



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

3 AUGUST 2021

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
BPB	Buildings Professionals Board
CLEP 2002	Campbelltown Local Environmental Plan 2002
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of Environment and Heritage
OLG	Office of Local Government, Department of Premier and Cabinet
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PN	Penalty Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
REP	Regional Environment Plan
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE	- A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



27 July 2021

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 3 August 2021 at 6:30 pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

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

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

2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 13 July 2021

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 13 July 2021, 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 13 July 2021 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 13 July 2021 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 13 July 2021.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 13 July 2021

Present The Mayor, Councillor G Brticevic
 Councillor M Chivers
 Councillor M Chowdhury
 Councillor B Gilholme
 Councillor G Greiss
 Councillor K Hunt
 Councillor P Lake
 Councillor D Lound
 Councillor R Manoto
 Councillor B Moroney
 Councillor W Morrison
 Councillor M Oates
 Councillor T Rowell
 Councillor B Thompson

1. ACKNOWLEDGEMENT OF LAND

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

Council Prayer

The Council Prayer was presented by the Acting General Manager.

2. APOLOGIES/LEAVE OF ABSENCE

Recommendation

Nil

Note: Councillor R George has been granted a leave of absence from Council incorporating all meetings until further notice.

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of Council held 8 June 2021**

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

That the Minutes of the Ordinary Council Meeting held 8 June 2021, copies of which have been circulated to each Councillor, be taken as read and confirmed.

116 The Motion on being Put was **CARRIED**.

3.2 Minutes of the Extraordinary Meeting of Council held 29 June 2021

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

That the Minutes of the Extraordinary Council Meeting held 29 June 2021, copies of which have been circulated to each Councillor, be taken as read and confirmed.

117 The Motion on being Put was **CARRIED**.

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Councillor Margaret Chivers – Item 8.3 – Menangle Park – Amendments to Development Control Plan. Councillor Chivers declared she has a pecuniary interest in the area and will leave the meeting.

Non Pecuniary – Significant Interests

Councillor Warren Morrison – Item 14.3 – Commercial Opportunity. Councillor Morrison declared he has a non pecuniary but significant interest and will leave the meeting.

Non Pecuniary – Less than Significant Interests

Councillor George Greiss – Item 8.2 – Mount Gilead – Amendments to Development Control Plan. Councillor Greiss advised he is a member of the Sydney Western City Planning Panel and due to the potential for this matter to come to the Sydney Western City Planning Panel Councillor Greiss will leave the meeting.

Councillor George Greiss – Item 8.3 – Menangle Park – Amendments to Development Control Plan. Councillor Greiss advised he is a member of the Sydney Western City Planning Panel and due to the potential for this matter to come to the Sydney Western City Planning Panel Councillor Greiss will leave the meeting.

Councillor George Greiss – Item 8.4 – St Helens Park – Outcome of Public Exhibition – Planning Proposal. Councillor Greiss advised he is a member of the Sydney Western City Planning Panel and due to the potential for this matter to come to the Sydney Western City Planning Panel Councillor Greiss will leave the meeting.

Councillor George Greiss – Item 8.5 – Kellicar Road Precinct – Outcome of Public Exhibition – Planning Proposal and Site Specific Development Control Plan. Councillor Greiss advised he is a member of the Sydney Western City Planning Panel and due to the potential for this matter to come to the Sydney Western City Planning Panel Councillor Greiss will leave the meeting.

Councillor Darcy Lound – Item 8.2 – Mount Gilead – Amendments to Development Control Plan. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and due to the potential for this matter to come to the Sydney Western City Planning Panel Councillor Lound will leave the meeting.

Councillor Darcy Lound – Item 8.3 – Menangle Park – Amendments to Development Control Plan. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and due to the potential for this matter to come to the Sydney Western City Planning Panel Councillor Lound will leave the meeting.

Councillor Darcy Lound – Item 8.4 – St Helens Park – Outcome of Public Exhibition – Planning Proposal. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and due to the potential for this matter to come to the Sydney Western City Planning Panel Councillor Lound will leave the meeting.

Councillor Darcy Lound – Item 8.5 – Kellicar Road Precinct – Outcome of Public Exhibition – Planning Proposal and Site Specific Development Control Plan. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and due to the potential for this matter to come to the Sydney Western City Planning Panel Councillor Lound will leave the meeting.

Councillor Ben Gilholme – Item 8.2 – Mount Gilead – Amendments to Development Control Plan. Councillor Gilholme advised he is an alternate member of the Sydney Western City Planning Panel and if this matter does come to the Sydney Western City Planning Panel Councillor Gilholme will decline to attend future meetings regarding ‘Mount Gilead’. With consideration of this, Councillor Gilholme will not leave the meeting.

Councillor Ben Gilholme – Item 8.3 – Menangle Park – Amendments to Development Control Plan. Councillor Gilholme advised he is an alternate member of the Sydney Western City Planning Panel and if this matter does come to the Sydney Western City Planning Panel Councillor Gilholme will decline to attend future meetings regarding ‘Menangle Park’. With consideration of this, Councillor Gilholme will not leave the meeting.

Councillor Ben Gilholme – Item 8.4 – St Helens Park – Outcome of Public Exhibition – Planning Proposal. Councillor Gilholme advised he is an alternate member of the Sydney Western City Planning Panel and if this matter does come to the Sydney Western City Planning Panel Councillor Gilholme will decline to attend future meetings regarding ‘St Helens Park’. With consideration of this, Councillor Gilholme will not leave the meeting.

Councillor Ben Gilholme – Item 8.5 – Kellicar Road Precinct – Outcome of Public Exhibition – Planning Proposal and Site Specific Development Control Plan. Councillor Gilholme advised he is an alternate member of the Sydney Western City Planning Panel and if this matter does come to the Sydney Western City Planning Panel Councillor Gilholme will decline to attend future meetings regarding ‘Kellicar Road Precinct’. With consideration of this, Councillor Gilholme will not leave the meeting.

Other Disclosures

Nil

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

Nil

8. REPORTS FROM OFFICERS

8.1 Development Application Status

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

That the information be noted.

118 The Motion on being Put was **CARRIED**.

Meeting note: Having declared an interest in Items 8.2, 8.3, 8.4 and 8.5 Councillor Greiss and Councillor Lound left the meeting at 6:39 pm and did not take part in the discussions or vote on the matters.

8.2 Mount Gilead - Amendments to Development Control Plan

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

1. That Council endorse the public exhibition of the proposed draft amendments to the Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 - Part 7 - Mount Gilead for a minimum period of 28 days.
2. That where no submissions are received through the public exhibition period, Council approve the draft amendments to the Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 - Part 7 - Mount Gilead, and publish the amended Plan on the Campbelltown City Council's website.
3. That where submissions on the amendments are received during the public exhibition period, a further report on the outcome of the public exhibition be provided to the Council.

A Division was recorded in regard to the Resolution for Item 8.2 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, B Gilholme, M Chivers, P Lake, W Morrison, B Thompson and T Rowell.

Voting against the Resolution were Councillor B Moroney.

119 The Motion on being Put was **CARRIED**.

Meeting note: Having declared an interest in Item 8.3 Councillor Chivers left the meeting at 6:42 pm and did not take part in the discussion or vote on the matter.

8.3 Menangle Park - Amendments to Development Control Plan

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

1. That Council endorse public exhibition of the proposed draft amendments to the Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 - Part 8 - Menangle Park for a minimum period of 28 days.
2. That where no submissions are received through the public exhibition period, Council approve the draft amendments to the Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 - Part 8 - Menangle Park, and publish the amended Plan on the Campbelltown City Council's website.
3. That where submissions on the amendments are received during the public exhibition period, a further report on the outcome of the public exhibition be provided to the Council.
4. That a further report be presented to Council that includes street names, derived from Table 1.3 of the current Campbelltown (Sustainable City) Development Control Plan, Part 8 Menangle Park, for places of Non-Indigenous Heritage Significance for inclusion on the list of road names approved for Menangle Park.

A Division was recorded in regard to the Resolution for Item 8.3 with those voting for the Motion being Councillors G Bricevic, M Oates, M Chowdhury, K Hunt, R Manoto, B Gilholme, B Moroney, P Lake, W Morrison, B Thompson and T Rowell.

Voting against the Resolution were Nil.

120 The Motion on being Put was **CARRIED**.

Meeting note: At the conclusion of the discussion regarding Item 8.3 Councillor Chivers returned to the meeting at 6:47 pm.

8.4 St Helens Park – Outcome of Public Exhibition – Planning Proposal

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

1. That Council forward to the Minister for Planning and Public Spaces, the Appin Road and Kellerman Drive – St Helens Park Planning Proposal at attachment 1 to this report, and request that the amendment to the Campbelltown Local Environmental Plan 2015 be made.
2. That affected land owners and all those who made a submission during the public exhibition period be advised of Council's decision.

A Division was recorded in regard to the Resolution for Item 8.4 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, B Gilholme, M Chivers, B Moroney, P Lake, W Morrison, B Thompson and T Rowell.

Voting against the Resolution were Nil.

121 The Motion on being Put was **CARRIED** unanimously.

8.5 Kellicar Road Precinct – Outcome of Public Exhibition – Planning Proposal and Site Specific Development Control Plan

Meeting note: A written submission from Mr Wayne Gersbach was read at the meeting.

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

1. That Council forward to the Minister for Planning and Public Spaces, the Kellicar Road Precinct Planning Proposal at attachment 1 to this report, and request that subject to the matters raised by the Environment, Energy and Science Group of the Department of Planning, Industry and Environment being adequately resolved through the finalisation process, the amendment to the Campbelltown Local Environmental Plan 2015 be made.
2. That Council adopt and notify Amendment No. 13 to the Campbelltown (Sustainable City) Development Control Plan 2015, being the addition of Part 16, which is attachment 2 to this report with the modifications identified in attachments 14 and 15 to this report.
3. That affected land owners and all those who made a submission during the public exhibition period be advised of Council's decision.
4. That options for affordable housing on the Kellicar Road precinct in this planning proposal be presented as a further report to Council, or as part of a wider investigation into affordable housing across Campbelltown.

A Division was recorded in regard to the Resolution for Item 8.5 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, B Gilholme, M Chivers, B Moroney, P Lake, W Morrison, B Thompson and T Rowell.

Voting against the Resolution were Nil.

122 The Motion on being Put was **CARRIED** unanimously.

Meeting note: At the conclusion of the discussion regarding Items 8.2, 8.3, 8.4 and 8.5 Councillor Greiss and Councillor Lound returned to the meeting at 7:02 pm.

8.6 Appointment of Local Planning Panel Chairs

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

That Council appoint the Hon. Terence Sheahan AO as Chair, and Ms Elizabeth Kinkade PSM and Mr Stuart McDonald as alternate Chairs for 3 years, in accordance with the Minister's recommendation and approval to the Campbelltown City Council Local Planning Panel.

123 The Motion on being Put was **CARRIED**.

8.7 Koalatown – First Year Reporting

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

That the reported information associated with the achievements of the first year of Koalatown and projects into the future be noted.

124 The Motion on being Put was **CARRIED** unanimously.

8.8 International Games Week 2021

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

That the report be noted.

125 The Motion on being Put was **CARRIED**.

8.9 Investments and Revenue Report – May 2021

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

That the information be noted.

126 The Motion on being Put was **CARRIED**.

8.10 Reports and Letters Requested

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

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

127 The Motion on being Put was **CARRIED**.

8.11 Transfer of Crown Road Reserve – Bardia

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

That Council endorse the transfer of road reserve under the ownership of Department of Industry to Campbelltown City Council by way of NSW Government Gazette in accordance with Section 152i of the *Roads Act 1993* as set out in this paper.

128 The Motion on being Put was **CARRIED**.

8.12 Electric Vehicle Charging Stations and Infrastructure

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

1. That Council pursue funding opportunities to progress the installation of Electric Vehicle charging stations at the Arts Centre, Campbelltown and Parkside Crescent, Park Central.
 2. That Council develop planning controls to be included in the Sustainable City Development Control Plan that encourage the provision of electric vehicle charging infrastructure.
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3. That, for all new Council-led developments, Council will make provisions for the inclusion of Electric Vehicle charging infrastructure and, if feasible at the time, install Electric Vehicle charging stations in accordance with the newly developed DCP.

129 The Motion on being Put was **CARRIED**.

8.13 Unsolicited Proposal Policy

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

That Council adopt the Unsolicited Proposal Policy.

130 The Motion on being Put was **CARRIED** unanimously.

8.14 Classification of Council Land

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

That the parcel of land known as Lot 7 in Deposited Plan 557639 be classified as operational land, in accordance with Section 31 (2) of the *Local Government Act 1993*, and continue to be used as a commuter carpark until higher order uses dictate a review.

131 The Motion on being Put was **CARRIED** unanimously.

9. QUESTIONS WITH NOTICE

9.1 Animal Care Facility

Councillor Ben Moroney asked the following Questions with Notice. The responses were provided by Director City Development.

1. What contact or cooperation does Council have with Liverpool, Camden and Wollondilly with their animal management programs, which are impacting the Animal Care Facility?

While there are various reasons for contact between Camden and Liverpool's privately run animal care facilities, currently the Campbelltown and Wollondilly Council run facilities cooperate under an informal, good faith arrangement, with each of the Council's providing assistance to one another in the case of emergency situations.

-
2. Will a volunteer program, separate from the foster program, be getting put in place at the Animal Care Facility? If so, what is the timeframe for this?

While we will be looking into a volunteer program, we are currently focusing on the direct resourcing of the facility and structural changes. I couldn't commit to a timeframe while we are under structural change.

3. Has there been a commitment made to implement a foster program and if so, by when?

A commitment has been made to investigate the implementation of a foster program, and these investigations have commenced. However, we are currently focusing on the direct resourcing of the facility and structural changes. A timeframe for its completion is yet to be established.

4. Will further funding be allocated to the NDN program so that it can recommence? If so what will that funding be?

Council has participated in the Animal Welfare League's NDN Cooperative Desexing Program for the past 3 years. Council has endorsed a further \$10,000 in the 2021-22 Budget in order to continue with this program. In addition, Council contributes in kind contribution of staff time, marketing and administration to ensure the program is successful.

5. Will there be improved security measures put in place to allow the external gates to the facility to reopen? Even if meet and greets with the animals remain by appointment? What will the measures of success be for the new Appointment Only program at the Animal Care Facility?

The appointment only program was a temporary measure to mitigate COVID-19 transmission risk and ensure the facility has a strong COVID safe plan. The measure has provided staff with more face to face time with animals, as the fixed-time appointment only measure reduces the staff time usually required to assist customers. We consider this to be a positive initiative, as we have seen a reduction in the number of people attending just for a browse, which takes staff away from attending the animals. While the operation and security at the gates is being considered, in the current climate, it is considered too early to tell when we will be able to remove this temporary measure. First and foremost is the safety and care of our staff and the animals.

6. In terms of extending capacity at the facility and building an isolation area for all impounds, what is the plan and timeframe for doing this?

While we are keeping a close eye on the capacity of the facility, we are also looking at ways of keeping animals away from the shelter and in their homes. While additional cages may assist, they are not a prevention measure and do not go to addressing the root cause as to why animals find their way to the facility.

7. Will there be an opex budget increase for the 2021-22 financial year? If so what will it be and where will it be allocated?

The net operating budget of the facility will increase from \$551,000 to \$611,000 net cost. Whilst this equates to a 10.8 per cent increase, operating expenditure levels are

consistent with the previous year at \$1.06 million, however the revenue forecasts are decreasing due to support of programs and initiatives to rehome animals at reduced fees. In the last 2 years Council has increased the operating expenditure levels from \$935,000 to \$1.06 million per annum specifically to increase staffing resources at the facility.

8. Will there be any capex/project funding allocated to improvement initiatives at the facility increase for the 2021-22 financial year? If so what will it be and where will it be allocated?

Over \$100,000 has been spent in the previous year to construct exercise yards, pathways and enhance the outdoor areas of the facility. No capital funds have been allocated in this financial year for further improvements at the facility.

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Glenalvon House

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

That a report be presented to Council investigating the potential to provide for a small restaurant/café with industry standard cooking facilities and associated rest rooms in the grounds of Glenalvon House.

132 The Motion on being Put was **CARRIED**.

12. URGENT GENERAL BUSINESS

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

That motion be passed to consider the urgent general business foreshadowed by Councillor Moroney.

133 The Motion on being Put was **CARRIED**.

The Mayor ruled that the Item is urgent and may be considered by the Council.

12.1 Local Planning Panels – Statutory Declarations

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

1. That Council write to the Minister for Planning and Public Spaces, the Hon. Rob Stokes MP, asking if the probity checks carried out on the Chair and expert members of the Local Planning Panels across NSW also included whether the statutory declarations of each chair and expert also declared they were not a close relative or associate of a property developer or real estate agent.
2. If not, Council submits a motion to the next LGNSW annual conference recommending to the Minister that this be done as soon as possible.

134 The Motion on being Put was **CARRIED**.

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Meg Oates on 24 June attended Campbelltown Performing Arts High School as the guest speaker on the Inspiring Women Student Forum. The Forum consisted of the guest speaker, interactive videos featuring high performing women who shared their experiences. There were 10 local female speakers, representing various occupations allowing the students to move around in groups gaining valuable networking opportunities and career advice. The forum was attended by 100 female students from a variety of schools across Campbelltown LGA. Councillor Oates noted the forum was exceptionally organised and extremely well received.
2. Councillor Masood Chowdhury on 23 June attended a multicultural day celebration at James Meehan High School, Macquarie Fields. Councillor Chowdhury commended the school for celebrating and embracing multiculturalism.
3. Councillor Paul Lake on 16 June attended the changeover dinner for the Rotary Club of Campbelltown. Councillor Lake thanked former Mayor Paul Hawker as the outgoing president and welcomed incoming president David Symonds. Councillor Lake passed on his congratulations to Josh Cotter who has been appointed Youth & Community Engagement and Marketing Director. The Mayor passed on his wishes to the former Mayor, Paul Hawker and his congratulations to Josh Cotter.
4. Councillor Ben Moroney thanked and passed on appreciation to all the library staff for their lockdown services and the remote activities they are providing to residents. Councillor Moroney noted the disappointment at a NSW Government directive prohibiting the libraries from providing a 'click and collect' borrowing system during lockdown.

5. Councillor Warren Morrison on 9 June with the Mayor, Councillor Brticevic and Councillor Chowdhury attended Event Cinema, Macarthur Square for the premier screening of the movie 'Cousins'. Councillor Morrison congratulated the NSW Council for Pacific Communities and all involved particularly Mal Fruean, Briar Grace-Smith and Ainsley Gardiner.
6. Councillor Warren Morrison on 10 June with Councillor Oates and Councillor Chowdhury attended Campbelltown Arts Centre for the announcement of the Landcom People's Choice Award from the Western Sydney Sculpture Awards and Exhibition. Councillor Morrison passed on his congratulations to Louis Pratt who was announced as the winner.
7. Councillor Warren Morrison passed on his thanks to Councillor Gilholme for representing the Mayor at the launch of the 2021 24 Hour Fight Against Cancer Macarthur. Councillor Morrison thanked the Deputy Chair Sue McGarrity and Dr Stephen Dell-Fioentina OAM, the Macarthur Cancer Therapy Centre oncologist. Councillor Morrison acknowledged the sponsors and supporters who raised \$99,000 last year.
8. Councillor Warren Morrison passed on his well wishes to all residents in the LGA. As we come close to the start of the Tokyo Olympics Councillor Morrison passed on his well wishes for everyone competing and acknowledged local athletes Ato Plodzicki-Faoagali and Marion Ah Tong who will be representing Samoa in boxing.
9. Councillor Bob Thompson thanked Councillor Morrison on his work with 24 Hour Fight Against Cancer Macarthur.
10. The Mayor, Councillor Brticevic on 16 June with Councillor Gilholme attended Raby Oval where Cricket NSW was holding an all abilities sports day for local schools. Councillor Brticevic was excited to see Bradbury Primary School participating in the day.
11. The Mayor, Councillor Brticevic on 21 June attended the opening of Cook Reserve, Ruse. The official opening scheduled for 25 June had to be cancelled due to lockdown restrictions, however Councillor Brticevic was pleased that the park was completed and open at the start of the school holidays. Councillor Brticevic thanked the City Delivery team for their efforts.
12. The Mayor, Councillor Brticevic on 22 June attended Eschol Park Football Club 2021 Pink & Blue Charity Day. The day involved soccer gala games, there were jumping castles and a variety of good things to eat and a raffle. The club raised \$15,000 to be given to cancer charities. Councillor Brticevic thanked the president, Ralf Bzdega, the vice president for juniors Peter Anjos for organising and Councillor Lound for attending in his capacity as the Chairperson of Macarthur Football.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

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

Item 14.1 Council Land Sale - Underutilised Site in Bradbury

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

Item 14.2 End of Exclusivity Agreement - EOI Opportunity on Council Land

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

Item 14.3 Commercial Opportunity

Item 14.3 is confidential in accordance with Section 10A(2)(c) of the *Local Government Act 1993* as the report refers to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

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

135 The Motion on being Put was **CARRIED**.

The Ordinary Meeting of Council was adjourned at 8:28 pm and reconvened as a meeting of the Confidential Committee at 8:29 pm.

Recommendations of the Confidential Committee

14.1 Council Land Sale - Underutilised Site in Bradbury

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

1. That Council do not develop the subject site and endorse the sale of the subject site through a public auction on the basis outlined within the body of this report.
-

-
2. That the appropriate due diligence required to complete the sale process is undertaken and that this is funded from the proceeds of sale.
 3. That Council provide delegated authority to the Mayor and General Manager to execute all legal documentation associated with the sale outlined within the body of this report, under common seal if applicable.

136 The Motion on being Put was **CARRIED**.

14.2 End of Exclusivity Agreement - EOI Opportunity on Council Land

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

1. That Council acknowledge the conclusion of negotiations with the proponent outlined in the body of this report.
2. That Council endorse a targeted approach via an Expression of Interest (EOI) to market the site for potential tenants/purchaser in line with Council's Reimagining Campbelltown City Centre Masterplan.

137 The Motion on being Put was **CARRIED**.

Meeting note: Having declared an interest in Item 14.3 Councillor Morrison left the meeting at 8:34 pm and with Item 14.3 being the last item to discuss Councillor Morrison did not re-join the meeting.

14.3 Commercial Opportunity

It was **Moved** Councillor Lake, **Seconded** Councillor Thompson:

That Council approve the acquisition of the subject property on terms and conditions set out in this paper

1. That Council note that the subject property is consistent with the Primary Criteria of the Investment Property Portfolio – Strategy for Revenue Growth Policy.
 2. That Council provide approval of funds as specified in this paper to acquire the property and approve funding to be allocated from the Property Development Reserve.
 3. That the General Manager be granted delegated authority, once satisfied, to sign all documentation associated with the acquisition of the subject property.
 4. That the subject property is categorised as operational once it is transferred into Council's ownership.
 5. That the existing Property Management arrangements remain in place for a minimum of 18 months to ensure the acquisition reflects an ongoing business concern.
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-
6. That Council approve an exemption from the tendering requirements in accordance with section 55(3)(i) of the *Local Government Act 1993*, noting that, due to extenuating circumstances, a satisfactory result would not be achieved by inviting tenders for the provision of Property Management Services at this time.
 7. That Council notes the reason why a satisfactory result would not be achieved by inviting tenders at this time is due to the need for continuity of service provision during the acquisition and handover phase and to retain a service provider with an intimate working knowledge of the asset until such time as Council stabilises the investment post acquisition.

138 The Motion on being Put was **CARRIED**.

It was **Moved** Councillor Thompson, **Seconded** Councillor Lake:

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

139 The Motion on being Put was **CARRIED**.

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8:39 pm. The Mayor read the recommendations from the Confidential Committee for Items 14.1, 14.2 and 14.3.

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

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

140 The Motion on being Put was **CARRIED**.

There being no further business the meeting closed at 8:44 pm.

Confirmed by Council on

..... General Manager Chairperson

4. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

5.1 Community Service Awards - Colin Elliott OAM and Malaemie Fruean OAM

Recommendation

1. That Colin Elliott OAM and Malaemie Fruean OAM be presented with Community Service Awards in recognition of their contributions to the Campbelltown community.
 2. That Colin Elliott OAM, Malaemie Fruean OAM and Allan Connolly OAM be acknowledged for receiving an Order of the Medal of Australia in the 2021 Queen's Birthday Honours.
-

The Campbelltown community is known for their generosity and we are fortunate to have many people in our city who demonstrate community spirit, going above and beyond to help others.

This generous spirit was recently recognised when 3 members of our community were each awarded a Medal of the Order of Australia at the 2021 Queen's Birthday Honours. Tonight I would like to recognise those community members who have demonstrated this sense of goodwill and kindness throughout their lives.

Colin Elliott OAM has dedicated his life to supporting various community groups and organisations in Campbelltown over the 5 decades he has called Campbelltown home.

Mr Elliott is an active member of Campbelltown Uniting Care where he has held the role of Chairperson since 2002. Through his compassion and empathy for people in need within our community, Mr Elliott has been fundamental in providing assistance to many through the church's refugee support program.

Mr Elliot was recognised with an Order of Australia Medal for service to the community of Campbelltown.

Malaemie Fruean OAM is a member of the Campbelltown community who loves working within diverse communities and has a passion for working with Maori and other Pacific Island cultures to build, support and enhance the community.

Ms Fruean is a community advocate who also serves on several multicultural advisory boards for various organisations and has been the chairperson for the New South Wales Council for Pacific Communities and NSW Pacific Awards since 2014. She is a founding member of the South West Multicultural and Community Centre and has been a mental health first aid educator for the Pacific Mental Health Initiative since 2019.

Ms Fruean was recognised with an Order of Australia Medal for service to the Pacific communities of New South Wales.

Allan Connolly, who sadly passed away in 2019 was also recognised posthumously with an Order of Australia Medal for his service to Cricket.

Mr Connolly was a Life Member of the Campbelltown City Junior Cricket Club, Campbelltown City Senior Cricket Club and the Campbelltown Camden District Cricket Club (CCDCC), as well as serving as President of CCDCC from 2000 to 2009.

Mr Connolly was passionately committed to the development of cricket in the Macarthur region and was a strong advocate and driving force behind improving the facilities at the Raby Sports Complex to serve our local sporting community and broader region.

I was honoured to present Mr Connolly with a Community Service Award in 2019 to recognise his extensive contributions to our community and have written to his wife Olga to pass on my congratulations and recognise this important and well-deserved OAM honour.

Attachments

Nil

6. PETITIONS

7. CORRESPONDENCE

Nil

8. REPORTS FROM OFFICERS

8.1 Development Application Status

Reporting Officer

Director City Development
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 – Enable a range of housing choices to support different lifestyles

Officer's Recommendation

That the information be noted.

Purpose

To advise Council of the status of development applications within the City Development Division.

Report

In accordance with the resolution of the Council meeting held 13 March 2018, that:

Councillors be provided with monthly information detailing the status of each report considered by the Local Planning Panel (LPP), South Western City Planning Panel and approved by the General Manager under delegation of a value of more than \$1 million, the attachment to this report provides this information as requested.

Attachments

1. List showing status of Development Applications (contained within this report) [↓](#)

Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
389/2017/DA-RA	'Raith' 74 Fern Avenue, Campbelltown	Construction of a residential development containing 134 residences and alterations to and use of the existing heritage building.	\$26,000,000	>20 million (registered prior to \$30mil threshold)	Panel briefed in March 2021 – revised plans currently on exhibition	
434/2020/DA-C	158 Queen Street Campbelltown	Amalgamation of two allotments, demolition of structures and construction of an 11 storey building comprising of a 2 storey RSL club with 152 hotel rooms above	\$50,056,894	>\$30 million capital investment value	Deferred at Panel's February 2021 meeting	
4609/2018/DA-SW	Appin Road, Gilead	Staged subdivision to create 424 residential lots, 20 residue lots and associated civil works	\$33,446,465	>\$30 million capital investment value	Under assessment	
4079/2017/DA-CD	Western Sydney University, 183 Narellan Road, Campbelltown	Concept application for the staged development of residential, mixed use and open space land uses including Stage 1 for super lot subdivision and civil works	\$6,175,279	>\$5 million capital investment value Crown development	Under assessment	
906/2020/DA-SW	Gidley Crescent, Claymore	Stage 4 Claymore Renewal - Subdivision to create 179 residential lots two residual lots including associated works	\$13,940,148	>\$5 million capital investment value Crown development	Under assessment	

Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
504/2021/DA-SW	Clarendon Place, Winbourne Place, Rawdon Place, Dalkeith Place, Greengate Road, Airds	Stage 8 Airds/Bradbury Renewal - Subdivision to create 82 lots comprising of 80 residential lots and 2 lots for parks and associated works	\$6,354,141	>\$5 million capital investment value Crown development	Preparing for public exhibition	
535/2021/DA-SW	Woolwash Road, Greengate Road, Teeswater Place, Wallinga Place, Katella Place and Mamre Crescent, Airds	Stage 7 Airds/Bradbury Renewal - Subdivision of 71 existing lots to create 214 lots comprising of 207 residential lots, 2 lots for future development, 1 lot containing an existing senior housing	\$13,914,412	>\$5 million capital investment value Crown development	Preparing for public exhibition	
3532/2020/DA-SW	Goldsmith Avenue, Campbelltown	Concept master plan for a high density residential and mixed use development (known as Macarthur Gardens North), and construction of Stage 1 of the master plan, encompassing roads, parks, civil works, landscaping and subdivision of the site into super lots	\$ 281,673,000	>\$5 million capital investment value Crown development	Panel briefing set for April 2021	

Development Application Register

DAs to be considered by the Sydney Western City Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
1384/2020/DA-SW	Goldsmith Avenue, Campbelltown	Subdivision to create 56 residential lots and 2 residue lots and associated drainage and road works and construction of 56 dwellings	\$14,000,000	>\$5 million capital investment value Crown development	Panel briefing set for April 2021	
11/2021/DA-SW	Various lots, Fullwood Reserve, Gould Road, Preston and Abrahams Ways and Beryl Close, Claymore	Stage 11 Claymore Renewal - Subdivision creating 91 Torrens titled residential allotments, 1 residue lot and associated site, civil and landscape works	\$8,621,292	>\$5 million capital investment value Crown development	Panel briefing set for April 2021	
4604/2020/DA-SW	Various Lots, Norman Crescent, Dobell Road and Arkley Avenue, Claymore	Stage 5 Claymore Renewal - Subdivision of land to create 86 residential lots 1 residue lot 1 lot for future park and associated road and drainage works	\$14,290,245	>\$5 million capital investment value Crown development	Panel briefing set for April 2021	
774/2021/DA-SW	Various lots, Riverside Drive, Airds	Consolidation of four existing lots to create four new lots and new road, landscape and open space infrastructure embellishment works - Airds/Bradbury Renewal	\$11,456,074	>\$5 million capital investment value Crown development	Under assessment	

Development Application Register

DAs to be considered by the Department of Planning						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
SSD 17_8593	16 Kerr Road, Ingleburn	Expansion of existing waste recovery and reuse facility, extension of operating hours to 24 hours per day	\$1,813,000	State Significant Development	Under assessment	

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2225/2020/DA-DW	Lot 8177 DP 881519, 1 Denfield Place, St Helens Park	Construction of a single storey dwelling	\$84,500	Development standard variation greater than 10%	Deferred for more information by Panel at its February meeting	Unavailable at time of report preparation
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	Under assessment	
2687/2018/DA-SW	Appin Road, Gilead	Subdivision of land and associated civil works into 139 residential lots and 3 residue lots	\$7,972,417	More than 10 unique objections, planning agreement	Under assessment	

Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2135/2020/DA-C	19 Parliament Road, Macquarie Fields	Change of use to a community facility, alterations to the existing premise (ground floor), use of adjoining lands for car parking and associated works	\$120,000	Includes Council-owned land	Completed	Approved with conditions at Panel's February meeting
681/2018/DA-SW	Menangle and Cummins Roads, Menangle Park	Subdivision of land and associated civil works into 90 residential lots and 3 residue lots	\$6,930,000	Planning agreement	Under assessment	
2611/2019/DA-M	42 Brenda Street, Ingleburn	Demolition of existing structures and construction of three semi-detached dwellings	\$855,350	Development standard variation greater than 10%	Under assessment	
3859/2019/DA-M	116 Ingleburn Road, Ingleburn	Demolition of existing structures and construction of three x two storey semi-detached dwellings	\$878,000	Development standard variation greater than 10%	Waiting on information from applicant	
1786/2020/DA-C	10 Wickfield Street, Ambarvale	Mixed use commercial, child care centre and residential development	\$12,585,013	SEPP 65 – Residential Apartment	Waiting on information from applicant	
3503/2019/DA-M	19 Dan Street, Campbelltown	Demolition of existing dwelling and construction of 4 multi-unit dwellings	\$670,000	Conflict of interest	Completed	Approved with conditions at Panel's February meeting

Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
3233/2020/DA-82A	37 Cumberland Road, Ingleburn	Review of Determination – Demolition of an existing dwelling and construction of a four storey residential apartment building, basement car-parking and associated site works	\$6,267,272	Review of application Determined by the Panel, SEPP 65 – Residential Apartment	Completed	Approved with conditions at Panel's February meeting

DAs with a value of \$1 million or more approved under Delegated Authority since last Council meeting						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
4551/2020/DA-DW	69 Bruce Ferguson Avenue, Bardia	Construction of a dwelling and swimming pool	\$1,256,000	Delegated	Completed	Approved with conditions
2256/2019/DA-RS	69 Bruce Ferguson Avenue, Bardia	Demolition of 2 dwellings and construction of 7 affordable rental housing multi-unit dwellings	\$1,318,350	Delegated	Completed	Approved with conditions
2645/2020/DA-C	4 Lancaster Street, Ingleburn	Construction of a service station and food and drink premises	\$2,469,372	Delegated	Completed	Approved with conditions

Development Application Register

DAs with a value of \$1 million or more approved under Delegated Authority since last Council meeting						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
1929/2020/DA-I	18 Williamson Road, Ingleburn	Demolition of the existing building and construction of a two tenancy warehouse and distribution industrial building	\$8,023,288	Delegated	Completed	Approved with conditions

8.2 Outcome of Public Exhibition - Amendment 11 to the Campbelltown (Sustainable City) Development Control Plan

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

Officer's Recommendation

1. That Council adopt draft Amendment No.11 to Volume 1 and Volume 2 of Campbelltown (Sustainable City) Development Control Plan 2015 as shown in attachments 1 and 2 of this report.
2. That Council give public notice of its decision in accordance with the Environmental Planning and Assessment Regulation 2002.
3. That Amendment No.11 to Volume 1 and Volume 2 of Campbelltown (Sustainable City) Development Control Plan 2015 come into effect on the date of the public notice.
4. That all people who made a submission be advised of this decision.

Purpose

To advise Council on the outcome of the public exhibition of Amendment No 11 of Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) and recommend that Council adopt the amendments proposed.

Executive Summary

- Council staff undertake regular reviews of the controls in the SCDCP to ensure that they are relevant and achieve Council's desired vision for the City.
- At the Council meeting on 9 March 2020 Council considered a report on a number of recommended changes to the SCDCP and resolved to seek public input into the proposed changes by placing them on public exhibition.
- The proposed amendments were placed on public exhibition for 28 days from 7 April 2021 until 7 May 2021. Two submissions were received. One submission raised issues related to the proposed waste provisions in general and the other submission raised issues related to the location and access of communal open space within boarding houses.

- The proposed provisions that relate to residential apartment buildings were considered by the Campbelltown Design Excellence Panel (CDEP) at its meeting of 17 June 2021.
- This report presents to Council the outcome of the public consultation and the review by CDEP and recommends that Council adopt the SCDCP Amendment No 11 as shown in attachment 1 and 2 of this report.

History

Council at its meeting held 16 February 2016 adopted the SCDCP, which came into effect on 11 March 2016, to coincide with the commencement of Campbelltown Local Environmental Plan 2015 (CLEP 2015).

Since its commencement in March 2016, the SCDCP has been amended on other occasions to realign with newly introduced State wide planning policies and guidelines and/or adopt site specific development controls under Volume 2 – 'Site Specific' DCPs.

At the Council meeting on 9 March, 2020 Council considered a report on the review of the SCDCP which recommended that the following proposed changes be made to Volume 1 of the SCDCP:

- provide enhanced detail on Council's expectations for waste management
- clarify noise attenuation requirements
- clarify open space requirements for secondary dwellings
- detail site requirements and space configuration of open space living areas for multi dwelling housing
- provide guidelines for downstream stormwater easements for infill development
- include requirements for undergrounding power lines
- introduce a control requiring higher design standards for Residential Flat Buildings and mixed-use developments for active street frontage
- clarify parking rates for industrial premises
- ensure sufficient area is maintained between driveways for on street parking in front of any new dwelling house or multi dwelling development
- increase the maximum area of mezzanines in industrial units
- introduce controls for pedestrian safety for child care facilities
- remove any unnecessary clauses
- correction of minor typographical errors

The changes are shown in attachment 1.

The report also recommended that changes be made to Volume 2 Part 13 of the SCDCP to address the requirements of Clause 6.3 of Campbelltown Local Environmental Plan 2015 (CLEP 2015) for the Maryfields site. These are shown as attachment 2.

Council resolved to seek public feedback on the proposed changes by placing them on public exhibition.

Report

The proposed amendments to Volume 1 and Volume 2 of the SCDCP were placed on public exhibition for 28 days from 7 April 2021 until 7 May 2021. Two submissions were received as detailed in the table below.

Issue	Response
<p>Campbelltown City Council has the opportunity to implement ground breaking initiatives to reduce waste, recover waste management costs and promote sustainability. Implementation of food organics and garden organics systems and soft plastics recycling enables resource recovery. A rebate for purchase of reusable sanitary products should be considered. Education of the community about correct sorting of rubbish is essential.</p>	<p>These matters are beyond the scope of a development control plan. A development control plan only applies to new development for which a development application is required. It does not provide controls for complying development and does not have any effect on the waste is managed for existing development.</p> <p>The information and suggestions provided have been passed on to the waste and recycling team for their consideration.</p>
<p>I believe that Part 17 (Boarding Houses) of the SCDCP should require the private open space for a boarding house to be directly adjacent to the communal living area. You have similar standards for other types of development (dual occupancies, multi-dwellings etc). I think boarding house residents should also be given high-amenity communal spaces that benefit from ease of indoor-outdoor transition, and they should also be able to have outdoor communal spaces that are directly adjacent to where the residents live, instead of having long walking distances to these spaces.</p>	<p>Council has received some development applications where communal open space is fragmented and/or communal open space that is not easily accessible by residents. There is currently no communal open space area requirement for boarding houses within the SCDCP. It is therefore proposed to amend Part 17 (Boarding Houses) by adding the following provision:</p> <p>17.2.12 Private Open Space</p> <p>a) A minimum of one communal private open space area of 20 m² with a minimum dimension in each direction of 3 m shall be provided for use by lodgers.</p> <p>b) Where the boarding house is not within walking distance (400 m) to a public park the communal private open space shall have a minimum area of 30 m² with a minimum dimension in each direction of 3 m.</p>

	c) The area of the communal private open space shall be directly adjacent to, and accessible from, the main indoor communal living area.
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Campbelltown Design Excellence Panel

Section 21A of the Environmental Planning and Assessment Regulation 2000, requires Council to consult with its design excellence panel in relation to any newly proposed amendment to a development control plan that contain provisions that apply to the apartment buildings type development.

Accordingly, the proposed provisions, under Part 5 Residential Flat Buildings and Mixed-Use Development that are relevant to the design of residential apartment buildings were referred to the CDEP for comment.

The CDEP recommended the following:

- a) Council to participate in the feedback/submissions process for the draft Design and Place State Environmental Planning Policy (D&P SEPP), which is currently underway, and coordinate SCDCP with the new requirements of the SEPP, the draft of which is expected to go on public exhibition later this year.

Comments

Council staff prepared a submission on the upcoming D&P SEPP and will be participating in any future workshops when available.

The Department of Planning Industry and Environment (DPIE) produced a report in July on the outcome of the public exhibition of the draft D&P SEPP entitled 'What we heard', D&P SEPP Explanation of intended effect'. It was noted that the main issues that were raised by Council's submission have been included in the report. A copy of the report is available on DPIE's website.

DPIE will now revise the D&P SEPP having regards to the issues raised. Once DPIE adopts the revised D&P SEPP, a review of the SCDCP will be undertaken to align it with the new D&P SEPP.

- b) For high rise residential design:
 - a. Generally, align any new amendments with Apartment Design Guide (ADG) and future character aspirations
 - b. Avoid prescriptive aesthetic direction which limits an architect's ability to respond to a specific contextual condition eg façade direction re horizontal and vertical articulation
 - c. Avoid isolated prescriptive requirements that are higher than State Environmental Planning Policy No 65 and the ADG requirements and not able to be enforced

- d. Add qualitative outcomes eg:
 - i. Requirement to prove layouts and furniture fit for bedrooms
 - ii. Provision of study nook/capability for remote working/study
 - iii. Entrance nook to apartments for privacy
 - iv. Illustrate SCDCP with imagery of a high design quality – refer to ADG for guidance in this regard

Comments

During the meeting of the CDEP, it was noted that the proposed requirement in relation to master bedrooms being a minimum area of 12 m² is not in line with the requirement under the ADG. The Design Criteria under Objective 4D-3 of the ADG (page 89) requires master bedrooms to have a minimum area of 10 m² (excluding wardrobe). As such, it would be superfluous to require a minimum area greater than what is required by the ADG.

The reason for the proposed increase in bedrooms sizes is to enable occupants to accommodate a desk for study/work from home arrangement, particularly when more than one person within the household need to work from home.

To respond to the above matter, the CDEP recommends that the dwellings in a residential apartment building be designed to provide an area for a study nook to enable remote working and/or study, and this area may be accommodated anywhere within the apartment.

Accordingly, it is recommended to remove the proposed requirement for minimum bedrooms' area by replacing clauses 5.5.3 (f), and 5.5.3 (g) with the following:

5.5.3 f) Each apartment building shall include a study/nook area that is capable of accommodating a desk for working/studying from home purposes. Such area shall be shown furnished on the proposed plans and shall have a minimum width 1.6 m.

5.5.3 g) The main entry to each apartment building shall be designed to include an entrance nook for privacy purposes.

Notably, it is proposed to keep the 12 m² minimum master bedroom requirements for medium density residential development, as the ADG does not apply to medium density development and Council is therefore in a position to require a more generous and appropriate master bedroom size for medium density residential development. It is possible that in the future that in future the D&P SEPP may include requirements in this regard in which case these controls may override those in the SCDCP.

- c) Street activation – especially as it relates to B3/B4 mixed-use and shop-top housing definitions
 - Ground floor street activation should align with appropriate activation derived from street hierarchy research, market/economic analysis and local character analysis.

- The panel discussed the importance of Local Character Statements as a way to drive place-specific outcomes; noting that when these are linked back to the local environmental plan they provide Council with a useful tool to overlay quantitative with qualitative requirements. It would mean for example that different character areas would likely have different levels of street activation, even across the same land use zone.

Comments

The above suggestions are noted, however, they are considered to be more relevant to the Local Statement Planning Statement (LSPS), and will be considered when reviewing Council's LSPS. These matters are also under consideration as part of the preparation of the City Centre Design Framework being prepared as part of the implementation of the Reimagining Campbelltown City Centre Master Plan.

d) Power lines underground

- Create easements to manage minimisation of impact on front gardens and setbacks.
- Separate utilities from being placed in required landscaping to reduce impact
- Describe requirements to minimise frontage of utilities

Comments

The CDEP recommended that an additional note be included after clause 5.4.3(h) that reads:

Note: Where possible, above ground electricity utilities shall be located in a way to minimise impacts on landscaping and be placed/oriented to minimise the percentage they occupy within the front portion of the site.

Summary of proposed Changes to the SCDCP

As a result of the public exhibition and consultation with the CDEP, it is now recommended that Council adopt the SCDCP as publicly exhibited with the following changes:

1. Replace the proposed clauses 5.5.3 (f), and 5.5.3 (g) with the following:

- 5.5.3 f) Each apartment building shall include a study/nook area that is capable of accommodating a desk for working/studying from home purposes. Such area shall be shown furnished on the proposed plans and shall have a minimum width 1.6 m.
- 5.5.3 g) The main entry to each apartment building shall be designed to include an entrance nook for privacy purposes.

2. Include an additional note after clause 5.4.3(h) as follows:

Note: Where possible, above ground electricity utilities shall be located in a way to minimise impacts on landscaping and be placed/oriented to minimise the percentage they occupy within the front portion of the site.

3. Adding the following provision to Part 17 (Boarding Houses):

17.2.12 Private Open Space

- a) A minimum of one communal private open space area of 20 m² with a minimum dimension in each direction of 3 m shall to be provided for use by lodgers.
- b) Where the boarding house is not within walking distance (400 m) to a public park the communal private open space shall have a minimum area of 30 m² with a minimum dimension in each direction of 3 m².
- c) The area of the communal private open space shall be directly adjacent to, and accessible from, the main indoor communal living area.

Conclusion

Council has adopted best practice by undertaking regular reviews of, and updates to, the Campbelltown (Sustainable City) Development Control Plan 2015 to identify ways to ensure that controls are actively encouraging good development in addition to clearly explaining Councils expectations for development in the Campbelltown Local Government Area. A review has been completed which identified a range of improvements, and these were considered Council at its meeting on 9 March 2021 where it was resolved to place the changes on public exhibition.

The proposed amendments to the Campbelltown (Sustainable City) Development Control Plan 2015 were placed on public exhibition from 7 April 2021 until 7 May, 2021. Two submissions were received which have been addressed in this report. In addition, the proposed clauses that are relevant to residential apartment buildings have been reviewed by the Campbelltown Design Excellence Panel.

Having regards to the matters raised by the public and the advice of the Campbelltown Design Excellence Panel some minor changes which have been incorporated into attachments 1 and 2 to this report.

It is recommended that Council adopt the revised amendments to the Campbelltown (Sustainable City) Development Control Plan 2015 and notify the commencement of these changes in accordance with the legislation. It is also recommended that Council advise the people who made a submission of its decision.

Attachments

1. Volume 1 SCDCP Amendment 11 (due to size) (433 Pages) (distributed under separate cover)
2. Volume 2 Part 13 Maryfields Development Control Plan (distributed under separate cover)

8.3 Outcome of Public Exhibition - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.1 - Provide opportunities for our community to be engaged in decision making processes and to access information

Officer's Recommendation

1. That Council forward to the Minister for Planning and Public Spaces, the Campbelltown RSL Planning Proposal at attachment 9 to this report, and request that subject to the matters raised by Heritage NSW being adequately resolved through the finalisation process, the amendment to the Campbelltown Local Environmental Plan 2015 be made.
2. That Council request the inclusion of a satisfactory arrangements clause within Campbelltown Local Environmental Plan, 2015 preventing consent being granted to any development application for the construction of new buildings on 3 and 11 Cordeaux Street or 1 Carberry Lane until such time as the draft site specific development control plan has been adopted.
3. That the Council not adopt the draft site specific development control plan, and a further report be provided to Council on the proposed site specific development control plan once the planning proposal has further progressed.
4. That affected land owners and all those who made a submission during the public exhibition period be advised of Council's decision.

Purpose

The purpose of this report is:

1. To advise Council of the outcome of the public exhibition of the subject Planning Proposal and draft site specific development control plan (site specific DCP) in accordance with the Council resolution of 9 March 2021.
2. To seek Council's endorsement of the proposed next steps in regards to the proposed amendments to Campbelltown Local Environmental Plan 2015 (CLEP 2015) and the draft site specific DCP.

Property Description: 158 Queen Street, Campbelltown (Lot 1 DP 558320 and Lot 5 DP 1167855)
3 Cordeaux Street, Campbelltown (Lot C DP 377836)
11 Cordeaux Street, Campbelltown (Lot 2 DP 568986)
1 Carberry Lane, Campbelltown (Lot 4 DP 1167853)

Applicant: Think Planners Pty Ltd

Owners: Cabra-Vale Ex-Active Servicemen's Club Ltd and TPG Enterprises Pty Ltd

Executive Summary

- At its meeting on 9 March 2021 Council sought approval from the Department of Planning, Industry and Environment (DPIE) to publically exhibit a Planning Proposal and draft site specific DCP for land located at 158 Queen Street, 3 and 11 Cordeaux Street and 1 Carberry Lane, Campbelltown. The Planning Proposal seeks to increase the maximum permissible building height from 32 m to 45 m for 158 Queen Street and from 32 m to 85 m for the remainder of the site.
- DPIE endorsed public exhibition on 7 May 2021.
- The Planning Proposal, draft site specific DCP and associated studies were placed on public exhibition from 13 May to 10 June, 2021.
- 7 submissions were received during the public exhibition, only one of these was from a member of the public. The public submission was in objection to the proposal and raised concerns related to scenic and environmental protection, traffic and health and safety.
- State Agency submissions were received from Endeavour Energy, Jemena, Heritage NSW, Sydney Water and Transport for NSW (TfNSW).
- An internal submission was received from Campbelltown City Council providing comment as an affected land owner. This submission raised issues related to the impact on Glenalvon House and other land owned by Council.
- Jemena raised no concerns with the application.
- Sydney Water raised issues relating to the need to upgrade sewer and water infrastructure to service the development. Endeavour Energy noted that the development would result in the need for additional capacity in the electricity distribution network. These matters are able to be addressed as part of the process of preparing a development application.
- The concerns raised TfNSW are readily resolved by either the implementation of a special infrastructure contribution for state infrastructure or by a satisfactory arrangements clause, both of which are within the control of DPIE.
- The concerns raised by Heritage NSW are in the process of being resolved in collaboration with DPIE and Heritage NSW. There is an agreed pathway for the resolution of these matters and an agreed list of additional information required which is provided at attachment 14 to this report.

- Having regard to the specified Gateway timeframe, and that the unresolved matters are within the control of DPIE, it is recommended that Council support the proposed amendments to the CLEP 2015 and that the Planning Proposal be forwarded to the Minister for Planning and Public Spaces with a request that subject to the matters raised by Heritage NSW and TfNSW being suitably resolved, the amendment to the CLEP 2015 be made.
- The Gateway determination requires that the Planning Proposal must be submitted to DPIE for finalisation by 29 October, 2021. The early submission of this Planning Proposal will enable the maximum possible time for the resolution of the heritage issues. DPIE has taken a strong stance in recent times about not extending gateway timeframes.
- It is possible that the resolution of the heritage issues may result in the need to amend the exhibited draft site specific DCP proposed to be included as Part 15 of Volume 2 of the SCDCP. In case this occurs, it is recommended that the adoption of the site specific DCP be held over until the discussions with DPIE and Heritage NSW are finalised and a further report be provided to Council in this regard.

Background

On 14 March 2018 Council received a formal Planning Proposal Request from Think Planners Pty Ltd, on behalf of land owners of 158 Queen Street, 3 Cordeaux Street and 1 Carberry Lane, Campbelltown, which sought an amendment to the CLEP 2015 – 'Height of Buildings Map' to increase the maximum permissible building heights for the subject sites from 32 m to 85 m.

Aspects of the Planning Proposal Request were modified in June 2018 in response to various concerns raised by the Local Planning Panel including the isolation of 11 Cordeaux Street, Campbelltown and the height of buildings fronting Queen Street which resulted in a maximum height of building of 45 m for 158 Queen Street and the inclusion of 11 Cordeaux Street, Campbelltown into the Planning Proposal.

The progression of the Planning Proposal was formally supported by Council at its meeting on 14 August 2018 and the proposal was forwarded to DPIE for a Gateway Determination. The Council report requested that as part of any Gateway Determination, the following conditions be required:

- Heritage impact assessment
- Detailed traffic impact study
- Detailed shadow analysis
- A comprehensive public domain plan
- A standard building setback from the Queen Street interface for solar and visual purposes be developed
- A site specific Development Control Plan be developed for the site.

A Gateway Determination was issued by DPIE on 29 January 2019 which included a number of conditions including a requirement for the preparation of a site specific development control plan (DCP) which is to be publically exhibited at the same time as the planning proposal. A copy of the Gateway Determination is attached to this report.

Prior to the public exhibition of the Planning Proposal and associated documents a number of requirements were required to be completed including additional studies, preparation of a site specific DCP and updated mapping. The additional work has been undertaken.

The draft site specific DCP was considered by Council on 9 March 2021. Council resolved to seek DPIE approval to place the Planning Proposal on public exhibition. Council also resolved to place the draft site specific DCP on public exhibition concurrently with the Planning Proposal, as required by the Gateway Determination.

DPIE granted approval for public exhibition on 7 May 2021 and at the same time amended the Gateway determination to require additional information to be provided by the applicant prior to the Planning Proposal being submitted to DPIE for finalisation. Additional information was provided and is at attachments 4 and 5 to this report.

The Planning Proposal, draft site specific DCP and supporting information were placed on public exhibition between 13 May 2021 and 10 June 2021 and one submission was received from the general public.

Additionally, submissions were received from 5 State Agencies and a submission was received from Council's Strategic Property team.

Report

The Planning Proposal and draft site specific DCP were publically exhibited from 13 May 2021 until 10 June 2021.

Land owners affected by the Planning Proposal and draft DCP were individually notified in writing. Exhibition materials were made available on Council's website and on the NSW Planning Portal website.

Letters were sent to all land owners within 200 m of the subject site.

Several public authorities were also notified in writing of the public exhibition in accordance with requirements of the Gateway Determination.

In response, one public submission and 5 State Agency submissions were received, along with a submission from Council's Strategic Property team.

The public submission raised the following issues:

No.	Issue	Response
1	<p>The submission is in the opposition to the planning proposal for the following reasons.</p> <ul style="list-style-type: none">The proposal would impact on the scenic and environmental values of the Campbelltown LGA particularly around views towards the scenic hills.	<p>The planning proposal seeks to amend the maximum height of buildings map in CLEP 2015 only. Future development on the site would be subject to the submission of a development application.</p>

	<ul style="list-style-type: none"> The proposed development would cause traffic congestion and would impact on the health and safety of residents. 	<p>The proposed heights as part of the proposal are not inconsistent with the Reimagining Campbelltown City Centre masterplan which seeks to improve the Campbelltown CBD. This master plan included detailed consideration of view corridors. The master plan has been designed to facilitate views between buildings with slender towers penetrating the skyline.</p> <p>As part of the LEP Review Planning Proposal which was undertaken between 2018 and 2021, Council designated the Scenic Hills area as a 'Preservation Area' under CLEP 2015 to ensure the ongoing scenic values are protected.</p> <p>The Planning Proposal included a traffic and car parking assessment that identified basement car parking for the users of the hotel, businesses and residents of any future development. Future residents would be within close proximity to Campbelltown Railway Station and daily services. This would assist in reducing trip generation to and from the future development. In addition, having residents living within the Campbelltown CBD would increase the pedestrian traffic thus enhancing the safety of local residents within the locality. Direct vehicular access from the site to Queen Street will not be permitted.</p>
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Government Agency Submissions

Details of consultation with Government agencies is provided below.

Endeavour Energy

Endeavour Energy's submission referred to previous preliminary comments submitted to Council on 4 March 2020. The most recent submission raised concerns regarding the additional capacity required to service the future development for the site. Concerns were also raised in relation the Planning Proposal document that was on public exhibition particularly section D – State and Commonwealth Interests.

The submission notes that the proposed development would impose additional demands to the local network.

Response

Section 7.10 of the CLEP 2015 would apply to any future development of the subject land. This clause provides that development consent must not be granted to development unless the consent authority is satisfied that the services identified in the clause that are essential for the

development are available or that adequate arrangements have been made to make them available when required. The 'supply of electricity' is one of the services identified in this clause.

Heritage NSW

Heritage NSW raised concerns relating to the overshadowing and height of the concept design for the Planning Proposal. The submission raised concerns relating to insufficient information being supplied as part of the proposal that examines the impact on the nearby Glenalvon House. The placement of towers along the boundary immediately adjacent to the State Heritage Item is not supported by Heritage NSW as it has the potential to cause unacceptable visual impacts, overshadowing and solar access issues to the State Heritage Item and its grounds.

It is noted that the submission supports the distribution and careful consideration of towers as advised by the site specific DCP however further solar and visual analysis was required to determine the appropriate position and location of buildings. The submission advises that a control relating to the interface of Glenalvon to the RSL site is also required.

Heritage NSW requested that additional solar and visual analysis be provided to them once they became available to enable a further assessment. The current heritage impact statement that was publically exhibited was considered insufficient in regards to its analysis of solar and visual impacts.

The applicant provided further visual analysis, as required by the Gateway determination, which is provided at attachment 11 (a new document) and attachment 12 (a new document) to this report. This information was provided to Heritage NSW who made a further submission.

The further submission advises that the additional study and analysis provided to Council was provided to the Heritage Advisory Panel (HAP) of the Heritage Council of NSW for their independent advice on the visual impacts of the Planning Proposal. The HAP advised that the proposal has the potential to compromise the significance of Glenalvon House and that the Item would lose its historic prominence. The overshadowing from the proposed towers and existing structures would also have an impact on the garden setting and limit access to sunlight in the winter months. HAP also advises that the heritage impact statement is inadequate and does not sufficiently assess the impacts on Glenalvon House or explore opportunities for ameliorating the listed impacts.

Notwithstanding the above, it is noted that the submission identifies that there are opportunities on the subject site for additional height to be accommodated away from the State Heritage item.

The submission suggests that an appropriate design response would see the buildings stepped back from the boundary of the State Heritage item, with a lower podium level addressing Anzac Lane and adjacent State Heritage item.

Response

Since the further submission the Project Delivery Unit (PDU) of DPIE has been engaged to assist with the timely resolution of the issues noting the strict requirements of the Gateway determination, particularly in regards to timeframes. There have been ongoing fruitful discussions led by the PDU with Heritage NSW, DPIE, the applicant and Council staff in

attendance. The applicant has provided further information on the shadow impacts, including advice from an arborist on all potential impacts of the proposal on the gardens of Glenalvon.

As part of these discussions an agreement was reached in relation to the additional information required for Heritage NSW and DPIE to complete their assessment of the proposal. The information required by Heritage NSW and DPIE is shown at Attachment 14 to this report.

The applicant has engaged consultants to provide the required information, and it is expected that the applicant response to the information required, will be submitted at or shortly after the time this report is published, and in time for consideration by the Council prior to its normal meeting of 3 August 2021.

However, it is of note that where the applicant's response to Heritage NSW and DPIE request is not available to the Council prior to its meeting, the recommendations of this report do not change. The applicant is still required to respond directly to the information requested by Heritage NSW and DPIE.

It is the agreed position of DPIE and Heritage NSW that they will review the information after the Councillors have considered their position on the Planning Proposal and the draft site specific DCP. On the basis that these discussions have a clear path forward to resolve the heritage issues, DPIE is in a position to accept the Planning Proposal from Council for finalisation, should the Council decide to do so.

The Planning Proposal currently incorporates a draft site specific DCP that includes controls specifically for the adjoining heritage item. The conversations with DPIE and Heritage NSW could result in some amendments to the draft DCP and on that basis it is recommended that a further report be provided on the draft DCP once the Planning Proposal has further progressed. There is the possibility that any changes made to the draft DCP could also result in the need to re-exhibit the draft DCP. Regardless, the next step would be a further report to Council on the draft DCP.

To protect Council's position in this regard it is recommended that Council request that a satisfactory arrangements clause be included within the CLEP preventing consent from being granted for any new building on numbers 3 and 11 Cordeaux Street and number 1 Carberry Lane until such time as the site specific development control plan has been adopted. This clause should not apply to number 158 Queen Street because the assessment of the development application for the RSL and Hotel on this site is finalised and this development application is currently before the Sydney Western City Planning Panel pending the resolution of the planning proposal for determination. A similar satisfactory arrangements clause requiring a site specific DCP to be in place has already been included in the CLEP 2015 for the former DFO site at 22-32 Queen Street, Campbelltown.

The subject site is currently located in a strategic CBD location that is identified within the Re-imagining Campbelltown City Centre Master Plan. Importantly, the Planning Proposal and site specific DCP incorporate through site links that would link Glenalvon House with Mawson Park, a direct link which is not currently available. This would allow residents and patrons of the site to be connected to Glenalvon House and provide a stronger and alternate link between these two important parts of Campbelltown's history.

The current relationship between the existing RSL club and Glenalvon House does not achieve any pedestrian interconnectedness. The current built form creates a barrier between Mawson Park and Glenalvon House. The current built form surrounds Glenalvon House to the extent that its only street presence is from Lithgow Street.

Should the Planning Proposal be approved that results in a future development application on the site, careful consideration of any development would be required to ensure appropriate cohesion with and respect for Glenalvon House and its site. The site specific DCP aims to put a focus on the adjoining heritage items and as such any materials used for a future development would be required to be sympathetic to Glenalvon and its site.

It is important to note that the concept plan provided as part of the Planning Proposal, is not a definitive design and building placement outcome. A definitive design and building placement outcome, including building separation and setbacks, will be subject to further assessment, including any impact on surrounding heritage items, when any future development application is lodged, subject to the Planning Proposal be allowed to proceed.

The master plan layout shown in the site specific DCP will ensure that any future development will need to incorporate design aspects to ensure that Glenalvon House, at street level, is incorporated and connected with a ground floor plaza at the subject site. This will activate direct connections between Mawson Park and Glenalvon house, which currently do not exist. In addition fine grain facades' treatments at the ground level will also be incorporated, to create a human scale experience at ground level.

The final decision in regards to Heritage NSW concerns will need to be made by DPIE in the finalisation of the Planning Proposal. There is potential that changes will be required to the site specific DCP as a result of this process, and therefore it is not recommended that the site specific DCP be adopted at this stage and instead that a further report be provided to Council in its regard once the Planning Proposal has sufficiently progressed through the finalisation process.

Transport for NSW

TfNSW raised concerns in relation to the lack of bicycle parking for visitors to the site. TfNSW also advised in their submission that they are supportive of reduced maximum car parking rates as developments in CBD locations are usually able to operate with a minimised car parking rate. Further, the submission noted that Council need to consider the best funding mechanism for the site as the gateway determination identifies the location of the site being situated within a potential Special Infrastructure Contribution (SIC) area.

The submission also analysed the traffic and car parking SIDRA modelling that was submitted with the planning proposal. Comments were made relating to the various intersections around the site and the SIDRA modelling that was undertaken which was generally considered to be reasonable with only a few minor edits required.

Response

It is acknowledged that as Campbelltown CBD grows and accommodates more residents, there will be a need to upgrade major regional roads that lead to and from the city as well as key intersections. Many of these key roads and intersections are on state roads. There is also the potential that a SIC will be adopted by the NSW Government for the Glenfield to Macarthur corridor precincts which would be expected to include the subject site.

If a SIC is implemented by the NSW Government, it is likely that the future development of the subject site would be required to contribute to the improvement of the local state road infrastructure through SIC contributions made to the NSW government.

If a SIC is not implemented, or is delayed, then the alternate mechanism is to incorporate a Satisfactory Arrangements clause within the CLEP 2015, which would operate to prevent any future development application (large scale) for development on the subject lands from being determined, unless satisfactory arrangements for the delivery of specified infrastructure has been adequately resolved.

Where a satisfactory arrangements clause is implemented, it will need to be applied in a way that does not restrict future development applications for minor proposals, such as a change of use of ground floor retail premises, or other minor physical works/extensions.

A satisfactory arrangements clause should only apply to major development (or development that causes a significant change to the existing road amenity) such as the proposed mixed use development envisaged under the subject planning proposal.

However, it is considered that a satisfactory arrangements clause should not be applied retrospectively to the development application for an RSL and Hotel on 158 Queen Street, as the assessment of that DA has been finalised and it is not considered of a magnitude that would by itself cause a significant impact on surrounding state controlled road infrastructure. This DA is currently sitting undetermined with the Sydney Western City Planning Panel pending the finalisation of the planning proposal subject of this report.

The comments on bicycle parking for visitors are noted. The existing DCP includes bicycle storage controls but these relate to residents rather than site visitors. It is proposed that a development control be added to the site specific DCP requiring the provision of bicycle parking for visitors as part of any development application for mixed use development when a further report is provided to Council on the site specific DCP.

The changes required to the SIDRA modelling are able to be made at the development application stage.

Jemena Gas

Jemena raised no objection to the Planning Proposal and site specific DCP as there would be no impact on Jemena Gas assets.

Response

No further action required.

Sydney Water

Sydney Water's submission noted that further work would be required to the existing water and wastewater services to service the planning proposal. The submission identifies that an upgrade to 200 mm sized water main would be required to service the proposal and would be an increase from the existing 150 mm sized water mains for water servicing to the site. The submission also identifies that the existing 150 mm sewer mains are not sufficient to service the potential future development and that an upgrade would be required.

The submission notes that the proposed development would impose additional demands to the local network.

Response

Sydney Water recommends a feasibility application is lodged through a Water Servicing Coordinator to facilitate a detailed investigation of the site. The servicing solution must be determined before a Section 73 application is lodged. The additional details as noted by Sydney Water will be investigated as part of any future development application for the site.

Campbelltown City Council

Operating in the capacity as 'Land Owner' of Glenalvon House, Richmond Villa and the carparks in Carberry Lane, the Council's Strategic Property team reviewed the potential impacts of the proposal on Council's property assets. This study was undertaken independently by the Council's Strategic Property team to keep appropriate separation of powers between Council's regulatory responsibilities in assessing the Planning Proposal, and Council's role as the owner of land in the vicinity of the Planning Proposal.

This submission particularly considered the potential impacts of the proposal on Glenalvon House and other Council assets. The submission includes a master plan in response to the planning proposal for the entire precinct incorporating the RSL site, council owned land and the commercial premises on Queen Street up to Lithgow Street.

The submission identifies the need for site permeability and through site connections. The submission considers the potential future uses of Council land, including Glenalvon House and raises concerns that the proposal could have an impact on the future development potential for the adjoining site. The submission also noted the potential overshadowing impacts on Glenalvon House and its yard.

As part of the submission, a draft master plan and recommendations for a future development application for the site are also provided. The master plan recommends the inclusion of a heritage park that incorporates two heritage items, Glenalvon House and Richmond Villa.

As part of the draft master plan provided as a part of the submission, it is recommended that part of Carberry Lane be closed to facilitate the heritage park to increase public open space in the CBD.

Response

The subject Planning Proposal considers land within the Campbelltown's CBD core. The Planning Proposal is considered generally consistent with the Re-imagining Campbelltown City Centre Masterplan, in that it assists with and promotes the rejuvenation of the CBD core through the provision of a mixed use precinct.

The elements of the Planning Proposal and site specific DCP identify appropriate through site links consistent with the submission.

While the issue raised around the potential future uses of Glenalvon are noted, potential future uses are not impacted upon or prevented by this Planning Proposal. Any muted changes identified in this submission are not identified within the Council's current operational plan or work plan and therefore there is flexibility in their implementation.

Carberry Lane is currently used as a public road, although it is technically a private parcel of land (not a road) owned by the Council. The adjustment to the height limit by the Planning Proposal does not alter this existing situation. A traffic and car parking study was not provided as part of the submission and the closure of Carberry Lane is not currently on any work plan of Council.

The concerns related to overshadowing are similar to those raised by Heritage NSW. The applicant has provided additional information in this regard demonstrating the change in impact between a development built to the current height limits and the development enabled by the proposed height limits. It is considered likely that any outcome satisfactory to Heritage NSW would also adequately respond to the issues raised in the submission made by the Council. The issues raised can be resolved by DPIE through its finalisation of the Planning Proposal. Where amendments are required to the draft site specific DCP, as a result of changes required by the DPIE's, these changes can be incorporated into the site specific DCP prior to its adoption.

For this reason it is recommended that the site specific DCP not be adopted at this point in time and a further report be provided to Council in this regard once the Planning Proposal has further progressed.

Gateway Determination Conditions

No.	Condition/Requirement	Response
1.	Prior to public exhibition, Council is to amend the Planning Proposal as follows:	See below
a.	Under the Introduction section of the proposal, identify the number of additional dwellings, jobs and commercial floor space generated by the Planning Proposal	The Planning Proposal seeks to generate 438 dwellings, 120 jobs and 2,635 m ² of commercial floor space. This is now identified in the introduction section of the Planning Proposal.
b.	Under Part 2 – Explanation of Provisions, include the following:	See below
i.	Amend the proposed building height for the site based on the findings of any additional studies	The proposed building height is not being amended based on the findings.

ii.	Apply a maximum floor space ratio (FSR) control to the site based on the findings of any additional studies	<p>The proposed FSR is 7.2:1 for the mixed use component for the site. This FSR may reduce slightly in the resolution of the Heritage NSW concerns, but is generally considered appropriate having regards to the surrounding open space provided to the north by Mawson Park and by the heritage curtilage of Glenalvon House.</p> <p>This FSR is also not inconsistent with the other metropolitan cluster centres of the Western Parkland City identified in the Western City District Plan with the FSR's at Liverpool ranging up to 10:1 and at Penrith ranging up to 6:1.</p>
iii.	Apply a minimum FSR for the employment components (ie hotel and registered club) of the proposed development to the site; and	The proposed minimum FSR is 3.2:1 for the RSL/Hotel.
iv.	Indicate that satisfactory arrangements for the site may apply to ensure contributions for State Infrastructure is provided as the site is located within the Glenfield to Macarthur Urban Renewal Precinct	Satisfactory arrangements for the site relating to State Infrastructure contributions are identified within the Planning Proposal.
c.	Under Part 4 – Mapping, update the proposed maps in accordance with condition 1 (b) and include a legend for the current and proposed maps	The maps have been updated to include a legend.
d.	Address the consistency of the proposal with Council's local strategy Reimagining Campbelltown CBD	When this proposal was originally considered by Council the Reimagining Campbelltown City Centre Master Plan was in its initial stages of preparation. Additional information provided by the Applicant on 8 June 2021 (attachment 11 to this report) addresses the Planning Proposal concept against the Reimagining Campbelltown City Centre masterplan.
e.	Prepare the draft DCP and concurrently exhibit this plan with the Planning Proposal, including a standard building setback from the Queen Street interface for solar and visual purposes be developed	<p>A draft site specific DCP was prepared and placed on public exhibition concurrently with the Planning Proposal. The site specific DCP seeks to include site specific controls for the site and also includes a standard building setback of 4m-6m for towers on Queen Street.</p> <p>It is recommended that the site specific DCP not be adopted at this point in time pending resolution of the heritage issues</p>

		and that a further report on the site specific DCP be provided once the Planning Proposal has further progressed.
f.	Prepare a public domain plan to inform appropriate DCP controls for outdoor plaza, streetscape enhancements and pedestrian linkages	A public domain plan was prepared to support the Planning Proposal and was placed on public exhibition.
g.	Prepare a traffic impact study to ensure the proposed density increase does not have any adverse impacts on the surrounding road network	A traffic and car parking impact study was prepared for the Planning Proposal and was placed on public exhibition. This study has been reviewed by TfNSW.
h.	Prepare a visual impact assessment report and detailed shadow analysis to address the following: <ul style="list-style-type: none"> i. The impacts on the surrounding area, in both the current low scale environment and the transition to a high-density centre; and ii. The impacts on the adjacent heritage items; 	A visual impact assessment report was prepared and placed on public exhibition as part of the planning proposal. However further information is still required to address the concerns raised by Heritage NSW. For more detail see the section in this report on Heritage NSW submission.
i.	Prepare a heritage impact study to determine the impacts of the proposed development on the three heritage items and to inform development controls that should apply to the site.	A heritage impact study was prepared and exhibited as part of the Planning Proposal. Heritage controls were also included in the site specific DCP. Further information has been provided since public exhibition in response to the concerns raised by Heritage NSW, however this information is still not sufficient for Heritage NSW to complete its assessment. The further information still required is detailed in attachment 14 to this report. For more detail see the section on Heritage NSW submission.
2.	The revised Planning Proposal is to be updated in accordance with condition 1 and forwarded to the Department for review and approval prior to exhibition.	The updated Planning Proposal was submitted to DPIE for review. DPIE approved public exhibition on 7 May, 2021.
3.	Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows: <ul style="list-style-type: none"> a) The Planning Proposal must be made publically available for a minimum of 28 days; and 	The Planning Proposal, site specific DCP and associated documents were publically exhibited from 13 May to 10 June 2021.

	<p>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 section 5.5.2 of A guide to preparing local environmental plans (Department of Planning and Environment 2016).</p>	
4.	<p>Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 directions:</p> <ul style="list-style-type: none"> • Roads and Maritime Services • Transport for NSW • Office of Environment and Heritage • Sydney Water • Telstra • Jemena Gas • Endeavour Energy <p>Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.</p>	<p>These public authorities/organisations were notified of the planning proposal.</p> <p>The functions of the Roads and Maritime Services have been absorbed by TfNSW.</p> <p>Telstra did not make a submission.</p> <p>The submissions made are attached and have been summarised in this report.</p>
5.	<p>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).</p>	<p>Noted. A public hearing is not required as part of this Planning Proposal.</p>
6.	<p>The time frame for completing the LEP is to be 18 months following the date of the Gateway Determination.</p>	<p>The gateway determination has been altered on 2 occasions and the timeframe for completion is now 31 December 2021 and submission to DPIE for finalisation no later</p>

	<p>This condition was amended and the current condition is as follows: The time frame for completing the LEP is by 31 December 2021 and must be referred to the Department for finalisation no later than 29 October 2021.</p>	<p>than 29 October, 2021. The date of 29 October is set to incorporate the time required for DPIE to finalise the plan before 31 December, noting that there is a Christmas shutdown period. The early submission of this Planning Proposal provides maximum time for resolution of the concerns raised by Heritage NSW.</p>
<p>New condition as at 6 May 2021 7.</p>	<p>Prior to referring the proposal to the Department for finalisation, Council must consider an updated visual impact report and urban design analysis that</p> <ul style="list-style-type: none"> Provides more detailed analysis and massing model assessment to justify the proposed height and FSR control; and Provides 3D diagrams at the ground level (that is, an assessment of the impact of development on the street view), Campbelltown CBD skylines, as well as consideration on sensitive views including the adjacent State listed heritage item. 	<p>An updated visual impact report and urban design analysis report was submitted to Council for review on 8 June 2021.</p> <p>The additional information provided to Council is considered to be consistent with the Reimagining Campbelltown City Centre Master Plan for the following reasons:</p> <ul style="list-style-type: none"> The updated information identifies through-site links between Mawson Park and Glenalvon House. The development would not have an adverse impact on the City Centre skyline in line with the proposed height and massing identified in the Reimagining Campbelltown City Centre Master Plan. The impacts of the RSL/Hotel development on Glenalvon House are limited. The proposed mixed use development on 3 and 11 Cordeaux Street and 1 Carberry Lane is able to be controlled through the proposed site specific DCP to limit its impact on Glenalvon House. The updated information includes a 3D montage of the concept design of the development and Glenalvon House from Lithgow Street, Campbelltown. <p>Ongoing discussions have occurred in regards to this issue and further information is still required. For more detail see the section on Heritage NSW</p>

		<p>submission.</p> <ul style="list-style-type: none"> The height of the Planning Proposal would be considered consistent with the scale of development identified in the Reimagining Campbelltown City Centre Master Plan and the 6 pillars identified in that plan, particularly the character of future development identified in the "City in the Bush". The site is located in the core CBD and in the highest intensity use zone. <p>The updated information is located at attachments 4 and 6.</p>
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Conclusion

A Planning Proposal, draft site specific Development Control Plan and associated documents for the Campbelltown RSL Planning Proposal were publically exhibited from 13 May 2021 to 10 June 2021.

In response, one public submission, 5 State Agency submissions and a submission from Council's Strategic Property team were received. The submissions received have raised issues relating to traffic, pollution, energy, heritage and scenic values. These matters raised and the response to the same has been discussed in the body of this report. In response to the submissions, it is recommended that the site specific DCP not be adopted at this point in time in case it needs to be amended to address the issues raised by Heritage NSW. The site specific DCP will also be amended to address the submission made by Transport for NSW in regards to bicycle parking for visitors to the site.

Concerns regarding the potential impact of the Planning Proposal on Glenalvon House have been raised by Heritage NSW and Council's property team. In response there have been ongoing discussions between the Heritage NSW, the Department Planning, Industry and Environment, the applicant and Council staff led by the Governments Planning Development Unit.

As part of these discussions there has been an agreed list of information required, shown in attachment 14 to this report, and an agreed pathway to the resolution of the issues. Staff from the Department Planning, Industry and Environment are satisfied that the agreed information and pathway is sufficient to resolve the outstanding matters and enable the finalisation of the Planning Proposal in accordance with the Gateway deadline.

Given the constraints of the Gateway deadline as reported, it is recommend that the Planning Proposal at attachment 9 be sent to the Minister for Planning and Public Spaces with a request that the amendment to the Local Environmental Plan be made so that the Department Planning, Industry and Environment is able to consider and resolve the issues raised by Heritage NSW.

It is also recommended that Council request the inclusion of a satisfactory arrangements clause within CLEP 2015 preventing development consent to be granted for new building works on 3 and 11 Cordeaux Street and 1 Carberry Lane until such time as the site specific DCP has been adopted.

Attachments

1. Gateway Determination and Alterations (contained within this report) [↓](#)
2. Submission - Transport for NSW (contained within this report) [↓](#)
3. Submission - Heritage NSW (contained within this report) [↓](#)
4. Submission - Endeavour Energy (contained within this report) [↓](#)
5. Submission - Jemena (contained within this report) [↓](#)
6. Submission - Campbelltown City Council (contained within this report) [↓](#)
7. Submission - Resident (contained within this report) [↓](#)
8. Submission - Sydney Water (contained within this report) [↓](#)
9. Public Exhibition - Draft Planning Proposal - Campbelltown RSL (contained within this report) [↓](#)
10. Public Exhibition - Final - Site Specific DCP for Campbelltown RSL (contained within this report) [↓](#)
11. Additional Urban Design Report - Queen Street Campbelltown (contained within this report) [↓](#)
12. Photomontages - RSL (contained within this report) [↓](#)
13. Additional Urban Design Report - Campbelltown RSL - (due to size) (distributed under separate cover)
14. Campbelltown RSL Information Requirements and Process (contained within this report) [↓](#)



Planning & Environment

Gateway Determination

Planning proposal (Department Ref: PP_2018_CAMPB_006_00): to increase the maximum building height for land at 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown from 32m to 45m and 85m.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Minister, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Campbelltown Local Environmental Plan (LEP) 2015 to increase the maximum building height for land at 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown from 32m to 45m and 85m should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal as follows:
 - (a) under the Introduction section of the proposal, identify the number of additional dwellings, jobs and commercial floor space generated by the proposal;
 - (b) under Part 2 – Explanation of Provisions, include the following:
 - i. amend the proposed building height for the site based on the findings of any additional studies;
 - ii. apply a maximum floor space ratio (FSR) control to the site based on the findings of any additional studies;
 - iii. apply a minimum FSR for the employment components (i.e. hotel and registered club) of the proposed development to the site; and
 - iv. indicate that satisfactory arrangements for the site may apply to ensure contributions for State infrastructure is provided as the site is located within the Glenfield to Macarthur Urban Renewal Precinct;
 - (c) under Part 4 – Mapping, update the proposed maps in accordance with condition 1(b) and include a legend for the current and proposed maps;
 - (d) address the consistency of the proposal with Council's local strategy Re-imagining Campbelltown CBD;
 - (e) prepare the draft DCP and concurrently exhibit this plan with the planning proposal, including a standard building setback from the Queen Street interface for solar and visual purposes be developed
 - (f) prepare a public domain plan to inform appropriate DCP controls for outdoor plaza, streetscape enhancements and pedestrian linkages;
 - (g) prepare a traffic impact study to ensure the proposed density increase does not have any adverse impacts on the surrounding road network;

PP_2018_CAMPB_006_00 (IRF18/4970)



Planning & Environment

- (h) prepare a visual impact assessment report and detailed shadow analysis to address the following:
 - i. the impacts on the surrounding area, in both the current low-scale environment and the transition to a high-density centre; and
 - ii. the impacts on the adjacent heritage items;
 - (i) prepare a heritage impact study to determine the impacts of the proposed development on the three heritage items and to inform development controls that should apply to the site.
 2. The revised planning proposal is to be updated in accordance with condition 1 and forwarded to the Department for review and approval prior to exhibition.
 3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
 4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Roads and Maritime Services;
 - Transport for NSW;
 - Office of Environment and Heritage; and,
 - relevant servicing authorities including:
 - Sydney Water;
 - Telstra;
 - Jemena Gas; and
 - Endeavour Energy.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. 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).

PP_2018_CAMPB_006_00 (IRF18/4970)



Planning & Environment

6. The time frame for completing the LEP is to be **18 months** following the date of the Gateway determination.

Dated 29th day of January 2019.

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning

PP_2018_CAMPB_006_00 (IRF18/4970)



**Planning,
Industry &
Environment**

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2018_CAMPB_006_00)

I, Acting Director Western, Central River City & Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 29 January 2019 for the proposed amendment to the Campbelltown Local Environmental Plan 2015 as follows:

1. Delete condition 6 and replace it with a new condition 6 stating:

“The time frame for completing the LEP is by 29 June 2021.”

Dated 5th day of August 2020.

**Eleanor Robertson
Acting Director, Western
Central River City & Western Parkland
City
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces**

[PP_2018_CAMPB_006_01] (IRF20/2880))



**Planning,
Industry &
Environment**

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2020-2142)

I, the Director, Western, Central River City and West Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 29 January 2019 (since altered 5 August 2020) for the proposed amendment to the Campbelltown Local Environmental Plan 2015 as follows:

1. Delete condition 6 and replace it with a new condition 6 stating:

“The time frame for completing the LEP is by 31 December 2021 and must be referred to the Department for finalisation no later than 29 October 2021.”

2. Insert a new condition 7 stating:

“Prior to referring the proposal to the Department for finalisation, Council must consider an updated visual impact report and urban design analysis that

- provides more detailed analysis and massing model assessment to justify the proposed height and FSR control; and
- provides 3D diagrams at the ground level (that is, an assessment of the impact of development on the street view), Campbelltown CBD skylines, as well as consideration on sensitive views including the adjacent State listed heritage item.”

Dated 6 May 2021

**Adrian Hohenzollern
Director, Western
Central River City, West Parkland City
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces**

PP-2020-2142 [formerly PP_2018_CAMPB_006_00]
(IRF21/ 1864)



**Transport
for NSW**

10 June 2021

TfNSW Reference: SYD20/00253/02
Council ref: 1166/2021/E-PP, PP-2020-2142

Ms Lindy Deitz
General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560
Attention: Ante Zekanovic

Dear Ms Deitz,

**PUBLIC EXHIBITION - PLANNING PROPOSAL AND SITE SPECIFIC
DEVELOPMENT CONTROL PLAN (DCP) 158 QUEEN STREET, 1 CARBERRY LANE
AND 3 AND 11 CORDEAUX STREET, CAMPBELLTOWN**

Transport for NSW (TfNSW) appreciates the opportunity to provide comment on the above proposal as referred to us in Council's correspondence dated 12 May 2021.

TfNSW has reviewed the planning proposal, site specific DCP and supporting studies.

We note that the proposal seeks to amend the Campbelltown Local Environmental Plan 2015 (the LEP) to increase the maximum permissible building height from 32m to 45m for 158 Queen Street, and to 85m for the remainder of the site. It also seeks to apply a maximum floor space ratio control (FSR) of 3.2:1 for 158 Queen Street and 7.2:1 for the rest of the land under Schedule 1 of the LEP (currently there is no FSR control for the site). A minimum FSR relating to the employment floor space as a site specific clause under Part 7 of the LEP is also proposed.

TfNSW's detailed comments are provided at **Attachment A**. We recommend these matters are addressed prior to the making of the plan, and where specified addressed in the DCP and in any transport impact assessment (TIA) supporting the future DA for the site.

Should you have any questions or further enquiries in relation to this matter, Rachel Davis would be pleased to take your call on phone 8849 2702 or email: development.sydney@transport.nsw.gov.au

Yours sincerely

Cheramie Marsden
Senior Manager Strategic Land Use
Land Use, Network & Place Planning, Greater Sydney Division

Transport for NSW
27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta CBD NSW 2124
P 131782 | W transport.nsw.gov.au | ABN 18 804 239 602

Attachment A: TfNSW Comments on planning proposal, site specific Development Control Plan (DCP) and supporting Traffic and Parking Assessment Report dated 11 February 2020 for 158 Queen Street, 1 Carberry Lane and 3 and 11 Cordeaux Street, Campbelltown (provided 10 June 2021)

Strategic context and regional infrastructure contributions

1. TfNSW notes that the subject site falls within the Campbelltown Precinct of the Glenfield to Macarthur Urban Renewal Corridor Strategy, and that planning proposals in these precincts need to be consistent with the Greater Macarthur Growth Area Implementation Plan and relevant precinct plan. The Department of Planning, Industry and Environment's (DPIE's) Campbelltown Precinct Plan (2017) (the Precinct Plan) identifies the subject site as 'Commercial and retail core'. We note the planning proposal contains a reference to the need for a minimum FSR control relating to the employment floor space as a site specific clause under Part 7 of the CLEP 2015. Little further detail is given in relation to this other than in the Attachment C 'Response to Gateway Conditions', which indicates the requirement would be for a minimum of 5,000m² non-residential floor space. TfNSW supports the implementation of a minimum non-residential floor space control as this will assist in ensuring that a balance of residential and non-residential floor space is maintained to provide local employment, shops and services in the walking catchment of housing to assist with trip containment over the long term.
2. It is noted that the Gateway determination identified the need for a satisfactory arrangements clause/funding mechanism to be indicated in the planning proposal as the site falls within the Glenfield to Macarthur Urban Renewal Precinct. This does not appear to be mentioned in the planning proposal. In the planning proposal Attachment C 'Response to Gateway Conditions' document, this refers to the VPA letter of offer (Attachment B of the planning proposal) which proposes *local* infrastructure contributions. There does not appear to be any mention of State/regional infrastructure contributions in the VPA letter of offer or the planning proposal.

Council should be satisfied that a suitable funding mechanism is in place to obtain developer contributions on an equitable basis towards regional transport infrastructure upgrades to support future growth associated with the Campbelltown Precinct. DPIE's 2018 Proposed Special Infrastructure Contribution Greater Macarthur report mentions the need for a separate SIC for Glenfield to Macarthur. Until this SIC (or an alternative contribution framework) has been implemented, it is recommended an alternate developer funding mechanism is in place prior to the making of the LEP amendment. The site should be included in the Campbelltown LEP Urban Release Area Map to ensure that Clause 6.1 "Arrangements for designated State public infrastructure" applies to the subject site.

Contributions should be obtained for the regional cycle network and various other improvements identified in the Precinct Plan. Developer contributions towards State and regional infrastructure should be obtained on a fair and equitable basis to ensure that the cost of delivering these items is not solely borne by taxpayers. While the subject proposal, considered in isolation, may not warrant regional upgrades, the cumulative impacts of the growth planned for Campbelltown and Glenfield to Macarthur requires supporting State and regional infrastructure.

Active Transport

3. *Future Transport 2056* emphasises the importance of walking and cycling for short trips and reinforces the importance of walking and cycling to increase the catchment of public transport as part of the whole customer journey.

Building Momentum - State Infrastructure Strategy 2018-2038 includes recommendations related to walking and cycling, including integrating transport with land use; managing travel demand; unlocking capacity in existing assets; and improving population health outcomes through more active transport.

It is noted that reducing car dependence and enhancing pedestrian permeability through the site are considered as positive features of the development. The Traffic and Parking Assessment Report (the Traffic Report) states the proposal is “*ideally located to reduce reliance on private car usage and to encourage increased usage of public transport services.*”

However, there is no consideration of cycling and bicycle parking for visitors to downtown Campbelltown. The planning proposal should explore ways that the proposed development could contribute to increased accessibility of Campbelltown by bicycle.

The Traffic Report makes no reference to the infrastructure requirements listed in the Precinct Plan. The Precinct Plan identifies a local cycle network on the Cordeaux Street frontage and improved pedestrian network on Queen Street and Cordeaux Street frontages including the through-site link requirement. The DCP and Public Domain Plan should reflect this, including any ground floor setbacks required to provide enhanced cycling and pedestrian improvements.

TfNSW is supportive of direct and convenient pedestrian links, including the through site link proposed in the DCP and Public Domain Plan, to encourage walking and cycling.

It is requested that the DCP also ensures that provision for bicycle parking and end of trip facilities for staff, residents and visitors is made in accordance with Section 9.1 Direction 3.4 - Integrating Land Use and Transport Subsection (4), and supporting standards and guideline documents by including the following:

- Locating bicycle facilities in secure, convenient, accessible areas close to the main entries incorporating adequate lighting and passive surveillance and in accordance with Austroads guidelines.

Travel Demand Management

4. TfNSW notes the planning proposal's commitment toward sustainable transport outcomes and recommends that the following controls be included in the site specific DCP to further encourage sustainable transport use to the site.

- Preparing a preliminary Green Travel Plan (GTP), may help inform mode share and assist with ensuring sustainable transport provision for the development.

TfNSW provides a range of resources to help in the development of a GTP at <https://www.mysydney.nsw.gov.au/travelchoices/resources>

Prior to the commencement of first occupation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Certifier to promote the use of active and sustainable transport modes. The GTP must:

- a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW and Council;

- b) include objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;
- c) include specific tools and actions to help achieve the objectives and mode share targets;
- d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;
- e) quantification and analysis of staff shift times and numbers on the Site and analysis of workforce residential post code data to properly understand public transport and car parking demand and develop effective strategies in response, as well as help to inform service planning considerations;
- f) consideration of a staff travel survey and workforce data analysis to inform likely staff travel patterns and resultant travel plan strategies to / from the Site;
- g) strategies for promoting higher mode share targets for alternate transport use, particularly amongst day shift and administrative staff;
- h) identification of a responsible party (or Committee) for the ongoing implementation of the Travel Plan and its initiatives;
- i) confirmation of extent and nature of end of trip facilities and bike parking and how they will be promoted to staff;
- j) identification of a communications strategy for conveying Travel Plan information to staff, patients and visitors, including for the Travel Access Guide;
- k) consideration of car parking management strategies that may be required to encourage sustainable transport use / mode share targets (such as pricing, prioritisation for those that carpool, use of wait lists, etc);
- l) a detailed action plan comprising specific tasks needed to complete the proposed actions, the person/s responsible for completion of the task, completion date and anticipated costs;
- m) an implementation checklist to achieve the proposed initiatives;
- n) alternative actions to undertake where targets are not achieved;
- o) the set-up of a steering group or committee of relevant internal and external stakeholders to inform future targets and the ongoing monitoring and revision of the GTP for five years; and
- p) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.

Car parking

5. We note DPIE's Campbelltown Precinct Plan (2017) identifies the need to "*Undertake a parking study for the precinct to identify parking demand, develop appropriate parking management strategies and identify opportunities for improved mode share to increase walking, cycling and public transport use*".

TfNSW concurs with the points made in the Traffic Report that the current parking requirements would provide an excessive amount of on-site parking for the future development, which may undermine efforts to encourage uptake of sustainable travel

modes. We are supportive of reduced maximum parking rates for this location, noting this may also require supporting on-street parking schemes to ensure the development parking demands do not become reliant on the public road network.

Developments situated in activity centre locations are typically able to operate with reduced parking provisions due to the increased likelihood of multi-purpose trips to the site, in conjunction with a variation in parking demand between uses over the course of a typical day and week.

The 2013 update to the RMS Guide to Traffic Generating Development, surveys of high density residential dwellings within Sydney metropolitan areas indicated that high density residential dwellings typically generate an average parking demand of 0.85 spaces per dwelling (1.31 x 0.65). This is an indication that developments of this nature can generate lower car parking demands than those set out in the Campbelltown (Sustainable City) DCP, 2015.

The Traffic Report lays out a convincing argument for lowering the car parking requirements for the site specific DCP. Given the very close proximity of the subject site to Campbelltown Station, Council may wish to consider the need for appropriate *maximum* car parking rates for inclusion the DCP for the site (or site-specific LEP clause) to encourage the use of public and active transport and curtail reliance on private vehicle use over the long term.

TfNSW suggests Council considers the approach taken in Urban Growth's Parramatta Road Corridor Urban Transformation Strategy Precinct Transport Report 2016 – *maximum* parking rates, or select a similar accessibility benchmarking approach.

Traffic Assessment

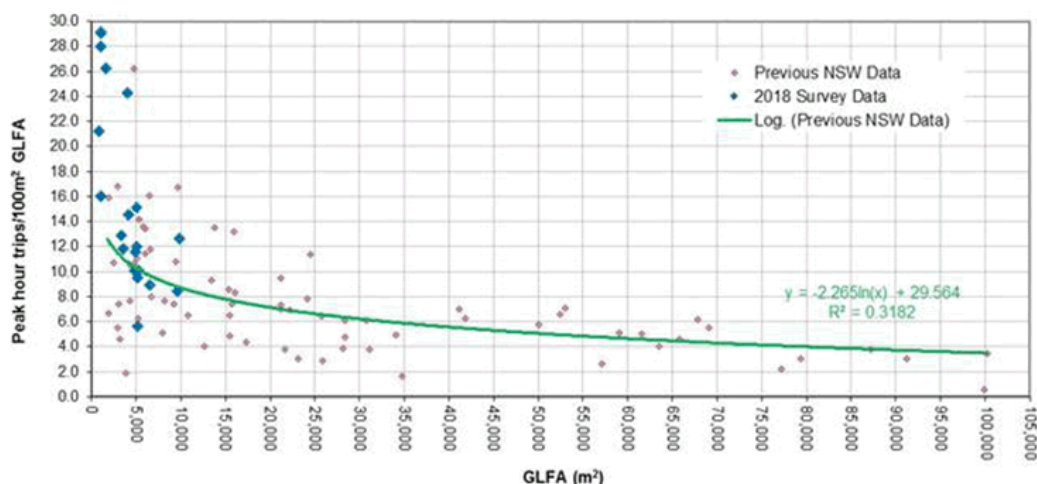
The following comments should be addressed in any traffic and transport assessment supporting the future DA(s) for the site:

6. The Traffic Report suggests that trip generation rates of 0.19 and 0.15 vehicles trips per hour (vtp/h) per dwelling, for the morning and afternoon peak periods respectively, apply for this development. These trip generation rates are based on Sydney average rates in the 2013 update to the RMS Guide to Traffic Generating Development (Technical Direction TDT2013/04a Updated Traffic Surveys). These rates have been derived from the results of surveys undertaken at locations with highly established, high frequency public transport networks, in very close proximity to Sydney's major employment centres with high trip containment and very high mode share to public transport (i.e. St Leonards and Chatswood, which are among centres with the highest public transport mode share in Sydney). The Sydney average traffic generation rates are not considered appropriate for the subject site as trip generation from these locations may not be representative of the travel behaviour of the subject locality, particularly in the short to medium term.

The Traffic Report should select a trip rate from a comparable site in terms of mode share travel behaviour.

7. The trip generation rates for retail assumed in the Traffic Report are not acceptable. The Traffic Report states that "*For the purpose of this assessment therefore, the abovementioned traffic generation rate for office blocks has been adopted in respect of the retail component*". These rates of 1.6 (AM) and 1.2 (PM) vtp/h per 100m² are not relevant to the retail floor space of this site (they were taken from surveys of office blocks in North Sydney, Chatswood, Hurstville etc) and would significantly understate

the trip generation potential of the retail component. TfNSW has undertaken recent surveys of smaller retail centres which has revealed higher trip generation rates for smaller centres and free-standing supermarkets (see graph below for plot of trip rates per 100sqm compared to centre size). The full report can be provided by TfNSW n request.



8. TfNSW has undertaken a preliminary review of the SIDRA modelling files and provides comments at **Attachment B** which should be addressed in any modelling for the traffic and transport assessment supporting the future DA(s) for the site.

Attachment B: TfNSW SIDRA Modelling Review Comments

Campbelltown RSL – Planning Proposal

This is to review SIDRA models provided by VARGATRAFFIC PLANNING Pty Ltd consultant. These models include AM and PM in years 2021. There are three scenarios for this planning assessment: 1) Existing 2) Permissible Network (Planning Controls Traffic Demands) 3) Proposed Network and 4) Proposed Network with 10% Growth. This review is excluding calculation of traffic generated from this planning proposal. There are eight key intersections reviewed as follows:

The review for AM and PM:

1. Cordeaux St / Moore St
2. Cordeaux St / Queen St
3. Cordeaux St / Carberry Lane
4. Anzac Lane / Carberry Lane
5. Lithgow St / Carberry Lane
6. Lithgow St / Moore St
7. Broughton St / Queen St
8. Railway St / Queen St

The peak periods were identified as 08:15-09:15 AM and 17:00-18:00 PM on the network. The traffic volume was collected on Wednesday 24 October 2018 and used for modelling the intersections above. The traffic forecast growth has been applied based on the RMS Traffic Generation Guideline. This review notes reference to the “156-168 Queen Street, 3 & 11 Cordeaux Street and 1 Carberry Lane, Campbelltown/Traffic and Parking Assessment Report 11 February 2020”.

Review of issues is for AM and PM as follows:

INTERSECTIONS	SIDRA INPUTS	COMMENTS
EXISTING NETWORK		
COR_MOORX AM TCS2539	<ul style="list-style-type: none"> Pedestrian – Pedestrian Timing Data – Use Walk Time Extension or SCATS data walk time. Vehicle Movement Data – Path Data – check the approach Cruise Speed for all approaches. Priorities- please check. 	Pedestrian safety Minor
COR_QUEX AM	<ul style="list-style-type: none"> Vehicle Movement Data – Path Data – check the approach Cruise Speed for all approaches. 	Minor
COR_CARX AM	<ul style="list-style-type: none"> Vehicle Movement Data – check approach and exit speed. 	Minor
ANZ_CARX AM	<ul style="list-style-type: none"> Intersection – Car Park approach should be 50m. 	Minor
LIT_CARX AM	<ul style="list-style-type: none"> Intersection – Car Park approach maximum 200m. 	Minor
LIT_MOOX AM (Lithgow St and Oxley St)	<ul style="list-style-type: none"> This intersection is ok. 	
RAI_QUEX AM TCS1488	<ul style="list-style-type: none"> Pedestrian – Pedestrian Timing Data – Use Walk Time Extension or SCATS data walk time. Priorities- please check. 	Pedestrian safety
BRO_QUEX AM TCS1574	<ul style="list-style-type: none"> Pedestrian – Pedestrian Timing Data – Use Walk Time Extension or SCATS data walk time. Priorities- please check. Phase B with 3 second late start. 	Pedestrian safety

NETWORK	• The network is ok;	
PERMISSIBLE NETWORK (Planning Demand)		
	• This is ok with all the above changes.	
PROPOSAL TRAFFIC DEMAND		
	• This is ok with all the above changes.	
PROPOSAL TRAFFIC DEMAND + 10%		
	• This is ok with all the above changes.	

The SIDRA models are reasonable with a few minor changes as following:

1. Peak periods for the existing traffic flows (page# 16) are different to peak periods in the APPENDIX A - TRAFFIC SURVEY DATA. It is technically correct to run the models at the same period of time even though it may be off peak. This allows us to estimate the traffic performance at a specific time period.
2. Vehicle Movement Data AM 40 km/h and PM 50 km/h this should only be used at the school zone area
3. Pedestrian time use walk time extension or SCATS walk time especially for intersections more than four lanes
4. Check into the priorities setting.



Our ref: DOC21/389871-8

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

Attention: Mr Ante Zekanovic, Senior Strategic Planner
council@campbelltown.nsw.gov.au

Planning Proposal – Campbelltown RSL

Dear Ms Deitz

Thank you for providing the additional information requested in our previous letter of 31 May 2021 (see attached) being a more detailed urban design analysis.

Following receipt of the requested information for the Campbelltown RSL planning proposal Heritage NSW asked the Heritage Advisory Panel (HAP) of the Heritage Council of NSW for their independent advice on the visual impacts. The HAP made the following comment at their 16 June 2021 meeting:

- The planning proposal which seeks to allow towers up to 85m immediately adjacent the State Heritage Register (SHR) item "Glenalvon" (SHR 00004) have the potential to compromise the significance and the setting of the SHR item.
- There are opportunities on the subject site for additional height to be accommodated away from the SHR item. An appropriate design response would see these buildings stepped back from the boundary of the SHR item, with a lower podium level addressing Anzac Lane and adjacent the SHR item.
- The impact of these towers in proximity to the two storey SHR item will mean that the item is diminished, losing its historic prominence as a grand house in its context. This will compromise the ability to understand and interpret the significance of the house in its setting.
- The cumulative impact of overshadowing, from the proposed towers and existing structures, will have a major impact on the garden setting and the buildings. The limited access to sunlight in the winter months will have a detrimental effect upon the growth and overall health of significant plants and trees in the garden, and the microclimate of the buildings.
- The Heritage Impact Statement in support of the planning proposal is inadequate and does not sufficiently assess the impacts on the SHR item or explore opportunities for ameliorating these impacts. A peer review of the Heritage Impact Statement is recommended to look at the significance of the SHR item in detail and assesses the impacts of the proposal impartially.

In light of this advice, we reiterate our comments from our letter of 19 June 2020 (see attached) regarding the Campbelltown RSL planning proposal being:

- The concept design included with the planning proposal shows two proposed towers immediately adjacent to the curtilage of the SHR item – Building B at 24 storeys and Building

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au

C at 21 storeys. The placement of these tall towers along the boundary with this SHR item is not supported, as it has the potential to cause unacceptable visual impacts, overshadowing and solar access issues to the SHR item and its grounds.

- An acceptable State heritage outcome could be realised by relocating the proposed tall towers away from the SHR item. Increasing the height of the proposed new Campbelltown RSL at 158-168 Queen Street and Building A on Cordeaux Street. This would allow a significant reduction in height of Buildings B and C.
- Additionally, any future development application for the planning proposal site should be subject to a detailed design process and should implement measures to avoid a 'hard wall' effect along the boundary with Glenalvon. Measures could include modulation of the building envelope, sympathetic choice of building materials, and human scale design such as low-scale podiums for any buildings along this boundary and setback of higher levels to reduce bulk and scale.
- Any future development application for the site should also include a visual impact assessment, to identify existing views to and from the SHR item and its curtilage, and the changes to these views arising from the new development. Photomontages should be included to demonstrate the relationship between the new development and "Glenalvon". The proponent should clearly articulate mitigation strategies to reduce visual impact on the heritage item.

In addition, a peer review of the Heritage Impact Statement is recommended. The peer review should be informed by the Conservation Management Plan for "Glenalvon" and give due consideration to the SHR item's cultural significance and makes recommendations for ameliorating the impacts of the proposal on "Glenalvon".

If you have any questions please contact Andreana Kennedy, Senior Heritage Policy Office, Strategic Relationships & Planning at Heritage NSW, Department of Premier and Cabinet by phone on 02 8289 6692 or via email at andreana.kennedy@environment.nsw.gov.au.

Yours sincerely

Rochelle Johnston
Manager, Heritage Act Programs
Heritage NSW

As delegate of the Heritage Council of NSW

17 June 2021

Our ref: DOC21/389871-2

Mr Paul Di Iulio
Chief Executive Officer
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560
council@campbelltown.nsw.gov.au

Attention: Mr Ante Zekanovic, Senior Strategic Planner
ante.zekanovic@campbelltown.nsw.gov.au

Planning Proposal - Campbelltown RSL - 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown

Dear Mr Iulio

Thank you for the opportunity to provide advice on the Campbelltown RSL planning proposal which seeks to amend the *Campbelltown LEP 2015* by increasing the maximum building height of the site from 32m to:

- 45m for the properties at 158-168 Queen Street, Campbelltown and
- 85m for the properties at 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown.

The subject site is in the immediate vicinity of the State Heritage Register (SHR) item "Glenalvon" (SHR 00004) located at 8 Lithgow Street, Campbelltown. The Statement of Significance for "Glenalvon" describes the property as follows:

Glenalvon is historically, aesthetically and socially significant as one of the oldest urban townhouses in the township of Campbelltown. The house and stables of Glenalvon are a significant landmark element. Glenalvon has been used continuously as a residence for almost 160 years and although some changes have been made to the house, much of the original fabric, dating from 1840, has survived intact. The landscape setting of the house is also important as it represents part of the original curtilage of the property and makes a major contribution to the historic townscape of Campbelltown.

Insufficient information has been provided with the planning proposal to determine if the proposal complies with Ministerial Direction 2.3 Heritage Conservation whose objective is "to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance." This direction applies when a relevant planning authority prepares a planning proposal, it does not have to be on land that is the subject site of the proposal.

As stated in our previous letter dated 19 June 2020 (see Attachment A), the placement of these tall towers along the boundary immediately adjacent the SHR item is not supported, as it has the potential to cause unacceptable visual impacts, overshadowing and solar access issues to the SHR item and its grounds.

The provided solar analysis diagrams are considered insufficient for the analysis of impact on the SHR item. The diagrams include the proviso "Area analysed limited to soft landscape open space of adjacent site Glenalvon House grid approximately 1m by 1m". The polygons intended to be representative of the heritage buildings show no estimate of solar access. As solar access and overshadowing of the SHR item were key concerns of ours and highlighted in our comments to the previous planning proposal exhibition it is disappointing that the provided solar analysis remains inadequate.

The visual impact assessment provided is inadequate for assessment purposes. It does not visually demonstrate the impact of the proposed development upon the SHR item. The modified gateway determination requires "a more detailed visual impact assessment which provides 3D view diagrams at the ground level, consideration of surrounding sensitive views and the adjacent State listed heritage item."

The draft Development Control Plan (DCP) for the site states "Overshadowing of heritage listed gardens/items shall be minimised by careful location and distribution of towers and their heights." This outcome is supported but a more detailed solar analysis is required to demonstrate this control is achievable with the proposed built form envelopes of the development site.

While the DCP specifically stipulates how to have a positive interface with the local heritage listed Mawson Park, it does not have a detailed control on how it will visually respond to the SHR item. The DCP does state the new buildings should "Respond to the potential interface and the potential to provide an opening at the rear of Glenalvon House by providing activation and opportunities for an alfresco dining precinct along Anzac Lane" and "avoid locating "back of house" services and carpark entries in the vicinity of the heritage items to ensure there are minimal impacts." These controls are supported, however a control that specifically relates to the interface with the SHR item is required.

The Heritage Impact Statement (HIS) prepared by Heritage 21 in support of the proposed building height increases states that "there is an opportunity to ensure that the proposed design, siting, and location of the proposed buildings would have a minimal visual impact.....on the heritage item". However, these comments are not supported by an adequate visual impact assessment to support this statement. The HIS also states "the introduction of additional landscaping along the south-eastern boundary of the site would mitigate the potential heritage impact of the proposed works upon the heritage item". It is agreed that providing a landscaped buffer at the interface would slightly mitigate some of the impact from the development site and is supported.

We request a more detailed visual impact assessment and solar analysis be provided to us when they become available to enable an assessment of the impact of the planning proposal on "Glenalvon".

Prior to finalisation of the proposal, Council should be satisfied that all necessary due diligence and heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>).

If you have any questions please contact Andreana Kennedy, Senior Heritage Policy Office, Strategic Relationships & Planning at Heritage NSW, Department of Premier and Cabinet by phone on 02 8289 6692 or via email at andreana.kennedy@environment.nsw.gov.au.

Yours sincerely

Rochelle Johnston
Manager, Heritage Act Programs
Heritage NSW
As delegate of the Heritage Council of NSW
31 May 2021

Our ref: DOC20/292392

Mr Paul Di Iulio
Chief Executive Officer
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Attention: Mr Ante Zekanovic, Senior Strategic Planner
council@campbelltown.nsw.gov.au

Planning Proposal – Campbelltown RSL

Dear Mr Iulio

Thank you for the opportunity to provide advice on the planning proposal to amend the height of buildings under *Campbelltown Local Environmental Plan 2015* for the Campbelltown RSL owned sites, located at 158-168 Queen Street, 3 Cordeaux Street and 1 Carberry Lane, Campbelltown. I apologise for the late response.

It is understood that the proposal would facilitate the demolition of the existing Campbelltown RSL building and the construction of a new RSL building, with two levels dedicated to the RSL and 9 additional storeys to be used as a hotel. The proposal also includes the construction of 3 additional mixed-use buildings of varying heights, ranging from 16 to 24 storeys. The concept design provided in the planning proposal is only indicative at this stage.

The subject site is next to the State Heritage Register (SHR) listed 'Glenalvon' (SHR 00004), located at 8 Lithgow Street. The Statement of Significance for Glenalvon describes the property as follows:

Glenalvon is historically, aesthetically and socially significant as one of the oldest urban townhouses in the township of Campbelltown. The house and stables of Glenalvon are a significant landmark element. Glenalvon has been used continuously as a residence for almost 160 years and although some changes have been made to the house, much of the original fabric, dating from 1840, has survived intact. The landscape setting of the house is also important as it represents part of the original curtilage of the property and makes a major contribution to the historic townscape of Campbelltown.

The concept design included with the planning proposal shows two proposed towers immediately adjacent to the curtilage of the SHR item – Building B at 24 storeys and Building C at 21 storeys. The placement of these tall towers along the boundary with this SHR item is not supported, as it has the potential to cause unacceptable visual impacts, overshadowing and solar access issues to the SHR item and its grounds.

An acceptable State heritage outcome could be realised by relocating the proposed tall towers away from the SHR item. Increasing the height of the proposed new Campbelltown RSL at 158-168 Queen Street and Building A on Cordeaux Street. This would allow a significant reduction in height of Buildings B and C. The revised planning proposal should also include assessment of overshadowing and solar access impacts.

Additionally, any future development application for the planning proposal site should be subject to a detailed design process and should implement measures to avoid a 'hard wall' effect along the boundary with Glenalvon. Measures could include modulation of the building envelope, sympathetic choice of building materials, and human scale design such as low-scale podiums for any buildings along this boundary and setback of higher levels to reduce bulk and scale.

Any future development application for the site should also include a visual impact assessment, to identify existing views to and from the SHR item and its curtilage, and the changes to these views

arising from the new development. Photomontages should be included to demonstrate the relationship between the new development and Glenalvon. The proponent should clearly articulate mitigation strategies to reduce visual impact on the heritage item.

The proposed access link between Mawson Park and Glenalvon is supported as it would provide connectivity from the public domain and allow for greater appreciation of the SHR item.

It is noted that the planning proposal also has the potential to impact on views to and from nearby Local heritage items listed under Council's LEP, most significantly:

- 'Richmond Villa' (I18) at 12 Lithgow Street, and
- 'St Peter's Anglican Church Group' (I13) at Cordeaux and Broughton Streets.

As these items are listed under your LEP, Council is the consent authority, and the assessment and consideration of any impacts on these items rests with Council.

Please note, this referral was sent to the former Office of Environment and Heritage (Environment Division) mailbox, which caused postal delays. To avoid delays in future, please ensure all correspondence follows the correct referral procedure outlined in the box below.

If you have any questions please contact James Sellwood, Senior Heritage Programs Officer, Statewide Programs at Heritage NSW, Department of Premier and Cabinet by phone on 02 9274 6354 or email at james.sellwood@environment.nsw.gov.au.

Yours sincerely

Rochelle Johnston
Manager, Statewide Programs
Heritage NSW

As delegate of the Heritage Council of NSW

19 June 2020

Hello Stuart

I refer to the below referral from the Department of 11 May 2021 Ref-209 for Planning Proposal PP-2020-2142 Campbelltown RSL - 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown (Amendment No.19) (438 Dwellings, 153 Hotel Rooms - Jobs TBC).

I have tried to access the referral via the NSW Planning Portal but there doesn't appear to be any task assigned to Endeavour Energy in the Portal or any means to make a submission.

Please find attached a copy of Endeavour Energy's submission made on 4 March 2020 regarding Planning Proposal PP_2018_CAMPB_006_00 at 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown (Lot 1 DP 558320, Lot 5 DP 1167855, Lot 4 DP 1167853, Lot C DP 377836, Lot 2 DP 568986) for amendment to the Campbelltown Local Environmental Plan (CLEP) 2015 Height of Building Map to increase the permissible building height from 32 m to 45 m and 85 m on the Campbelltown RSL Site. The recommendations and comments provided therein remain valid.

Endeavour Energy has noted the Planning Proposal April 2021 does not address the requirements of Division 5 'Electricity transmission or distribution' of State Environmental Planning Policy (Infrastructure) 2007, Section D – State and Commonwealth Interests, 10. Is there adequate public infrastructure for the planning proposal? indicates 'Yes' notwithstanding it will impose additional demand on and require significant extension and augmentation of the existing electricity network. However it now includes the following:

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

Endeavour Energy

The submission from Endeavour Energy identifies the need to carefully consider the location and distribution of power sources and substations across the site. The current infrastructure that is located within close proximity to the subject site would not have sufficient capacity to accommodate a potential large scale development. Endeavour Energy also advised of a number of considerations and recommendations relating to public safety, asbestos, excavation, demolition, earthing, easement management, street lighting, prudent avoidance, vegetation management, dial before you dig, street lighting, padmount substations, asset design and network capacity and connections that would be required for the site.

These matters are generally related to the development application stage, should the project progress. The planning proposal only seeks to amend the CLEP 2015 to increase the maximum height of buildings.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified in Endeavour Energy's previous submission in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to property.development@endeavourenergy.com.au is preferred.

With the current easing of the COVID-19 health risk, whilst a significant number of Endeavour Energy staff are returning to the office, they are at times still working from home. Although working from home, access to emails and other internal stakeholders can still be somewhat limited and as a result it may take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Kind regards
Cornelis Duba
Development Application Specialist
Network Environment & Assessment
011 315 370 001

The General Manager


Campbelltown City Council

ATTENTION: Ante Zekanovic, Senior Strategic Planner

Dear Sir or Madam

I refer to the Council's letter of 21 February 2020 regarding Planning Proposal PP_2018_CAMPB_006_00 at 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown (Lot 1 DP 558320, Lot 5 DP 1167855, Lot 4 DP 1167853, Lot C DP 377836, Lot 2 DP 568986) for amendment to the Campbelltown Local Environmental Plan (CLEP) 2015 Height of Building Map to increase the permissible building height from 32 m to 45 m and 85 m on the Campbelltown RSL Site.

As shown in the below site plans from Endeavour Energy's G/Net master facility model (and extracts from Google Maps Street View) there are:

- Easements over the site benefitting Endeavour Energy (active easements are indicated by red hatching) for:
 - Padmount substation no. 13159 (indicated by the symbol ) and low voltage and 11,000 volt / 11 kilovolt (kV) high voltage underground cables over Lot 1 DP 558320.
 - Padmount substation no. 20398 over Lot 4 DP 1167853.
- Low voltage and 11 kV high voltage underground cables to parts of the Anzac Lane road verge / roadway.
- Low voltage and 11 kV high voltage underground cables to the Cordeaux Street road verge / roadway.
- Low voltage underground cables to the Queen Street road verge / roadway.
- Low voltage underground cables to part of the Carberry Lane road verge / roadway (Lot 3 DP 827691).

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage [normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kilovolts (kV)] by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown). This plan only shows the Endeavour Energy network and does not show electricity infrastructure belonging to other authorities or customers owned electrical equipment beyond the customer connection point / point of supply to the property. This plan is not

a 'Dial Before You Dig' plan under the provisions of Part 5E 'Protection of underground electricity power lines' of the Electricity Supply Act 1995 (NSW).

In regard to the low voltage underground cables to part of the Carberry Lane road verge / roadway (not dedicated as a public road), although not held under easement, they are protected assets under the Electricity Supply Act 1995 (NSW) Section 53 'Protection of certain electricity works'. The owner or occupier of the land cannot take any action by reason of the presence or operation of the electricity works in, on or over the land ie. they cannot remove the electricity infrastructure from the property. These protected assets are managed on the same basis as if an easement was in existence – please refer to the below point 'Easement Management / Network Access'.

In accordance with Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', and as shown in the following extract of Table 1 – 'Minimum easement widths', the low voltage (and also the 11 kV high voltage underground cables on the opposite side of the roadway) (assumed to have no concrete protection unless proven otherwise) requires a 3 metre minimum easement width ie. 1.5 metres to both sides of the centre line of the cable ducts.

Table 1 - Minimum easement widths

	Voltage	Asset Type	Construction	Minimum Easement (m)
Underground Assets	400V - 22kV		Underbore / Ducted / Direct buried	3
		Cables	Ducted $\leq 100\text{m}$ and with concrete protection (min 50 mm concrete cover at standard burial depth)	1

Subject to the foregoing and the following recommendations and comments Endeavour Energy has no objection to the Development Application.

- Network Capacity / Connection

Endeavour Energy has noted that the Draft Planning Proposal does not include any comment regarding the existing electricity infrastructure having regard to State Environmental Planning Policy (Infrastructure) 2007 (NSW), Section 45 'Determination of development applications—other development'.

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

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

State Environmental Planning Policies	Comment
SEPP (Infrastructure) 2007	Future development of the site may constitute traffic generating development and trigger an assessment under this SEPP.

The Draft Planning Proposal includes the following comment in regard to whether the electricity services are available and adequate for the proposed development.

Section D – State and Commonwealth Interests

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

Yes.

Services are available in the vicinity of the site. The proposal would not impose any additional demands on local infrastructure, public or community services. The sites are located in close proximity to existing bus and train services.

Applicants should not automatically assume that the presence of electricity infrastructure in the locality and/or similar nearby development means that adequate supply is immediately available to facilitate their proposed development.

The availability of electricity supply to a site is based on a wide range of factors eg. the age and design of the network; other development in the locality utilising previously spare capacity within the local network; the progress of nearby / surrounding sites including electricity infrastructure works eg. a smaller and isolated development that may not of its own accord require a distribution substation may require a substation to facilitate the development and from which the spare capacity is made available to subsequent nearby development.

Areas of the network utilising padmount and indoor / chamber substations (indicated by the symbol ⓘ on the site plan from Endeavour Energy's G/Net master facility model) can accommodate loads from 315 kilovolt amperes (kVA) up to 1,500 kVA (typically 500 kVA) ie. there is a significant variation in the number and type of premises able to be connected to a substation. Endeavour Energy's G/Net master facility model indicates that The padmount substations on the site are:

- Padmount substation no. 13159 has 5 customer connection point servicing 37 premises ie. it services other premises not located on the site.

- Padmount substation no. 20398 has 1 customer connection point servicing 1 premises ie. it only services the site it is located on being the Campbelltown RSL Club premises.

Given the large size of the development facilitated by the Planning Proposal the existing local network will not have sufficient spare capacity available. As well as the capacity of distribution substations, other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. The maintenance of electricity supply / minimisation of network outages to the other customers serviced by the existing padmount substation will need to be addressed as part of the method of supply / electrical design for the redevelopment of the site. An extension and/or augmentation of the existing local network will be required. However the extent of the works required will not be determined until a detailed assessment is undertaken. Endeavour Energy's preference is to alert proponents / applicants (and Council) of the potential matters that may arise as further development of areas continues to occur.

In due course the applicant for the proposed development of the site will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Depending on the outcome of the assessment, any required padmount or indoor substation/s will need to be located within the property (in a suit able and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to the attached copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

For new developments particularly within central business districts where zero and minimal building setbacks are allowed (and which given their size makes the provision of the easements and restrictions for a padmount substation difficult to achieve on site – please refer to the below point 'Restrictions for Padmount Substations'), Endeavour Energy's recommendation is for consideration to be given to the distribution substation to be an indoor substation. Whilst indoor substations are predominantly utilised for commercial / office type development, in May 2017 Endeavour Energy's Mains Design Instruction MDI 0028 'Underground distribution network design' was amended to allow certain types of urban multi residential load (UML) developments to utilise either indoor substations where a padmount substation is not practicably possible.

Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/>.

Advice on the electricity infrastructure required to facilitate the proposed development (including asset relocations) can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached and further details (including the applicable charges) are available from Endeavour Energy's website under 'Our connection services'. The response to these enquiries is based upon a desktop review of corporate

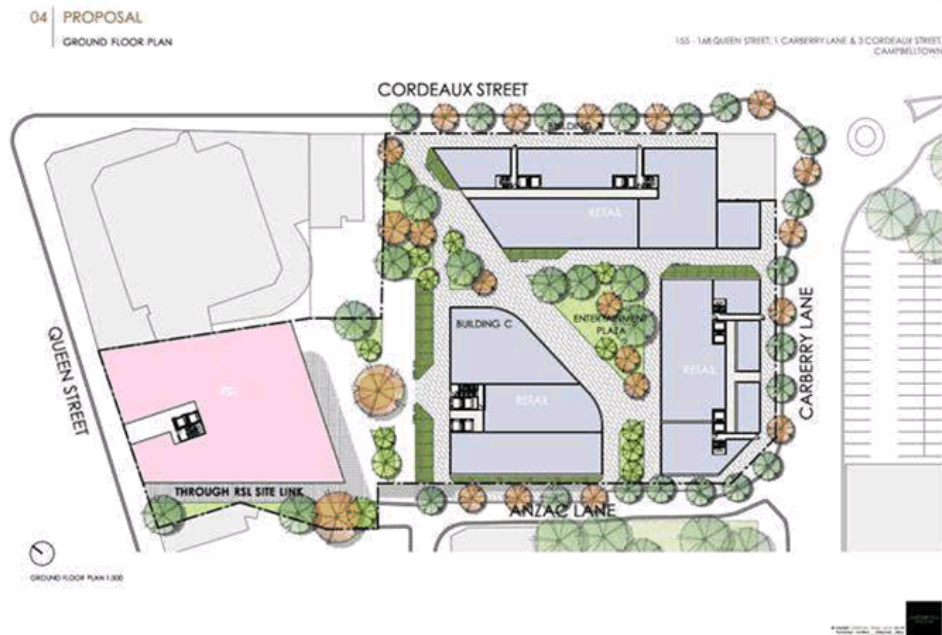
information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load.

Alternatively the applicant should engage a Level 3 Accredited Service Provider (ASP) approved to design distribution network assets, including underground or overhead. The ASP scheme is administered by Energy NSW and details are available on their website via the following link or telephone 13 77 88:

<https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/asp-scheme-and-contestable-works>.

Endeavour Energy is urging applicants /customers to engage with an Electrical Consultant prior to finalising plans in order to assess and incorporate any required electricity infrastructure. In so doing the consideration can also be given to its impact on the other aspects of the proposed development. This can assist in avoiding the making of amendments to the plan or possibly the need to later seek modification of an approved development application

From the Ground Floor Plan included in the Urban Design Report it does not appear that any provision has been made for the replacement / upgraded distribution substations required to facilitate the proposed development envisaged in the Planning Proposal.



- Easement Release

Under Endeavour Energy's Company Policy 9.2.3 'Property Tenure for Network Assets', the company will assess all applications for the release of easements to identify and manage risks to its network, commercial and community interests. The company may seek compensation for the extinguishment of property tenure. No easement is considered to be redundant or obsolete until it is released under this policy.

Applications for the release / extinguishment of an easement can only be made by the registered landowners of the encumbered property and can be done as part of an application for connection of load or capital works project for a development project eg. where alternative / new network arrangements are to be put in place, which is managed by Endeavour Energy's Network Connections Branch. Endeavour Energy's Network Connections Branch will make the applicant or their ASP aware of Endeavour Energy's requirements for the release of easement. Please refer to the above point 'Network Capacity / Connection'.

In some circumstances the release of easement may be for nil compensation eg. the affected land is subject to dedication as public road or as part of an asset relocation / capital works project where the alternative network arrangements occur at the same voltage and level of easement affectation. Otherwise the release will be subject to monetary compensation paid by the applicant having regard to the potential increase in value of the land as a result of the easement release / reduction in the extent of easement affectation (whilst also allowing appropriate consideration for the applicant's alternative network arrangements).

- Network Asset Design

Endeavour Energy's Company Policy 9.2.5 'Network Asset Design', includes the following requirements for electricity connections to new urban subdivision / development:

5.11 Reticulation policy

5.11.1 Distribution reticulation

In order to improve the reliability performance of and to reduce the operating expenditure on the network over the long term the company has adopted the strategy of requiring new lines to be either underground cables or where overhead is permitted, to be predominantly of covered or insulated construction. Notwithstanding this strategy, bare wire overhead construction is appropriate and permitted in some situations as detailed below.

In areas with the potential for significant overhanging foliage, CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown branches and debris than bare conductors. CCT must only be used in treed² areas as the probability of a direct lightning strike is low. In open areas where the line is not shielded from a direct lightning strike, bare conductors must generally be used for 11kV and 22kV reticulation.

Non-metallic Screened High Voltage Aerial Bundled Cable (NMSHVABC) must be used in areas which are heavily treed and where it is not practicable to maintain a tree clearing envelope around the conductors.

² A "treed" area is one with a substantial number of trees adjacent to the line, in each span. In these situations CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown

5.11.1.1 Urban areas

Reticulation of new residential subdivisions will be underground. In areas of low bushfire consequence, new lines within existing overhead areas can be overhead, unless underground lines are cost justified or required by either environmental or local council requirements.

Where underground reticulation is required on a feeder that supplies a mixture of industrial, commercial and/or residential loads, the standard of underground construction will apply to all types of load within that development.

Where ducting is used, adequate spare ducts and easements must be provided at the outset to cover the final load requirements of the entire development plan.

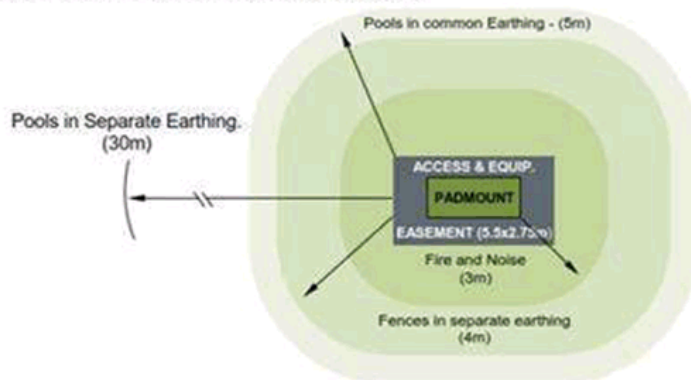
Extensions to the existing overhead 11kV/22kV network must generally be underground. Bare wire will be used for conductor replacements and augmentations except in treed areas where CCT or NMSHVABC must be used.

Extensions to the existing overhead LV network and augmentations must either be underground or ABC. Conductor replacements greater than 100m in route length must utilise aerial bundled cable.

- Restrictions for Padmount Substations

Endeavour Energy's general requirements is for a padmount substation easement to have a minimum size of 2.75 x 5.5 metres and also have the additional restrictions for fire rating (which usually extends 3 metres horizontally from the base of the substation footing, and 6 metres vertically from the same point and also has regard to any structures etc. attached to the building that may spread a fire) and possibly swimming pools and spas (which in this instance does not appear to be applicable). The easement and restriction/s should not affect any adjoining property (unless supported by an appropriate easement / restriction). The substation should be at ground level and have direct access from a public street (unless provided with a suitable easement for right of access).

The easement and restrictions for the padmount substation are shown in the following extract of the attached copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', Figure A4.3 'Padmount easements and clearances'.

A4.3 - Padmount easements and clearances

The clearances / restriction for fire rating were introduced on a case for case basis from 2003 before becoming standard in 2009. Should the proposed redevelopment of the site again utilise padmount substations (instead of indoor / chamber substations) the fire rating requirements will apply to all the new padmount substations.

- Streetlighting

With redevelopment of urban areas resulting in the significant increase in both vehicular and pedestrian traffic, the streetlighting for the proposed development should be reviewed and if necessary upgraded to comply with the series of standards applying to the lighting of roads and public spaces set out in with Australian/New Zealand Standard AS/NZS 1158: 2010 'Lighting for roads and public spaces' as updated from time to time.

Whilst the determination of the appropriate lighting rests with the road controlling authority, Endeavour Energy as a Public Lighting Service Provider is responsible for operating and maintaining the streetlights on behalf of local councils, Roads and Maritime Services and other utilities in accordance with the NSW Public Lighting Code, January 2006 (Code). Endeavour Energy recognises that well designed, maintained and managed Public Lighting offers a safe, secure and attractive visual environment for pedestrians and drivers during times of inadequate natural light.

For any Code implementation and administration / technical matters please contact Endeavour Energy's Substation Mains Assets Section via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or email mainsenquiry@endeavourenergy.com.au.

- Earthing

The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary (eg. the Construction Management Plan shows site fence to be erected below the low voltage overhead power lines located on the site) or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations' as updated from time to time. This Standard sets out requirements for the design, construction and verification of

electrical installations, including ensuring there is adequate connection to the earth. This also applies to temporary builder's supply / connections. Inadequate connection to the earth to allow a leaking/fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury.

- Easement Management / Network Access

The following is a summary of the usual / main terms of Endeavour Energy's electrical easements requiring that the landowner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

Endeavour Energy's preference is for no activities or encroachments to occur within its easements. Most activities are prohibited within the padmount substation easement. However, if any proposed works (other than those approved / certified by Endeavour Energy's Network Connections Branch as part of an enquiry / application for load or asset relocation project) will encroach / affect Endeavour Energy's easements or protected assets, contact must first be made with the Endeavour Energy's Easements Officer, Philip Wilson, on direct telephone 9853 7110 or alternately by email Philip.Wilson@endeavourenergy.com.au or Easements@endeavourenergy.com.au .

For further information, please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easement areas. In regard to the future padmount substation site required to facilitate the proposed development, please find attached for the applicant's reference a copy Endeavour Energy's 'Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations'.

It is imperative that the access to the existing electrical infrastructure on and in proximity of the site be maintained at all times. To ensure that supply electricity is available to the community, access to the electricity infrastructure may be required at any time. Restricted access to electricity infrastructure by maintenance workers causes delays in power restoration and may have severe consequences in the event of an emergency.

- Prudent Avoidance

The electricity industry has adopted a policy of prudent avoidance by doing what can be done without undue inconvenience and at modest expense to avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise which generally increase the higher the voltage ie. Endeavour Energy's network ranges from low voltage (normally not exceeding 1,000 volts) to high voltage (normally exceeding 1,000 volts but not exceeding 132,000 volts / 132 kV).

In practical terms this means that when designing new transmission and distribution facilities, consideration is given to reducing exposure and increasing separation distances to more sensitive uses such as residential or schools, pre-schools, day care centres or where potentially a greater number of people are regularly exposed for extended periods of time.

These emissions are usually not an issue but with Council's permitting or encouraging development with higher density, reduced setbacks and increased building heights, but as the electricity network operates 24/7/365 (all day, every day of the year), the level of exposure can increase.

Endeavour Energy believes that irrespective of the zoning or land use, applicants (and Council) should also adopt a policy of prudent avoidance by the siting of more sensitive uses eg. the office component of an industrial building, away from and less susceptible uses such as garages, non-habitable or rooms not regularly occupied eg. storage areas in a commercial building, towards any electricity infrastructure – including any possible future electricity infrastructure required to facilitate the proposed development.

Where development is proposed near electricity infrastructure, Endeavour Energy is not responsible for any amelioration measures for such emissions that may impact on the nearby proposed development.

Please find attached a copy of Energy Networks Association's 'Electric & Magnetic Fields – What We Know' which can also be accessed via their website at <https://www.energynetworks.com.au/electric-and-magnetic-fields> and provides the following advice:

Electric fields are strongest closest to their source, and their strength diminishes rapidly as we move away from the source.

The level of a magnetic field depends on the amount of the current (measured in amps), and decreases rapidly once we move away from the source.

Typical magnetic field measurements associated with Endeavour Energy's activities and assets given the required easement widths, safety clearances etc. and having a maximum voltage of 132,000 volt / 132 kV, will with the observance of these separation distances not exceed the recommended magnetic field public exposure limits.

- Vegetation Management

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure (including any new electricity infrastructure required to facilitate the proposed development). Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access, reduce light levels from streetlights or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

Endeavour Energy's recommendation is that existing street trees which are of low ecological significance in proximity of overhead power lines be replaced and any proposed planting of new trees within in the proximity of overhead power lines be replaced by an alternative smaller planting to ensure appropriate clearances are maintained whilst minimising the need for future pruning.

- Dial Before You Dig

Before commencing any underground activity the applicant is required to obtain advice from the **Dial before You Dig 1100** service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

- Removal of Electricity Supply

Approval for the permanent disconnection and removal of supply must be obtained from Endeavour Energy's Network Connections Branch (contact via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm) by Accredited Service Providers (ASP) with the relevant class of Authorisation for the type of work being carried out. The work could involve:

- The disconnection and removal of an underground service cable or overhead service line,
- Removal of metering equipment.

The written request must be submitted to Endeavour Energy using Form FPJ4603 'Permission to Remove Service / Metering by Authorised Level 2 Accredited Service Provider' which must be

accompanied by Notification of Service Works (NOSW) forms provided as a result of service work activity performed by a Level 2 ASP. The retailer must also provide written agreement for the permanent removal of supply.

For details of the ASP scheme please refer to the above point 'Network Capacity / Connection'.

- Demolition

Demolition work is to be carried out in accordance with Australian Standard AS 2601—2001: 'The demolition of structures' as updated from time to time. All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. streetlight columns, power poles, overhead power lines and underground cables etc.

- Excavation

The applicant should be advised of the following object of Section 49A 'Excavation work affecting electricity works' of the of Electricity Supply Act 1995 (NSW) covering the carrying out or proposed carrying out of excavation work in, on or near Endeavour Energy's electrical infrastructure.

Electricity Supply Act 1995 No 94

Current version for 1 July 2019 to date (accessed 24 October 2019 at 14:19)

Part 5 > Division 2 > Section 49A

< >

49A Excavation work affecting electricity works

- (1) This section applies if a network operator has reasonable cause to believe that the carrying out or proposed carrying out of excavation work in, on or near its electricity works:
 - (a) could destroy, damage or interfere with those works, or
 - (b) could make those works become a potential cause of bush fire or a potential risk to public safety.
- (2) In those circumstances, a network operator may serve a written notice on the person carrying out or proposing to carry out the excavation work requiring the person:
 - (a) to modify the excavation work, or
 - (b) not to carry out the excavation work, but only if the network operator is of the opinion that modifying the excavation work will not be effective in preventing the destruction or damage of, or interference with, the electricity works concerned or in preventing those works becoming a potential cause of bush fire or a potential risk to public safety.
- (3) A notice under subsection (2) must specify the excavation work that is to be modified or not carried out.

With the increased number of developments incorporating basements often being constructed to (or close to) the property boundaries or immediately adjacent to easements, the integrity of the nearby electricity infrastructure can be placed at risk.

If any excavation work affects Endeavour Energy's electricity infrastructure within the road verge / roadway, prior contact must be made to Endeavour Energy's Regional Services Central via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or alternately email Regional.ServicesCentral@endeavourenergy.com.au.

- Asbestos

Endeavour Energy's G/Net master facility model indicates that the site is in an area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network. Whilst Endeavour Energy's underground detail is not complete within G/Net in some areas, in older communities, cement piping was regularly used for the electricity distribution system and in some instances containing asbestos to strengthen the pipe; for insulation; lightness and cost saving.

When undertaking works on or in the vicinity of Endeavour Energy's electricity network, asbestos or ACM must be identified by a competent person employed by or contracted to the applicant and an asbestos management plan, including its proper disposal, is required whenever construction works has the potential to impact asbestos or ACM.

The company's potential locations of asbestos to which construction / electricity workers could be exposed include:

- o customer meter boards;
- o conduits in ground;
- o padmount substation culvert end panels; and
- o joint connection boxes and connection pits.

Further details are available by contacting Endeavour Energy's Health, Safety & Environment Assurance Section via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm.

- Public Safety

Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures> .

If the applicant has any concerns over the proposed works in proximity of the Endeavour Energy's electricity infrastructure to the road verge / roadway, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of stakeholders across the company in order to provide more effective lines of communication with the general public who may be undertaking construction activities in proximity of electricity infrastructure such as builders, construction industry workers etc. The email address is Construction.Works@endeavourenergy.com.au .

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days. Endeavour Energy's contact details should be included in the any risk or safety management plan. Endeavour Energy's contact details should be included in any relevant risk and safety management plan.

Endeavour Energy's appreciates that further opportunities will be provided for public and stakeholder engagement as the Planning Proposal progresses and the development facilitated by the amendments CLEP occurs. Nonetheless, as part of an earlier and better stakeholder engagement process Endeavour Energy has provided these recommendations and comments. Although not all the foregoing issues may be directly or immediately relevant or significant to the eventual development of the site, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or proposed electricity infrastructure required to facilitate the proposed development on or in the vicinity of the site occur.

Could you please pass on a copy of this submission and the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email notifications to property.development@endeavourenergy.com.au is preferred.

Yours faithfully

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

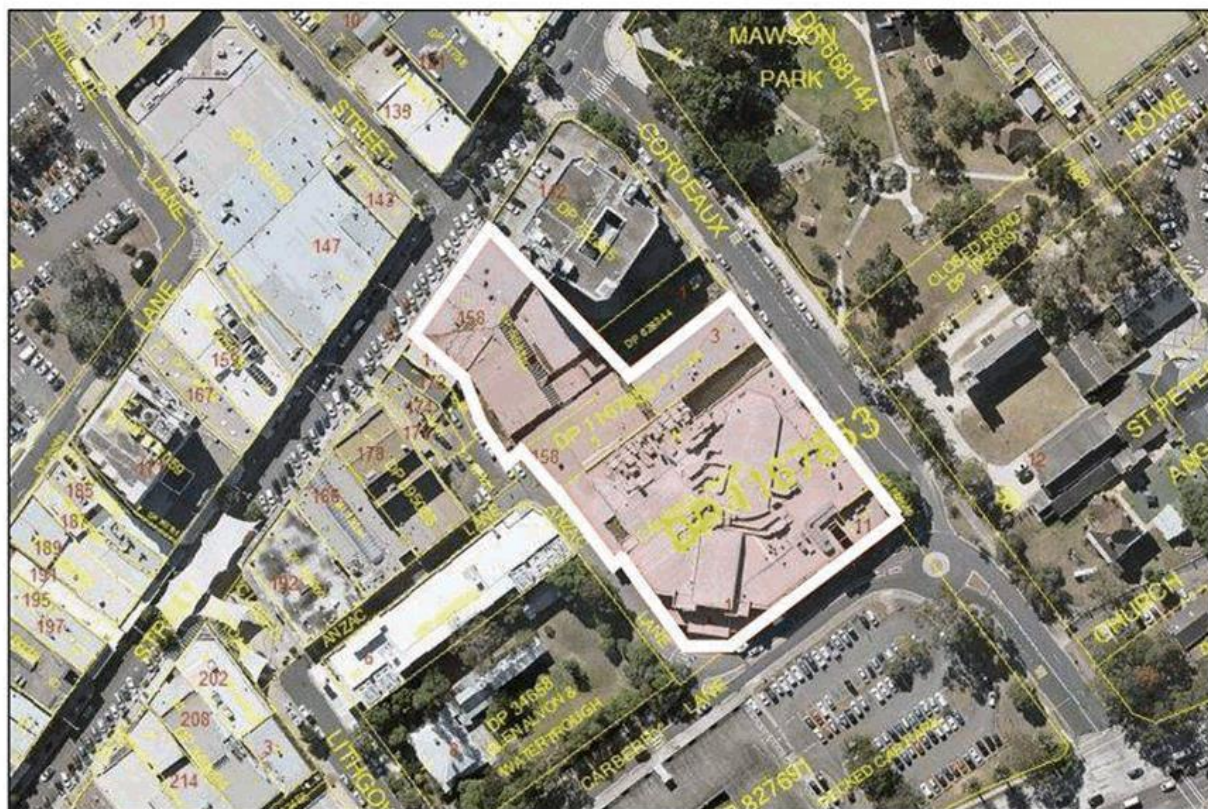
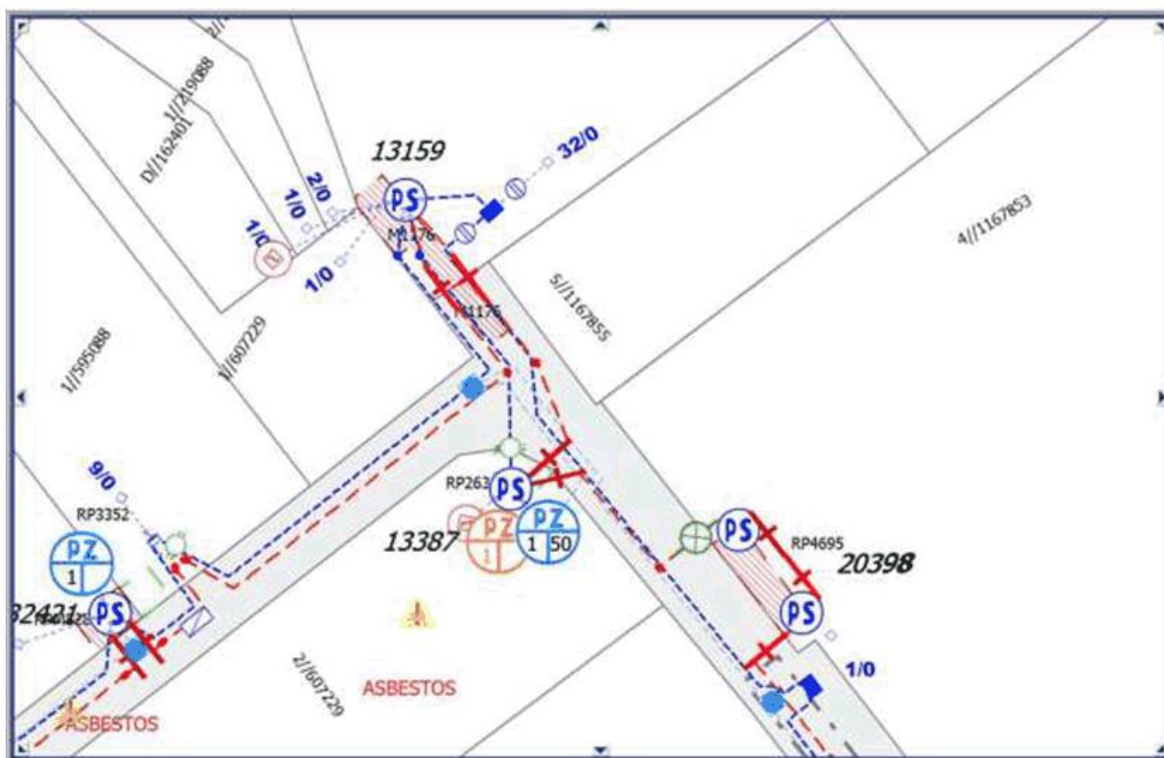
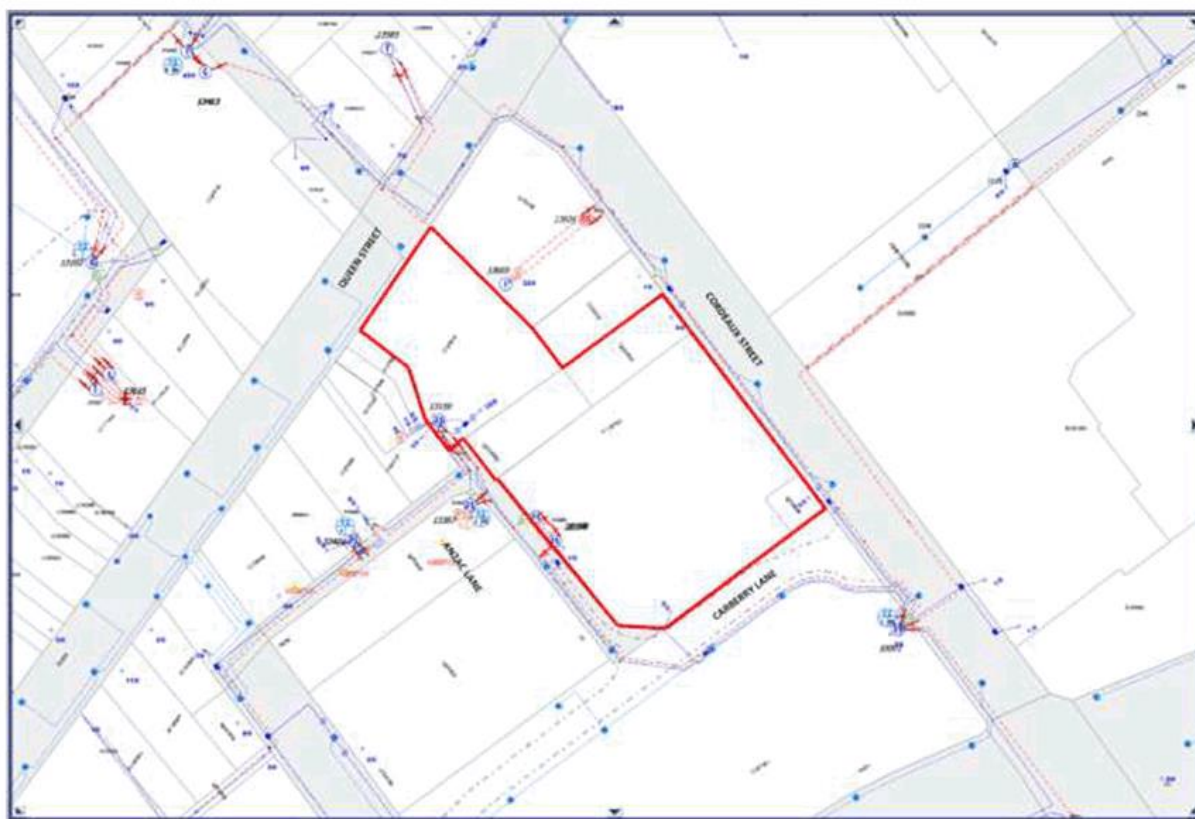
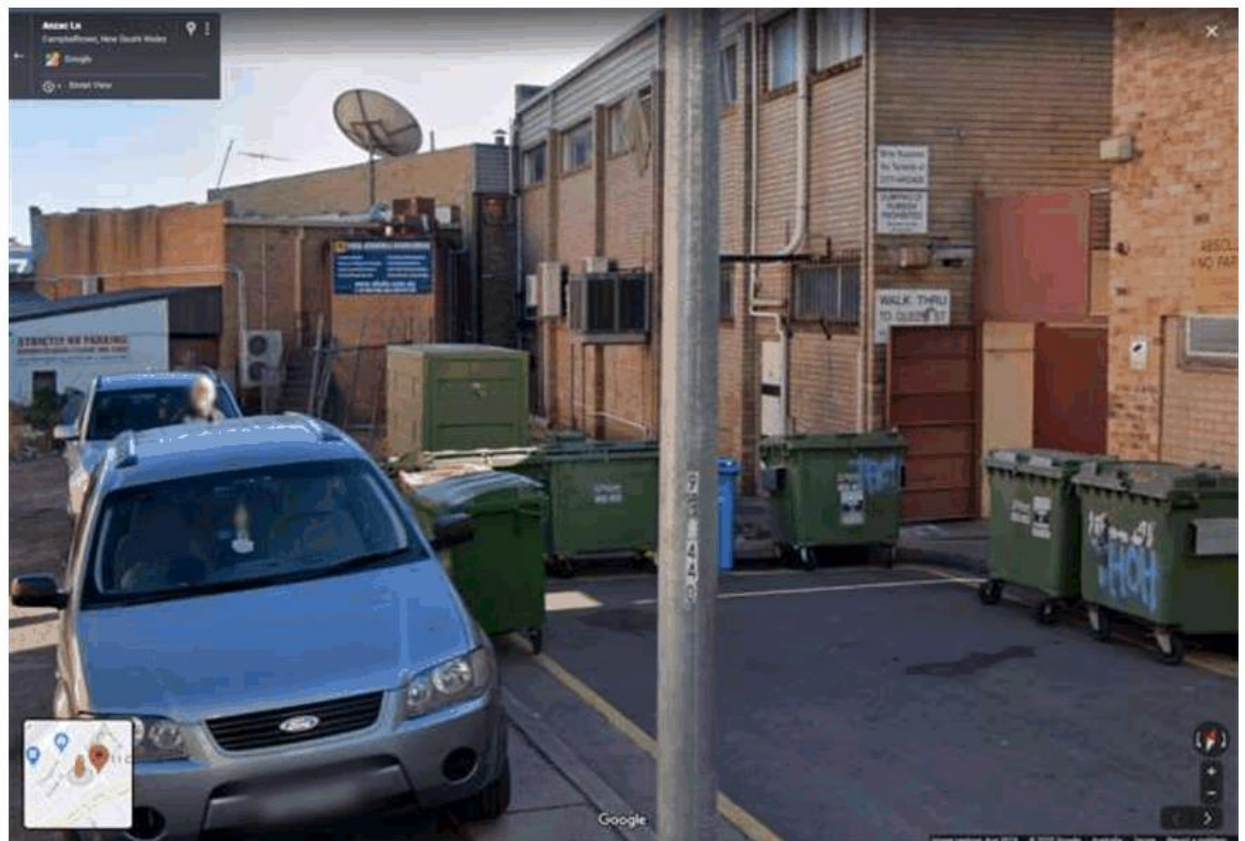



Figure 1: Location Map - Subject site and its immediate locality









PP Online (PP-2020-2142)


Referral for Jemena Gas Networks (NSW) Ltd
Ref-208 Decision provided

✓ Assessment

Proposal case details
Referral case details
Documents
Action summary

Following a preliminary review, is the detail provided complete and is the case ready for a decision?

Yes, the application is ready for decision

What is the outcome of your review?

Decision not required

Comments

No Jemena assets impacted with development proposal. No objection.



Campbelltown RSL Planning Proposal Submission

9 June 2021

HATCH | RobertsDay



ACKNOWLEDGMENT OF COUNTRY

We acknowledge the Dharawal People as the traditional custodians of the land.

We would like to pay our respects to the Elders past, present and future of Campbelltown and the surrounding area and extend that respect to other Aboriginal and Torres Strait Islander Australians.



Introduction

Introduction



The Campbelltown RSL precinct occupies a key site within the Campbelltown commercial hub. Campbelltown is experiencing unprecedented growth, with the site now occupying a vital part of the commercial hub of the Greater Western Sydney city centre.

This document has been prepared on the behalf of the landowner of 12 Lithgow Street (Lot 3 DP 827691) - Campbelltown City Council - in response to the planning proposal prepared by Campbelltown RSL for 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown.

IMPACTS TO 12 LITHGOW STREET

The RSL planning proposal seeks to amend the Campbelltown LEP 2015 by increasing the maximum building height of the site from 32m to:

- + 45m for the properties at 158-168 Queen Street (i.e. retail premises); and
- + 85m for the properties at 1 Carberry Lane Club (i.e. Campbelltown RSL), and 3 & 11 Cordeaux Street (i.e. health services facility & conveyancing firm).

The proposal seeks to facilitate 438 additional dwellings, a hotel with 153 rooms, and 1,450m² of club floor space across four buildings on the site. It is noted that it will not amend the current B3 Commercial Core zone for the site.

The yield and development potential of the conforming proposal for 12 Lithgow Street (Lot 3 DP 827691) would be significantly constrained by the increased heights proposed by the Campbelltown RSL, particularly with relation to solar access and the use of Carberry Lane by the Campbelltown RSL, which is a private driveway located wholly within the private land ownership of 12 Lithgow Street (Lot 3 DP 827691)

PRECINCT MASTER PLAN RESPONSE

As a response, this master plan aims to capitalise on the opportunities that come with extensive growth, while responsibly considering, conserving and enhancing the historic and natural assets that make our city unique.

The application for redevelopment of the Campbelltown RSL Club represents an opportunity for the Campbelltown City Council to reconsider this important precinct bounded by Courdeaux, Oxley, Lithgow and Queen streets.

This master plan options report outlines the importance of the site, both as a precinct, and as a key part of the local fabric of the community and economy.

It steps through some of the considerations which should be made about the future of the precinct holistically, as well as options for its redevelopment which may enhance its strategic and community value into the future.

Vitality, it outlines Council's intent to work closely with the RSL Club recognising the vital function it plays within the Campbelltown community, and ongoing role it is hoped it will play to the future.

A DIVERSE COMMUNITY

The Campbelltown City Centre is the engine room of the Campbelltown region, and brings together commercial, industrial, education, retail, cultural and community facilities and services in one location.

The city centre is an employment hub, with more close to 12,000 jobs (in 2011)¹. There are plans to increase this through transport infrastructure projects which will drive the creation of new jobs, but also enable public transport to the city centre while minimising reliance on vehicles.

There were around 171,000 people here in 2019, but that's forecast to grow by more than 60 percent by 2036. The city centre has a high proportion of young people, with a median age of 33, and more children and teenagers compared with Sydney. This is a strategic advantage, with a high proportion of people being working age.

Our community is also highly engaged and looking to learn (with high proportion of library membership and visits to our arts centre).

It's also diverse community, with around one-third of residents born overseas.

¹ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/Campbelltown-Precinct-Plan-2017-November-pdf.pdf?la=en>



CONNECTED

We need to create a vibrant and livable city centre that attracts people to work, play and live there. Connection is at the core of the refined master plan for the precinct, in a physical and social sense. Planned transport solutions will help the city centre become a 30-minute city at the heart of the Macarthur region.

Our ability to connect through both place and as a community is vital in order to build and maintain a city that is resilient and future-proof, which will be increasingly important in the wake of COVID-19.

A key part of this will be to continue to enhance the fine grain pedestrian spine in Queen Street, while creating connections through to it.

The RSL precinct falls within a 10 minute walk to the train station, however is currently underutilised in terms of thoroughfare. By reconsidering the connections through it and to it, there's an opportunity to harness economic and social opportunities for interaction

VIBRANT

A vibrant CBD is vital to our economic resilience. Core to creating this is developing people-focused streets that prioritise activity and movement, over vehicle transit.

Development of new public domain will create a positive contribution to the streetscape and amenity of the neighbourhood.

The new connections through the precinct will enable greater pedestrian amenity and foot traffic.

This will work in conjunction with podium levels that are close to the street, which will provide a high level activation through the ground floor, and attract a variety of tenancies.

The provision of a hotel will help fill demand for temporary accommodation in the Campbelltown City Centre as it grows and the desire to do business in the centre increases.

Pedestrian and active transit is being prioritised across the City Centre, with consideration being given to how we unlock land currently constrained by carparking. This valuable ground floor space provides ample opportunities for new public domain, tenancies and pedestrian transit through public or private plaza.

A VAST HERITAGE

The Macarthur region has a rich Aboriginal heritage. It is home to significant sites, including camps, cultural meeting places, as well as historic art sites - the most prominent being the Bull Cave, a visual record of an interaction with colonialists' cattle.

Today, the region is home to one of the largest urban populations of Aboriginal and Torres Strait Islander people in New South Wales, and maintains a vibrant connection to both its history and the contribution of modern Aboriginal cultures.

WITHIN THE SITE, THERE ARE ALSO BUILDINGS OF SIGNIFICANT HERITAGE

The vast heritage of the region will be retained and enhanced as part of the development of this master plan, with new opportunities to emphasise the value, help teach users about the history, and incorporate local Dharawal knowledge and teachings into the new environments.

A CULTURAL ICON

The Returned and Services League of Australia (RSL) holds a special place in the history and hearts of Australians.

Founded in 1916, the League has worked tirelessly to support people returning from service, as well as the families of those who did not return. Since then, it has evolved to continue to meet the needs of each generation of servicemen and women, and has become a cornerstone for the community in many parts of Australia.

RSL Clubs serve as a venue for current and ex-serving personnel, their families and friends to connect, gather, enjoy each others company, and share a meal or drink. They also serve as an opportunity for people to connect.

Campbelltown RSL has served the local community since 1960, with the current site being in operation since 1982.

With a cohesive master plan for the precinct, we hope to include the RSL Club in the community in a way that's even more connected and vibrant than ever before.

Locality Context



The Campbelltown RSL precinct occupies a key site within the Campbelltown commercial hub. Campbelltown is experiencing unprecedented growth, with the site now occupying a vital part of the commercial hub of the Greater Western Sydney city centre.

This precinct is bounded by Courdeaux, Oxley, Lithgow and Queen streets.

QUEEN STREET

Queen Street sits at the heart of the Campbelltown City Centre, as is the main pedestrian spine.

It brings together civic, cultural and community uses.

Queen Street has been prioritised within the [Reimagining Campbelltown Masterplan](#) to ensure it continues to be a vibrant and attractive pedestrian environment and accommodates a socially diverse mix of people.

LANEWAYS

Carberry Lane is located on Council land, and functions as a service road for the RSL Club. It is proposed that the width of Carberry Lane is minimised, with it being relocated as a shared Council/RSL Club laneway, still allowing it to be maintained as a service road.

Alternatively, the RSL could consider these services be located within their basement carparking environment.

EVENTS

Large scale events within the City Centre should be facilitated by temporary street closures to create vibrant event spaces that are safe and enjoyable for the community. Queen Street will be designed for events and supported by suitable vehicle detours during closures.

In addition to this, it's important to consider the use of the Carberry Lane by members of the public, particularly as it will border a new park.

There may be an opportunity for the RSL to use the park in conjunction with the Council, particularly for events such as Anzac Day or Remembrance Day that may require larger outdoor spaces to accommodate crowds. Perhaps the space could be used to host barbecue's or fund-raisers which service the RSL community. Other opportunities also exist to host public events, and perhaps use the side-wall of the RSL Club to provide public movie viewings.

Site Context



Campbelltown RSL Precinct MP

Land Zoning

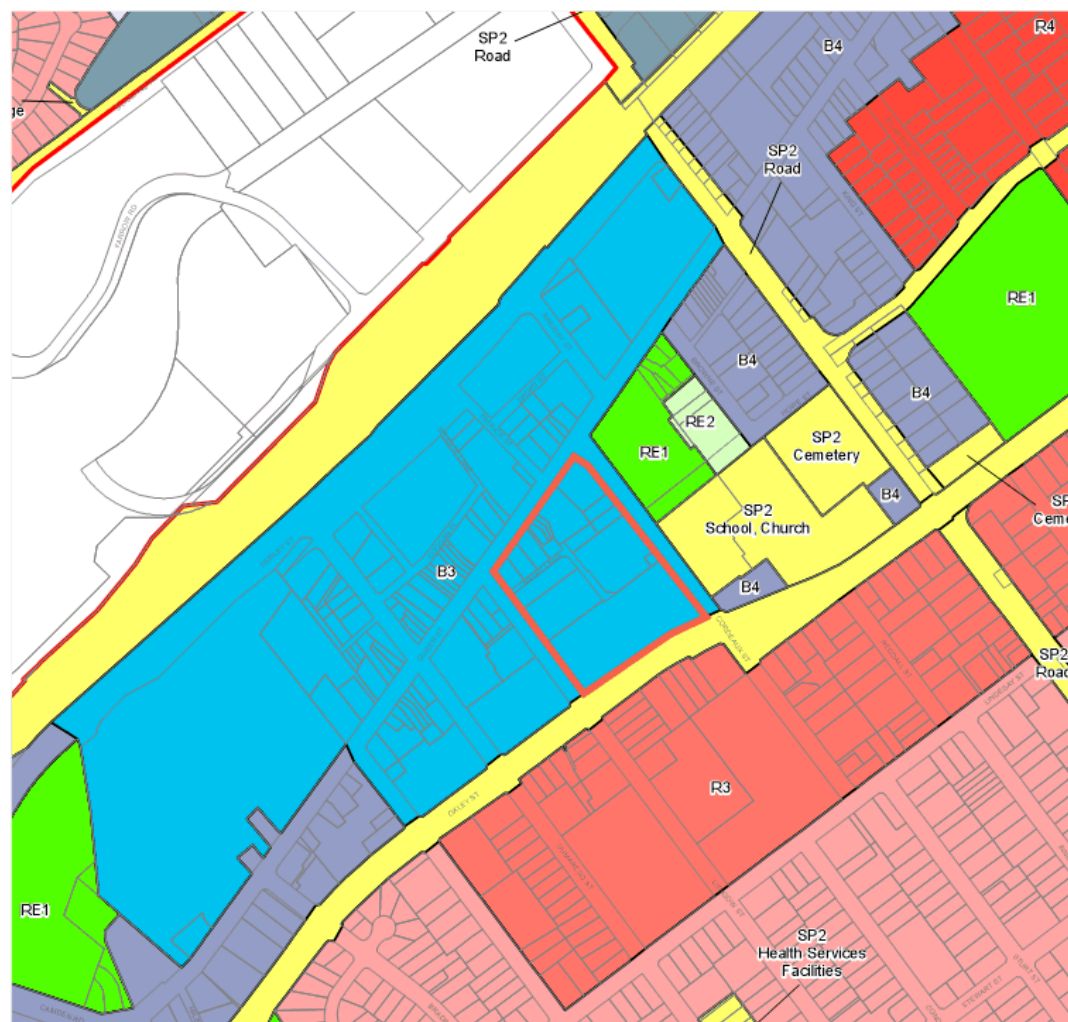


LAND ZONING

- + B3 Commercial Core

OBJECTIVES OF ZONE

- + To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- + To encourage appropriate employment opportunities in accessible locations.
- + To maximise public transport patronage and encourage walking and cycling.
- + To accommodate the redevelopment, enhancement and vitality of centres by facilitating mixed use development.



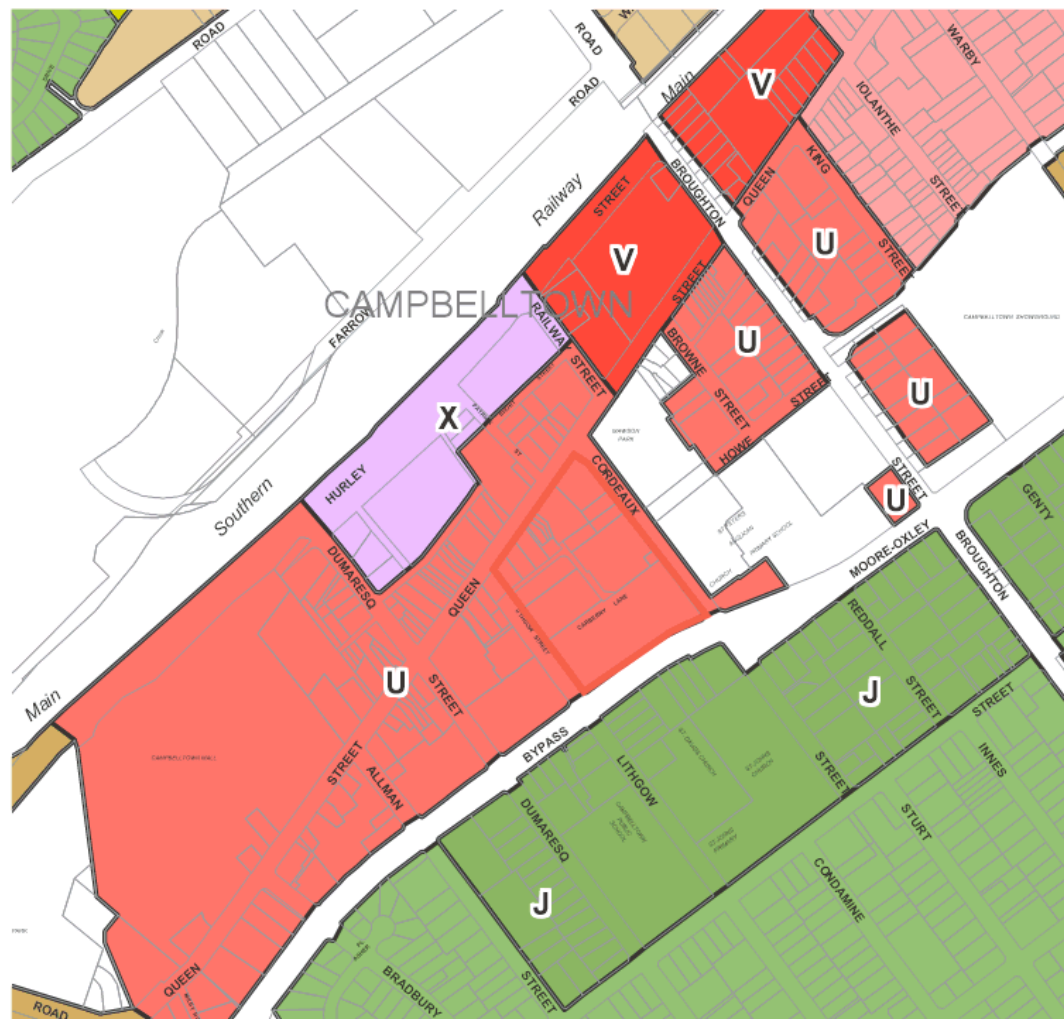
Land Zoning (Source: Campbelltown City Council)

Height of Buildings



HEIGHT OF BUILDINGS

- + U = 32 metres
- + Approximately 10 storeys of residential land use
- + Approximately 8 storeys of commercial land use

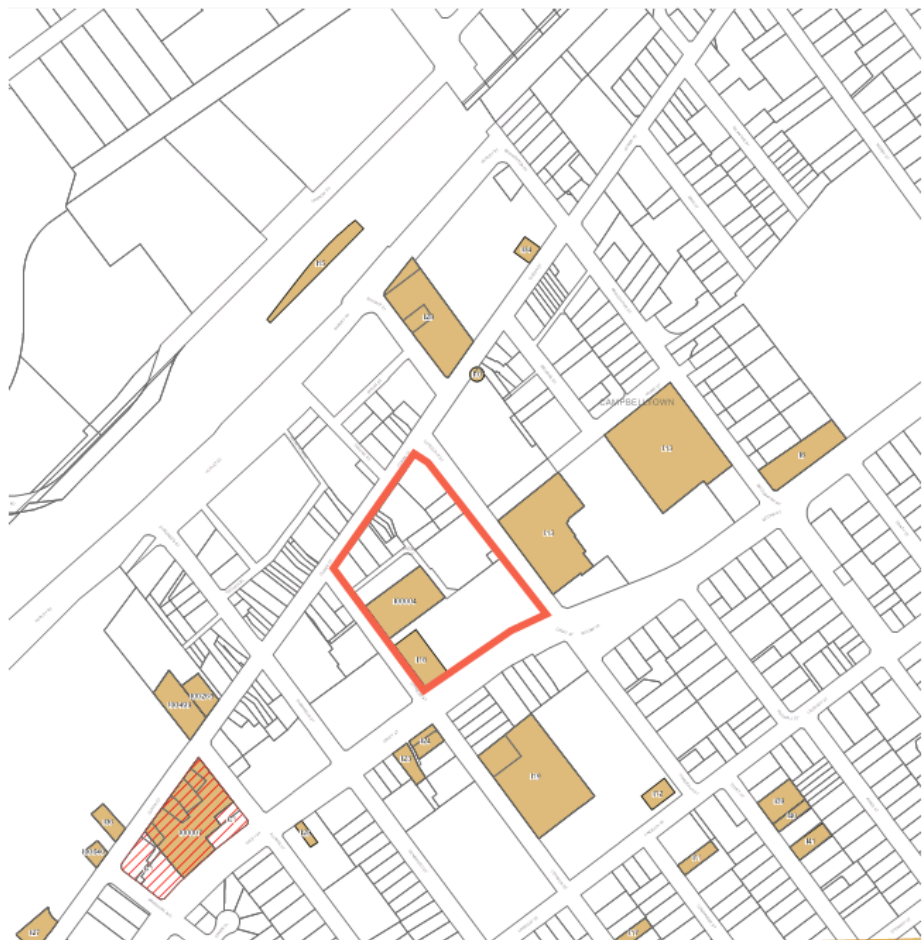


Height of Buildings (Source: Campbelltown City Council)

Heritage



- + I00004 - "Glenalvon" (including house, stables, grounds and water trough)
- + State Listing
- + I18 - Richmond Villa
- + Local Listing

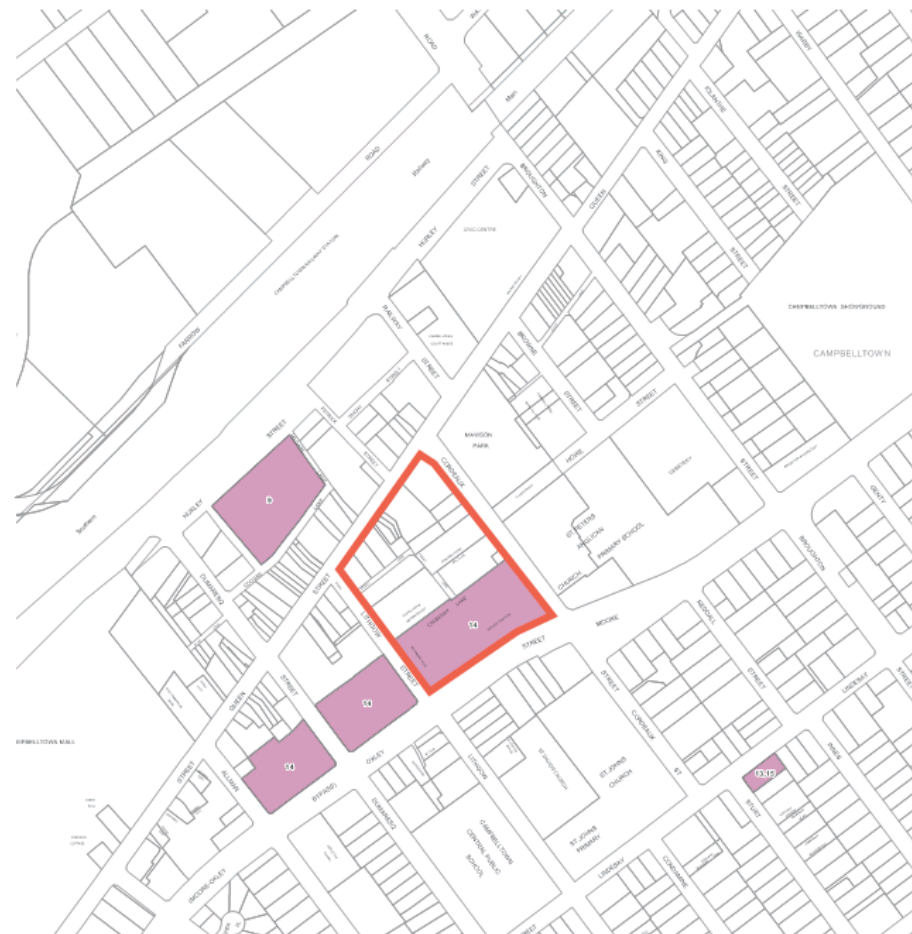


Height of Buildings (Source: Campbelltown City Council)

Additional Permitted Uses



14. Use of certain land at the Moore-Oxley Bypass, Campbelltown
 1. This clause applies to land at the Moore-Oxley Bypass, Campbelltown, being Lot 1, DP 827700, Lot 2, DP 827688 and Lot 3, DP 827691.
 2. Development for the purpose of markets is permitted with development consent.



Height of Buildings (Source: Campbelltown City Council)

Design & Place SEPP (Draft)



OVERVIEW

The new Draft NSW Design and Place SEPP is intended to maximise public benefit and create built environments that are healthy, sustainable and prosperous.

Using a design-led, place-based approach, the following principles have been incorporated into the Campbelltown RSL precinct. The Council investment into the Campbelltown RSL precinct will help bring to life a **place with beauty and character that people feel proud to belong to.**

We've focused on developing **inviting public spaces to support engaged communities** as well as a community that brings the diversity and strength of Campbelltown.

By reinvigorating the precinct and driving better engagement with the precinct's surrounds, activating frontages and providing **productive and connected places to enable thriving communities.**

The incorporation of the new Heritage Park will be centre stage of a more **sustainable and greener place for the wellbeing of people and the environment**, complemented by green linkages and walkways.

Celebrating the heritage of the region, improving public safety and decreasing the reliance on vehicles to and around the site the new master plan is driving a more **resilient and diverse place for enduring communities.**

A range of factors were taken into account when developing this master plan, including the unique environmental, social, cultural and economic attributes.

This includes important **role of the RSL** to both the existing community and future generations, as both a driver for social connection and opportunity to help new communities understand Australia's military history.

As a smaller precinct it's important to **knit** the Campbelltown RSL precinct into the broader Campbelltown CBD and bustling Queen Street environments.

This will be achieved through **greater pedestrianisation** of existing laneways, as well as increasing **tenancy opportunities** through active frontages.

Importantly the master plan also emphasises a **new and improved environmental outcome** for its users, with greener connections between the existing Mawson Park and proposed new Heritage Park.

Reinvigorating the precinct will **celebrate the cultural and built environment**, conserving them, increasing foot traffic to them and improving their surrounds.

The Campbelltown RSL precinct plan improves the **equitable distribution of public space** within the site, improves its accessibility and will result in improvements to the public space across the precinct.

It improves connectivity within site, with new opportunities to **activate laneways** and walkways, **improved safety** across the precinct, increased places to **meet and engage** with other users and **economic benefit.**

It also **improves connectivity** between the site and other spaces around the CBD - including the existing Mawson Park, bowls club, bustling Queen Street, St Peter's Anglican School and heritage buildings Glenalvon House and Richmond Villa.

3D Massing



Campbelltown RSL Precinct MP

+ Urban Design Principles

Pedestrian Linkages



- + Encourage pedestrian permeability through the site by connecting Mawson Park to Glenalvon House, and Queen Street to the Presbyterian School

DESIGN + PLACE SEPP CONSIDERATIONS

- + Consideration 9 - Fine Grain Movement
 - + Provide greater permeability through the site to connect to existing amenity within the area, including Queen Street, Mawson Park, and the local schools
 - + Create safe and welcoming pathways to facilitate people walking / cycling more within the CBD



Heritage

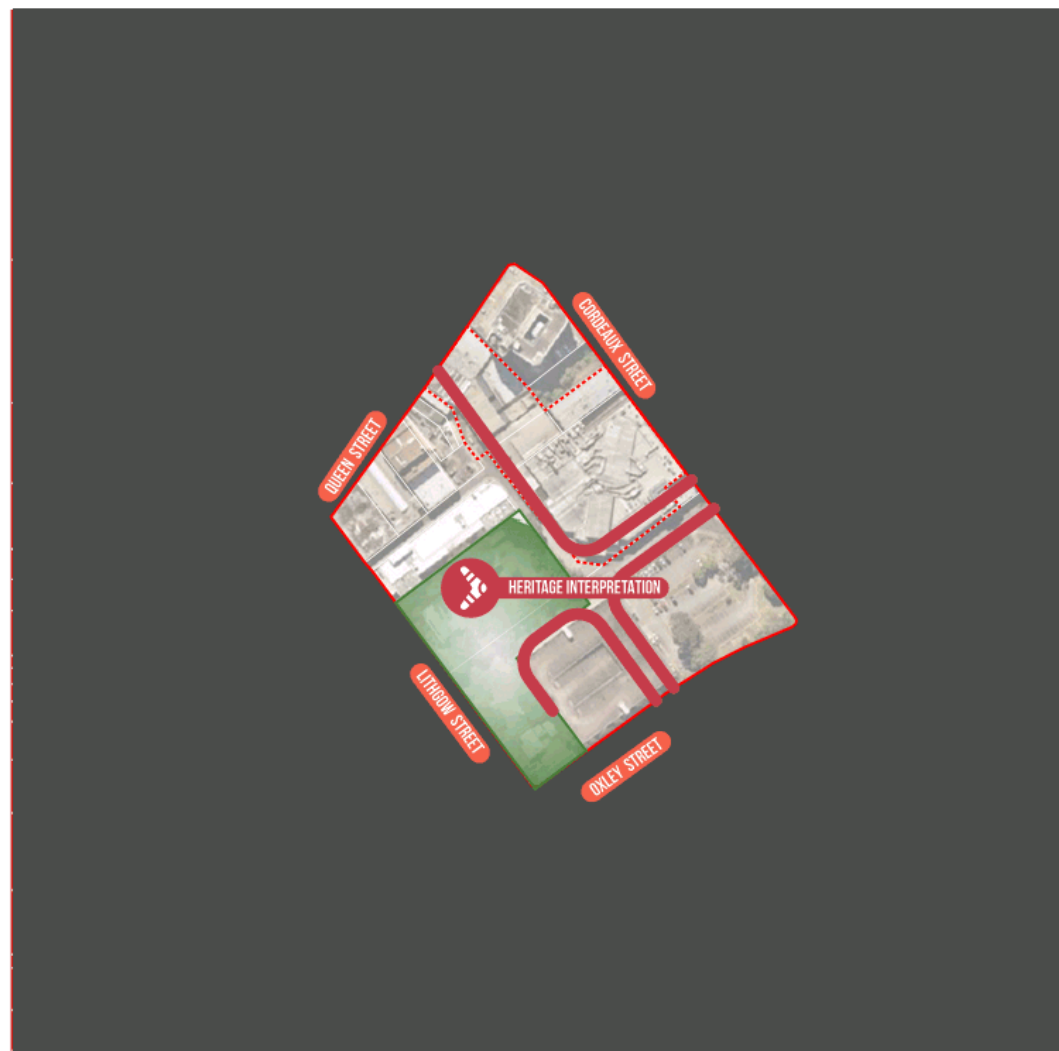


DHARAWAL

- + Consider opportunities to incorporate Dharawal knowledge and teachings into the new park:
- + Examples include landscape journeys with signposted teachings about how Dharawal people lived. Could build a bush tucker journeys through the landscaping in new park. Could also build a kind of mini map of the key aboriginal sites across the Macarthur region into a spot in the park with natural landscape elements.
- + Opportunity to include local Indigenous groups in the design process, particularly for the park.

MILITARY

- + Consideration of military history in the region to be included around the HMAS Sydney Park, and along proposed laneways



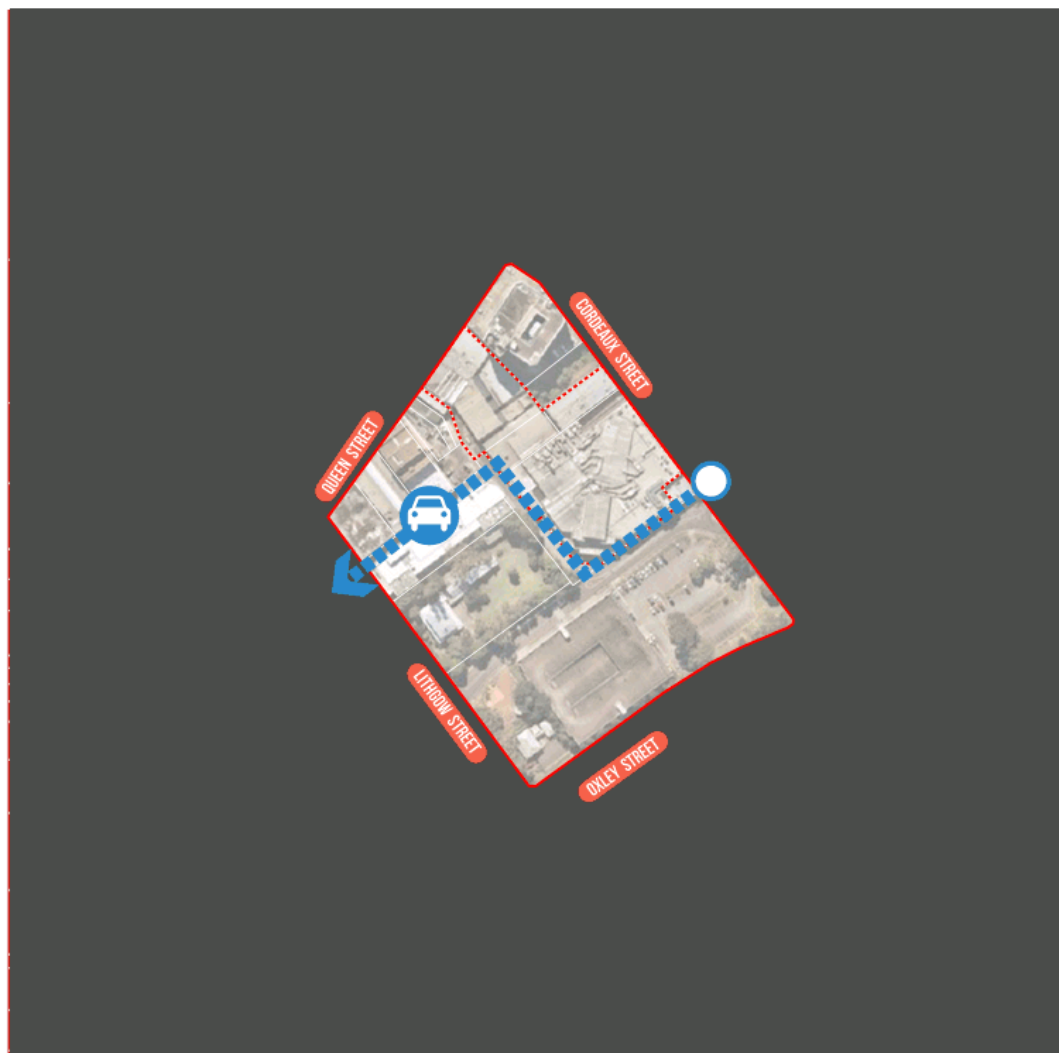
Street Network



- + Carberry Lane is a private driveway that provides access to the surface and multi-storey car parks. It is located entirely within private ownership on Lot 3 DP827691, which is currently owned by Campbelltown City Council.
- + Re-align lane to be shared between RSL land and Council land
- + Remove link to Lithgow Street to allow for greater open space

DESIGN + PLACE SEPP CONSIDERATIONS

- + Consideration 5 - Street Design
 - + Create a slow speed environment by limiting through traffic
 - + Encourage walkability / cycling by providing safe active travel paths along laneway
 - + Remove Carberry Lane from private ownership and dedicate road reserve to Council
- + Consideration 12 - Transport and Parking
 - + Provide low maximum parking rates to encourage alternative transport means within the CBD



Parking



DESIGN + PLACE SEPP CONSIDERATIONS

- + Consideration 12 - Transport and Parking
 - + As the city centre grows, active and public transport options will be preferential, and existing carparking may be reduced, or incorporated below commercial sites.
 - + Reduce car reliance by limiting the amount of on-site parking provided to encourage public transport usage.
 - + Limit location of basement entries away from key active frontages

Campbelltown RSL Precinct MP



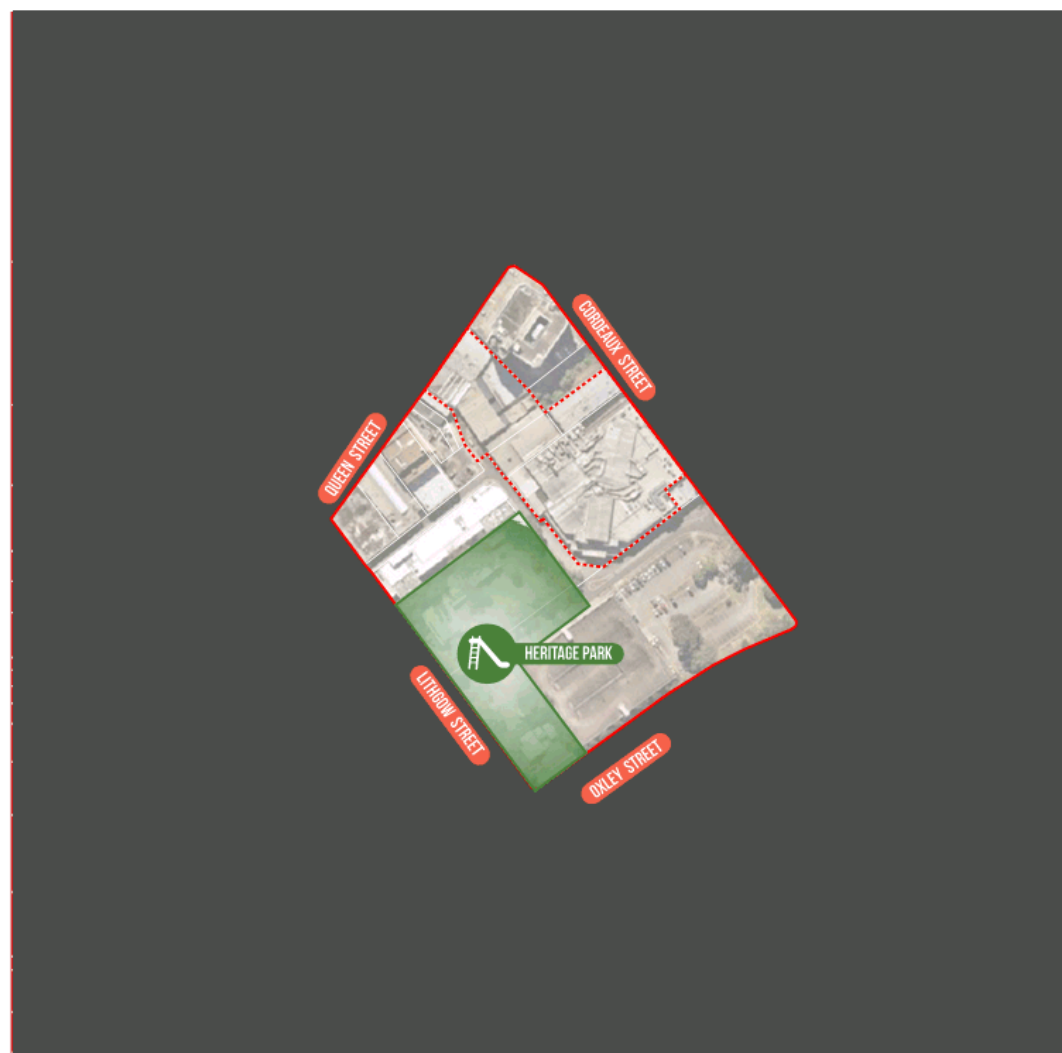
Open Space / Green Infrastructure

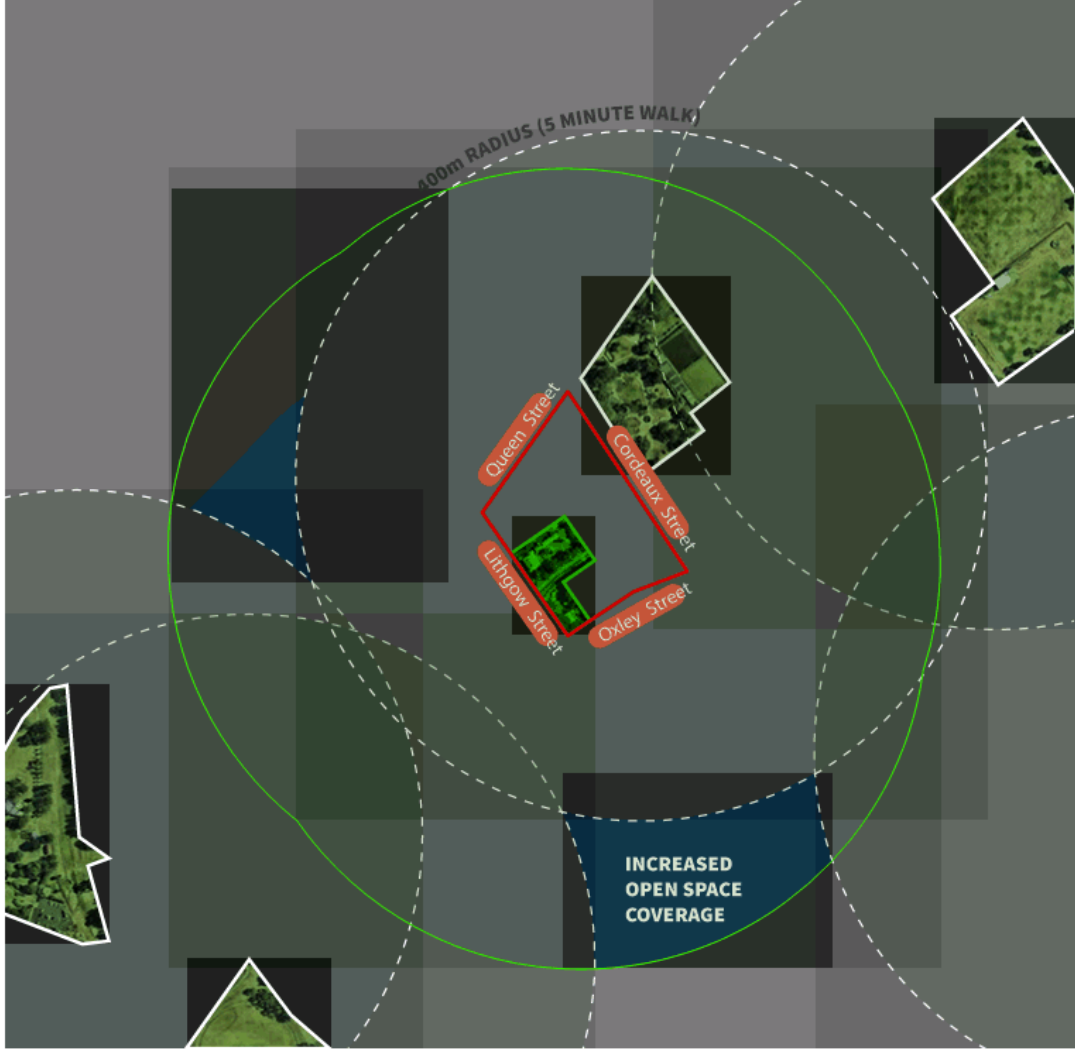


- + Consolidate open space around Glenalvon House and HMAS Sydney Place by closing part of Carberry Lane

DESIGN + PLACE SEPP CONSIDERATIONS

- + Consideration 4 - Local Living
 - + Reduce car reliance by providing local services, including open space within a 5 minute walk.
 - + By enlarging the parking around the heritage buildings, the amount of residential dwellings captured within a 5 minute walk greatly increases
 - + The increase of apartments within the CBD will need closer access to open space
- + Consideration 6 - Water management
 - + Opportunities for WSUD within the open space
- + Consideration 7 - Green Infrastructure
 - + Retain and enhance the existing open space
- + Consideration 18 - Tree Canopy
 - + Retain existing trees, and provide additional trees where Carberry Lane was removed





- + Increased Open Space coverage within the CBD allows greater quantity of people access to open space within a 5 minute walk



Built Form



DESIGN + PLACE SEPP CONSIDERATIONS

- + Consideration 13 - Attractive Form
 - + Provide attractive human scaled built form that relates to the existing buildings, specifically the neighbouring heritage buildings
 - + Provide built form along open space edge to allow for active uses and encourage night time economy land uses
- + Consideration 14 - Impacts on Public Space (no encroachment)
 - + Limit overshadowing of built form on public open space around the heritage buildings
 - + Limit overshadowing of northern ground floor facade that interfaces with open space to encourage vibrant active uses

Campbelltown RSL Precinct MP



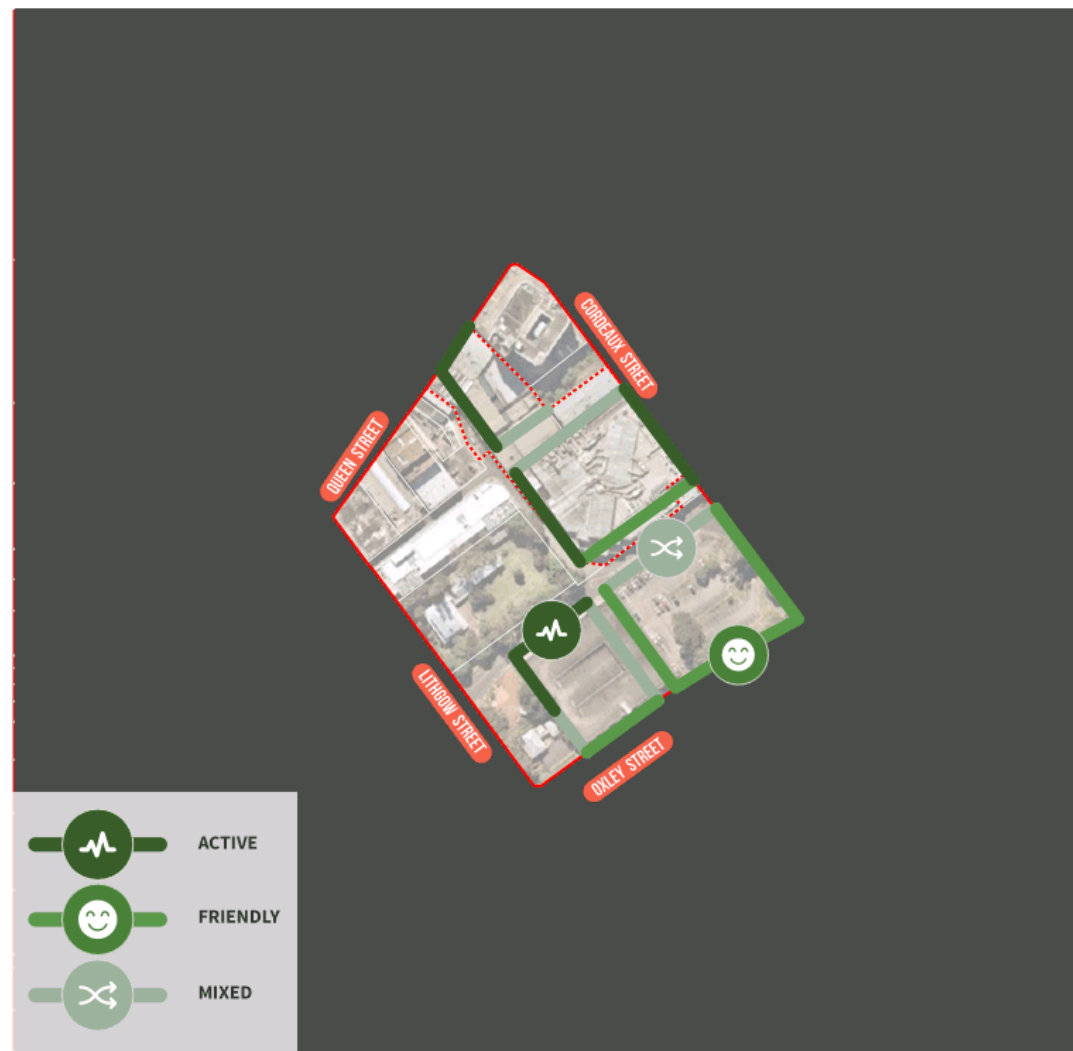
Active Frontages



- + Provide active frontages along the laneway and interfacing directly with park
- + Reinforce green linkages through walkways
- + Claim back the laneway as a green link

DESIGN + PLACE SEPP CONSIDERATIONS

- + Consideration 5 - Street Design
 - + Provide safe and accessible frontages that encourage passive surveillance of the laneways
- + Consideration 15 - Vibrant areas
 - + Provide Ground floor uses that encourage 'vibrant areas' within the Campbelltown CBD
 - + Provide opportunities for spill out spaces into new open space
- + Consideration 16 - Activation
 - + Provide adequate lighting and passive surveillance of public spaces on ground floor





Concept Master Plan

Vision



At the core of the Campbelltown RSL Precinct master plan are connection and vibrancy.

This should encompass both the built, social and economic environment created through the implementation of the master plan.

CONNECTED

The precinct master plan has been developed with connection at its core. The RSL precinct forms a key part of this,

The site will be more accessible to the community, regardless of age, physical ability or mode of transport.

Podium levels will be brought close to the street, which will bring a high level of activation through the ground floor.

This will be complimented with new pedestrian amenity, and new connections through the site to other key sites in the area.

Connection is at the core of the refined master plan for the precinct, in a built environment, social and economic sense. Under the new master plan the precinct will fall within a 10 minute walk to and from the train station, with new activated laneway connections helping ensure ample opportunities for public amenity - including retail, hospitality, play, and work.

A key part of this will be to continue to enhance the fine grain pedestrian spine in Queen Street, while creating connections through to it.

The RSL precinct falls within a 10 minute walk to the train station, however is currently underutilised in terms of thoroughfare. By reconsidering the connections through it and to it, there's an opportunity to harness economic and social opportunities for interaction. There's also an opportunity to reconnect the RSL Club and more importantly its members to the wide community.

VIBRANT

The master plan prioritises a built environment that will create vibrancy.

By connecting spaces then activating them, we will draw people in through the space, optimising opportunities that create shared value.

Streets that prioritise people are healthier, more enjoyable and encourage people to pause and enjoy what's on offer in a place.

Development of new public domain will create a positive contribution to the streetscape and amenity of the neighbourhood. Retailers, and hospitality providers will benefit from this, including the RSL Club.

Master Plan

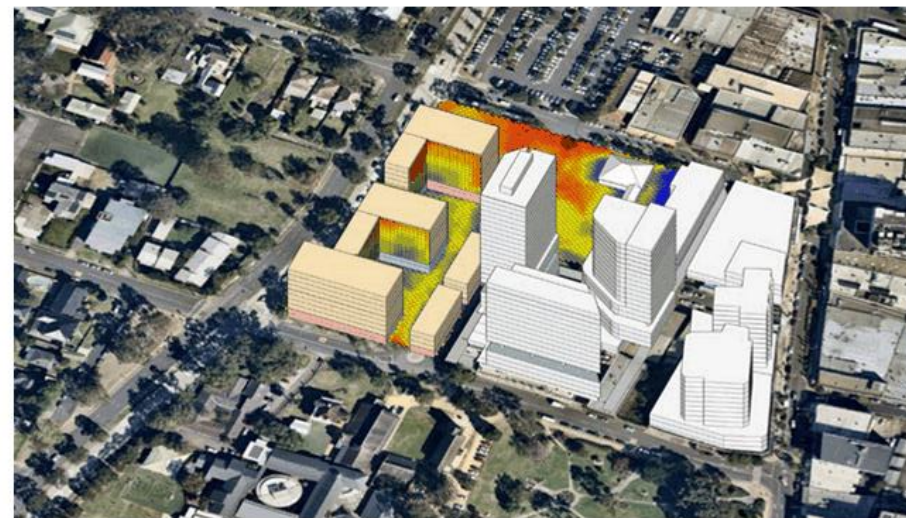
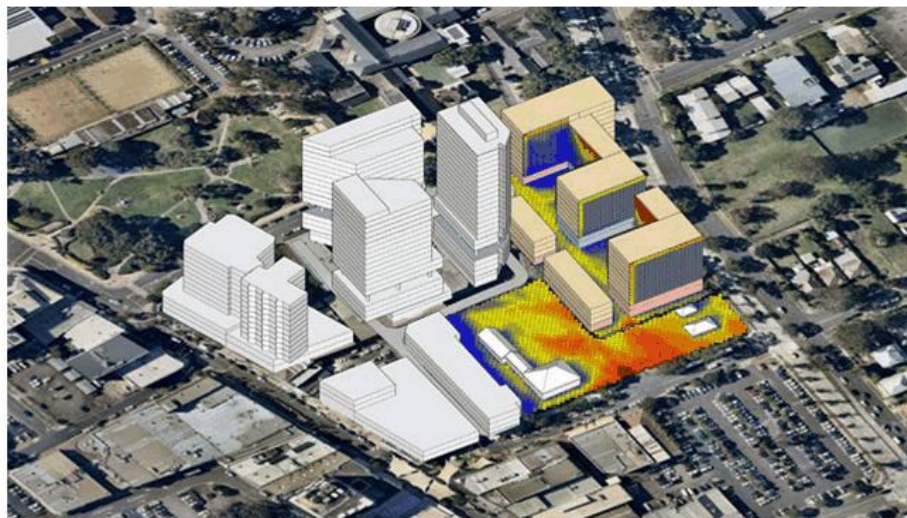


THE MASTER PLAN WILL:

- + Serve to connect the community
- + Bring a vibrancy to the commercial centre through a range of activated retail, business and residential uses
- + Provide a high level activation through the ground floor with new connections to streets, important places within the hub, pedestrian amenity and new public domain.
- + Provide a high quality mix of new dwellings to meet the changing demand for residential and temporary accommodation in Campbelltown.
- + Create a positive contribution to the streetscape and amenity of the neighbourhood.

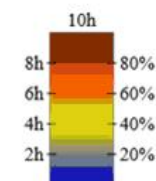


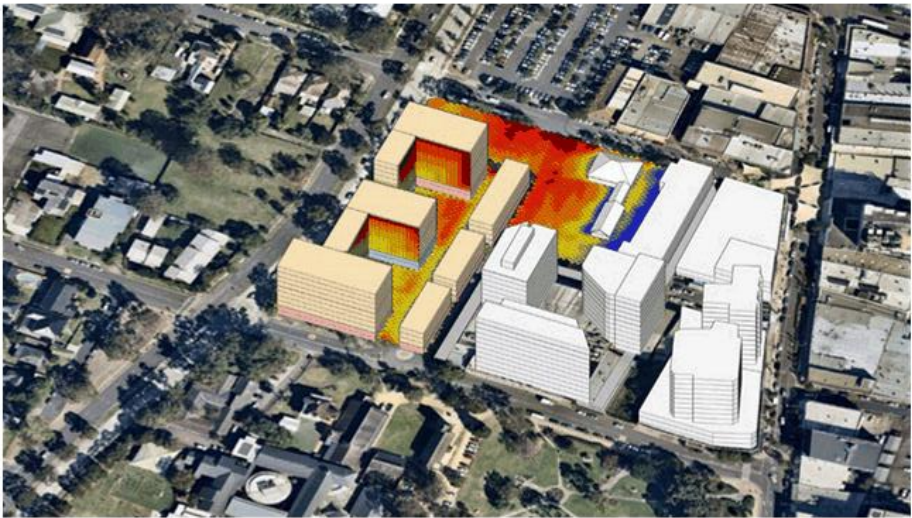
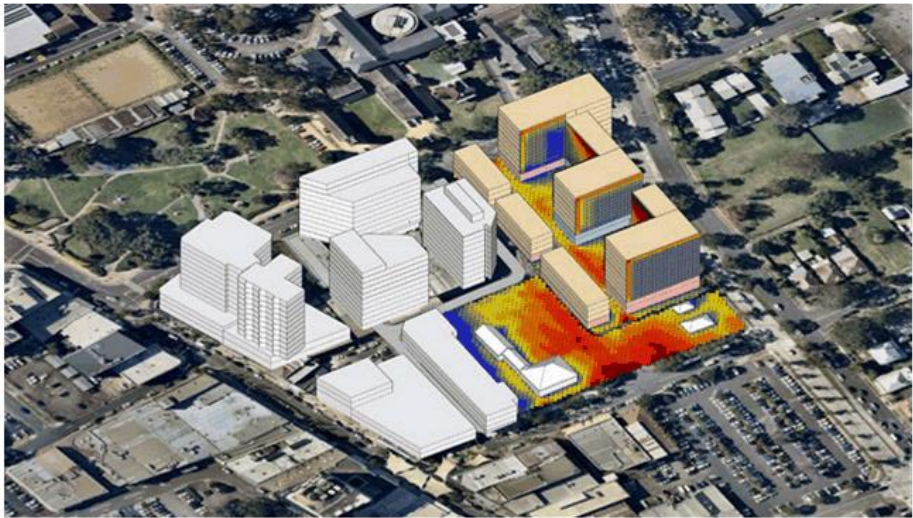
3D Massing Proposed + Solar analysis



THE MASTER PLAN AND NON-CONFORMING PROPOSAL:

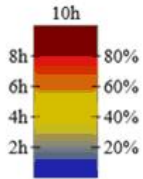
- ✦ The currently proposal for the RSL site currently exceeds LEP provisions of 32 metres, overshadowing future open space amenity and the southern adjacent site, providing 3 to 4 hours of direct sunlight between 9am and 3pm mid winter to open space and less than 2 hours to north facing buildings on the adjacent site.

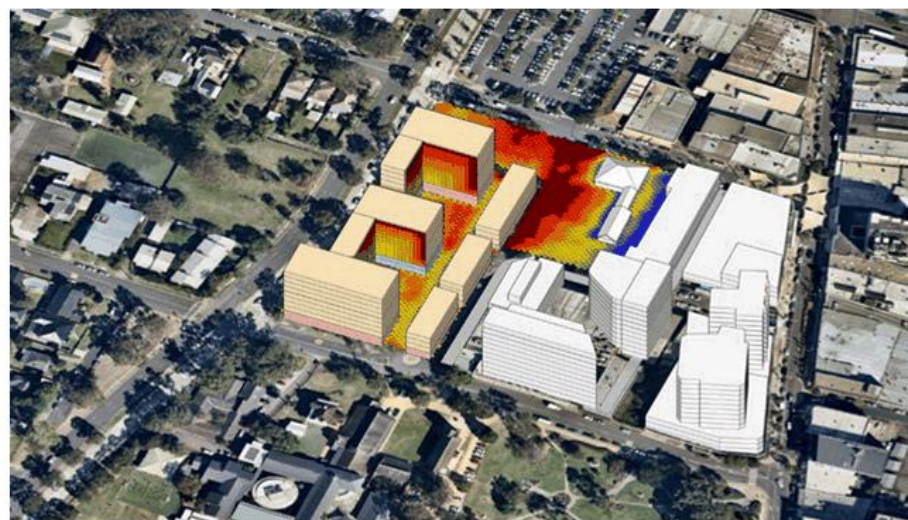
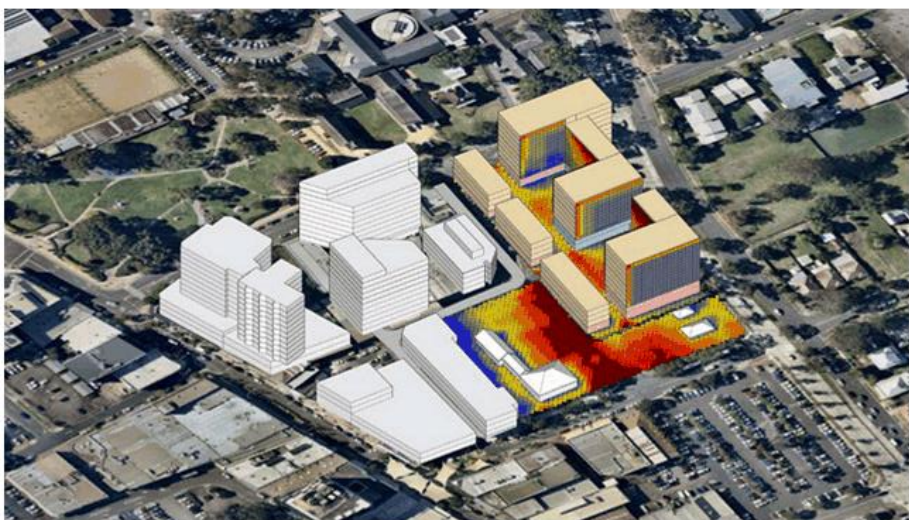




THE MASTER PLAN AND COMPLIANT PROPOSAL SCENARIO 1:

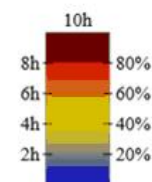
- Scenario 1 explores the RSL site at the conforming height of 32 metres, increasing solar access to future open space amenity between 4 to 7 hours of direct sunlight between 9am and 3pm mid winter. Building height on the corner of Carberry Lane and Anzac Lane at 32 metres while increase direct sunlight to adjacent open space, still does not provide adequate sunlight to north facing buildings on the southern adjacent site.





THE MASTER PLAN AND COMPLIANT PROPOSAL SCENARIO 2:

- Scenario 2 explores the RSL site at the conforming height of 32 metres however testing the maximum building height on along Carberry Lane to achieve adequate direct sunlight to north facing buildings on the southern adjacent site. By providing a building height on the corner of Carberry Lane and Anzac Lane at 13.4 metres the proposal will increase solar access to future open space amenity between 4 to 10 hours between 9am and 3pm mid winter as well provide sufficient solar access to the southern adjacent site.



Yield Scenarios



FLOOR AREA	GBA	Efficiency	GFA	Internal-NSA
Residential	27,907	75	20,930	17,791
Retail	0	85	0	0
Commercial	8,235	85	7,000	6,650
Total (m ²)	36,142		27,930	24,440

DWELLINGS				
Apartments	Unit mix (%)	Unit size (m ²)	Balcony (m ²)	# of dwellings
1B	30 %	50	8	81
2B	60 %	70	10	162
3B	10 %	90	12	27
			Total	270
Dwellings, detached				
Total				270

PARKING	Required		Provided
	spaces	m ²	
Residential	218	6,550	
Retail/Commercial	92	2,288	
Total (m ²)	310	8,838	0

FSR - FLOOR SPACE RATIO		
	Gross	Net
Site Area (m ²)	9,661	1,000
FSR allowed n:1		
FSR achieved n:1	3.09	27.93

YIELD SCENARIO 01 - BUSINESS AS USUAL

PARKING RATES

LAND USE	RATIO	VISITOR	TOTAL
Residential			
1 Bed	0.4	0.15	44
2 Bed	0.7	0.15	137
3 Bed	1.2	0.15	36
Commercial: 1 space / xm ²		90	92
TOTAL			310

FLOOR AREA	GBA	Efficiency	GFA	Internal-NSA
Residential	27,907	75	20,930	17,791
Retail	0	85	0	0
Commercial	8,235	85	7,000	6,650
Total (m ²)	36,142		27,930	24,440

DWELLINGS				
Apartments	Unit mix (%)	Unit size (m ²)	Balcony (m ²)	# of dwellings
1B	25 %	55	8	59
2B	60 %	75	10	142
3B	15 %	110	12	35
			Total	236
Dwellings, detached				
Total				236

PARKING	Required		Provided
	spaces	m ²	
Residential	189	5,874	
Retail/Commercial	118	2,941	
Total (m ²)	307	8,815	0

FSR - FLOOR SPACE RATIO		
	Gross	Net
Site Area (m ²)	9,661	1,000
FSR allowed n:1		
FSR achieved n:1	3.09	27.93

YIELD SCENARIO 02 - BEST PRACTICE

PARKING RATES

LAND USE	RATIO	VISITOR	TOTAL
Residential			
1 Bed	0.4	0.1	30
2 Bed	0.7	0.1	113
3 Bed	1.2	0.1	46
Commercial: 1 space / xm ²		70	118
TOTAL			307

The adjacent yield scenario assume Apartment Design Guide (ADG) compliant building separation and apartment sizes, subject to detailed architectural designs which may vary the yield +/- 5%.

LAND USE	GFA (m ²)	UNITS	PARKING
Residential	20,930	236 - 270	189-218
Retail / Commercial	8,235		92-118
TOTAL	31,142	236-270	307-310

PROPOSED SITE FSR

+ 3.09 : 1

Campbelltown RSL Precinct MP

Place Character



LANEWAY

- + The new laneway between Carberry lane and Cordeux Street will be a shared environment providing a cross site pedestrian connection to Mawson Park.
- + The new laneway will also provide access vehicle access into adjacent buildings relieving demand off Carberry Lane.



Campbelltown RSL Precinct MP

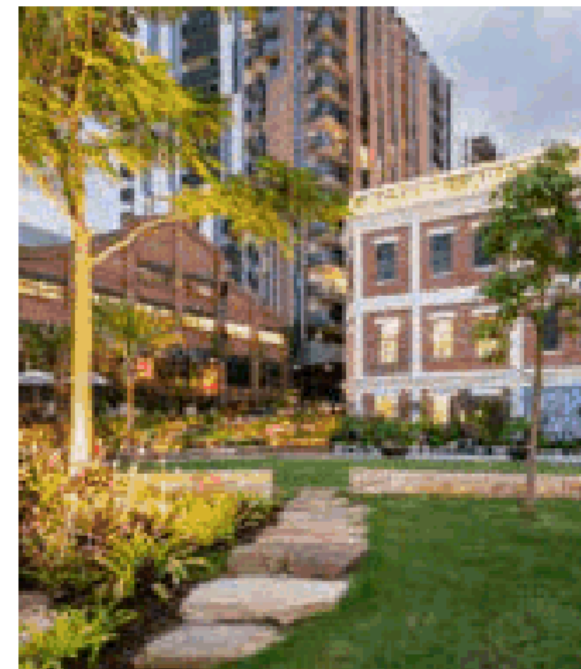
PEDESTRIAN LINKS

- + A series of pedestrian links will create a fine-grain pedestrian network connecting the precinct to adjacent existing and proposed open space.
- + Pedestrian links will feature breakout space for ground floor active frontages creating an enjoyable, engaging walkable experience throughout the precinct.



PUBLIC OPEN SPACE

- + New public open space will compliment existing heritage buildings connecting them into the overall precinct and providing a connected ground plane.
- + Open space will provide recreation breakout space for residents and workers of the precinct, responding to year round climatic conditions and providing a space for users to enjoy all year round.
- + Active edges along the eastern side of the new public open space will provide passive surveillance creating a safe and vibrant public domain.



Place Character



PRIVATELY OWNED PUBLICLY ACCESSIBLE COMMUNAL SPACE

- + Privately owned publicly accessible communal space will provide breakout space for users of the precinct while creating pockets of landscaped public domain connecting to the precincts broader surrounding context of Mawson Park.



Campbelltown RSL Precinct MP

ACTIVE FRONTAGE

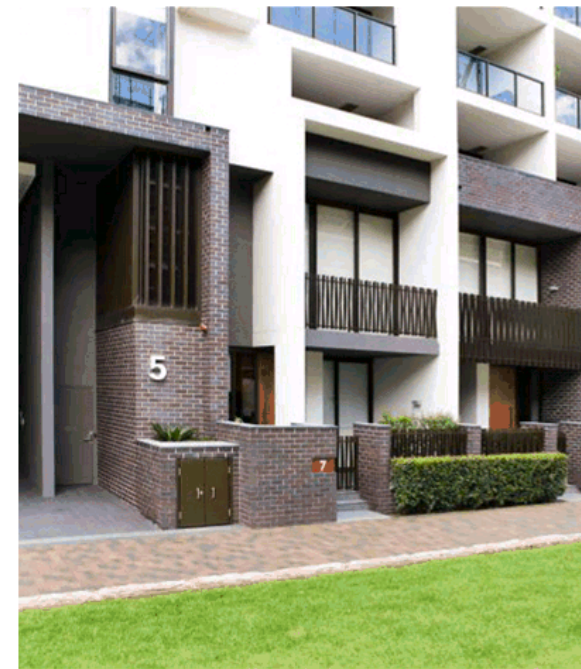
- + The precinct will have active frontages to reinforce retail and commercial uses at the street level.
- + Active frontages throughout the precinct will provide visual engagement at street level as well as the upper floors.
- + The ground floor will accommodate active uses such as cafes, shops, restaurants and other retail uses facing public domain and new open space.



Draft for Review

GROUND HOME OFFICE

- + Building mass will be broken down by an interpretation of the terrace typology at ground level with varying character and recessed mansard roofing.
- + This typology will provide opportunity for ground floor home style offices providing a finer grain character to the precinct.



Place Character



COMMUNAL ROOFTOP SPACES AND GREENING OF FACADES

- + Residential buildings will feature lush green communal rooftop spaces providing amenity for residents and contributing to health and wellbeing.
- + Buildings are to incorporate feature planting and greening of façades.

BUILDING ARTICULATION + MASSING

- + Varied building height massing and articulation will contribute and enhance street frontage design creating a public and streetscape of interest.
- + Building materiality will vary using a combination of materials to provide differentiation of facade type and sense of varied scale.



Campbelltown RSL Precinct MP





RESIDENTIAL BUILDINGS + GROUND FLOOR INTERFACE

- + Residential buildings will provide a fine grain and varied character,
- + Built form will reflect a rich tapestry while achieving a cohesive visual aesthetic across all precincts.



Campbelltown RSL Precinct MP





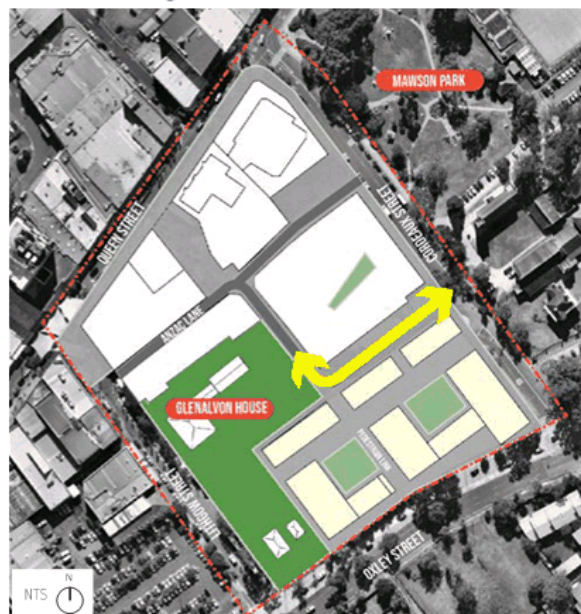
Key Recommendations

Recommendations for RSL DA



CARBERRY LANE SHARING

- + Carberry Lane is currently a private driveway located wholly within private land ownership (Lot 3 DP827691) and provides access to the carparks on this lot. The precinct Master Plan seeks to realign Carberry Lane to be shared across both lot boundaries (RSL Land Lot 4 DP1167853 / Lot 2 DP568986 and the carpark lot) creating a dedicated road reserve and providing public access of Carberry lane between project sites.
- + Provide amenity to Carberry Lane and Anzac Lane, including street furniture and street trees to strengthen green links between open space and surrounding streets.



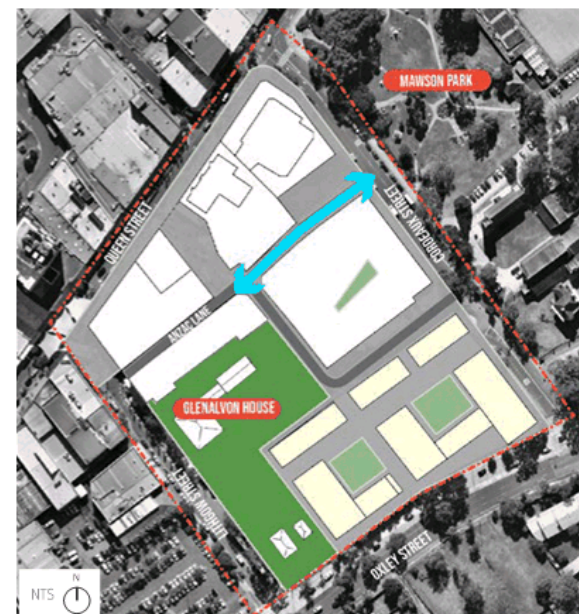
CARBERRY LANE CLOSURE

- + Reduce the length of Carberry Lane to provide increased urban amenity for the precinct by creating a park around Glenalvon House. This consolidated urban open space will support the RSL development
- + The Planning Proposal should consider traffic analysis impacts due to road re-alignments.



LANEWAY

- + Provide a new shared laneway as an extension of Anzac Lane to maximise pedestrian mobility to Mawson Park as well as provide access into proposed built form reducing load off Anzac Lane and Carberry Lane.
- + Provide amenity to shared laneway, including street furniture and street trees to strengthen green links between open space.





THROUGH-SITE PEDESTRIAN LINKS

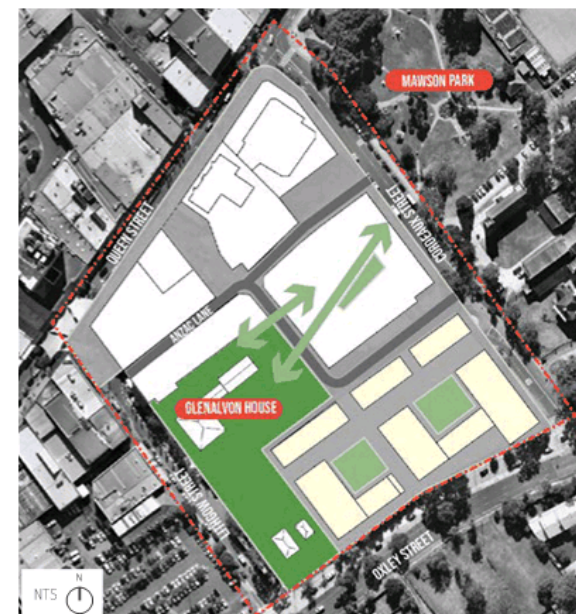
- + Provide through- site pedestrian links to connect new proposed open space and Mawson park, strengthening the precincts open space networks.
- + Co-locate ground floor communal open space with pedestrian links to enhance the public domain experience and breakout space for built form uses.
- + Provide amenity including street furniture and street trees to strengthen green links between open space.
- + Maintain current existing pedestrian links between Anzac Lane and Queen Street

BUILDING HEIGHTS + OVERSHADOWING

- + Building heights within the precinct should not exceed 32 metres (10 storeys) to minimise over shadowing of proposed open space and neighbouring future developable areas.
- + Provide a 6m building setback from Carberry Lane.
- + Building frontage on the corner of Carberry Lane and Anzac Lane should not exceed 15 metres (4 storeys) to minimise solar impact to adjacent future buildings.

OPENSACE OFFERING

- + The increased amenity provided by the proposed central open space surrounding Glenalvon House is beneficial to the RSL Development.
- + Consider links to central on-block open space and active frontages that interface with the proposed open space around Glenalvon House.



Campbelltown RSL Precinct MP



- 9 JUN 2021

RECEIVED

RE Planning Proposal -Campbelltown RSL- 1166/202/E-PP

We have lived in the “Green City” of Campbelltown since 1974 and are, hereby, lodging an objection to the raising of the height of any building in Campbelltown from 32 metres to 45 metres and definetly NOT up to 85 metres. We do so on the following grounds:

- Scenic and Environmental Protection
- Traffic Congestion
- Health and Safety

Scenic and Environmental Protection

For decades Campbelltown City Council has sought to preserve the green belt of the scenic hills to the west of the city centre. It is still possible to look out across the city and see the mostly tree covered green hills with the narrow gateways of traffic up Narellan Road, Badgally Road and Raby Road.

An 85 metre high structure, however, built anywhere near the beating heart of the city will be a visual barrier for most residents within a kilometre radius. Once we have views impeded by tall, concrete structures, we will lose the beauty and serenity of the scenic hills. The vision of our forefathers for a visual backdrop will be forever lost.

The proposed RSL development in is one of the lowest geographical points in the Sydney Basin and can be a collection point for smog and air pollution generated from greater Sydney. To house another people in this small area will lead to higher carbon monoxide levels.

Traffic Congestion

AT present it is almost impossible to find a parking space anywhere in the CBD. There is constant traffic in all the streets surrounding; especially the Moore-Oxley Bypass, Queen Street and Hurley Street.

Congestion often lasts 'til early evening, but, even then, there is a constant flow of traffic on all major arteries. If every new resident of the proposed development owns 1 to 1.5 vehicles it would mean a further 2000-3000 people trying to go somewhere or park somewhere. People seeking to use the shopping centre would add a further dimension. Traffic congestion will become increasingly difficult, if not impossible, and an area of grave concern.

Health and Safety

With many people living in a building up to 85 metres tall there will always be issues of health and safety: garbage and garbage collection, spread of disease through air particles, poor air quality, carbon monoxide from exhaust emissions and air subsidence in the Sydney Basin. There will be consequent physical, mental, social and emotional factors affecting people's health and safety. Close living, crowded venues and traffic congestion will add to the seriousness of these concerns.

We have not been able to see any evidence for the increase in height from 32 to 45 metres or up to 85metres and in view of the negatives listed above, we are opposed to any plans for an increase.

28 June 2021

Ante Zekanovic

Campbelltown City Council

Ante.Zekanovic@campbelltown.nsw.gov.au

RE: Planning Proposal PP-2020-2142 at 3 and 11 Cordeaux Street, 1 Carberry Lane and 158-168 Queen Street, Campbelltown

Thank you for notifying Sydney Water of the planning proposal listed above which seeks to amend the Campbelltown LEP 2015 by increasing the maximum building height of the site from 32m to 45m and 85m. This will facilitate 438 additional dwellings, a hotel with 153 rooms and 1450m² of club floor space across four buildings on the site. We have reviewed the application based on the information supplied and provide the following comments for your information to assist in planning the servicing needs of the proposed development.

Water Servicing

- Potable water servicing should be available via a 150mm DICL watermain (laid in 1980) on Cordeaux Street, a 150mm CICL watermain on Queen Street (laid in 1935) and a 150mm CICL watermain (laid in 1976) on Anzac Lane.
- The scope of the development will require connection to a minimum 200mm sized watermain.
- Amplifications, adjustments, and/or minor extensions may be required.

Wastewater Servicing

- The site is serviced by multiple wastewater mains which drain to a common 150mm sewer main in Queen Street. The catchment within which the site is located drains to a 450mm trunk main located on the northern side of the railway line approximately 530m downstream of the subject site.
- The 150mm sewer mains currently servicing the site do not have adequate capacity to service the proposed development.
- The existing Campbelltown wastewater modelling (SCAMP MRV) indicates that the receiving sewer system has a wet weather capacity constraint.
- Amplifications, adjustments, and/or minor extensions may be required.

It is recommended that a Feasibility application is lodged through a Water Servicing Coordinator to facilitate a detailed investigation for the overall site. The ultimate servicing solution must be determined prior to any staged Section 73 application.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).



The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (eg. planning proposal) but will vary over time with development and changes in the local systems. This is particularly important in systems with limited capacity (such as Priority Sewerage Program scheme areas) and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old).

If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

Kristine Leitch

Growth Intelligence Manager

City Growth and Development, Liveable City Solutions

Sydney Water, 1 Smith Street, Parramatta NSW 2150



Planning Proposal

Campbelltown RSL

**158 Queen Street, 1 Carberry Lane, 3 & 11
Cordeaux Street, Campbelltown**

April 2021

Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment to *Campbelltown Local Environmental Plan 2015* for the following sites:

- Various retail premises including a pharmacy and newsagent – Property No. 158 Queen Street, Campbelltown (Lot 1 DP 558320 and Lot 5 DP 1167855)
- Campbelltown RSL Club – Property No. 1 Carberry Lane, Campbelltown (Lot 4 DP 1167853)
- Macarthur Infant Child and Adolescent Mental Health Services – Property No. 3 Cordeaux Street, Campbelltown (Lot C DP 377836)
- Michael Slattery Conveyancing – Property No. 11 Cordeaux Street, Campbelltown (Lot 2 DP 568986)

The proponent is seeking an amendment to the *Campbelltown Local Environmental Plan (CLEP) 2015* Height of Building Map to increase the permissible building height from 32m to 85m for 1 Carberry Lane and 3 and 11 Cordeaux Street and 32m to 45m for 158-168 Queen Street to facilitate the redevelopment of four lots totalling 7,541m², which would include the following:

- Campbelltown RSL: Increase in building height to facilitate an 11 storey building which would include two storeys of club space and enable a further 9 storeys for the purposes of a hotel.
- Building A: Development of an 18 storey mixed use building to include ground floor retail/commercial and 17 storeys of residential apartments.
- Building B: Development of a 24 storey mixed use building with ground floor retail/commercial space and 23 storeys of residential apartments.
- Building C: Development of a 21 storey mixed-use building which would include ground floor retail/commercial space and 20 storeys of residential units.

The original Planning Proposal request which was lodged to Council did not include Property No. 11 Cordeaux Street as part of its design concept. The Campbelltown Local Planning Panel of 30 May 2018 recommended the inclusion of the site as part of the Proposal to limit the future isolation of the site.

Council's meeting of 14 August 2018 endorsed the Local Planning Panel's recommendation to amend the original planning proposal request and include No. 11 Cordeaux Street, Campbelltown into the Planning Proposal.

The planning proposal seeks to generate 438 dwellings, 120 jobs and 2,635m² of commercial floor space.

Existing Situation

The sites (see Figure 1 – Location Map) are currently owned separately and are located on the southern side of Campbelltown Railway Station. The existing sites form part of the commercial

core of the Campbelltown CBD which is largely made up of other small retail and commercial premises.

The Planning Proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning and Environment's 'A Guide to Preparing Planning Proposals' August 2016.

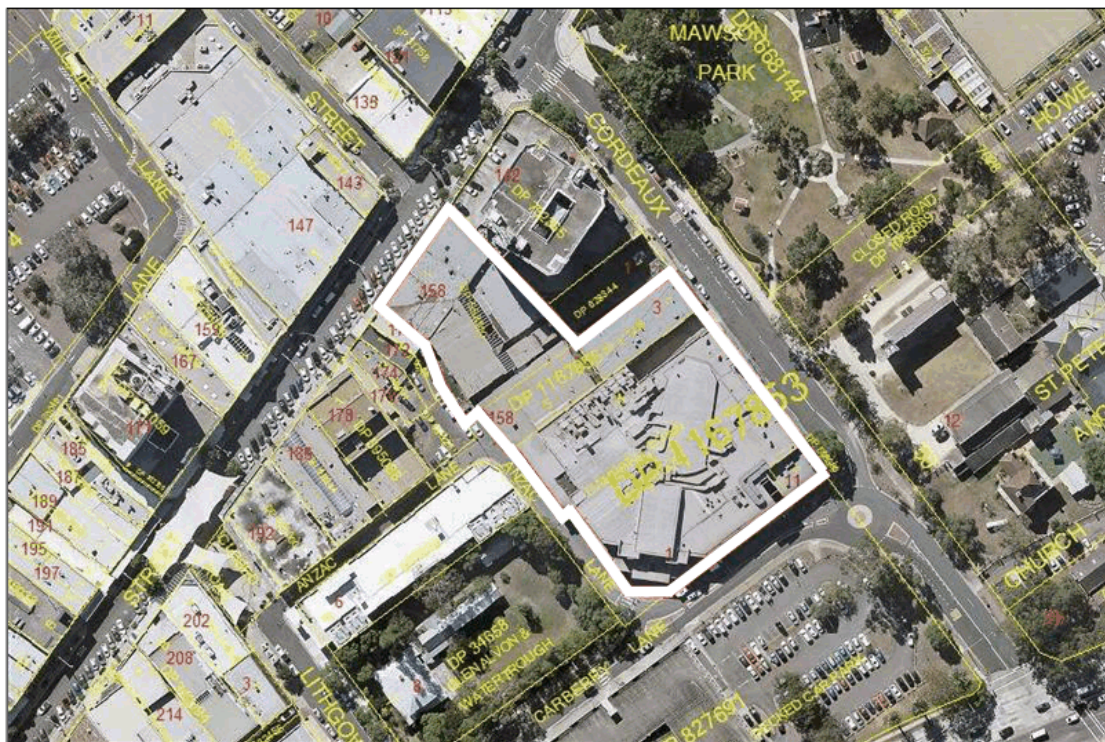


Figure 1: Location Map - Subject site and its immediate locality

The planning proposal seeks to amend the CLEP 2015 height of building map to facilitate the future development of a mixed use site. Figure 2 below shows a design concept submitted as part of the planning proposal package. The design concept identified in figure 2 is only for illustrative and information purposes to outline the extent and distribution of development across the site.



Figure 2: Design Concept

Part 1 – Objectives or intended outcomes

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

- Amend the configuration of the RSL Club to face Queen Street and facilitate additional club space and a hotel.
- To provide ground floor commercial/retail space across three buildings to allow street level activation and promote the rejuvenation of the commercial core of Campbelltown CBD.
- Facilitation of additional housing within the local area in close proximity to Campbelltown Station.

Part 2 – Explanation of provisions

2.1 Proposed amendments to CLEP 2015

It is proposed to amend the CLEP 2015 'Height of Building Map' to outline an increase in maximum building height from 32m to 45m for 158-168 Queen Street and 32m to 85m for the remainder of the subject site (refer to Figure 3 and 4 attached).

There are currently no floor space ratio (FSR) controls for this site. The planning proposal seeks to include a site specific clause under Schedule 1 of the CLEP 2015 in accordance with the Gateway determination.

The proposed FSR is:

- RSL/Hotel – 3.2:1
- Mixed Use component of the site – 7.2:1

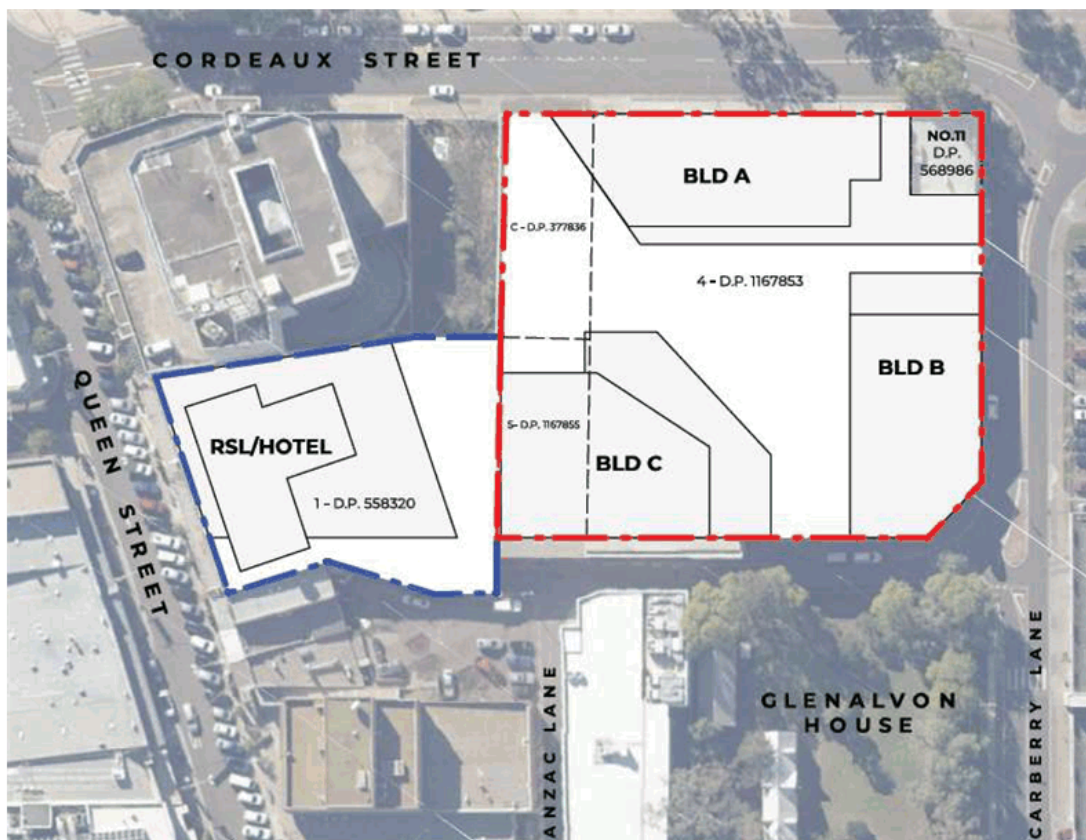


Figure 3 – Distribution of the RSL/Hotel site within the blue border and the mixed use site within the red border.

The minimum FSR relating to the employment floor space will be included as a site specific clause under Part 7 of the CLEP 2015.

Attachment A to this proposal provides a further breakdown of the FSR calculations.

A development application for the RSL and Hotel component of the site was submitted to Council on 17 February 2020. The development application seeks consent to demolish existing structures and construct an 11 storey building for the purposes of an RSL and Hotel. The development application was considered by the Sydney Western City Planning Panel on 10 February 2021 where the application was deferred subject to the progression and approval of an amendment to the CLEP 2015 which would facilitate a permissible building height of 45m on the relevant portion of the site.

It is understood that there is an intention to apply a special infrastructure contribution (SIC) to the precincts within the Glenfield to Macarthur Urban Renewal Corridor Strategy, including the Campbelltown Precinct within which this site is located. The SIC, if adopted, would require contributions for identified state provided infrastructure.

Part 3 – Justification

Section A – Need for the planning proposal

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

No.

The Planning Proposal is not a result of any strategic study or report. However, the Proposal relates to land currently identified by a number of key strategies and reports such as the Greater Sydney Region Plan, Western District Plan and the Glenfield to Macarthur Urban Renewal Precincts.

The current proposal relates to land which has been identified as a metropolitan centre under the Glenfield to Macarthur Urban Renewal Strategy. The proposal to increase the permissible building height would complement state and local government strategies and would be consistent in providing additional housing and employment to the local area.

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

Yes.

Proceeding with a stand-alone planning proposal is considered appropriate in this instance to enable the timely consideration of urban design, traffic and heritage related issues.

Section B – Relationship to strategic planning framework

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

Yes.

The Planning Proposal is consistent with the relevant objectives and actions outlined in the Sydney Metropolitan Strategy 'A Plan for Growing Sydney', Greater Sydney Region Plan and the Western City District Plan.

A Plan for Growing Sydney

'A Plan for Growing Sydney' sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan

identifies that the most suitable areas for new housing are in locations close to jobs, public transport community facilities and services.

The proposal is consistent with the strategy as it would allow for the delivery of hotel accommodation, residential flat buildings and employment generating floorspace in close proximity to Campbelltown Train Station.

Greater Sydney Region Plan

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

- Infrastructure and collaboration – The proposal is located in very close proximity to existing infrastructure such as Campbelltown Train Station, Campbelltown Hospital, Campbelltown Public School and Western Sydney University. Additionally, the site would also be located 30km to the proposed Western Sydney Airport.
- Liveability – The concept design supplied with the Planning Proposal outline a variety of enhancements to the surrounding character such as landscaped frontage, shared open space and opportunities for pedestrian links which would create a more liveable space.
- Productivity – The proposal has the potential to provide further productivity within the commercial core of Campbelltown. The proposed hotel would support job creation and housing options in conjunction with pedestrian links and the opportunity for thoroughfares and bike tracks.
- Sustainability – The opportunity for green walls, rooftop gardens and the design of apartments would promote a sustainable development. Sustainability of the developments would be considered at the development application stage.

The Planning Proposal would be the best means of achieving additional housing within the local area to meet the anticipated population increase in the next few years.

Western City District Plan

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The proposal will provide additional housing supply in close proximity to existing transport which would support the State Government's direction for creating a 30 minute city.

The Western City District Plan also requires the need for creating a stronger local economy and promoting the commercial core of Campbelltown. The proposed hotel would support this notion by creating local jobs and providing short term accommodation for visitors to the local area. Additionally, the Proposal would be consistent with the outcomes of the B3 zoning of the subject site by providing additional mixed use development.

Glenfield to Macarthur Urban Renewal Precinct

The Glenfield to Macarthur Urban Renewal Precinct was identified as a growth corridor by the State Government for the purposes of providing further jobs, open space, improved movement networks and revitalisation of existing urban centres through good design. Under the Strategy, Campbelltown has been identified as priority precinct that provides retail and commercial activity.

Accordingly, the Glenfield to Macarthur Urban Renewal Precinct identifies the Campbelltown CBD as a primary area for the revitalisation of the commercial core which attracts further mixed-use development to allow for stronger integration with the centre and encourage the development of lively street frontages.

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

Campbelltown Community Strategic Plan – Campbelltown 2027

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

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

- A vibrant, liveable city;
- A respected and protected natural environment;
- A thriving attractive city; and
- A successful city.

The proposed increase in height will provide the opportunity for a revitalised commercial and retail core which will support the growth of a strong local economy. The proposal also supports the possibility of integrating open space and walkable thoroughfares to Queen Street.

Campbelltown Local Planning Strategy 2013

The strategy identifies the importance of Queen Street as an existing commercial and retail core of Campbelltown. The strategy also considers the promotion of active street frontages and the conservation of heritage items within the local vicinity of Queen Street.

The proposal is consistent with the directions of the Campbelltown Local Planning Strategy 2013.

Campbelltown Residential Development Strategy 2014

The 2014 Strategy is a background document which informed the preparation of the CLEP 2015. The proposal would assist in the improvement of housing affordability within the area due to the increase in dwellings in close proximity to local transport hubs.

A theme identified in the Residential Strategy noted that changing population demographics would also continue to challenge the local community. The proposal would assist with providing

sustainable and accessible housing, particularly for Campbelltown's aging population as the requirements such as lift access would be considered at the development application stage.

Reimagining Campbelltown CBD

Reimagining Campbelltown CBD was adopted as a vision by Council in July 2018. The vision aims to provide a guide for the inclusion of additional jobs, homes and lifestyle amenities into the future within the LGA. The GSC predicts that the Western Parkland City will need to accommodate a population of more than 1.5 million people by 2036.

More recently Campbelltown City Council has prepared and exhibited the Reimagining Campbelltown City Centre Master Plan (RCCCMP). The RCCCMP provides more detail on the vision and the city making moves and actions required to deliver on the vision.

The planning proposal is consistent with the RCCCMP as it seeks to include 438 dwellings and 2,635m² of commercial floorspace in close proximity to the Campbelltown Railway Station and commercial core of Queen Street.

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

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

State Environmental Planning Policies	Comment
SEPP No. 1 Development Standards	Not applicable as Clause 4.6 of the CLEP 2015 negates the need for SEPP 1.
SEPP 14 – Coastal Wetlands	Not applicable.
SEPP 19 – Bushland in Urban Areas	The site does not contain any significant vegetation.
SEPP 21 – Caravan Parks	Not relevant to the proposal.
SEPP 26 – Littoral Rainforests	Not relevant to the proposal.
SEPP 30 – Intensive Agriculture	Not relevant to the proposal.
SEPP 33 – Hazardous or Offensive Development	Not relevant to the proposal.
SEPP 36 – Manufactured Home Estates	Not relevant to the proposal.
SEPP 44 – Koala Habitat Protection	This site does not contain any koala habitat.
SEPP 47 – Moore Park Showground	Does not apply to land within Campbelltown.
SEPP 50 – Canal Estate Development	Not relevant to the proposal.
SEPP 52 – Farm Dams	Not relevant to the proposal.
SEPP 55 – Remediation of Lands	The existing urban use of the land is unlikely to result in land contamination. Future development of the site will need to address the requirements of the SEPP.
SEPP 62 – Sustainable Aquaculture	Not relevant to the proposal.
SEPP 64 – Advertising and Signage	The planning proposal is consistent with the SEPP. Future development of the site would

	need to take the SEPP into consideration.
SEPP 65 – Design Quality of Residential Apartment Development	The Proposal seeks to facilitate high rise development in the form of shop top housing. The concept designs submitted with the proposal consider potential design options which address the provisions of the SEPP.
SEPP 70 – Affordable Housing Schemes	Not relevant to this proposal.
SEPP 71 – Coastal Protection	Not relevant to this proposal.
SEPP (Building Sustainability Index: BASIX) 2004	Future development of the site would take into consideration the requirements of the SEPP.
SEPP (Educational Establishments and Child Care Facilities) 2017	The planning proposal is consistent with the SEPP. Any future child care centre or the like would take into consideration the requirements and provisions of the SEPP.
SEPP (Affordable Rental Housing) 2009	The proposal is consistent with the SEPP. Any future development on the site may incorporate affordable housing which would be considered in conjunction with the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal.
SEPP (Infrastructure) 2007	Future development of the site may constitute traffic generating development and trigger an assessment under this SEPP.
SEPP (Housing for Seniors or People with a Disability)	It is not proposed to carry out the development under the provisions of this SEPP.
SEPP (Integration and Repeals) 2016	Not relevant to the proposal.
SEPP (Kosciusko National Park) 2007	The SEPP does not apply to the land.
SEPP (Kurnell Peninsular) 1989	The SEPP does not apply to the land.
SEPP (Mining and Extractive Industries) 2007	Not relevant to the proposal.
SEPP (Miscellaneous Consent Provisions)	Not relevant to the proposal.
SEPP (Penrith Lakes Scheme) 1989	Not relevant to the proposal.
SEPP (Rural Lands) 2008	Not relevant to the proposal.
SEPP (State and Regional Development) 2011	It is likely that future development of the site will constitute Regional Development thus being determined by the Sydney Planning Panel.
SEPP (State Significant Precincts) 2005	The SEPP does not apply to the land.
SEPP (Sydney Drinking Water Catchment) 2011	The SEPP does not apply to the land.
SEPP (Sydney Region Growth Centres) 2006	The SEPP does not apply to the land.
SEPP (Three Ports) 2013	The SEPP does not apply to the land.
SEPP (Urban Renewal) 2010	The SEPP does not apply to the land.
SEPP (Western Sydney Employment Area) 2009	The SEPP does not apply to the land.
SEPP (Western Sydney Parklands) 2009	The SEPP does not apply to the land.
SEPP (Vegetation in Non-Rural Areas) 2017	The subject site is within a well-established urban area, having historically been used for commercial purposes. The proposal will not impact any significant vegetation.

The following table provides a brief assessment of consistency against each Deemed SEPPs relevant to the Planning Proposal.

Consideration of Deemed SEPPs	Comment
REP (Sydney Harbour Catchment) 2005	Not relevant to this Planning Proposal.
Greater Metropolitan Regional Environmental Plan No2 – Georges River Catchment	Consistent. The proposal would not impact on the water quality and river flows of the Georges River and its tributaries. The Proposal would be subject to further assessment relating to stormwater and drainage should a future development application be lodged.

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

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

Consideration of s9.1 Directions	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	The proposal is consistent with this Direction as the amendment to the Height of Building Map would not reduce the amount of commercial/retail floor space within the Campbelltown CBD. The proposed amendment would increase the potential for additional retail/commercial floor space due to the B3 zoning of the site.
1.2 Rural Zones	Not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4 Oyster Aquaculture	Not applicable.
1.5 Rural Lands	Not applicable.
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable.
2.2 Coastal Protection	Not applicable.
2.3 Heritage Conservation	Not applicable.
2.4 Recreation Vehicle Areas	Not applicable.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Consistent. The subject site is not located within a residential zone, although shop-top housing is a form of housing which can be incorporated into business zones. The proposal would be consistent with this Direction as additional

	dwellings would be in close proximity to existing infrastructure and services and would provide for existing and future housing needs of the local area.
3.2 Caravan Parks and Manufactured Homes Estates	Not applicable.
3.3 Home Occupations	Not applicable.
3.4 Integrating Land Use and Transport	Consistent. The subject site is within 400m of Campbelltown Train Station and other forms of services such as buses which can provide access to jobs and amenities.
3.5 Development Near Licensed Aerodromes	Not applicable.
3.6 Shooting Ranges	Not applicable.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Not applicable.
4.2 Mine Subsidence and Unstable Land	Not applicable.
4.3 Flood Prone Land	Not applicable.
4.4 Planning for Bushfire Protection	Not applicable.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable.
5.2 Sydney Drinking Water Catchments	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.5 – 5.7	Repealed
5.8 Second Sydney Airport	Not applicable.
5.9 North West Rail Link Corridor Strategy	Not applicable.
5.10 Implementation of Regional Plans	Not applicable.
6. Local Plan Making	
6.1 Approval and Referral Requirements	The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
6.2 Reserving Land for Public Purposes	The Proposal does not impact on land reserved for public purposes.
6.3 Site Specific Provisions	The proposal is relating to building height, and therefore the proposal is consistent with this Direction.
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	The proposal is consistent with the requirements of the strategy as discussed in Part 3 of this Planning Proposal.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3 Parramatta Road Corridor Urban	Not applicable.

Transformation Strategy	
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The proposal is consistent with this Direction as the Proposal will allow for a revitalised and activated Queen Street which will deliver a significant amount of retail and commercial jobs. The concept design identifies higher densities around Campbelltown Railway Station and linkages through public domain parks.

Section C – Environmental, Social and Economic Impact

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

No.

The subject site does not contain any known critical habitat or threatened species, populations' or ecological communities, or any other habitat. Therefore, the proposal will not have an impact on any ecological communities.

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

Yes.

The Planning Proposal proposes to increase the maximum building height on three sites which form part of the commercial core of Campbelltown CBD and Train Station. The proposal would have impacts related to urban design, traffic management, solar access and heritage that require careful consideration.

Although the development concept submitted with the proposal is indicative only, the proposed development would have to meet the requirements of Council's DCP and LEP as well as the requirements of the Apartment Design Guide. Additionally, a site-specific DCP is being prepared to guide any future development of the site to address the issues associated with the proposal.

The subject site is located within close proximity to 'Glenalvon', a colonial Georgian sandstone home which was constructed in circa 1841. The two storey home is a rare example of residence and

garden of its period. Accordingly, it is suggested that comments on the proposal should be sought from the Office of Environment and Heritage as a condition of Gateway.

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

The Planning Proposal is not supported by a social or economic assessment. However, it is assumed that the proposal to expand the club to incorporate a hotel would assist with creating future job opportunities outlined in the Western City District Plan and benefit other land uses within the Campbelltown commercial core and surrounding area that rely close on, high quality accommodation and conferencing facilities. The proposal may also have a multiplier benefit to the local economy. More detailed assessment of social impacts would need to occur at DA stage for the club.

Section D – State and Commonwealth Interests

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

Yes.

Services are available in the vicinity of the site. The proposal would not impose any additional demands on local infrastructure, public or community services. The sites are located in close proximity to existing bus and train services.

Additional arrangements relating state infrastructure have been identified and expected to be funded by a SIC. Should such arrangements be made, then they would apply to future development enabled by this planning proposal. The SIC would ensure contributions for State Infrastructure are provided as the site is located within the Campbelltown Precinct of the Glenfield to Macarthur Urban Renewal Corridor Strategy.

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

Consultation will occur with the public authorities identified in the Gateway Determination including:

- Roads and Maritime Services
- Transport for NSW
- Heritage NSW (Formerly Office of Environment and Heritage)
- Sydney Water
- Telstra
- Jemena Gas; and
- Endeavour Energy.

All of the listed authorities were contacted in writing by Council on 21 February 2020 prior to public exhibition for preliminary consultation. All listed authorities will receive an additional letter

advising of the public exhibition period. The following comments were received prior to public exhibition.

Transport for NSW (TfNSW)

No objection was raised in relation to the proposal. It is noted in the submission the TfNSW supports improvements to pedestrian and cycling facilities/connections to the wider area and these should be investigated to promote active transport and reduce the reliance on motor vehicles for short trips.

Heritage NSW

The submission from Heritage NSW does not support the placement of Building B at 24 storeys and Building C at 21 storeys. The placement of the two buildings would impact on the adjacent state heritage item known as 'Glenalvon'. It is noted in the submission that the proposed location of these two buildings has the potential to cause visual, solar and overshadowing impact on the adjacent state heritage item.

The submission advises that a better outcome would be to relocate Buildings B and C and increase the height of Building A and the Campbelltown RSL/Hotel. The submission also recommends that overshadowing and solar impact assessments be undertaken.

The through site link between Glenalvon and Mawson Park is supported as it would link public open space (Mawson Park) to the state heritage item.

On 9 March 2021 Council considered a report on a site specific Development Control Plan (DCP) for the site. The DCP introduces development standards and requirements for any future development on the site. Controls relating to heritage have also been included that seek to provide a north-south pedestrian link and introduce architectural design features in materiality to respond to the heritage significance of Glenalvon House and Mawson Park.

Endeavour Energy

The submission from Endeavour Energy identifies the need to carefully consider the location and distribution of power sources and substations across the site. The current infrastructure that is located within close proximity to the subject site would not have sufficient capacity to accommodate a potential large scale development. Endeavour Energy also advised of a number of considerations and recommendations relating to public safety, asbestos, excavation, demolition, earthing, easement management, street lighting, prudent avoidance, vegetation management, dial before you dig, street lighting, padmount substations, asset design and network capacity and connections that would be required for the site.

These matters are generally related to the development application stage, should the project progress. The planning proposal only seeks to amend the CLEP 2015 to increase the maximum height of buildings.

Part 4 – Mapping

The Planning Proposal seeks to amend the Campbelltown LEP Height of Building Maps as proposed below: –

Map	No	Requested Amendment
Height of Buildings Map	HOB_008 Date 11 March 2016	Amend the height of building maps for 158-168 Queen Street from 32m to 45m and 32m to 85m for 1 Carberry Lane and 3 and 11 Cordeaux Street, Campbelltown.

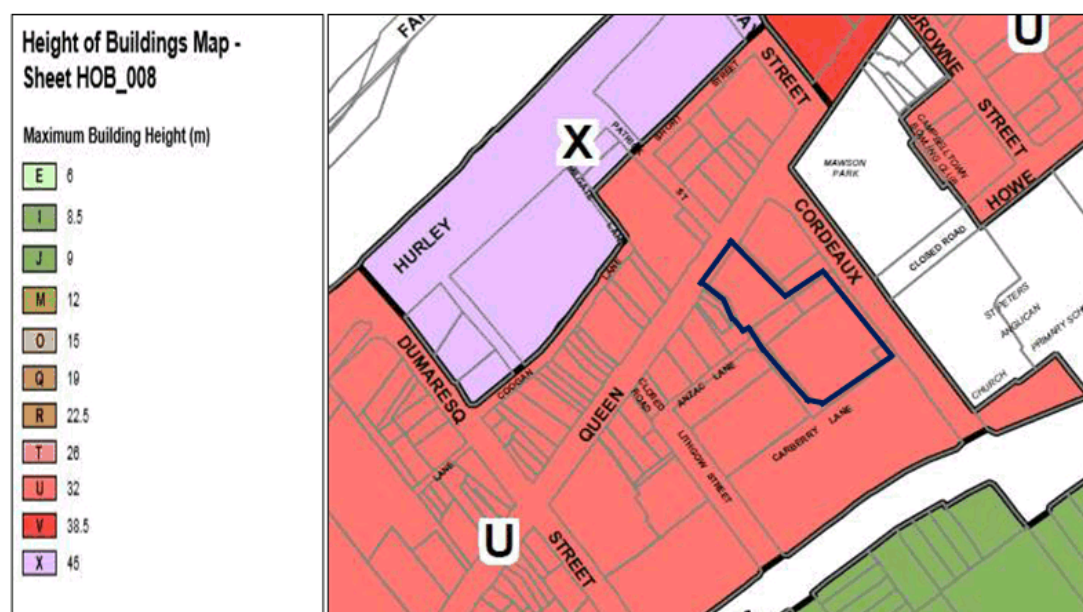


Figure 5: Current CLEP 2015 Height of Building Map. The current height of building for the subject site is 32m.



Figure 6: Proposed CLEP 2015 Height of Building Map. The proposed height of building for the subject site would incorporate a 45m permissible building height for 158 Queen Street, Campbelltown and 85m for the remainder of the site which includes 1 Carberry Lane and 3 and 11 Cordeaux Street, Campbelltown.

Part 5 – Community consultation

In accordance with “A guide to preparing local environmental plans” prepared by the Department of Planning and Environment (2016), the consultation strategy would include:

Advertisement in the local newspaper

An advertisement placed in the Macarthur Chronicle and Campbelltown-Macarthur Advertiser identifying the purpose of the Planning Proposal and where the Planning Proposal can be viewed.

Advertisement on the Council website

The Planning Proposal would be exhibited on Council’s website (www.campbelltown.nsw.gov.au). Council’s libraries also have access to the website.

Letters to affected owners

A letter would be sent to landowners who adjoin or are in close proximity to the site, advising them of the exhibition of the Proposal and inviting submissions.

Displays at the Council Administration Buildings and the local libraries

The Planning Proposal would be displayed at the Council Administration Building, 91 Queen Street, Campbelltown and Campbelltown Library.

Part 6 – Project Timeline

Weeks after Gateway Determination	Item
29 January 2021	Gateway Determination
April 2021	Exhibition Start
May 2021	Exhibition End
May 2021	Consideration of submissions from exhibition
June 2021	Report to Council on submissions
June/July 2021	Request draft instrument be prepared

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



Volume 2

Site Specific DCP

Part 15: Campbelltown RSL

158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street,
Campbelltown

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15.1 Application

This Development Control Plan (DCP) applies to land at 158-168 Queen Street, 1 Carberry Lane and 3 and 11 Cordeaux Street, Campbelltown being the land identified in Figure 15.1 below. The subject site comprises five (5) lots and is known legally as Lot 1 DP 558320, Lot 5 DP 1167855, Lot C DP 377836, Lot 4 DP 1167853 and Lot 2 DP 568986.

The land is situated in the Campbelltown CBD fronting Queen Street. The sites form part of the commercial core of the Campbelltown CBD which is largely made up of other small retail and commercial premises. The site is also located in close proximity to 'Glenalvon', a State Heritage Item.

The site is 8136.9sqm and is generally flat and has a large frontage to Queen Street. Queen Street is the main entry road to the Campbelltown CBD. The site is within 400m from the entrance to the railway station. Queen Street is a main bus route, and the site is well served by public transport.



Figure 15.1 – Land to which this part applies

15.1.1 Purpose of this Part

The purpose of this Part is to establish a supplementary planning framework (beyond the general provisions of the Campbelltown Sustainable City DCP) for achieving the Council endorsed proposal for the subject land (Campbelltown RSL) at 158-168 Queen Street, 1 Carberry Lane and 3 and 11 Cordeaux Street, Campbelltown, through the establishment of site specific objectives and controls. In doing so it provides a platform against which Council will assess future development applications for a mixed use development at the subject site.

The written controls are to take precedence over any figure or site diagram provided which are included to assist in understanding site context.

15.1.2 Relationship with Campbelltown (Sustainable City) DCP

This DCP forms part of the Campbelltown (Sustainable City) DCP ('CSCDCP') and provides additional controls and guidelines that apply specifically to development at 158-168 Queen Street, 1 Carberry Lane and 3 and 11 Cordeaux Street Campbelltown. Where a development control is not specified in this Part, development is subject to all other relevant controls of Volume 1 of the CSCDCP.

Where there is an inconsistency between this Part and any other provision of the CSCDCP, this Part applies to the extent of the inconsistency.

15.2 Vision and Development Objectives

Objectives

- To encourage a building form that is conducive to the creation of a vibrant, mixed use 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 City Centre.
- To provide a high quality mix of new dwellings to meet the changing demand for housing in Campbelltown.
- Encourage the use of a range of high quality building materials to make a positive contribution to the streetscape and amenity of the neighbourhood.
- Podium and tower relationships must retain pedestrian scale in the articulation and detailing of the lower levels of the building.
- Development is to achieve variety in architectural design and character and to provide a fine grain which enriches and enlivens the public realm.
- Create a fine-grained pattern of development which are generally oriented to maximise solar access.
- The siting and configuration of buildings must consider the impact on surrounding development and public spaces in terms of amenity, shadowing, visual privacy and view sharing for residential buildings.
- Ensure the building foyer is oriented to the street and are appropriately scaled to allow sufficient ground floor space for fine grain active frontages.
- Ensure that development complements the desired future character of the precinct and responds to the topography, natural features, orientation, street pattern, street width, existing development, heritage buildings, street block size, land use and protects important public view corridors.
- Ensure the development contributes to the realisation of the Re-imagining Campbelltown City Centre Master Plan.
- Landscape design is to be high quality and create interest and character through measures such as indigenous tree species, well integrated public art, pavement design and other appropriate elements.
- Public open space is to include native vegetation that connects native fauna habitat corridors to major open spaces and water bodies.

15.3 Development Objectives and Controls

15.3.1 Building Design, Orientation and Layout

Objectives

1. To create a sense of visual separation between buildings, podiums and tower levels.
2. To provide appropriate building separation to ensure privacy, access to light and ventilation and a high-quality visual outlook from residential apartments.
3. To establish a public realm and pedestrian network to enhance liveability and building siting and massing.
4. To encourage a city centre environment that is consistent with the Re-imagining Campbelltown City Centre Master Plan.
5. To be sensitive to the impacts of development on Mawson Park, Glenalvon House and the urban streetscape by encouraging design excellence and development suitable for all weather and seasons.
6. To activate street frontages to create a vibrant mixed use development with a high quality visual outlook.
7. 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.
8. To provide a high degree of articulation that establishes a fine grain frontage at ground/podium level.
9. To reinforce pedestrian comfort at street level, including a sheltered/shaded and attractive pedestrian environment.

Controls

- All development applications for new buildings shall be referred to the Campbelltown Design Excellence Panel prior to lodgement and before detailed design.
- All development proposals shall include public domain spaces which add to the visual and environmental amenity of the site and which are designed to maximise safety and security.
- Any development application for new building works or construction of the plaza shall include details showing the impact of potential or constructed development on 1 Cordeaux Street, Campbelltown (Lot 1 DP 628344) on the plaza area.
- Provide shade trees and establish windbreaks where possible from southerly and westerly winter winds.
- Accent lighting for the proposed building, shall be directed downward on to the building or object and not toward the sky or on to adjacent properties. Details shall be submitted with any development applications for new building works.

- The maximum building width for each individual tower shall not to exceed 40m.
- The street wall height must relate to the human scale. The podium height is to be between 2 and 4 storeys as generally shown in the images below.
- The street wall shall be designed to provide a well-modulated pedestrian experience at street level.
- Towers are to be located and designed to minimise overshadowing impact to open space.



Figure 15.2 – Desirable podium form

15.3.2 Building Separation and setbacks

Objectives

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

Controls

- A zero setback for podiums is to be provided to all street frontages to provide a strong built form and activation along all street frontages.
- The main building entry to Queen Street is to deliver a semi private and public space that creates a highly permeable pedestrian environment cognisant of the existing fine grain character of Queen Street.
- Tower setbacks of 4-6m are required for Queen Street. Tower design elsewhere is to provide for distinction between the tower and podium within the design detailing.
- Setbacks are to enhance amenity in terms of daylight, outlook, view sharing, ventilation, wind mitigation and weather protection.
- Building setbacks must also enhance the quality of the public domain in terms of wind mitigation and daylight access.
- A wind impact assessment report is to be provided with a development application for buildings.

15.3.3 Building heights

Objectives

1. To require a range of building heights that will provide a variety in built form and land use intensity across the development site.
2. To maximise solar access to the public domain, open space and pedestrian areas.
3. To minimise undesirable visual impact, disruption of views, loss of privacy and solar access to adjoining land.
4. To establish an interesting skyline.

Controls

- A range of building heights shall be provided to establish an interesting skyline with a variety of building heights.
- The skyline is to be sympathetic to the topography of the land.
- The building massing and arrangement of the skyline must carefully consider how the development makes a positive contribution to the city skyline.
- Buildings shall be located to maximise views from the city centre to significant heritage features and landscapes.

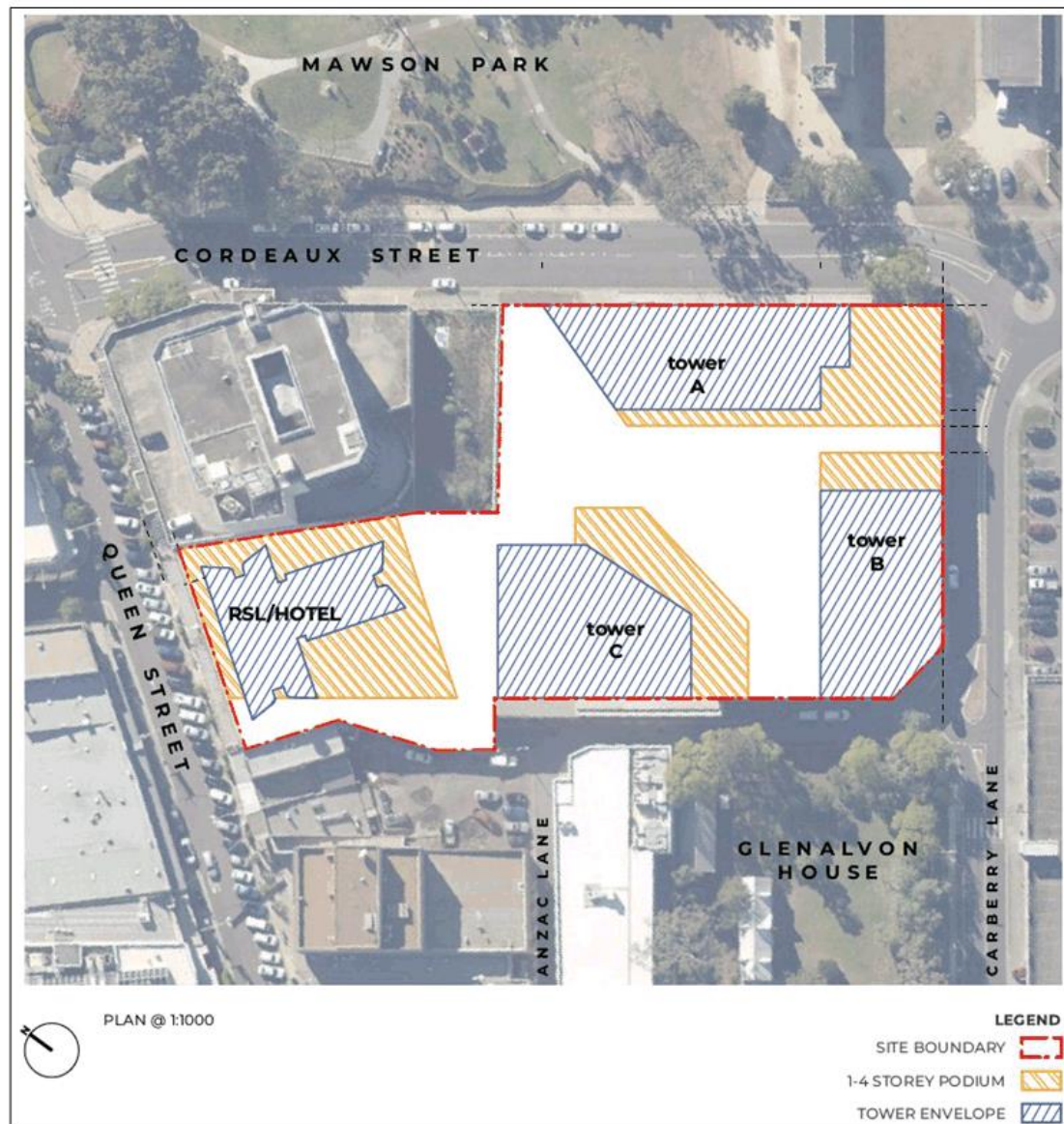


Figure 15.3 – One example of potential podium levels

15.3.4 Heritage Interface

Objectives

1. Provide an appropriate visual relationship with Mawson Park and Glenalvon House as seen from the site north-east and south-east interfaces.
2. Ensure the proposal provides opportunities to celebrate the nearby heritage items and create and enliven linkages between the new development and the historic sites within proximity of the site.

Controls

- Provide a north-south through site pedestrian link that will improve walkable linkages and connections between Mawson Park and Glenalvon House and that will contribute to the experience of visiting heritage items within the CBD.
- Respond to the interface with Mawson Park by providing an active frontage that addresses the Park.
- Respond to the potential interface and the potential to provide an opening at the rear of Glenalvon House by providing activation and opportunities for an alfresco dining precinct along Anzac Lane.
- Introduce architectural design features and changes in materiality to respond to the heritage significance of Mawson Park and Glenalvon House.
- Design buildings to respond to the pedestrian desire lines between Mawson Park and Glenalvon House.
- The interface with Mawson Park is to break down any large areas of built form to articulate the building and create a fine grain appearance to this aspect. Should a single built form front Mawson Park then it must be designed with a variety of materials and architectural styles that provide visual relief to this interface. A large solid homogenous built form to interface Mawson Park is not acceptable.
- Avoid locating "back of house" services and carpark entries in the vicinity of the heritage items to ensure there are minimal impacts.
- Overshadowing of heritage listed gardens/items shall be minimised by careful location and distribution of towers and their heights.

15.3.5 Landscaping and Public Open Space

Objectives

1. To establish a useable area of public open space to cater for the amenity of future residents, workers and visitors.
2. To allow for passive recreation opportunities, catering for a broad range of activities and intergenerational needs.
3. To facilitate community interaction and gathering for local residents, workers and visitors.
4. To provide public open space with good solar access and high standards of amenity.
5. To activate the edge of the public open space to encourage safe and legitimate use of the open space and foster passive surveillance.
6. To ensure sufficient deep soil to enable the growth of large trees within open space and buffer areas/heritage interface.
7. To ensure safety and security of users and residents associated with the usage of the open space.
8. To ensure open space is appropriately landscaped with hard and soft materials, street furniture, trees, planting, and walking paths.
9. To encourage and enable the provision of public art.

Controls

The development site is to include:

- A minimum of 500m² of publicly accessible entertainment plaza space. This site shall include the provision of utility services and street furniture to facilitate the functioning of the plaza. Details shall be provided at the development application stage.
- A pedestrian connection is to be provided from Cordeaux Street through to Anzac Lane.
- A pedestrian connection is to be provided from Queen Street through to Anzac Lane.
- The provisions of the Campbelltown (Sustainable City) Development Control Plan included in Part 2, 2.13 must be addressed in a future development application. These controls relate to the requirements of Crime Prevention Through Environmental Design.
- Development applications shall include details of lighting to spaces to provide safety to pedestrians and embrace the principles of crime safety through environmental design.
- All development applications that provide or interact with the public domain shall include details of public art.



Figure 15.4 – Potential location of through site links

15.3.6 Circulation and access

Objectives

1. To prioritise pedestrian and public amenity throughout the development.
2. Provide convenient, efficient and safe access for vehicles, services (including deliveries and waste), pedestrians and cyclists.
3. To minimise the impact of vehicle accessways from the public domain.
4. 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.

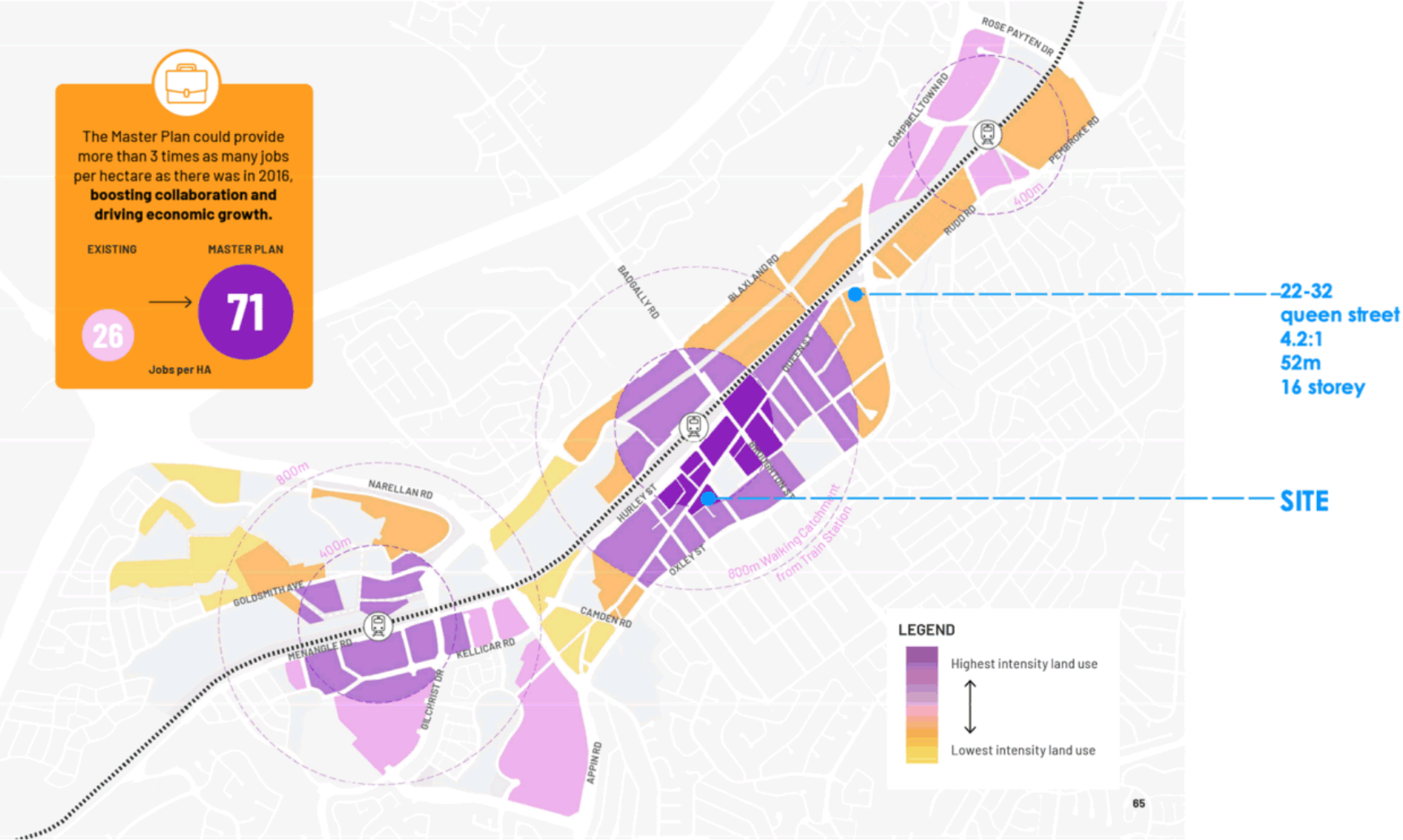
Controls

- Provide a pedestrian connection through the site from Cordeaux Street to Anzac Lane in a form that enables a visual connection between Mawson Park and Glenalvon House.
- Provide a high quality public domain with awnings to create a pedestrian friendly and weather protected environment.
- A basement setback is not required.
- Access to the basement car parking is from Anzac Lane to reduce the impact of vehicle crossings on the public domain.
- All development applications for land uses that have public access shall include details of measures to be incorporated to reduce reliance on private vehicular transport.

70 STRATEGIC POSITIONING

LAND USE INTENSITY

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

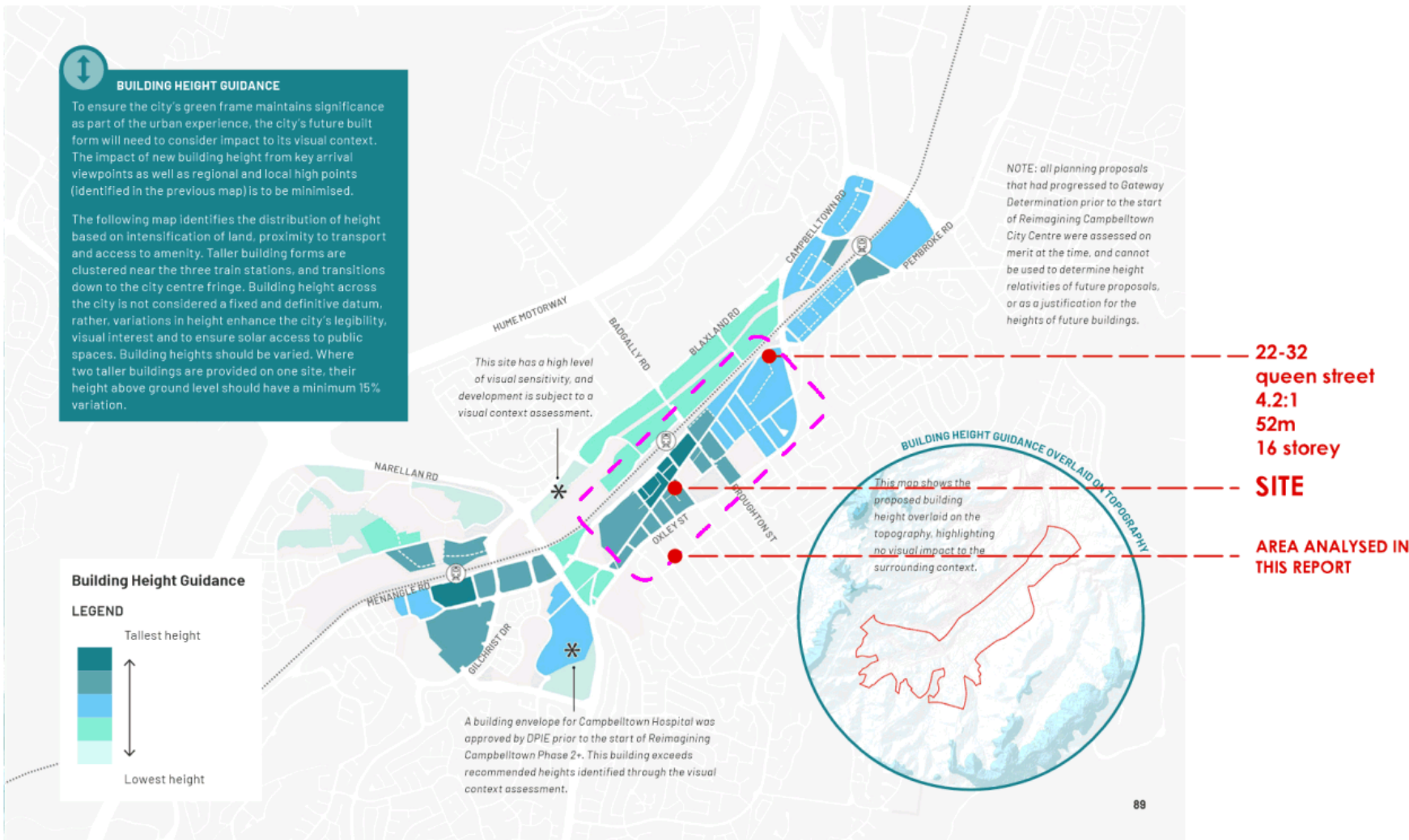


Source: ReimaginingCampbelltownMasterplanEndorsed

71 | STRATEGIC POSITIONING

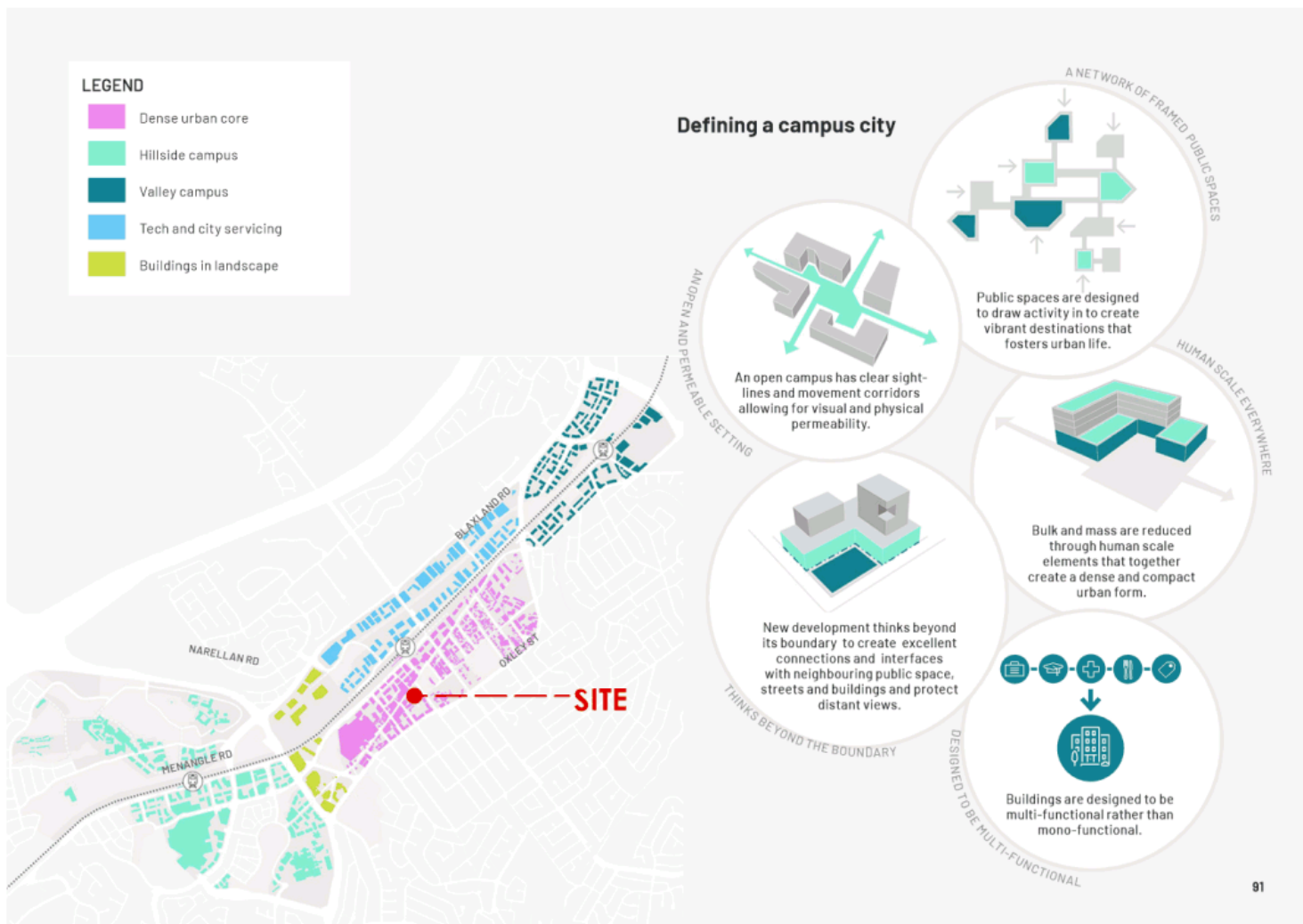
PROPOSED BUILDING HEIGHTS

155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



Source: ReimaginingCampbelltownMasterplanEndorsed

01 STRATEGIC POSITIONING

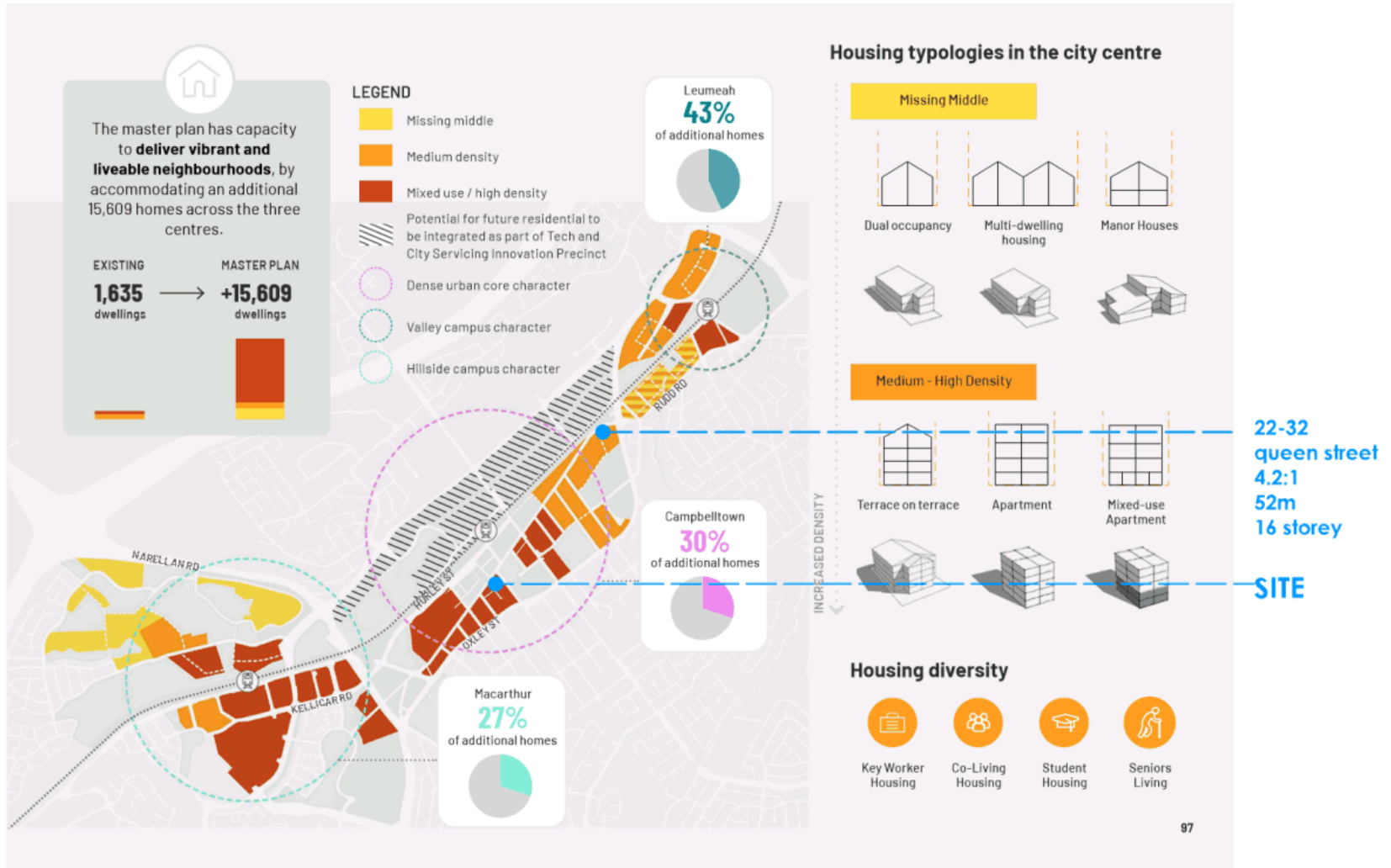


Source: ReimaginingCampbelltownMasterplanEndorsed

73 STRATEGIC POSITIONING

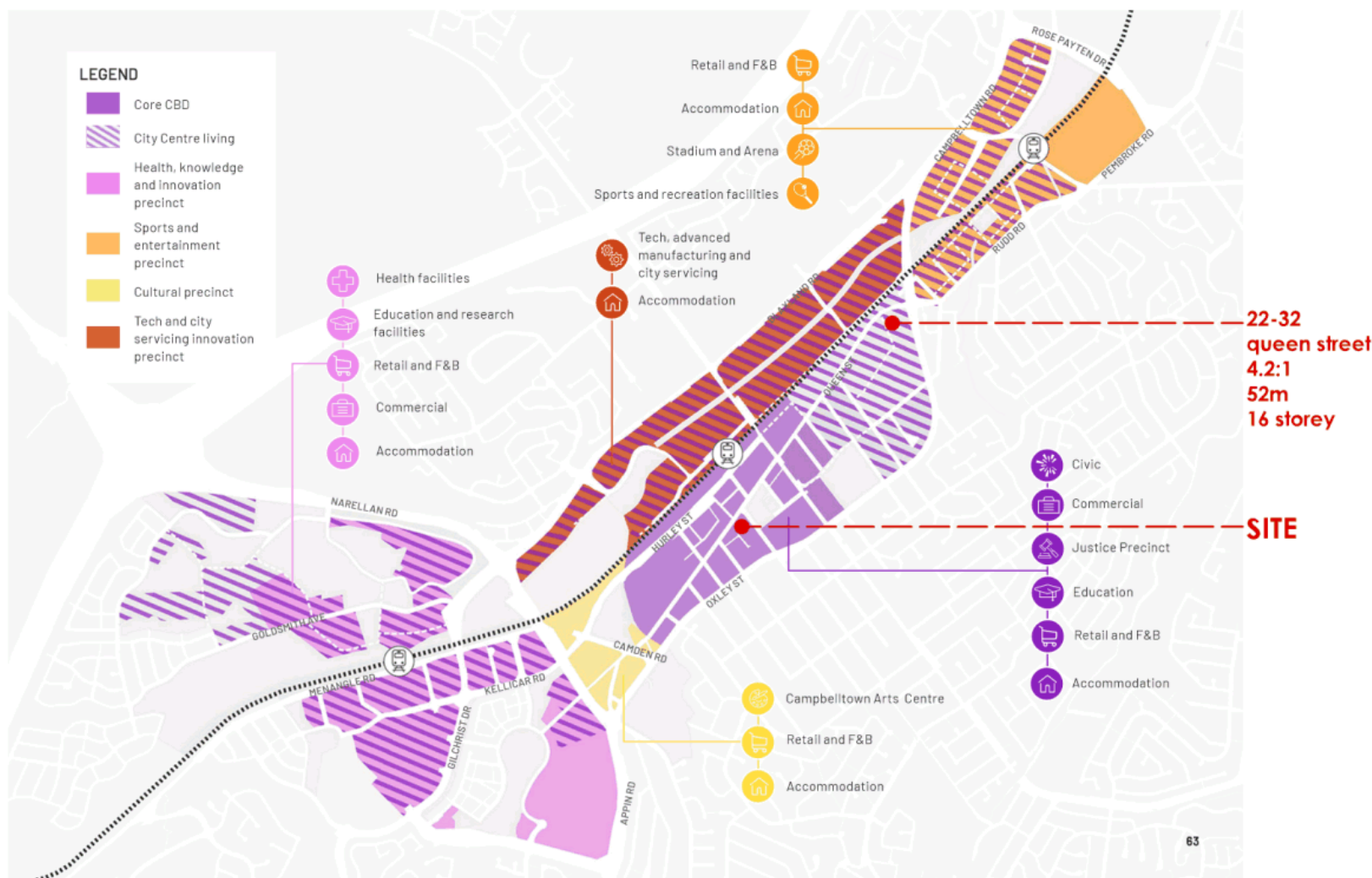
PROPOSED DENSITY

155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



Source: ReimaginingCampbelltownMasterplanEndorsed

01 STRATEGIC POSITIONING



Source: ReimaginingCampbelltownMasterplanEndorsed

01 | STRATEGIC POSITIONING



Source: ReimaginingCampbelltownMasterplanEndorsed

80 | PROPOSAL
HERITAGE ANALYSIS



EXISTING VIEW CORRIDOR TO HERITAGE

NO VIEW CORRIDOR TO HERITAGE DUE TO
NARROW FOOTPATHS
NO LINK TO QUEEN STREET / NO PEDESTRIAN ACCESS / FOOTPATH TO ANZAC LANE
SOLID RSL BUILDING ACCROSS THE SITE WITHOUT ACTIVE FRONTAGE



PROPOSED VIEW CORRIDOR TO HERITAGE

VIEW CORRIDOR TO HERITAGE DUE TO
NEW WIDE FOOTPATHS OPENING VISTAS FROM CARBERRY LANE
LINK TO QUEEN STREET / WIDE FOOTPATH TO ANZAC LANE
NEW LINK ACCROSS THE SITE FROM MAWSON PARK

- EXISTING RSL BUILDING
- PROPOSED COLONNADE / EXTRA WIDE FOOTPATH AREA / THROUGH SITE LINK TO QUEEN STREET
- PROPOSED VIEW CORRIDOR TO HERITAGE

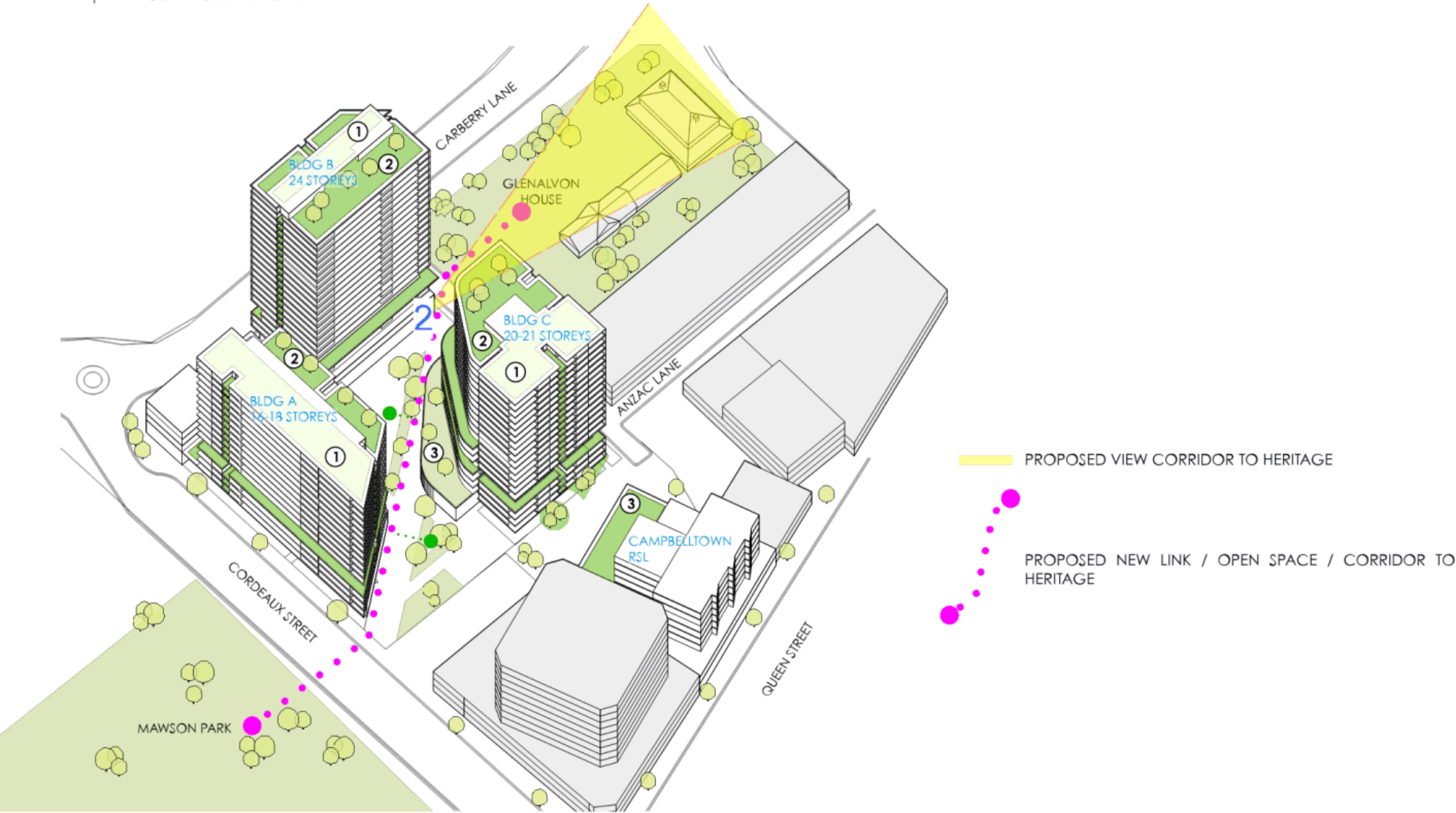


GROUND FLOOR PLAN 1:1000

155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

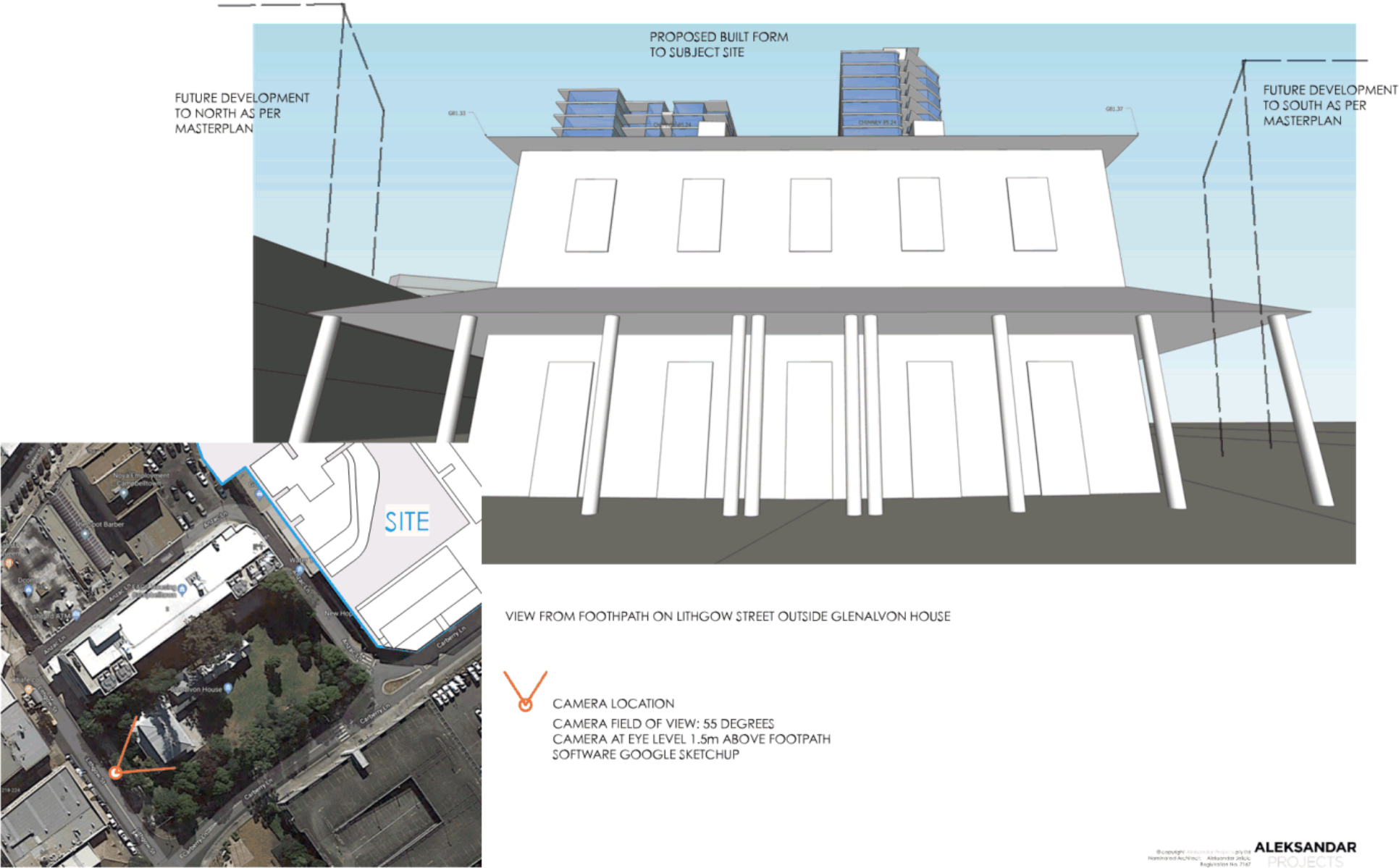
81 | PROPOSAL

MAWSON + GLENALVON LINK



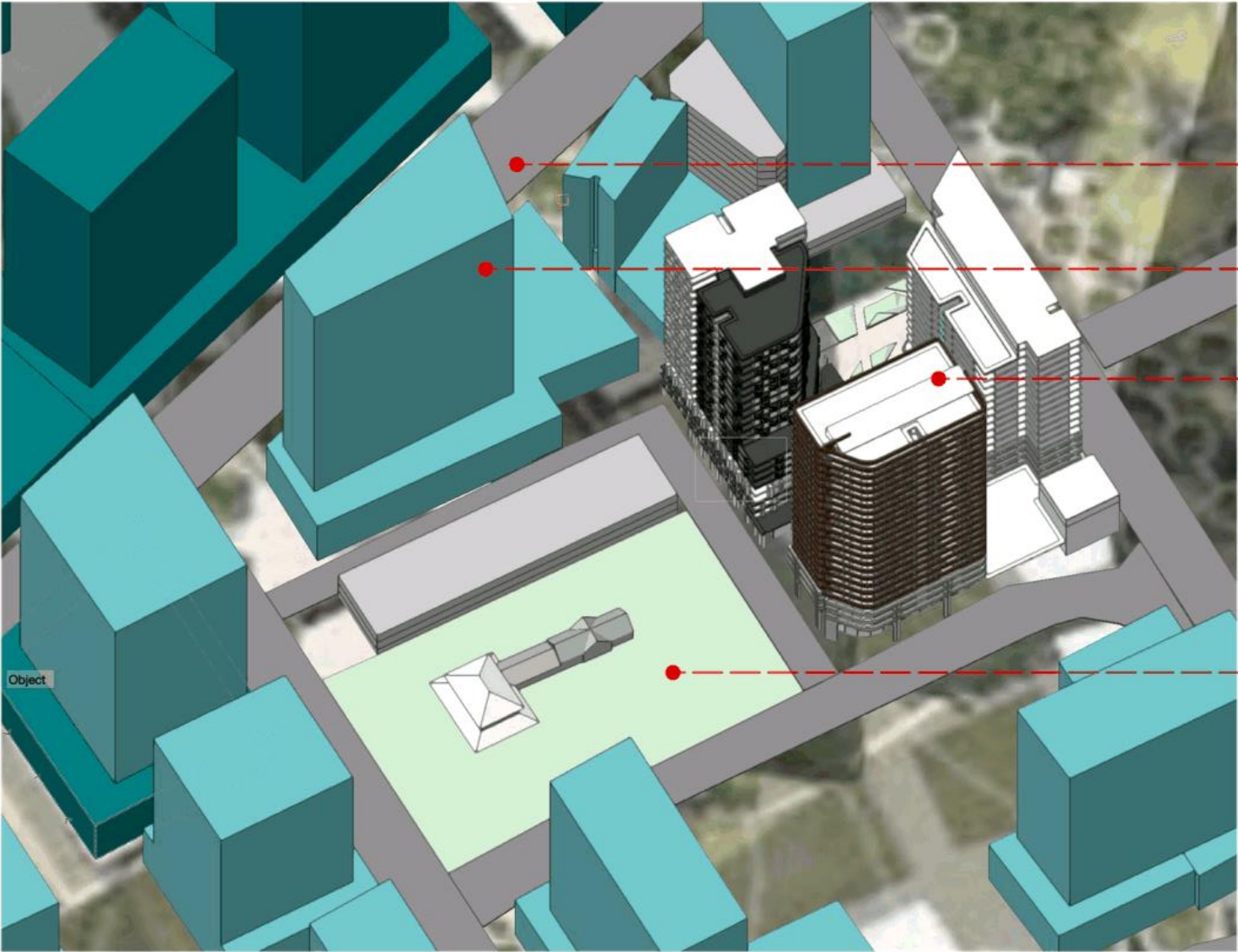
PROPOSAL

VIEW ANALYSIS - GLENALVON HOUSE



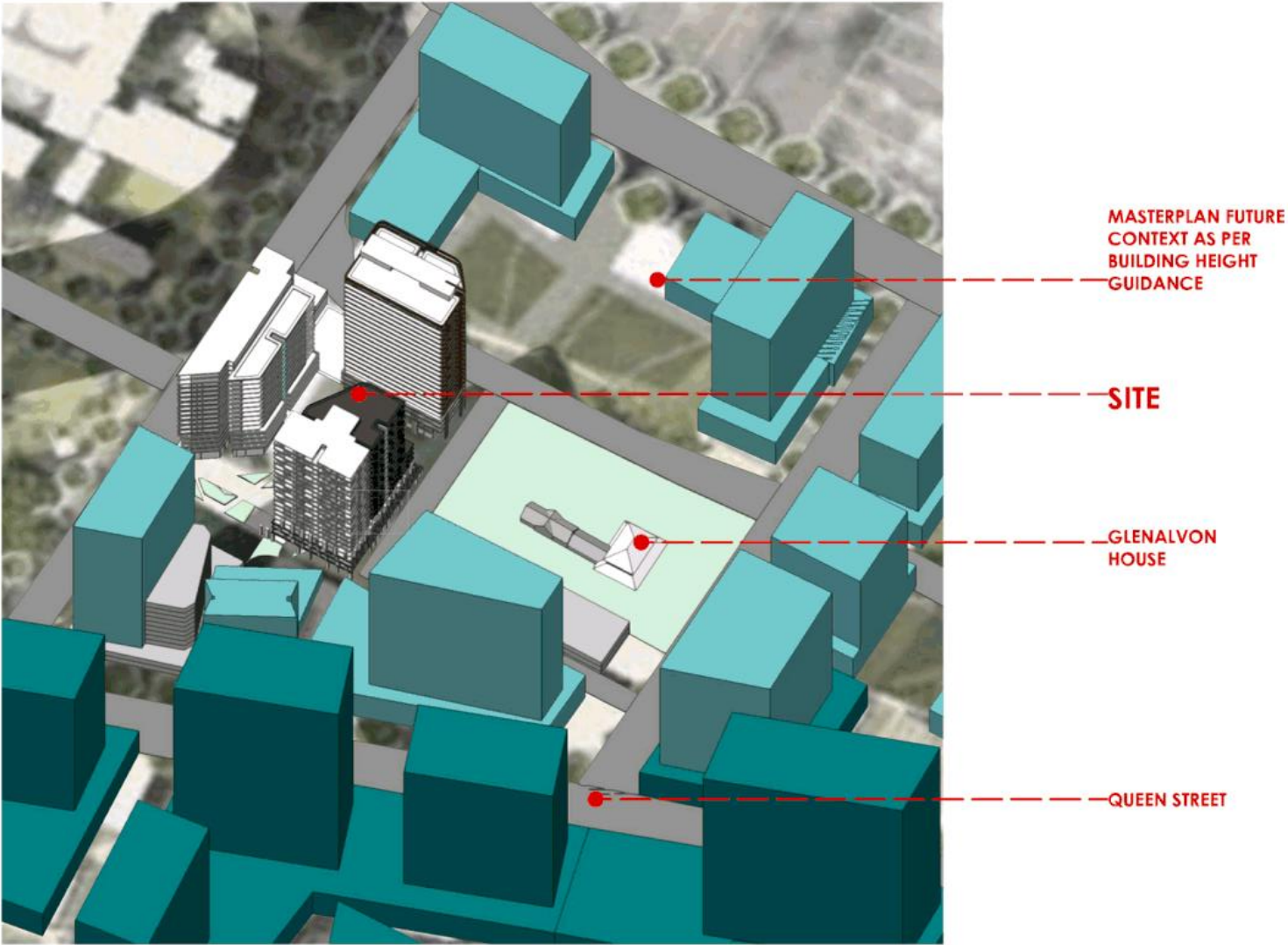
83 | PROPOSAL

MASTERPLAN ANALYSIS - GLENALVON HOUSE



84 | PROPOSAL

MASTERPLAN ANALYSIS - GLENALVON HOUSE



85 | PROPOSAL

MASTERPLAN ANALYSIS - GLENALVON HOUSE

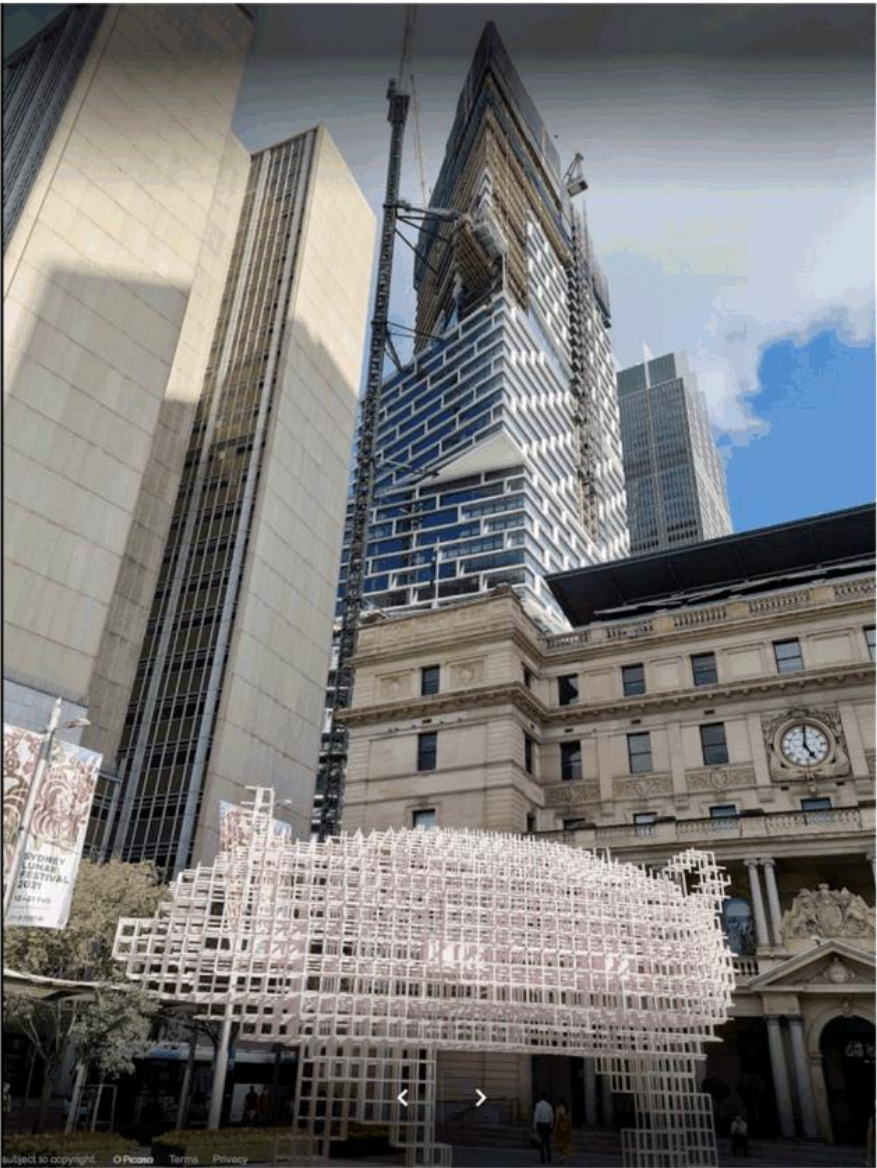


86 | PROPOSAL
HERITAGE INTERFACE PRECEDENT



CUSTOMS HOUSE CONTEXT

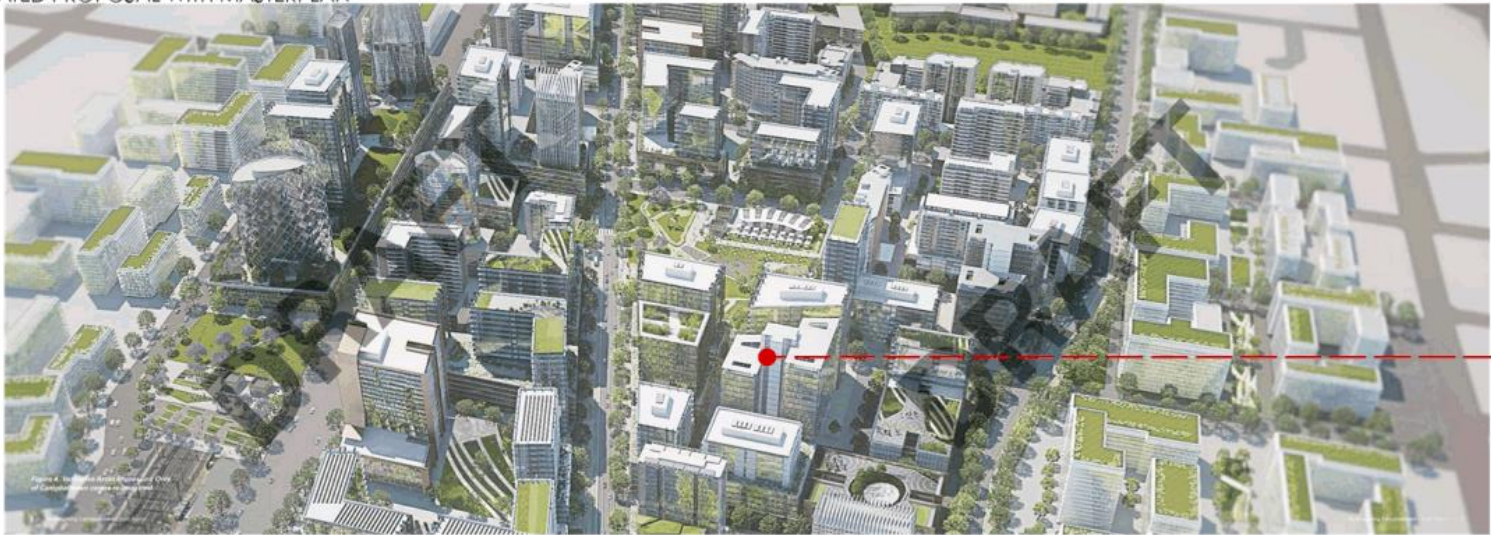
87 | PROPOSAL
HERITAGE INTERFACE PRECEDENT



CUSTOMS HOUSE CONTEXT

90 | STRATEGIC POSITIONING

INTEGRATED PROPOSAL WITH MASTERPLAN



SITE



SITE
PROPOSED
BUILT FORM

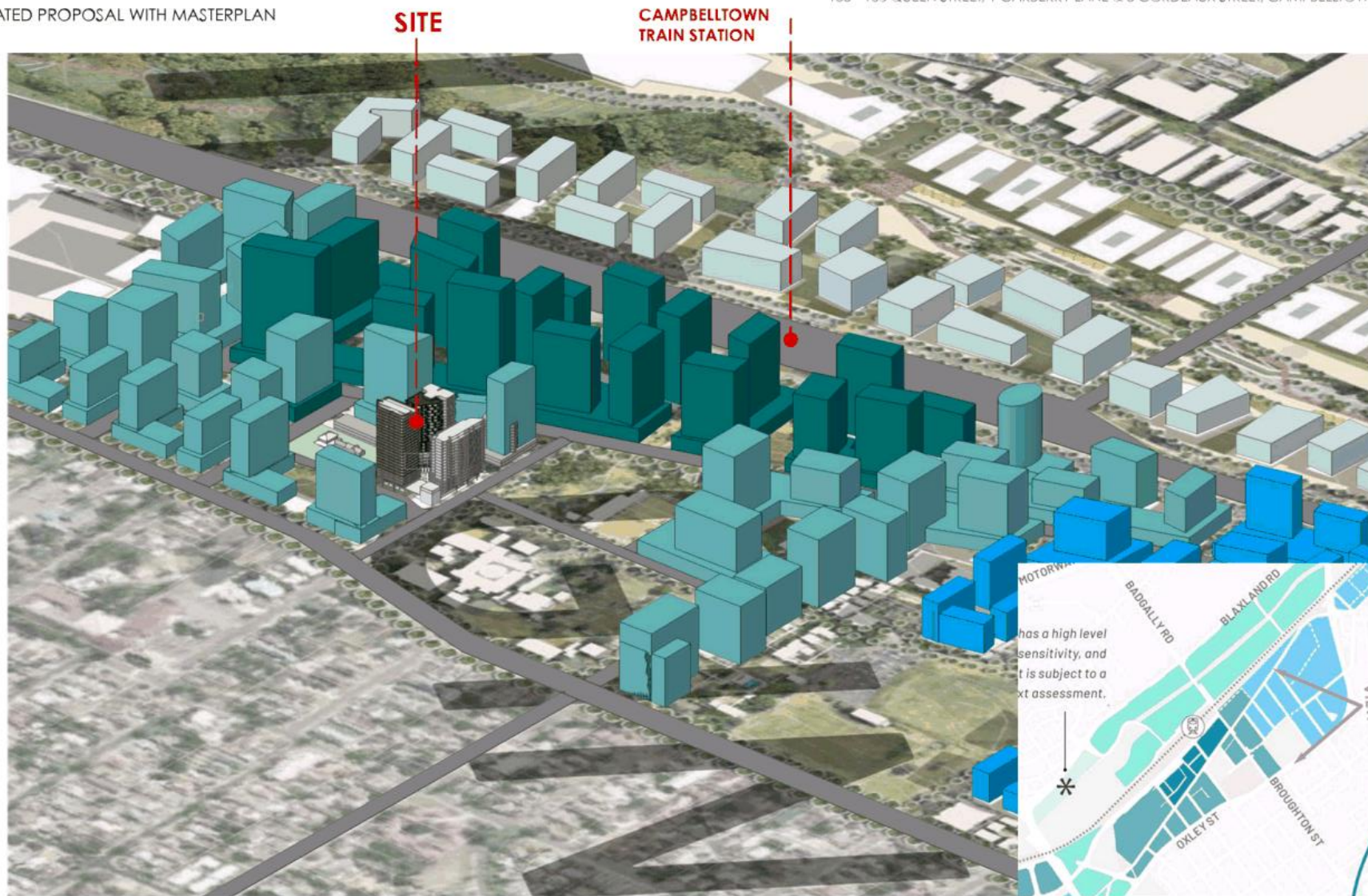
Source: ReimaginingCampbelltownMasterplanEndorsed

PROPOSAL FOR MULTIPLE SMALLER FOOTPRINT + SHORTER BUILDINGS
LARGE OPEN SPACE BETWEEN BUILDINGS
GAPS BETWEEN BUILDINGS
VARIED BUILDING HEIGHTS

91 | STRATEGIC POSITIONING
INTEGRATED PROPOSAL WITH MASTERPLAN



92 | STRATEGIC POSITIONING
INTEGRATED PROPOSAL WITH MASTERPLAN



Source: ReimaginingCampbelltownMasterplanEndorsed

93 | STRATEGIC POSITIONING
INTEGRATED PROPOSAL WITH MASTERPLAN

CAMPBELLTOWN
TRAIN STATION

QUEEN STREET

155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

SITE



Source: ReimaginingCampbelltownMasterplanEndorsed

94 | STRATEGIC POSITIONING

INTEGRATED PROPOSAL WITH MASTERPLAN

URBAN DESIGN REPORT

5

SITE

QUEEN STREET

155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

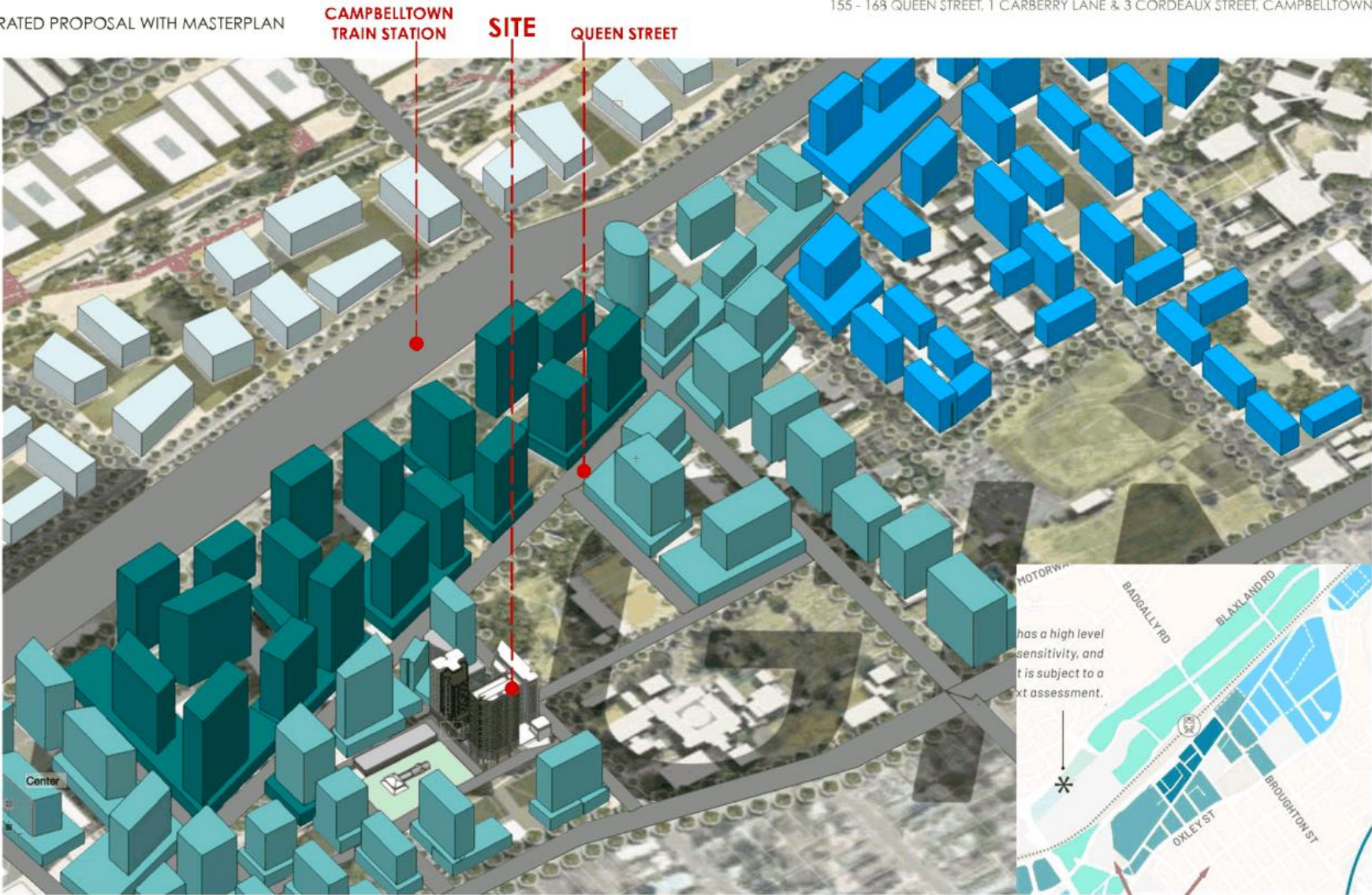


Source: ReimaginingCampbelltownMasterplanEndorsed

155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

95 | STRATEGIC POSITIONING

INTEGRATED PROPOSAL WITH MASTERPLAN



Source: ReimaginingCampbelltownMasterplanEndorsed

95 | STRATEGIC POSITIONING
INTEGRATED PROPOSAL WITH MASTERPLAN

155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

CAMPBELLTOWN
TRAIN STATION

SITE



Source: ReimaginingCampbelltownMasterplanEndorsed

Photomontage - View from Carberry Lane towards subject site



Photomontage – View from Cordeaux Street towards subject site



Photomontage – View from Queen Street towards subject site



Urban Design Branch
Greater Sydney Place Infrastructure

For information

15/07/2021

Review of updated material - Campbelltown RSL

Rev A Update 16/07/2021

Rev B

Next Steps to address issues

1. Develop clear *design principles*, incorporating **heritage design principles**, which respond to the design team's urban design logic for the site, including the justification for height and density. These can be accompanied by conceptual diagrams which explain the principles. These design principles are to be place based and should be informed by (but not limited to) the following:
 - a. The design team's own response to the site and the surrounds based on analysis undertaken.
 - b. CMP for Glenalvon.
<http://heritagensw.intersearch.com.au/heritagenswjspui/handle/1/6635>
 If the CMP is insufficient in terms of detail, an adequate, independent assessment of significance is required by the proponent to inform how the significance of the SHR item is being conserved, and impacts avoided and ameliorated.
 - c. Any requirements by Campbelltown Council.
 - d. Advice to date received by Heritage NSW. This includes due consideration to the SHR item's cultural significance and makes recommendations for ameliorating the impacts of the proposal on "Glenalvon".
 Principles which set the intent for response to the SHL building, public domain, streetscape, skyline, landscape etc as appropriate.
2. Develop minimum three alternative built form options which explore divergent possibilities for the site. Each option is to be supported by:
 - a. Height and FSR testing and analysis - intent and calculations.
 - b. Solar impact testing and analysis - overshadowing diagrams in the urban design study to be updated at an hourly interval between 9am-3pm. These should illustrate the shadow cast for existing condition and all options put forward i.e. for 32m (existing Height of Buildings map in the LEP) from 9am to 3pm, i.e. comparison between what is the current development standard and what is proposed.
 - c. View impact testing and analysis - view impact testing is to be undertaken in a manner incorporating photomontages, with existing view, and proposed view with the building envelope indicated in simple way within the montage. There should be a number of views taken in the surrounding area, in both the current low-scale environment and the transition to a high-density centre; see example of the type of image in the attached pdf. [d---visual-impact-assessment.pdf \(frasersproperty.com.au\)](#)
 - d. ADG testing - compliance with the ADG to be provided.
 - e. Any other testing which is deemed important as identified in Item 1 above.

Urban Design Branch
Greater Sydney Place Infrastructure

For information

15/07/2021

- f. A brief commentary to explain its logic for the distribution of height, response to streetscape, skyline and heritage building. Incorporate bullet points of strengths and weaknesses of each option in relation to meeting the design principles (Item 1 above). If each is presented on a separate page, then provide an overview page which shows the comparison of the options on one page.
3. Assessment of the option to come to a preferred scheme against the design (and heritage design) principles.
4. Options may be discussed with DPIE.
5. Heritage NSW to review submitted, updated materials. The Heritage Council delegate will provide their assessment.
6. The preferred solution to be agreed upon by DPIE and proponent and/or council.

8.4 Outcome of Public Exhibition - The Meadows, Ingleburn Gardens - Planning Proposal and Site Specific Development Control Plan

Reporting Officer

Executive Manager Urban Release and Engagement
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

Officer's Recommendation

1. That Council adopt the Planning Proposal at attachment 1, to rezone Lot 39 DP 280076, Webber Circuit, Bardia from RE2 Private Recreation to R3 Medium Density Residential.
2. That subject to recommendation 1, Council exercise its plan making function, via the General Manager the functions of the Minister for Planning under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*, pursuant to the Instrument of Delegation dated 14 October 2012.
3. That the State agency submission authors be advised of Council's decision.

Executive Summary

- At its Ordinary Meeting of 10 November 2020, Council endorsed the Planning Proposal (PP) for rezoning of Lot 39 DP 280076, Webber Circuit, Bardia from RE2 Private Recreation to R3 Medium Density Residential. A Gateway Determination was subsequently issued by the NSW Department of Planning, Industry and Environment on 28 January 2021.
- At its Ordinary Meeting on 11 May 2021, Council also resolved to exhibit the supporting amendment to the Campbelltown (Sustainable City) Development Control Plan - Volume 2, Part 6 Edmondson Park Smart Growth. In part, the resolution authorised the General Manager to adopt the amendment should there be no submissions. No submissions were received.
- The PP was publicly exhibited from 31 May 2021 to 28 July 2021. Three submissions were received from the State Authorities in relation to the PP which do not object to rezoning of the land.
- It is recommended that Council adopt the PP and proceed to finalise the amendment in accordance with the Instrument of Delegation.

Purpose

The purpose of this report is to provide Council with details of the submissions received from State authorities in response to the public exhibition of the PP for Lot 39 DP 280076, Webber Circuit, Bardia (the land) and to recommend that Council adopt and finalise the amendment.

History

Council resolved at its Ordinary Meeting of 10 November 2020, to seek a Gateway Determination for a PP to rezone Lot 39 DP 280076, Webber Circuit, Bardia from RE2 Private Recreation to R3 Medium Density Residential in a manner consistent with the surrounding area of Ingleburn Gardens. A Gateway Determination was issued by the Department of Planning, Industry and Environment (DPIE) on 28 January 2021 which outlined consultation requirements and authorised Council as the local plan-making authority to exercise the functions under Section 3.36(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

At its Ordinary Meeting of 11 May 2021, Council considered the supporting amendments to the Campbelltown (Sustainable City) Development Control Plan - Volume 2, Part 6 Edmondson Park Smart Growth (draft CSCDCP). Council resolved, in part, to support public exhibition of the draft CSCDCP amendment, and where no submission are received, delegate to the General Manager to finalise the amendment for publication on Council's website.

In accordance with the Gateway Determination, the PP and draft CSCDCP was publicly exhibited from 31 May 2021 to 28 July 2021.

The exhibition was notified on Council's 'Over to You' webpage, and the Department of Planning's 'Planning Portal' in accordance with the Environmental Planning and Assessment (Public Exhibition) Regulation 2020.

Report

During the exhibition period, a total of 3 State agency submissions were received in relation to the PP. There were no public submissions.

1. Agency Submissions

a) Transport for NSW

Transport for NSW (TfNSW) provided the following comments associated with the proposed acoustic barrier:

- The proposed acoustic barrier is the preferred strategy to address acoustic amenity, and should be supported by architectural treatments/acoustic measures to future dwellings.
- The acoustic barrier should be returned at the northern end of the land to mitigate traffic noise.
- The exhibited acoustic report references an outdated sound reduction index. TfNSW recommends applying a noise reduction index that requires a reduction of more than 10dBA.
- Potential traffic growth has not been considered within the acoustic assessment.

- The acoustic noise treatments be reviewed during the detailed design phase and this should meet the Infrastructure State Environmental Planning Policy (Infrastructure SEPP) requirements.
- Mechanical ventilation is recommended where the Infrastructure SEPP requirements are exceeded due to open windows.

Response: The matters raised by TfNSW are capable of being addressed at the development application stage and do not require amendment to the PP or supporting draft CSCDCP.

b) Sydney Water

The land is capable of being serviced and would be required to meet detailed requirements of a section 73 application as a future condition of development consent.

Response: The Section 73 application process is a standard requirement for subdivision work applications, and may be addressed as a future condition of development consent.

c) Jemena Gas:

The subject land is outside of the measure length of the Sydney Primary Main and the High Pressure Pipelines. Therefore, no concern raised.

Response: Advice noted.

2. Statutory Considerations

As part of the Gateway Authorisation, Council was granted delegated authority to request the making of the LEP amendment under Section 3.36(2) of the EP&A Act.

Section 3.34 of the EP&A Act allows the Minister and the Secretary to delegate functions to a Council and/or an officer or employee of a Council. Under Section 3.31(3)(b) of the EP&A Act, the Minister has delegated the plan making powers with respect to the Planning Proposal before the Council.

At its meeting on 20 November 2012, Council resolved to formally accept the plan making delegations and delegate the plan making functions to the General Manager and Director Planning and Environment (now titled Director City Development). Acknowledgement of Council's resolution was received from the then Department of Planning and Infrastructure in January 2013.

The Department's Planning Circular (PS 18-013) in relation to the Delegation of plan making decisions advises that Council's must comply with any conditions of the Gateway determination before exercising the plan making function. This includes obtaining the agreement of the Department's Secretary for any unresolved Section 9.1 Directions. If a condition of Gateway Determination cannot be complied with, Council must not exercise the plan making function and must advise the Department.

As the conditions of the Gateway Determination have been complied with, Council may exercise its planning making delegation to finalise the amendment in accordance with the Gateway Determination.

Conclusion

The Planning Proposal to rezone Lot 39 DP 280076 has been exhibited in accordance with the Gateway Determination issued by the Department Planning, Industry and Environment. Agency submissions raise matters that would be addressed at the development application stage and do not require modification of the Planning Proposal.

All conditions of the Gateway Determination have been complied with, therefore Council may exercise its planning making delegation to finalise the amendment in accordance with the Gateway Determination.

Accordingly, it is recommended that Council adopt the Planning Proposal attached to this report and exercise its plan making delegation to finalise the amendment.

Attachments

1. (Post Exhibition) The Meadows - Exhibition (v.5) - Planning Proposal (contained within this report) [↓](#)



Planning Proposal

The Meadows, Ingleburn Gardens

Proposed amendment of Campbelltown Local Environmental Plan 2015

Definitions and abbreviations

CLEP 2015 means Campbelltown Local Environmental Plan 2015

DCP means Development Control Plan

DPIE means Department of Planning, Industry and Environment

EP&A Act 1979 means *Environmental Planning and Assessment Act 1979*

GSC means Greater Sydney Commission

LGA means local government area

M means metres

PP means Planning Proposal

PPR means Planning Proposal Request

SEPP means State Environmental Planning Policy

SQM means square metres

Introduction/Background

In March 2006, Amendment No. 12 of the Campbelltown (Urban Area) Local Environmental Plan 2002 (2002 CLEP) rezoned 'Ingleburn Garden's Estate' to part 2(c) Residential B Zone and 6(c) Private Open Space Zone. The standard instrument translation of the Ingleburn Gardens Estate into Campbelltown Local Environmental Plan 2015 applied the R3 Medium Density Residential and RE2 Private Recreation zones.

Ingleburn Gardens currently consists of approximately 505 community title residential lots with associated landscaping, 2 community facilities, a childcare centre and associated infrastructure.

The Planning Proposal Request submitted seeks to rezone the RE2 Private Recreation land which was originally intended to be an acoustic buffer for the M31 Motorway to R3 Medium Density.

The Site

The Ingleburn Garden's Estate is approximately 37 hectares and is bounded by the M31 Motorway to the east and Campbelltown Road to the North-West and surrounding suburbs of Edmondson Park, Bardia and Macquarie Links. The subject land is formally known as Lot 39 DP 280076, Webber Circuit, Bardia and forms part of the 'The Meadows' subdivision within the Ingleburn Garden's Estate (Figure 1).

The subject site is approximately 5,600sqm, vacant with no vegetation and located in the south-east portion of 'The Meadows'. The land fronts Webber Circuit with existing residential development and is adjacent to the M31 Motorway.

Proposed Amendment to
Campbelltown Local Environmental
Plan 2015

THE MEADOWS PLANNING PROPOSAL

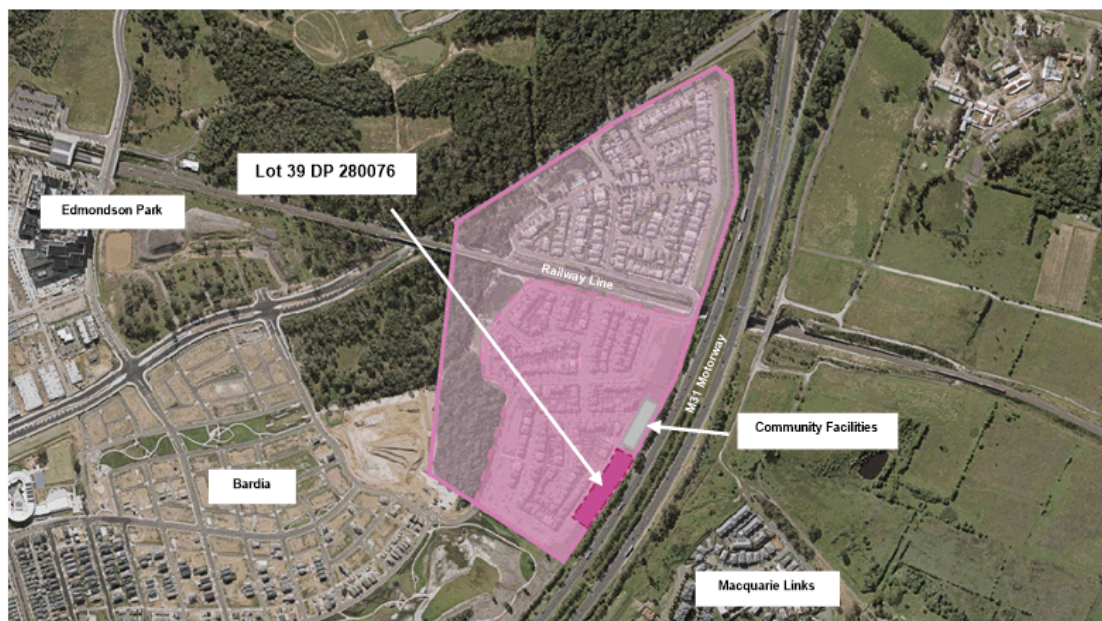


Figure 1 Location Map



Part 1 – Objectives or Intended Outcomes

The Planning Proposal intends to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to facilitate an increase in dwelling yield and resolve otherwise unresolved land within 'The Meadows'.

The Planning Proposal aims to:

- To enable the redevelopment of the subject lot for medium density residential purposes.
- To ensure a development standards are consistent across the Ingleburn Gardens Estate.

Part 2 - Explanation of provisions

The Planning Proposal seeks to amend the CLEP 2015 to:

- Amend the land use zone of Lot 39 from RE2 Private Recreation to R3 Medium Density Residential.
- Introduce a maximum building height of 9m to the R3 Medium Density Residential on the subject land.

Part 3 - Justification

Section A – Need for the Planning Proposal

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

The planning proposal is not a result of any strategic study or report rather, an unresolved residue parcel within the Ingleburn Gardens Estate due to a previous subdivision approval.

The Planning Proposal has advanced further in the following studies and reports:

Table 2		
Specialist Technical Studies	Author	Date
Noise Impact Assessment	Acoustic Logic	11 December 2019
Traffic Impact Assessment	PTC	14 August 2018
Preliminary Site Investigation	Douglas Partners	April 2021

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

Yes, the CLEP 2015 is the principal environmental planning instrument applying to the site therefore, the Planning Proposal represents the best means of achieving the objectives or intended outcomes for the subject site within the Meadows Precinct.

Section B – Relation to Strategic Planning Framework

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

Greater Sydney Region Plan – Metropolis of Three Cities

The Greater Sydney Region Plan (The Plan) has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services. An assessment of the proposal against the relevant Directions and Objectives of the GSRP is provided in Table 3.

The proposal is generally consistent with the Plan particularly as the proposal seeks to ensure that development is aligned with the existing urban zoning of adjoining land, is within close proximity to the Edmondson Park train station and town centre as well as the existing centre of Ingleburn. The proposal also provides housing diversity in the form of attached or dual occupancy development.

Western City District Plan - Connecting Communities

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

**Proposed Amendment to
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The District Plan identifies Ingleburn Gardens Estate as an Urban Area within the Campbelltown Local Government Area (LGA). The CLEP 2015 is the principal environmental planning instrument that applies to the land. The PP is generally consistent with the District Plan particularly as the proposal seeks to ensure that further medium density housing is provided within close proximity to the employment, public transport and open space within the Campbelltown LGA.

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

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

Table 4		
CLEP 2015 Current	Proposed Amendment	Comment
Land Use Zoning Map (attachment 3)		
The subject land is zoned RE2 Private Recreation	The PP seeks to rezone Lot 39 from RE2 Private Recreation land to R3 Medium Density Residential.	<p>The proposed rezoning would facilitate the highest and best use of the land, consistent with adjoining land.</p> <p>The R3 Medium Density Residential zone would support small lot residential housing or dual occupancy development consistent with adjoining land.</p>
Height of Building Map (Attachment 3)		
The site current does not have a height limit due to the existing RE2 Private Recreation zoning.	The PP seeks a height limit of 9m.	The proposed height of buildings limit of 9m is consistent with that applied by CLEP 2015 to the surrounding Ingleburn Garden's Estate.
Minimum Lot Size		
The LEP does not have a minimum lot size for development in an R3 Medium Density Residential zone.	The PP does not propose to change the minimum lot size within the LEP.	<p>The PP does not seek to implement a minimum lot size, consistent with all land zoned R3 Medium Density Residential in CLEP 2015. This is to maintain consistency with the existing development, whereby the Development Control Plan (DCP) addresses minimum lot size.</p> <p>Therefore, the DCP has been amended to cater for residential development on this site.</p>

The objectives and permitted uses of the R3 Medium Density Residential zone under the Campbelltown Local Environmental Plan 2015 are:

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THE MEADOWS PLANNING PROPOSAL

Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a wide range of housing choices in close proximity to commercial centres, transport hubs and routes.
- To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area.
- To minimise overshadowing and ensure a desired level of solar access to all properties.

2 Permitted without consent

Nil

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; **Dual occupancies**; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; **Semi-detached dwellings**; Seniors housing; Shop top housing; Tank-based aquaculture

4 Prohibited

Pond-based aquaculture; any other development not specified in item 2 or 3

The proposed development for attached dual occupancy development would be consistent with the above objectives and permitted uses.

Campbelltown (Sustainable City) Development Control Plan, 2015

Ingleburn Garden's Estate is subject to a site-specific Development Control Plan – Edmondson Park Smart Growth (Part 6 DCP) situated in Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP 2015).

The proposal would be inconsistent with the following sections of the Development Control Plan:

**Proposed Amendment to
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THE MEADOWS PLANNING PROPOSAL

Table 5		
Edmondson Park Smart Growth Part 6 DCP	Required Amendment	Comment
Map 2 – Ingleburn Gardens Masterplan Concept: The current Masterplan is obsolete with the further stages that have been approved.	Update the masterplan to current context.	An updated map would assist with the future development application/assessment process in regards to the acoustic wall and proposed pocket park.
Map 4 – Ingleburn Gardens Masterplan Staging Sequence	Update the masterplan staging sequence.	An updated map would assist with the future development application / assessment process.
Map 5 – Streetscape and Urban Form Plan - Current plan demonstrates a school.	Update the urban form to relate to currently approved DAs.	An updated map would assist with the future development application / assessment process.
Control 2.4 Building Form, D1.3 Walls with windows or other openings are to have a minimum side and rear setback of 1 metre.	<p>It is recommended the current rear setback remain for existing vacant lots, however, the provisions of the DCP should be clarified as follows:</p> <p>A 8m rear setback for lots is required abutting the M31 Motorway subject to acoustic investigations as part of a subdivision application.</p>	<p>The existing rear setback control of the DCP is unclear and inconsistent with the existing approach in adjoining development areas.</p> <p>An appropriate standard that has regard to the proposed building envelopes, acoustic treatment and solar access is required. At a minimum, it is considered that the setback should not be less than the built form requirements of the Low Rise Medium Housing Code.</p>
2.2 Streetscape and Urban Character D2.1 New buildings shall adhere to a minimum front building line of 4.5 metres.	The concept plan indicates front setbacks ranging from 4.5m to 8m.	To ensure the proposal is consistent with the existing streetscape the front setbacks in the DCP should remain. It

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However, projections including, balconies, porches, bay windows and sun control devices are permitted to be setback a minimum of 3.5 metres. A setback of 5.5 metres applies to the face of garage doors or carports. Nil setbacks to rear lanes are acceptable subject to vehicles being able to manoeuvre in the laneway.		would be open for the applicant to propose an alternate outcome as part of a future development application.
<p>Objective</p> <p>Part 2.5 Open Space – P6</p> <p>Lands adjoining the F5 Freeway and zoned 6 (c) Private Open Space, under the provisions of LEP 2002, shall be retained and revegetated with native vegetation incorporating any acoustic barrier and shareway/maintenance access.</p>	<p>Amended Objective:</p> <p>Development adjoining the M31 Motorway and zoned RE2 Private Open Space or R3 Medium Density Residential, under the provisions of LEP 2015, shall incorporate an acoustic barrier and native vegetation screening plan.</p>	<p>This objective should be updated to reflect the proposed change in land use under this PP.</p>
<p>Controls</p> <p>Part 2.5 Open Space – D6.1</p> <p>The Ingleburn Gardens site includes a 50 metre buffer from the M5 Freeway, is to be revegetated with local native vegetation. The 50 metre wide private open space buffer from the M5 Motorway is to be revegetated with local native vegetation. This buffer is also required for acoustic purposes and would be constructed at the cost of the developer prior to the first occupation certificate being issued.</p>	<p>Amended Control:</p> <p>The Ingleburn Gardens site includes an acoustic barrier from the M31 Motorway. The acoustic barrier is to extend from the landscaped mound to the southern extent of the estate.</p> <p>This acoustic barrier would be constructed at the cost of the developer prior to the first subdivision certificate being issued and comprise the following:</p> <ul style="list-style-type: none"> • Easements for maintenance and access • Landscape screening plan; and • Artwork plan 	<p>The amended control provides a mechanism for the sound wall to be constructed prior to the residential development taking place under separate development applications.</p>

**Proposed Amendment to
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	The acoustic barrier is to be entirely contained within private land and maintained by the body corporate.	
N/A	<p>Proposed Pocket Park Control:</p> <p>The pocket park identified by the masterplan is to be included in future subdivision development application of Lot 39 DP 280032. The pocket park is to form part of the Community Title Scheme DP 270983.</p> <p>The pocket park is to include:</p> <ul style="list-style-type: none"> • Functional useable kick about area, • Access to the existing community open space • Seating • Nature play equipment • Accessibility Requirements • Natural tree landscaping and Embellishment <p>Embellishment works are to be completed prior to the registration of land resulting from the subdivision of Lot 39 DP 280076</p>	<p>The Development Control Plan would be used as a mechanism to ensure the appropriate execution of the Pocket Park.</p> <p>This outcome reflects the advice of the Local Planning Panel.</p>

In response to the above matters, Part 6 of CSCDCP 2015 was amended and exhibited with the Planning Proposal in accordance with the Gateway requirement.

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

Local Strategic Planning Statement 2019

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

- provide a 20 year land use vision for the Campbelltown LGA
- outline the characteristics that make our city special
- identify shared values to be enhanced or maintained
- direct how future growth and change will be managed

The LSPS responds to the District and Regional Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the LGA thrives now and remains prosperous in the future, having regard to the local context. The PPR is consistent with the draft LSPS as the proposal has alignment with Council's Community Strategic Plan and the relevant Directions, Objectives and Priorities of the District Plan.

Draft Campbelltown Local Housing Strategy

The Draft Campbelltown Local Housing Strategy (CLHS) primary aim is to examine the housing needs of Campbelltown's current and future residents and puts forward an evidence based approach to managing sustainable housing growth to 2036.

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

The objectives of the CLHS are as follows:

- Meet the housing needs of the future population.
- To support urban containment.
- To provide for housing that meets the needs of all households.
- To encourage the provision of new housing in locations that support the 30 minute city principle.
- To encourage the planning of housing within neighbourhoods.
- Manage the development of Greenfield release areas.
- Facilitate the urban renewal of walkable catchments
- Support housing growth in the Campbelltown CBD
- Plan for incremental growth through infill development which is compatible with the desired neighbourhood character.
- Promote high quality and environmentally sustainable residential environments.

The Planning Proposal is consistent with the Draft CLHS and is reflective of the vision, the proposal is also supports the above objectives.

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Campbelltown Community Strategic Plan – Campbelltown 2027

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

The CSP acknowledges the need to provide for housing diversity and affordability in a structured way, whilst preserving the important natural attributes of the LGA and facilitating its promotion.

The PP is consistent with the CSP and would specifically facilitate delivery of the key outcomes as detailed below.

Table 6	
CSP Outcome	Statement of Consistency
Outcome 1	
A vibrant, liveable city	<ul style="list-style-type: none"> The Proposal provides for greater housing choice and diversity. The proposal seeks to create a solution in regards to acoustic volumes in respect of the M31 Motorway.
Outcome 2	
A respected and protected natural environment	<ul style="list-style-type: none"> The Proposal does not impact the natural environment as the subject land has already been established as a vacant Torrens titled allotment.
Outcome 3	
A thriving, attractive city	<ul style="list-style-type: none"> The Proposal would support the future development of land that is currently vacant in support of the existing community scheme.
Outcome 4	
A successful city	<ul style="list-style-type: none"> The Proposal seeks to increase residential development within the existing Ingleburn Garden's Estate, providing housing choice in close proximity to an existing centre and high frequency public transport.

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

The following State Environmental Planning Policies (SEPPs) are relevant to the PP.

Table 7		
Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SEPP No 1 Development Standards	Yes	Not applicable as CLEP 2015 is a Standard Instrument LEP & incorporates Clause 4.6 - Exceptions to Development Standards, which negates the need for consistency with SEPP 1.

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SEPP No. 19 - Bushland in Urban Areas	Yes	Where relevant, future vegetation removal would need to comply with the provisions of the SEPP and other companion legislation.
SEPP No. 21 - Caravan Parks	N/A	Not Applicable to this PP.
SEPP No. 33 - Hazardous & Offensive Development	N/A	Not Applicable to this PP.
SEPP No. 36 - Manufactured Home Estates	Yes	The provisions of the SEPP are not compromised by the Proposal.
SEPP No. 44 - Koala Habitat Protection	N/A	Repealed
SEPP No. 50 - Canal Estate Development	N/A	Not Applicable to this PP.
SEPP No. 55 - Remediation of Land	N/A	The site is not known to be contaminated nor has contamination been discovered within the existing development in Ingleburn Gardens. As earthworks have already been undertaken to level the site, it is unlikely contamination would be encountered in the future subdivision.
SEPP No. 64 - Advertising & Signage	Yes	Any future advertising/signage would need to comply with the provisions of the SEPP.
SEPP No. 65 - Design Quality of Residential Flat Development	N/A	Not applicable to this PP.
SEPP No. 70 - Affordable Housing (Revised Schemes)	N/A	Not applicable to this PP.
SEPP (Aboriginal Land) 2019	N/A	Not applicable to this PP.
SEPP (Activation Precincts) 2020	N/A	Not applicable to this PP.
SEPP (Affordable Rental Housing) 2009	Yes	The Proposal does not prejudice the application of the SEPP and development of the various forms of affordable housing.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The PP is consistent with the application of the SEPP to residential development.
SEPP (Educational Establishments & Child Care Facilities) 2017	Yes	Any educational establishments would be subject to development approval in accordance with the provisions of the SEPP.
SEPP (Exempt & Complying Development Codes) 2008	Yes	The PP is consistent with the SEPP and the provisions of which would apply to future developments.
SEPP (Housing for Seniors or People with a Disability)	Yes	The PP does not preclude future merit based provisions of housing for seniors and people with a disability.
SEPP (Infrastructure) 2007	Yes	The PPR has an accompanying acoustic report to show compliance with clause 102 of the SEPP. However, any future development in regards to the Infrastructure provision on this site would be required to fulfil the SEPP and clause 102 at Subdivision DA stage as well.

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SEPP (Koala Habitat Protection) 2021	Yes	The provisions of the SEPP are not compromised by the Proposal.
SEPP (Mining, Petroleum Production & Extractive Industries) 2007	N/A	Not applicable to this PP.
SEPP (Miscellaneous Consent Provisions) 2007	Yes	The Proposal does not conflict or hinder the achievement of the SEPP aims.
SEPP (Primary Production and Rural Development) 2019	N/A	Not applicable to this PP.
SEPP (State & Regional Development) 2011	N/A	Not Applicable to this PP.
SEPP (State Significant Precincts) 2005	N/A	Not Applicable to this PP.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not Applicable to this PP.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not Applicable to this PP.
SEPP (Vegetation in Non - Rural Areas) 2017	Yes	The Proposal does not conflict or hinder the achievement of the SEPP aims.
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable to this PP.
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable to this PP.
SREP No.2 Georges River Catchment	N/A	Not applicable to this PP.
SREP No 20 Hawkesbury Nepean River	N/A	Not applicable to this PP.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (S9.1 directions)?

The PP is generally consistent with the Section 9.1 directions issued by the Minister for Planning. A detailed commentary in respect of the relevant Section 9.1 directions is shown below.

Table 8		
Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
1.1 Business and Industrial Zones		
This Direction seeks to encourage employment in suitable locations, protect appropriately zoned business and industrial land and support the viability of identified centres.	N/A	Not applicable to this PP.
1.2 Rural Zones		
This Direction seeks to protect the agricultural production value of rural lands.	N/A	Not applicable to this PP.
1.3 Mining, Petroleum Production		
This Direction seeks to ensure petroleum production and extractive industries are	N/A	Not applicable to this PP.

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not compromised by inappropriate development.		
1.5 Rural Lands		
This Direction seeks to facilitate the protection of rural land and its intrinsic values and contributions to the social, economic and environmental outcomes.	N/A	Not applicable to this PP.
2.1 Environmental Protection Zones		
This direction seeks to ensure that environmentally sensitive areas are not compromised.	N/A	Not applicable to this PP.
2.3 Heritage Conservation		
This Direction seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	N/A	Not applicable to this PP.
2.6 Remediation of Contaminated Land		
This Direction seeks to reduce the risk of harm to human health and the environment through ensuring that contamination and remediation are considered at Planning Proposal stage.	Yes	A Preliminary Site Investigation report from Douglas Partners (April 2021) and does not hinder the Planning Proposal progressing to rezoning.
3.1 Residential Zones		
This Direction seeks to encourage housing diversity, optimise use of infrastructure and minimise the impacts on resource lands.	Yes	The Proposal seeks to provide for enhanced housing diversity that is consistent to the adjoining R3 Medium Density Development within the Ingleburn Gardens Estate. In doing so it would not impact on the existing infrastructure as the rezoning caters for a minor yield increase. (Approximately 70 people)
3.2 Home Occupations		
This Direction seeks to facilitate low impact small businesses in dwelling houses	Yes	The Proposal includes standard provisions to facilitate home occupations.
3.4 Integrating Land Use and Transport		
This Direction seeks to ensure urban structures, building forms, land use locations, development design, subdivision and street layouts achieve movement efficiencies, optimise amenity and safety and contribute to more sustainable community outcomes.	Yes	The Proposal is within an existing road network and is considered appropriate in accessibility. The site also adjoins existing recreational land and is 430m from a future childcare centre.
4.1 Acid Sulphate Soils		
This Direction seeks to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	N/A	The Proposal is within an existing development area and the direction would have been addressed in its initial stages.
4.2 Mine Subsidence and Unstable Land		
This Direction seeks to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	N/A	The site is not identified to be within Mine Subsidence areas.

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4.3 Flood Prone Land		
This Direction seeks to ensure flood hazards are appropriately managed in a development context both on and off the subject land.	N/A	The site is not identified to be flood prone.
4.4 Planning for Bushfire		
This Direction seeks to protect life, property and the environment from bushfire hazards, whilst, encouraging sound management of bushfire prone areas and discouraging incompatible land uses.	N/A	The site is not identified to be bushfire prone.
5.2 Sydney Drinking Water Catchments		
This Directions seeks to protect the water quality in the Sydney drinking water catchment.	Yes	The site does not create adverse impacts on Sydney's drinking water catchment.
6.1 Approvals and Referral Requirements		
This Direction seeks to ensure that the LEP provisions encourage the efficient and appropriate assessment of development.	Yes	The Proposal has been sent to RMS for draft comments in regards to the rezoning. However further referral would be required in regards to the specification with the Acoustic Treatment. (As per Clause 102 of SEPP (Infrastructure)).
6.2 Reserving land for Public Purposes		
This Direction seeks to facilitate the provisions of public services and facilities by reserving the land for public purpose and remove any reservations of land for public purpose where land is no longer required for acquisition.	Yes	As the land is within a Community Titled Subdivision there is no land considered for acquisition. The Private Recreation land in regards to the subject site has no intended use.
6.3 Site Specific Provisions		
This Direction seeks to discourage unnecessarily restrictive site specific planning controls.	Yes	The Proposal pertains to amendments to the 'standard instrument' Campbelltown LEP 2015. No site specific provisions are proposed to be introduced to Campbelltown LEP 2015, via the Proposal.
7.1 Implementation of a "Plan for Growing Sydney"		
This Direction seeks to give legal effect to the planning principles; directions and priorities for sub regions, strategic centres and transport gateways.	Yes	The Proposal is consistent with the 'Greater Sydney Region Plan' which has replaced the 'Plan for Growing Sydney.'
7.2 Implementation of a "Greater Macarthur Land Release Investigation Area"		
This Direction seeks to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Yes	The Proposal is not within the Greater Macarthur Land Release Area.

Section C – Environmental Social or Economic impact

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

The site does not adversely affect any critical habitats or threatened species, populations or ecological communities and habitats.

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

Acoustic

The PPR is supported by a Noise Impact Assessment prepared by Acoustic Logic. The assessment indicates the proposal is capable of compliance with Clause 102 State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) subject to the following:

- External walls composed of concrete or masonry elements.
- Internal skin of external wall is to be acoustically sealed.
- External doors are to be 40mm solid core timber, with appropriate seals.
- Any roofing that includes light penetrations will need to be sealed.

The proponent also proposes the installation of an acoustic wall that would be at least 2 metres above the road level and would result in a sound reduction of between 15-20db. Further details on how each home would achieve the relevant noise mitigations would be provided at the development application stage. Impacts from overshadowing on the potential development would be minor due to the depth of the future lots and orientation of the wall.

The PPR was referred to TfNSW on 2 April 2020 due to the site's proximity to the M31 Motorway, who raised no concern, noting that further consultation would occur post Gateway and development application stage.

As part of the Gateway Determination, Transport for NSW (TfNSW) was consulted prior to exhibition in relation to the proposed acoustic barrier along the M31 Motorway. The referral was sent on 28 April 2021 with a response provided on 21 May 2021 which raised no objection in to the Planning Proposal. TfNSW has provided advice on the proposed acoustic barrier that can be addressed at the development application stage.

In addition to the proponent's proposal, it is considered appropriate that the acoustic barrier include landscaping screening and public artwork elements for visual interest. This outcome is addressed by the supporting DCP amendment.

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Plan 2015****THE MEADOWS PLANNING PROPOSAL****9. How has the planning proposal adequately addressed any social and economic effects?**Recreational Land

The current RE2 Public Recreation was previously intended to support an acoustic buffer by way of a landscape mound. The acoustic buffer was to support a school as identified in the masterplan which did not eventuate. A residential subdivision has been approved and developed which no longer requires the buffer or previously planned landscape mound.

Therefore, the land may now support a residential use with an alternative acoustic treatment.

Social Infrastructure

The subject site has the potential to support additional dwellings within the community titled estate. Whilst the additional dwellings would increase the population, there would be minimal impact upon the existing social infrastructure. It is also proposed in the future that land to the north of the existing community facilities be expanded into a pocket park. This would provide further open space for the community titled estate.

Visual Impact/ Urban Design

Development within close proximity to the M31 Motorway and other Classified Roads are common in Metropolitan Sydney with visual amenity addressed via built form, vegetation screening and sound attenuation measures. Although the site can be viewed from the freeway, it is predominately screened by existing mature vegetation, timber fencing, and topography.

The visual impact of new development in closer proximity would be mitigated by the erection of an acoustic barrier and landscape screening.

The concept subdivision and dwelling plan proposes an attached dual occupancy development that could be lodged as either a development application or complying development certificate pending the final approved lot dimensions.

Traffic Impact Assessment

The Traffic Assessment originally submitted in support of DA3508/2015/DA-SW has been updated to support the applicants PPR.

The initial traffic modelling conducted by PTC demonstrated 212 residential allotments and 60 undeveloped lots. The current Traffic Assessment indicates seven additional inbound trips, 29 additional outbound trips in the AM peak and 27 additional inbound and seven additional outbound trips in the PM peak. This would correspond to a minor reduction of the Level of Service (LoS) for the signalised intersection of Campbelltown Road/Ingleburn Gardens Drive from LOS A to Bin the AM peak. The PM peak would remain LOS A.

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The report concludes that the proposed future subdivision would have a minor impact on Campbelltown Road and Ingleburn Gardens Drive and would not significantly impact the existing intersections. The report does not consider the connection to Campbelltown Road via the New Breeze development (which is yet to open) which would alter this assessment and could be addressed at the subdivision stage.

Section D – State and Commonwealth interests

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

The service infrastructure exists as part of the original subdivision that has occurred within the Meadows Precinct. The existing infrastructure has the capacity to cater for the additional 22 lots that are proposed.

The Campbelltown Local Infrastructure Contributions Plan 2018 also applies to the site and would apply to a future residential subdivision at a rate of \$20,000 per additional residential lot to be expended on the adopted infrastructure list.

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

In accordance with the Gateway Determination, consultation is required with the relevant public authorities/organisations under section 3.34(2)(d) of the Act. Four public authorities were engaged for consultation however, only three provided a submission.

Transport for NSW

Transport for NSW (TfNSW) have provided a response in regards to the Planning Proposal which is not considered an objection. They have indicated the following matters associated with the proposed acoustic barrier:

- The proposed acoustic barrier is the preferred strategy to address acoustic amenity, and should be supported by architectural treatments / acoustic measures to future dwellings.
- The acoustic barrier should be returned at the northern end of the land to mitigate traffic noise.
- The exhibited acoustic report references an outdated sound reduction index. TfNSW recommends applying a noise reduction index that requires a reduction of more than 10dBA.
- Potential traffic growth has not been considered within the acoustic assessment.
- The acoustic noise treatments be reviewed during the detailed design phase and this should meet the Infrastructure SEPP requirements.
- Mechanical ventilation is recommended where the Infrastructure SEPP requirements are exceeded due to open windows.

In response to the submission, the matters raised by TfNSW are capable of being addressed at the development application stage and do not require amendment to the Planning Proposal or supporting draft CSCDCP.

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Sydney Water

Sydney Water do not object to the Planning Proposal and have provided preliminary advice in response to water, recycled water and waste water servicing.

The Section 73 application process is a standard requirement for subdivision work applications, and may be addressed as a future condition of development consent.

Jemena Gas:

Jemena Gas do not object to the Planning Proposal, as the subject site is outside of the Measure Length of the Sydney Primary Main and the High Pressure Pipelines.

Endeavour Energy

No submission was received by Endeavour Energy.

Part 4: Mapping

In seeking to achieve the PP objectives and outcomes the following map amendments are proposed:

Table 9		
Item	Sheet Number	Location
Changes to Zoning Map	1500_COM_LZN_011_020_20170424	Annexure 1
Changes to Height of Buildings Map	1500_COM_HOB_011_020_20170424	Annexure 2

Part 5 - Community Consultation

In accordance with the Gateway Determination, the Planning Proposal including the Development Control Plan and the associated documentation was publicly exhibited from 31 May 2021 to 28 July 2021. No submissions were received from the public in regards to the Planning Proposal and associated Development Control Plan.

Part 6 Project Timeline

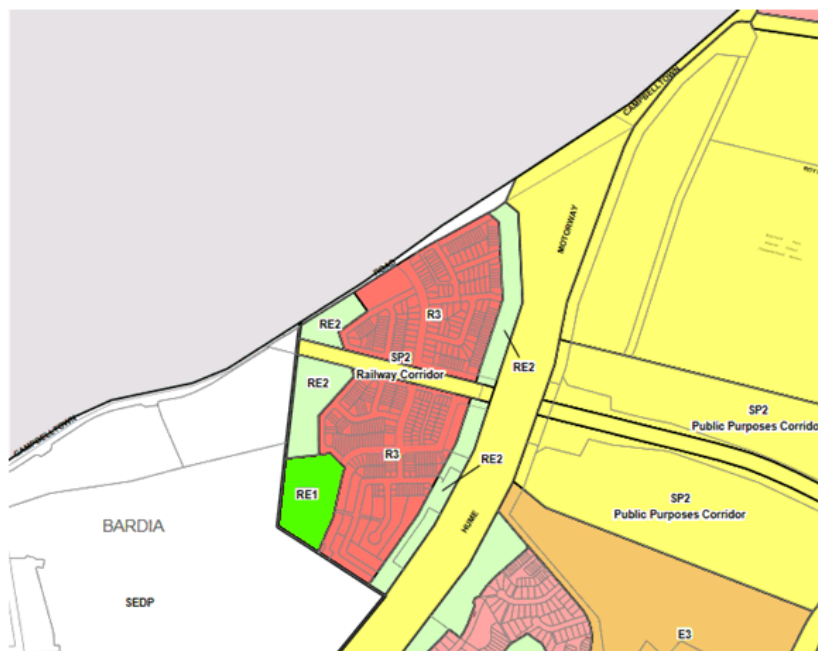
A draft project timeline has been included in the table below.

Table 10		
Milestone	Timeline	Completed
Referral to Local Planning Panel	July 2020	✓
Report to Council	November 2020	✓
Council Endorsement of Planning Proposal	November 2020	✓
Referral for Gateway Determination	November/December 2019	✓
Gateway Determination	February 2020	✓

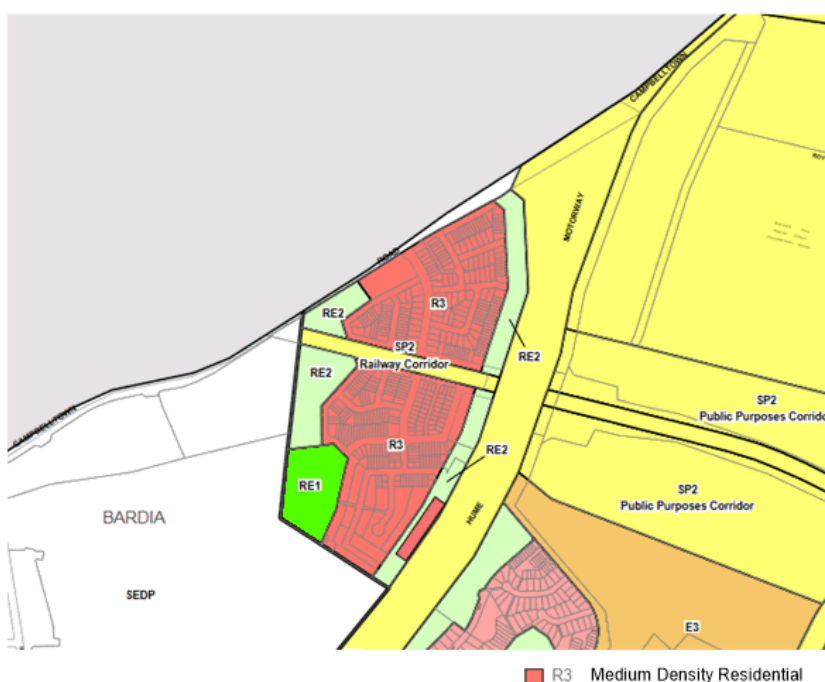
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Completion of additional supporting documentation	April 2021	✓
Public Exhibition	April/May 2021	✓
Consideration of Submissions	June 2021	✓
Finalisation of LEP amendment	July 2021	
Plan amendment made	August 2021	

Annexure 1 Changes to Zoning Map



Existing Zoning Map



Proposed Zoning Map

Annexure 2 – Changes to Height of Buildings Map



Existing Height of Buildings Map



Proposed Height of Buildings Map

■ J 9m

8.5 Ingleburn CBD - Planning Proposal and Development Control Plan

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.3 - Responsibly manage growth and development, with respect for the environment, heritage and character of our city

Officer's Recommendation

1. That the revised Ingleburn CBD Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway determination.
2. That subject to the receipt of a satisfactory Gateway determination, the Planning Proposal be exhibited along with the attached Draft Site Specific Ingleburn CBD Development Control Plan Amendment and supporting studies.
3. That a further report be presented to Council outlining options for a design excellence process for the development of the future car park site for a mixed use building and a public park. This report is to consider the appropriateness of this site for a possible iconic building.
4. That a further report be presented to Council outlining options for developer contributions planning for the Ingleburn CBD.

Purpose

To update Council on the status of the Ingleburn CBD Planning Proposal (the Proposal) and to seek direction to progress the Proposal and accompanying development control plan amendment.

History

The history of this Proposal is summarised below:

Date	Description
May 2004 to October 2014	Council prepared 2 structure plans (2006, 2014) for Ingleburn in consultation with and support from the NSW Department of Planning, Industry and Environment under a number of previous names (DPIE).

Date	Description
October 2014 to July 2015	Structure planning for Ingleburn was placed on hold at the request of DPIE pending the outcome of a corridor strategy for the renewal of the urban railway corridor between Glenfield to Macarthur.
July 2015 to December 2017	The NSW Government released the final Corridor Strategy which included precinct plans for the areas around the Macarthur, Campbelltown, Leumeah, Minto, Ingleburn and Macquarie Fields railway stations.
June 2018	A Proposal for the Ingleburn CBD (the first Proposal) was presented to Councillors.
August 2018	The first Proposal was reported to the Campbelltown Local Planning Panel for advice.
April 2019	After being revised in response to the advice of the Campbelltown Local Planning Panel, the first Proposal was reported to Council. Council supported the first Proposal and resolved to seek a Gateway determination. The first Proposal was forwarded to DPIE for a Gateway determination.
March 2020	A Gateway determination (the first Gateway determination) was issued supporting the first Proposal subject to conditions requiring a number of specialist studies, supporting plans and public exhibition. The first Gateway determination had a 12 month time limit. COVID-19 lockdowns began in the weeks following the issue of the first Gateway determination.
March 2020 to March 2021	Council works towards satisfying the first Gateway determination. Flooding and economic impact issues sufficiently resolved to allow public exhibition and the preparation of later specialist studies and supporting documents. DPIE begins a series of reforms to encourage economic recovery from the effects of COVID-19. One of these changes is to move the Gateway determination later in the planning proposal process.
March 2021	The first Gateway determination expires. Council seeks an extension.
March 2021 to May 2021	Council continues working towards satisfying the first Gateway determination.
June 2021	DPIE advises that the first Gateway determination will not be extended as a result of the recent reforms. Council is encouraged to lodge a fresh planning proposal closer to being ready for exhibition. DPIE makes clear their continued support for the proposed urban renewal of Ingleburn and agrees to provide financial assistance for preparing the required studies. The urban design and public domain study results in changes to the proposal.
August 2021	A revised Proposal is reported to Council.

Report

Introduction

As summarised above, Council has had a long standing position to facilitate urban renewal of the Ingleburn CBD. This report is provided in support of a revised Proposal that is responsive to the latest flood and urban design studies undertaken for the precinct. A draft Development Control Plan is also provided for endorsement for public exhibition.

Urban Design

An urban design and public domain strategy has been prepared to accompany the Proposal. The outcomes of the study are:

- The previously proposed floor space ratio of 2.7:1 has been validated and confirmed as appropriate.
- The urban form of the previously proposed 8 storey height limit has been modelled and shown to be appropriate from urban design, amenity and solar access perspectives.
- The previously proposed maximum building height for residential flat buildings of 26 m has been validated and confirmed as appropriate.
- The previously proposed maximum building height for mixed use buildings has been increased from 26 m to 28 m to ensure the ground floor commercial level can have adequate ceiling heights.
- Setbacks should be variable from 0 m to 10 m to ensure adequate solar access to key public spaces at ground level.
- The qualifying site areas of 2,000 m² for residential flat buildings and 1,200 m² for mixed use buildings (both with a 30 m minimum width) have been validated and confirmed as appropriate.
- The locations of the proposed public open spaces have been validated and confirmed as appropriate from a public domain design and solar access perspective.
- Possible road closures of Oxford and Macquarie Roads to make way for pedestrian malls have been proposed for consideration in future infrastructure planning by Council.
- The existing road network and existing widening reserves on Boots Lane have been confirmed as adequate to accommodate future public domain works without additional widening.

Generally, the outcome of the urban design study has validated the first Proposal endorsed by Council and this revised Proposal is therefore substantially the same except for a small increase to the proposed maximum height for mixed use buildings.

Flooding

The existing flood modelling and investigations has been reviewed and consolidated into a new summary report. This review found that the diversion of flood water around the precinct is the most sensible approach to reduce flood risks in the precinct. This will come at significant cost (circa \$20 million) but is plausible in the long term.

The incorporation of second storey evacuation routes is proposed in the draft DCP to provide additional reduction of risk associated with the short duration flood events in Ingleburn. Restrictions are also proposed to avoid basement car parking on certain higher risk sites.

The delivery of one or both of these proposals would significantly reduce flood risk in the precinct. The diversion works would reduce flood depths and velocity in the precinct while the second storey access would provide connections between isolated islands that form during floods and the surrounding land above the flood level.

Remaining Studies

Additional studies are being procured and prepared for traffic and car parking and social infrastructure. It is proposed to append these studies to the Proposal for Gateway determination and public exhibition.

The studies are to be included with the Proposal to ensure that relevant state government agencies and the community understand the future infrastructure needs of the precinct. These studies are, however, unlikely to result in any significant changes to the Proposal itself or to any of the proposed LEP and DCP provisions. These studies will instead inform the provisions of the development contributions plan as part of the review of that plan that is to follow the finalisation of this Proposal.

The Planning Proposal

The Proposal seeks to amend the maps and text of Campbelltown Local Environmental Plan 2015 (CLEP 2015). The map changes proposed include:

- Rezoning the Ingleburn CBD to a mix of SP2 Infrastructure (Road), B4 Mixed Use, R4 High Density Residential and RE1 Public Recreation.
- Increasing maximum buildings heights for the R4 part of the precinct to 26 m and the B4 zone to 28 m.
- Amending the floor space ratio (FSR) map to provide a ratio of 2.7:1 would apply to the precinct.

The clauses of the CLEP would also be amended. These amendments would:

- Detail the differential floor space ratios in the B4 zone to allocate 60-80 per cent of the FSR for residential development and the balance to commercial development
- Restrict development prior to the making of a new contributions plan
- Provide minimum lot sizes for high rise development to require lot consolidation.
- Require replacement car parking as part of a future mixed use development of Council land at the centre of the precinct to replace parking lost through public domain improvements and new public open space.

The proposed maps and clauses are included in the Proposal attached to this report. The attached Proposal also details the planning assessment of the proposed amendment to the CLEP 2015.

The Development Control Plan Amendment

The proposed DCP amendment would create a range of site specific provisions for the precinct. These provisions are summarised in the table below:

Provision Type	Provision	Assessor Comment
Site Requirements	No isolated allotments	The proposed controls would ensure that the fragmentation of land ownership in the precinct is consolidated without leaving isolated parcels that are incapable of being development to a higher density.
Built Form and Urban Design	Setbacks	The proposed setbacks are derived from the Concept Urban Design and Public Domain Strategy provided as an appendix to the Proposal. The resulting urban form is considered suitable for public exhibition purposes.
Built Form and Urban Design	Pedestrian Linkages	The proposed pedestrian linkages will promote walkability in the Ingleburn CBD and contribute to the broader amenity of the precinct.
Built Form and Urban Design	Awnings are required along front frontages and pedestrian linkages within the B4 Mixed Use Zone	The proposed awning control will maximise pedestrian linkages and amenity and result in a consistent and attractive built form.
Built Form and Urban Design	Continuous second storey public access to facilitate flood access in certain parts of the CBD.	The proposed controls will provide for second storey flood free access for pedestrians during short duration high intensity flood events.
Built Form and Urban Design	Second storey development in the B4 Mixed Use Zone	Controls are proposed to require commercial development on the second storey of high rise buildings in the B4 zone. This will provide for increased employment opportunities and streetscape outcomes.
Built Form and Urban Design	Awning to buildings in the B4 zone	This control will maximise pedestrian connectivity by providing all weather pedestrian linkages.
Car Parking	Adaptable Parking Spaces	Controls are proposed to require that car parking spaces be adaptable so that when future technology reduce demand for parking that floor space can be repurposed.
Public Domain	New pedestrian linkages and the enhancement of existing laneways	These controls will improve pedestrian connectivity by providing additional pedestrian links and improving existing links in the precinct.

Provision Type	Provision	Assessor Comment
Open Space	Communal Open Space for residential flat buildings	Controls are proposed to require communal open space for future high rise development in the precinct. These controls have included discounts for sites close to public open space that have reduced building heights to allow for solar access to those public open space areas.
Flooding	Flood planning controls based on 4 flood planning levels.	A detailed set of flood controls are proposed in response to the particular flood risks present in this location.
Solar Access	Preserving solar access to key public spaces	This control will require 2 hours of solar access to 50% of each area of key public space on the day of the winter solstice.

Iconic Building Sites

The potential for one or more iconic buildings in Ingleburn has not been addressed at this stage.

Further investigation and consultation will be required as part of that planning exercise. It is recommended that this be considered through a separate planning proposal or proposals to allow the current proposal to proceed without delay.

Council's car park adjacent Cambridge Road is to be developed for a mixed use building with additional parking and public open space. This site should be investigated as a possible iconic building site for the following reasons:

- The site is located at the centre of the CBD and will front on to the major area of public open space
- The site is adjacent the key link between Oxford Road and the new major area of public open space
- The site will provide car parking for the precinct and there will opportunity to link that car parking to other buildings to provide flood free access
- The site is optimally located within the road network at a corner with a minor road / laneway
- The site is ideally situated in terms of overshadowing being south of the proposed public open space and one block set back from Oxford Road
- The site is a substantial land holding

There is not presently a sound basis to present a Proposal to provide for an iconic building in this location. It is recommended, however, that Council investigate this opportunity further.

Conclusion

The revised Planning Proposal and draft Development Control Plan is responsive to the latest flood and urban design studies undertaken for the Ingleburn CBD precinct. It is considered that these plans are ready for Gateway determination and public exhibition. The revised Planning Proposal only has minor differences compared to the first Planning Proposal supported by Council.

The Council land to be developed for car parking and public open space may include a suitable site for an iconic building and further investigation of this possibility is recommended.

Attachments

1. Ingleburn CBD – Planning Proposal (contained within this report) [↓](#)
2. Ingleburn CBD Draft DCP (contained within this report) [↓](#)
3. BBBC Creek FRMSP – Ingleburn CBD Summary (contained within this report) [↓](#)
4. Ingleburn CBD Urban Design Study (due to size) (67 pages) (distributed under separate cover)



Ingleburn CBD Planning Proposal

Version: 3.1
Purpose: Gateway Determination
Date: August 2021
File: LAP/LAPAPPL/492483

**Proposed Amendment to
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Background

History

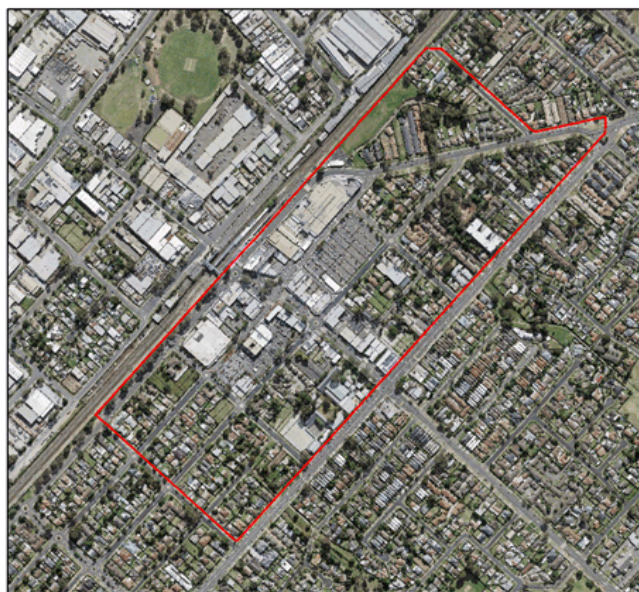
The history of this planning proposal is summarised in Table 1 below:

Date	Description
May 2004 to October 2014	Council prepared a two structure plans (2006, 2014) for Ingleburn in consultation with and support from the NSW Department of Planning, Industry and Environment under a number of previous names (DPIE).
October 2014 to July 2015	Structure planning for Ingleburn was placed on hold at the request of DPIE pending the outcome of a corridor strategy for the renewal of the urban railway corridor between Glenfield to Macarthur.
July 2015 to December 2017	The NSW Government released the final Corridor Strategy which included precinct plans for the areas around the Macarthur, Campbelltown, Leumeah, Minto, Ingleburn and Macquarie Fields railway stations.
June 2018	A planning proposal for the Ingleburn CBD (the first PP) was presented to Councillors.
August 2018	The first PP was reported to the Campbelltown Local Planning Panel.
April 2019	The first PP was reported to Council. The Council supported the proposal resolved to seek a Gateway determination. The proposal was forwarded to DPIE for a Gateway determination.
March 2020	A Gateway determination (the first GD) was issued supporting the first PP subject to conditions requiring a number of specialist studies, supporting plans and public exhibition. The first GD had a 12 month time limit. COVID 19 lockdowns began in the weeks following the issue of the first GD.
March 2020 to March 2021	Council works towards satisfying the first GD. Flooding and economic impact issues sufficiently resolved to allow public exhibition and the preparation of later specialist studies and supporting documents. DPIE begins a series of reforms to encourage economic recovery from the effects of COVID 19. One of these changes is to move the Gateway determination later in the planning proposal process.
March 2021	The first GD expires. Council seeks an extension.
March to May 2021	Council continues working towards satisfying the first GD.
June to July 2021	DPIE advises that the first GD will not be extended as a result of the recent reforms. Council encouraged to lodge a fresh planning proposal closer to being ready for exhibition. DPIE makes clear their continued support for the proposed urban renewal of Ingleburn and agrees to provide financial assistance for preparing the required studies. The urban design and public domain study results in changes to the proposal.
August 2021	This planning proposal is reported to Council.

Table 1: Planning Proposal History Summary

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The precinct is bounded by Cumberland Road to the southeast, Ingleburn Road to the northwest, Suffolk Street to the southwest, James Street to the northeast and is approximately 42 hectares in area. The subject site is shown on Map 1 below.



Aerial Map
Ingleburn CBD
Planning Proposal



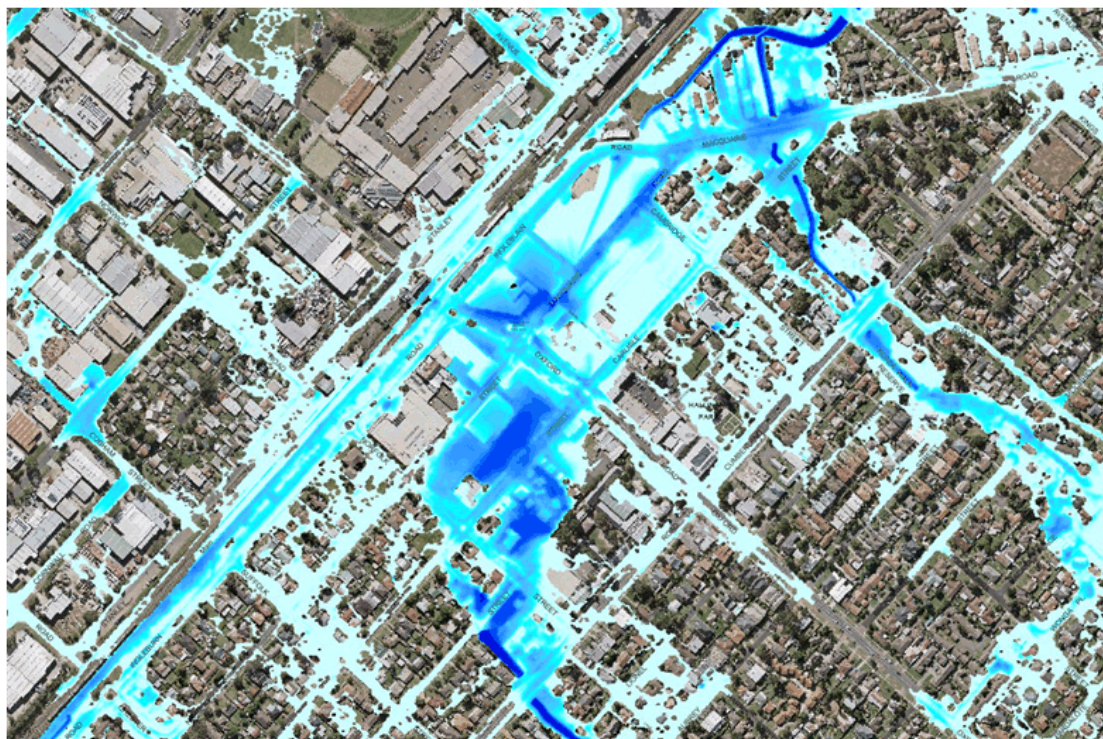
Map 1: Aerial Map

The topography within stage 1 is undulating with a high point in the east of the precinct around Cumberland and Oxford Roads.

The precinct is partially flood affected as shown in Map 2 below. A summary of the relevant flood study and its implications for the precinct is attached as Appendix 1 to this proposal.

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Map 2: Flood Levels Map - 1% AEP Flood Extent

The precinct contains some small dispersed areas of vegetation that are classified as Endangered Ecological Communities under the Biodiversity Conservation Act 2016. These include areas of Cumberland Plain Woodland and River Flat Eucalypt Forest on Coastal Floodplains.

The most recent Campbelltown Council Bushfire Prone Land Map does not identify any bushfire prone land within the precinct.

The precinct is adjacent to the railway station and is currently the primary commercial and retail centre of Ingleburn CBD. The majority of the land surrounding the commercial area comprises of 1-2 storey low rise residential buildings with a small number of medium density developments.

There are limited connections over the rail corridor. The precinct also experiences high demand for commuter and retail car parking within the town centre.

Cumberland Road and Collins Promenade/Harold Street serve as the primary north-south access ways in the precinct, while the Hume Motorway and Campbelltown Road provide the main regional routes for through traffic in the area. East-west access points include Oxford Road and Chester Road, as well as Macquarie Road which is one of the major gateways into the precinct.

Pedestrian and cycling accessibility is greatly restricted by the rail corridor and the lack of dedicated and signalised crossings along Oxford and Cumberland Roads, particularly near the schools and public open spaces.

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There are also a number of local streets with limited street lighting and pedestrian footpaths that further restrict active modes of transport.

There is passive and recreational open space within the precinct. Wood Park and Memorial Oval are the only open spaces in the precinct large enough for sports and other active recreation.

Council is a land owner in the precinct as shown in Map 3. The largest single use of Council's land is at grade parking. This is considered to be an underutilisation of the asset. The other significant land uses on Council's land are public parks, a community facility and library and drainage infrastructure.



Map 3: Council Land Holdings

The Planning Context

The precinct is subject to the Sydney Regional Plan (SRP) and Western City District Plan (WCDP). It is located in the Macarthur to Glenfield Corridor (MGC) and the Ingleburn Precinct Plan (IPP) area. The Campbelltown Local Strategic Planning Statement (CLSPS) is the relevant local planning statement and Campbelltown Local Environmental Plan, 2015, (CLEP) is the relevant local environmental plan. The precinct is also subject to Campbelltown (Sustainable City) Development Control Plan, 2015, and Campbelltown Local Infrastructure Contributions Plan, 2018.

The IPP provides the most recent and detailed State level planning for the precinct. The subject precinct is highlighted in the IPP map in Figure 1 below.

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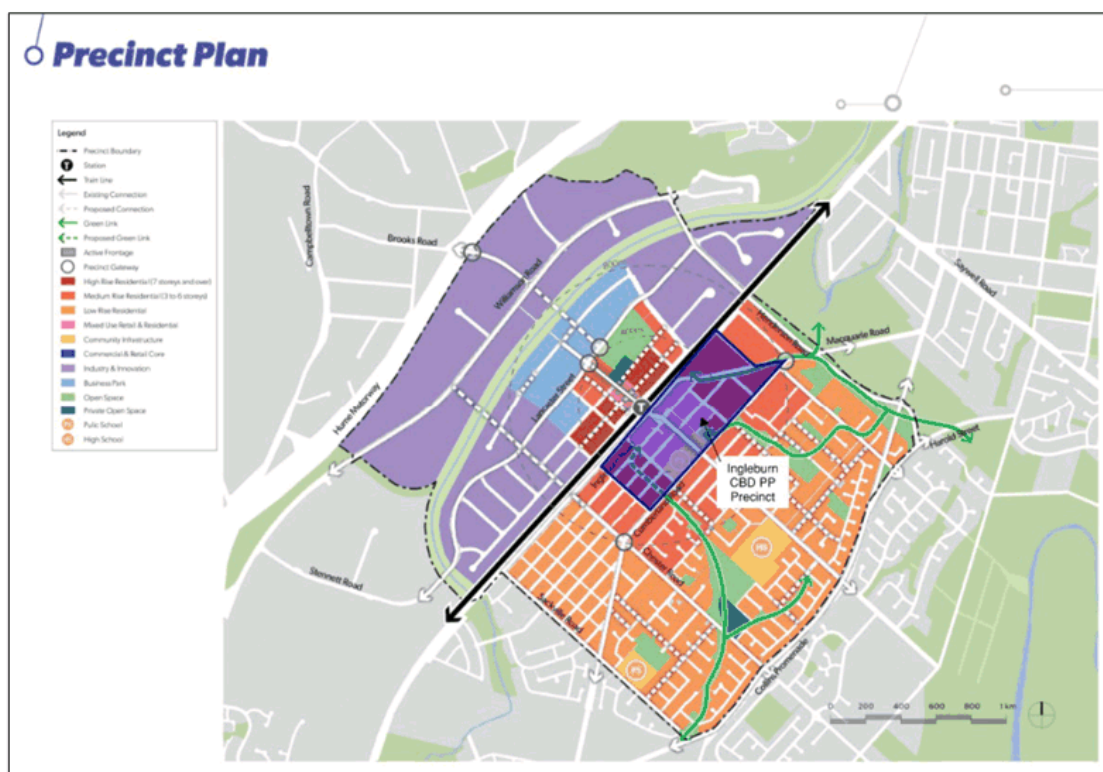


Figure 1: Ingleburn Precinct Plan with Planning Proposal Precinct Marked

The precinct has seven different land zones under CLEP as shown below in Map 4.



Map 4: Campbelltown Local Environmental Plan 2015 Land Use Zones

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1. Objectives or Intended Outcomes

This planning proposal seeks to provide for urban renewal of the Ingleburn town centre by providing for:

- Increased building heights
- Increased density of development
- Improved flood evacuation routes
- Increased public open space
- Improved car park provision
- Improved pedestrian access and mobility

The outcomes for various stakeholders are summarised in Table 2 below.

Stakeholder	Outcomes
Local Residents	<ul style="list-style-type: none"> - Increased housing choice - A stronger Ingleburn centre to provide a wider range of services - Improved built form outcome, amenity and reputation - Improved flood evacuation routes - Increased public open space - Improved car park provision - Improved pedestrian access and mobility
Local Businesses	<ul style="list-style-type: none"> - Increased density of local patrons - Improved car park provision - Improved pedestrian access and mobility
Regional Residents	<ul style="list-style-type: none"> - A stronger Ingleburn centre to provide a wider range of services to those in the surrounding suburbs - Improved car park provision - Improved pedestrian access and mobility
Regional Businesses	<ul style="list-style-type: none"> - A stronger Ingleburn centre to provide supporting services to the Ingleburn industrial precinct which is a regional employer and an exporter at all levels.
Council	<ul style="list-style-type: none"> - Improved utilisation of Council assets to provide services to the community and to fund infrastructure - Improved flood evacuation routes
NSW DPIE & Transport for NSW	<ul style="list-style-type: none"> - Increased housing provision adjacent the railway station in accordance with state level planning for the Macarthur to Glenfield Corridor.

Table 2: Planning Proposal Objectives by Stakeholder

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2. Explanation of Provisions

Amendments are proposed to the Height of Buildings (HOB), Land Use Zones (LZN), Floor Space Ratio (FSR) and the Clause Application (CAP) maps. The existing and proposed maps are detailed at item 4 of this planning proposal.

A number of clause amendments are proposed to achieve the following outcomes in the precinct:

- a. A qualifying site area of 1200sqm for mixed use development and 2000sqm for residential flat buildings
- b. The component of residential development in all high rise mixed used development to be between 60 and 80% of the permissible GFA under the FSR.
- c. That high rise development greater than 5 storeys not be permitted unless a review of the development contributions plan as it applies to the precinct has been completed.
- d. A requirement for the development of the balance of Council's carpark site to provide 600 parking spaces to offset losses from the redevelopment of public infrastructure in the precinct.

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3. Justification

3.1. Need for the Planning Proposal

Q1. Is the planning proposal the result of any strategic study or report?

The planning proposal is a result of the release of the Corridor Strategy. As discussed in previous sections of this planning proposal, in late December 2017 the Department of Planning and Environment announced the release of final plans (after considering the outcomes of public consultation) for each train station precinct within the Campbelltown LGA excluding Glenfield. As a result, Council has been approached by a number of sole developers and owners who sought to lodge individual planning proposals for individual sites to enable higher density developments. Individual proposals would result in fragmented and unpredictable outcomes.

Therefore, Council is leading the rezoning of the Ingleburn CBD Precinct to ensure that the Ingleburn Precinct Plan is appropriately implemented in a holistic manner so that the collective impacts of the increased densities are appropriately considered and addressed. This approach would identify the required upgrade in infrastructure and the mechanisms to fund it.

Flooding is a major issue in Ingleburn, and by leading the planning of the Ingleburn Town Centre, it is anticipated that a funding mechanism can be identified and developed to finance the work needed to mitigate the flooding issue within the town centre.

Planning proposals initiated by Council would be in accordance with Council's policy, provide certainty to the community and the development industry and potentially eliminate planning proposals submitted by individuals for individual sites.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The planning proposal represents the best means of achieving the objectives and intended outcomes for the Ingleburn Town Centre as the current building heights under the CLEP 2015 would not achieve the vision for Ingleburn CBD in conjunction with local and state policies.

3.2. Relation to Strategic Planning Framework

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

The proposal is consistent with the applicable regional and sub-regional strategies as outlined below.

A Metropolis of Three Cities – The Greater Sydney Region Plan

Ingleburn is part of the Western Parkland City under this plan. This city has four vision statements with which the proposal must be consistent.

1. *The Western Sydney City Deal will optimise infrastructure and business investment, employment and liveability outcomes. Collaboration Areas at Liverpool, Greater Penrith and*

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Campbelltown-Macarthur will address complexities and coordinate planning, governance and implementation to support growth.

Campbelltown City Council is a member of the Western Sydney Planning Partnership and a participant in the Western Sydney City Deal. This planning proposal will leverage existing infrastructure available to Ingleburn and provide an enhanced centre in the northern part of the Macarthur to Glenfield Corridor.

2. The city will emerge with the development of new neighbourhoods and centres, and with urban renewal close to existing centres. Place-making will help to design neighbourhoods with fine grain fabric and human scale. This will support healthy lifestyles and connected communities.

Ingleburn is an existing centre and is within the Macarthur to Glenfield Corridor. This corridor is identified for Urban Renewal in the masterplan for the Western Sydney Parkland City. The proposal will result in increased density and improved infrastructure provision in accordance with this vision.

3. The designation of the metropolitan cluster recognises the opportunity to build on the strengths of the three established centres and deliver a 30-minute city. The city will include expansive industrial and urban services lands to the north and east of the Western Sydney Airport. Supported by a freight link, these lands will provide for Greater Sydney's long-term freight and logistics and industrial needs.

The proposal will support the urban renewal of an existing centre along the freight corridor between Sydney and Melbourne/Canberra. It will also leverage the existing industrial land west of the railway line by providing improved access to services in the Ingleburn town centre.

4. Development along the spine of South Creek and its tributaries will re-imagine liveability and sustainability, providing new cool and green neighbourhoods and centres with generous open space in a parkland setting. Increased tree canopy cover will provide shade and shelter for walkable neighbourhoods within easy reach of shops and services. The parkland character will be enhanced by the national parks and rural areas framing the city.

The proposal would enhance the existing Ingleburn centre and provide a walkable town centre with a larger population. Future public domain improvements, including new parks will further enhance the amenity and liability of the centre.

Western City District Plan

The planning proposal is consistent with the objectives and planning priorities for Western City District Plan as demonstrated below:

- Planning Priority W3 – The Planning Proposal supports integrated land uses to provide services that meets the needs of the communities;

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- Planning Priority W6 – The planning proposal supports the creation of great local places with a mix of land uses and provision of well-designed open space; and
- Planning Priority W11 – The planning proposal supports investment and business activity in local centres and the creation of local jobs.

Ingleburn Precinct Plan

The Glenfield to Macarthur Urban Renewal Precincts is a strategy that was released by the State Government for the purposes of revitalisation of existing urban centres through good design, providing jobs, open space and improved movement networks.

As discussed in the introduction of this planning proposal, Ingleburn CBD is one of the identified precincts for revitalisation and future rezoning as part of the Glenfield to Macarthur Urban Renewal Precincts.

The Plan identifies Ingleburn Centre as an Urban Village, with the majority of heights of 7+ storeys and greater in certain areas. This planning proposal is a first stage for the implementation of this plan. This staging has been adopted to encourage logical progression of development centred on the town centre. The proposal is generally consistent with the Ingleburn Precinct Plan. Table 3 below details the relevant directions and outlines how the proposal achieves compliance.

Vision	Relevant Directions	Consistency	Comments
Housing	Provide a variety of housing types within walking distance of the station to cater for all members of the community	Yes	This proposal would facilitate apartment buildings and mixed use development (Shop top housing).
	Provide for increased building heights close to the town centre and station	Yes	The planning proposal includes higher densities around the town centre of 8 storeys.
Jobs	Oxford Road to be strengthened as a prominent retail and commercial centre for surrounding suburbs.	Yes	The proposed higher densities around the centre would strengthen Oxford Road as the main retail centre. As for the surrounding suburbs, Ingleburn is anticipated to become a destination for quality coffee shops and restaurants.
	Reinforce Ingleburn as a major industrial centre for south western Sydney.	Yes	The strengthening of Ingleburn's town centre will support Ingleburn's industrial precinct through enhanced service provision.

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Vision	Relevant Directions	Consistency	Comments
Movement Network	Promote cycling and walking by providing new shared pathways, separated cycleways, footpaths, pedestrian refuges, street tree planting, bicycle storage facilities and lighting Develop a continuous, safe regional commuter and recreational cycle route from Glenfield to Macarthur adjacent to the rail corridor	Not inconsistent	The enhancement of the public domain, including the elements described, is to be provided as part of a developer contributions plan review. This review is proposed to commence once the outcome of this planning proposal is known.
Open Space and Public Domain	Promote Oxford Road as a vibrant, safe, pedestrian friendly street with widened footpaths, street tree planting, inviting public gathering spaces, outdoor dining, attractive street furniture and barrier free access.	Not inconsistent	The enhancement of the public domain, including the elements described, is to be provided as part of a developer contributions plan review. This review is proposed to commence once the outcome of this planning proposal is known.
	Establish a quality open space and public domain network that provides better linkages to and upgrades of existing open spaces.	Yes	The proposal includes additional open spaces above those identified in the precinct plan. Linkages are proposed to be achieved through future infrastructure enhancements and development control plan controls.
Built Form	Maintain the scale and village feel of Ingleburn town centre by restricting buildings fronting Oxford Road to two storeys, with higher storeys set back from the street.	YES	???? The village feeling will be maintained by including development controls for larger setbacks from for the second floor component of the buildings. These controls are proposed to be included in the site specific DCP for Ingleburn Town Centre.
	Enable residential, commercial and mixed use buildings between 4 and 8 storeys close to the station and surrounding the town centre to maximise pedestrian activity and increase trade for local businesses.	Yes	The Planning Proposal provide for heights of 8 storeys within the core area.

Table 3: Assessment of the proposal under the Vision of the Ingleburn Precinct Plan

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In November 2018, the Department of Planning and Environment released a 20 year vision, entitled Greater Macarthur 2040: An interim Plan for the Greater Macarthur Growth Area (the draft Plan 2040) that sets out the strategic planning framework for the Growth Area.

The draft Plan aims to:

- Provide new homes and local centres
- Create local jobs (21,000 jobs are anticipated to be created within the Glenfield to Macarthur urban renewal precincts)
- Facilitate collaborative planning
- Improve transport connections
- Provide open space and parks
- Protect koala habitat

The draft plan sets out six key actions as follows:

1. rezoning of precincts as agreed with Councils
2. finalisation of the Special Infrastructure Contributions Levy
3. preparation of a Cumberland Plain Conservation Plan
4. develop business cases for public transport and road improvements
5. establishing an economic development strategy for the growth area
6. land owners will have the opportunity to bring forward the release and rezoning of land where there is no financial impost on Government.

The draft Plan 2040 reintroduces and emphasises the 'place-based planning' approach to 12 growth precincts including Ingleburn. For Ingleburn the draft Plan aims to:

- Maintain the scale and village feel of Ingleburn town centre by restricting buildings fronting Oxford Road to two storeys, with higher buildings set back from the street.
- Enable higher residential and commercial buildings between four and eight storeys close to the station and surrounding the town centre to maximise pedestrian activity and increase trade for local businesses.

The draft Plan 2040 proposes a height limit for Ingleburn of eight storeys. The proposal is consistent with this plan.

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Q4. Is the Planning Proposal consistent with the Council's local strategy or other local strategic plan?
Campbelltown 2027 Community Strategic Plan

Campbelltown 2027 is Campbelltown City Council's highest level, strategic planning document. It outlines the aspirations of the city's people, and details how Council and other key stakeholders will achieve those goals over the next 10 years.

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

- A vibrant, liveable city;
- A thriving attractive city; and
- A successful city.

The proposed increase in residential densities would provide the opportunity for a revitalised commercial and retail core which will support the growth of a strong local economy.

Relevant to Ingleburn Town Centre is Strategy No 4.6 (Plan and invest in the revitalisation of Campbelltown-Macarthur CBD, Ingleburn and other town centres), which is identified as one of the main actions needed to achieve a successful city.

Campbelltown Local Strategic Planning Statement, 2020

The Campbelltown Local Strategic Planning Statement 2020 (CLSPS) provides 16 planning priorities and 306 actions. These are considered in Tables 4 and 5 below.

Planning Priority	Assessment Comment
Creating a great place to live, work, play and visit	The urban renewal of Ingleburn will contribute to improve the quality of the centre for residents, workers and visitors.
Creating high quality, diverse housing	The proposal will increase the diversity of housing available in Ingleburn and provide additional dwelling opportunities in and adjacent the centre of town.
Embracing our heritage and cultural identity	Oxford Street has a number of heritage items within and fronting it. The reinforcement of this street as the heart of Ingleburn is consistent with this priority.
Celebrating the arts and culture	The proposal is not inconsistent with this priority.
Embracing our unique landscape setting	The concentration of housing within an existing centre is consistent with this priority.
Respecting and protecting our natural assets	No adverse impacts are anticipated to result on any natural assets as a result of this proposal.
Managing our use of finite resources	The land to which this proposal relates is a valuable resource with access to services and the rail station. Increasing density in this location is consistent with this priority.

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Planning Priority	Assessment Comment
Adapting to climate change and building resilience	The proposal is not inconsistent with this priority.
Building an internationally recognised local economy	The proposal will enhance Ingleburn CBD as an economic centre and will facilitate improved servicing of the nearby industrial precinct.
Creating strong and vibrant centres	The proposal will strengthen the Ingleburn centre by increasing density and population in the vicinity.
Striving for increased local employment	The proposal will result in additional commercial floor space and dwelling opportunities in a strategic location. It will also facilitate improved servicing of the nearby industrial precinct.
Creating a smart, connected, productive city	The proposal is not inconsistent with this priority.
Connecting our city via strategic links	The proposal is not inconsistent with this priority.
Ensuring infrastructure aligns with growth	A clause is proposed to ensure infrastructure contributions are resolved once the detail of the planning proposal is finalised and before intensified development can proceed.
Strengthening relationships with key stakeholders	Stakeholders have been consulted in the preparation of the proposal and public exhibition is proposed prior to any plan amendment being made.
Involving our community	

Table 4: Campbelltown Local Strategic Planning Statement Planning Priorities

Action	Assessment Comment
1.1 Review the development controls in the Sustainable City DCP to ensure the plan promotes optimum amenity, aesthetics, public domain and public open space outcomes.	Not Applicable
1.2 Work with relevant NSW Government agencies to provide social infrastructure in a timely manner to meet the diverse and changing needs of the Campbelltown communities.	Consultation with relevant NSW Government agencies is proposed as part of the planning proposal as is the preparation of a social infrastructure.
1.3 Collaborate with the NSW Department of Education (through our existing MoU) to identify opportunities for local school infrastructure to be shared or jointly used for community uses.	Not Applicable
1.4 Complete and implement the Glenfield Public Domain Plan.	Not Applicable
1.5 Consider healthy urban design outcomes and the Aboriginal Interpretation Strategy when developing future public domain plans.	Healthy urban design outcomes are considered in the Urban Design and Public Domain Strategy for the proposal. Consultation with the Aboriginal community in accordance with the Aboriginal Interpretation Strategy will be undertaken at the public exhibition stage.
1.6 Continue planning and promotion of a night time economy.	The proposal will support the activation of the Ingleburn CBD and support night time economy.

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Action	Assessment Comment
1.7 Lead the development and operation of the Sports and Health Centre of Excellence.	Not Applicable
1.8 Capitalise on the establishment of an A League team based in Campbelltown to plan and develop a sports and entertainment precinct in Leumeah.	Not Applicable
1.9 Proactively pursue major sporting events such as the Pacific Test Invitational and explore other options to encourage and support sports of interest to our communities.	Not Applicable
1.10 Investigate the provision for an under 12 year old skate/urban park facility	This proposal would not provide opportunities for such a facility if Ingleburn were otherwise a preferable location for it.
1.11 Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network.
1.12 Implement Council's adopted social infrastructure strategies, ensuring the planning for greenfield and infill development areas considers the locational imperatives for these facilities and explores opportunities for co-location and joint use.	The proposal provides ample RE1 zoned land to ensure the achievability of this action.
1.13 Work with Government to secure the inclusion of social infrastructure within State Government voluntary planning agreements within greenfield developments and urban renewal projects.	Consultation with the NSW Department of Planning, Industry and Environment is proposed as part of the process for this proposal.
1.14 Liaise with State Government agencies and collaborate to deliver timely and appropriate infrastructure and services integrated into land use planning to support the demands of our existing communities and anticipated population growth.	Not applicable.
1.15 Work with Government to investigate the inclusion of social infrastructure onto the State Government's Development Contributions (section 7.11) Essentials Infrastructure List.	Not applicable.
1.16 Maximise urban shade by protecting existing trees, ensuring new developments incorporate appropriate landscaping, and by increasing planting in open space areas and streetscapes.	Landscaping would be required in accordance with State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and proposed DCP provisions. The conversion of part of the existing at grade car park to public open space will also facilitate this outcome.
1.17 Ensure open space is well connected via pedestrian and cycle links.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network.

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Action	Assessment Comment
1.18 Review landscaping standards to ensure they align with the creation of high amenity, liveable places.	Not Applicable.
1.19 Continue to seek social infrastructure solutions that enhance liveability for Campbelltown and its residents.	The provision of additional public open space is consistent with this action.
1.20 Deliver the Reimagining Campbelltown City Centre master plan and associated economic development and infrastructure planning to create transformational city shaping opportunities.	Not Applicable.
1.21 Actively promote and enable appropriate development of the Campbelltown Health and Education Precinct to respond to local and broader health needs and to provide educational and employment opportunities.	Not Applicable.
1.22 Investigate opportunities to deliver an integrated active transport plan and network (for cyclists and pedestrians) that links important destinations with transport infrastructure between urban development, the open space network and with adjoining areas.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network.
1.23 Deliver on activities outlined in Council's adopted infrastructure strategies to improve community access to key service centres, recreation and employment nodes.	Not Applicable.
1.24 Work in partnership with Government to enable urban growth supported by infrastructure with a focus on connectivity through sustainable land use integrated with transport planning, and transit-orientated development.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network and railway station.
1.25 Support the health and wellbeing of the community through master planning (including that of key public spaces) and encouraging healthy urban design outcomes, particularly for children, seniors, and people with a disability.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network. Lift accessible public car parking, additional open space and public domain improvements are all improvements that will accompany this proposal consistent with this action.
1.26 Provide access to creative opportunities through Campbelltown Arts Centre via development of a Cultural Plan and the reshaping of the public domain to facilitate artistic endeavours and cultural pursuits.	Not Applicable.
1.27 Investigate, promote and support access to creative opportunities and expression through public art and creative and cultural industries and artistic endeavours.	Not Applicable.

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Ingleburn CBD Planning Proposal

Action	Assessment Comment
1.28 Establish and maintain partnerships with major sporting and entertainment organisations to deliver opportunities and events.	Not Applicable.
1.29 Promote Campbelltown Sports Stadium as a key sporting venue and the venue of choice for major events for the Macarthur Area and outer south western Sydney.	Not Applicable.
1.30 Support the recreational needs of residents by implementing the Sport and Recreation Strategy, and partnering with the NSW Office of Sport to plan for district wide facilities.	Not Applicable.
1.31 Plan and partner with peak organisations for the delivery of additional indoor sport facilities and outdoor sporting fields to meet community needs.	Not Applicable.
1.32 Support the provision of appropriate levels of child care facilities available in the LGA to meet population growth.	The proposal would provide for two storeys of commercial (including childcare) development throughout the B4 zone at the Ingleburn centre.
1.33 Continue to actively participate in the City Deal Health Alliance and drive regional collaboration to improve health outcomes and healthy environments across the Western Parkland City.	Not Applicable.
1.34 Continue to actively participate in the City Deal Education Partnership as the local government lead to ensure effective and innovative education solutions and partnerships for the Western Parkland City.	Not Applicable.
1.35 Identify locations for the preparation of local character statements.	This exercise would be appropriate for Ingleburn following the completion of the planning proposal process when future development yield and heights are known.
2.1 Develop a comprehensive Local Housing Strategy for the Campbelltown LGA that identifies and prioritises the areas for growth having regard to housing demand, growth trends, and the existing and likely future housing stock.	Not Applicable.
2.2 Use the Local Housing Strategy to provide the evidence base for Campbelltown City's 10 and 20 year housing targets and dwelling mix, and to determine infrastructure capacity constraints and potential sequencing of housing delivery across the Campbelltown LGA.	Not Applicable.
2.3 Determine principles for a Local Affordable Housing Strategy considering need, current supply, and other shortfalls in various housing types and tenures and, if relevant in Council's housing strategy, preferred locations where new affordable housing initiatives will be encouraged.	Not Applicable.

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Action	Assessment Comment
2.4 Support the NSW Government in the implementation of the State Infrastructure Contributions Levies for the planned precincts.	Not Applicable.
2.5 Contain urban development to existing urban areas and within identified growth and urban investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area.	The proposal would concentrate urban development in the existing Ingleburn centre in accordance with this action.
2.6 Continue to work with the NSW Land and Housing Corporation to support the renewal of social housing within the LGA, consistent with the Communities Plus Program.	Not Applicable.
2.7 Develop urban design principles and standards to guide new subdivisions, development and redevelopment.	The principal urban design standard in this context is State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development with some direction provided by Council's DCP.
2.8 Work with the NSW Government to refine and implement Greater Macarthur 2040 to achieve required growth and respect local needs and priorities, and the environmental context.	This proposal is consistent with Greater Macarthur 2040 and no refinements are required for it to proceed.
2.9 Work with the NSW Government to facilitate the strategic rezoning of land and the provision of associated infrastructure for identified urban growth and renewal areas, including identification of appropriate staging and alignment of infrastructure provision with anticipated growth.	The proposal stages the release of Ingleburn for intensified urban development by commencing with the logical core for Ingleburn before moving outwards.
2.10 Collaborate with Government to explore the possibility of re-establishing a Metropolitan Development Program to assist in aligning growth and infrastructure.	Not Applicable.
2.11 Complete and adopt Council's Health Impact Assessment in collaboration with SWSLHD with regard to developing health based criteria for locating high density housing.	The locating of high density housing in the Ingleburn CBD is consistent with these criteria and principles.
2.12 Promote housing diversity through local planning controls and initiatives.	The proposed increase in apartment housing stock in Ingleburn's centre is consistent with improving housing diversity.
2.13 Plan and implement infrastructure that improves community access to key service centres, recreation and employment nodes.	Ingleburn's CBD is a significant and intensifying the population in this location is consistent with this action.
2.14 Prepare master plans for the town centres identified within the Glenfield to Macarthur Urban Renewal Corridor that incorporate opportunities for in-centre living.	The masterplan for Ingleburn has been provided in the NSW Government's precinct plan. This proposal aligns with that plan.

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Action	Assessment Comment
2.15 Ensure that sufficient, quality and accessible open space is provided for new urban areas.	Additional open space is proposed in accordance with this action.
2.16 Ensure that quality embellishment for passive and active recreation is provided to new and existing open space to service new residential development and redevelopment of existing urban areas.	The embellishment of the proposed and existing open space will be a matter for a future contributions plan review once the outcome of this planning proposal is secured.
2.17 Ensure open space is provided where it will experience maximum usage by residents, with maximum frontage to public streets and minimal impediments.	The proposed public open spaces are optimally located in accordance with this action.
2.18 Develop and implement a Social Strategy to chart a path forward for Council and the community sector to deliver stronger positive and equitable social outcomes and consider the land use implications of these in terms of service and housing provision.	Not Applicable.
2.19 Encourage arts to be used as a mechanism of linking and integrating new communities, including new migrant communities, and connecting them to the Campbelltown City Centre.	Not Applicable.
3.1 Work with the Local Aboriginal Land Council, the Aboriginal and Torres Strait Islander community and relevant State Government Agencies to identify and protect Aboriginal heritage, culture and heritage assets.	No Aboriginal heritage items have been identified in the precinct. Consultation with Aboriginal groups will be undertaken in accordance with the Aboriginal Interpretation Strategy.
3.2 Review Council's non-Indigenous Heritage Study to identify and conserve important heritage and implement any recommendations of the revised Heritage Study including updates to the LEP.	Not Applicable.
3.3 Review Council's Local Heritage Fund and seek alternative grant funding to support the scheme.	Not Applicable.
3.4 Engage the services of a Heritage Planner to assist in managing Campbelltown LGA's heritage assets.	Not Applicable.
3.5 Implement the Aboriginal Interpretation Strategy to reflect Aboriginal culture in the built environment and through programs and services that celebrate and nurture culture.	Not Applicable.
3.6 Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.	Not Applicable.

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Action	Assessment Comment
3.7 Manage development outcomes having appropriate regard to environmental and heritage considerations.	The Ingleburn CBD is relatively unconstrained in regard to this matters and is suitable for intensification of its urban form. Existing heritage items will retain their listings and be protected under Campbelltown Local Environmental Plan 2015.
3.8 Work in partnership with Government to protect important heritage sites.	Not Applicable.
3.9 Consider opportunities for improved heritage asset management and the conservation and management of all heritage within the LGA.	Not Applicable.
3.10 Ensure that the Social Strategy reflects and builds on the strength of our communities.	Not Applicable.
3.11 Based on the City Identity Project, develop an interpretation and way-finding strategy led by the creative community to reveal alternate identities of the city and stories of our people and places.	Not Applicable.
3.12 Promote healthy food destinations that support place making, encourage healthy lifestyles and promote cultural identity.	Not Applicable.
4.1 Deliver and implement a master plan to expand Campbelltown Arts Centre to ensure it continues to be a leading source of artistic production and creativity for Campbelltown City, the Macarthur Region, the District, Greater Sydney and beyond.	Not Applicable.
4.2 Ensure land use zones and planning controls enable the use of public spaces for civic and cultural events.	The B5 and RE1 zones both permit these activities.
4.3 Construct the Billabong Recreation Facility at Apex Park to provide the community with access to water in an urban environment.	Not Applicable.
4.4 Develop a Cultural Plan and Public Art Strategy that celebrate the city's cultural diversity and enhance the role culture plays in delivering cultural, social and economic benefits to our community.	Not Applicable.
4.5 Implement Council's Aboriginal Interpretation Strategy and Reconciliation Action Plan in relation to reflecting Aboriginal culture through programs and services that celebrate and nurture culture.	Not Applicable.
4.6 Continue to evolve our program of community events and to meet the needs and aspirations of our community, promote the city and attract visitors to Campbelltown.	Not Applicable.
4.7 Deliver a high quality artistic program through the Campbelltown Arts Centre that is innovative, relevant, accessible, experimental, engaging and responsive.	Not Applicable.

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Action	Assessment Comment
4.8 Continue to invest to grow the Campbelltown Arts Centre's reach, build audiences and connect the community to artists and art by encouraging and enabling collaborations.	Not Applicable.
4.9 Work to ensure that the Campbelltown Arts Centre continues to attract internationally recognised artists to enrich local experience.	Not Applicable.
4.10 Continue to work with the State Government to invest in the region's creative growth via the Campbelltown Arts Centre.	Not Applicable.
4.11 Continue to use the Campbelltown Arts Centre as a hub for local artists to meet and create and to play a major role in the rejuvenation of the public domain within the Campbelltown City Centre.	Not Applicable.
4.12 Investigate the relocation of the Civic Library, including co-location with a Smart Work Hub, Indigenous Business Hub, Early Learning Centres and retail in line with the Reimagining Campbelltown CBD master plan, and source funding for the project.	Not Applicable.
4.13 Continue to build community capacity and connectedness through strategic and innovative community development projects and programs.	Not Applicable.
5.1 Work in partnership with stakeholders to investigate the possibility of connecting the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River.	Not Applicable.
5.2 Develop and deliver a Bushland Restoration Strategy and Waterway Restoration Strategy which seek to restore new and existing waterways, including Water Sensitive Urban Design features and local bushland reserves.	Not Applicable.
5.3 Implement the Bushwalking Tracks and Trail Review at key reserves across the LGA.	Not Applicable.
5.4 Work with land owners to investigate the provision of a feasibility study for the Georges River Recreational Trail between Wedderburn and Glenfield.	Not Applicable.
5.5 Seek funding for the implementation and enhancement of green infrastructure through development contributions.	Not Applicable.
5.6 Work in collaboration with relevant stakeholders to review and implement the recommendations of the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands study.	Not Applicable.
5.7 Develop an asset management plan for scenic and cultural landscapes.	Not Applicable.

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Action	Assessment Comment
5.8 Retain and protect significant heritage plantings that denote landscape features, heritage properties and important view corridors.	Not Applicable.
5.9 Undertake a review of the Significant Tree Register to ensure the protection of locally significant trees with regards to heritage and environmental value.	Not Applicable.
5.10 Ensure development is undertaken in accordance with relevant legislation to preserve and/or enhance scenic and cultural landscapes.	Not Applicable.
5.11 Promote community management of scenic and cultural landscapes in the LGA.	Not Applicable.
5.12 Consider the implications of the principles embedded within the growth plans for South Creek and determine whether the outcomes are suitable for the major river catchments within the Campbelltown LGA.	Not Applicable.
5.13 Investigate opportunities to rehabilitate existing waterways within the LGA to maximise the benefits to the community.	Not Applicable.
5.14 Work with Government to deliver best practice guidelines and water quality objectives for the Georges River and the Hawkesbury-Nepean Catchments to guide development and inform development provisions for these areas.	Not Applicable.
5.15 Work with the State government to review and implement riparian widths that protect environmentally sensitive land, creek flow dynamics, support connectivity and community amenity.	Not Applicable.
5.16 Continue to require sediment and erosion control measures in all development, to assist in maintaining water quality and catchment health.	Not Applicable.
5.17 Expand the terrestrial biodiversity layer in the LEP to cover the whole LGA.	Not Applicable.
5.18 Work in partnership with Government and key stakeholders, including the development industry, to ensure that future development is undertaken in a manner that protects areas of biodiversity value.	Not Applicable.
5.19 Enhance strategic relationships with service providers and relevant State agencies to ensure best practice in urban environmental management.	Not Applicable.
5.20 Continue to undertake water quality monitoring activities at key locations across the LGA.	Not Applicable.
5.21 Work with land owners to investigate the creation of the Georges River Regional Open Space Corridor as a key regional open space corridor and create a range of unique recreational experiences.	Not Applicable.

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Action	Assessment Comment
5.22 Investigate the active transport and recreational potential of the Prospect Canal as a major regional connection from Prospect Reservoir to the coast, in consultation with WaterNSW, other relevant Government departments and agencies, and adjoining councils.	Not Applicable.
5.23 Work in partnership with key stakeholders to restore and enhance new habitats for threatened flora and fauna species identified in key catchments and waterways.	Not Applicable.
6.1 Examine the feasibility of incorporating natural assets including environmental and cultural assets into Council's existing Asset Management Strategy and Asset Management Plan.	Not Applicable.
6.2 Develop and implement a Protected Area Network Policy to achieve long term conservation of natural and cultural values.	Not Applicable.
6.3 Review and revise the existing Terrestrial Biodiversity layer within the LEP in accordance with best practice methodology.	Not Applicable.
6.4 Develop and implement a Local Offset Policy to guide biodiversity offset requirements for all developments.	Not Applicable.
6.5 Work in partnership with relevant stakeholders, including Government, to implement Council's Natural Asset Corridor Principles which consider best practice standards for determining corridor widths within developments within the Greater Macarthur Urban Release Areas.	Not Applicable.
6.6 Review and revise biodiversity provisions in line with best practice within the Campbelltown (Sustainable City) DCP.	Not Applicable.
6.7 Develop best practice biodiversity conditions of consent for developments containing or adjacent to environmentally sensitive areas.	Not Applicable.
6.8 Develop guidelines for development applications and the master planning processes associated with land use proposals to help deliver greater biodiversity outcomes.	Not Applicable.
6.9 Work with relevant stakeholders to develop and implement guidelines for Key Threatened Species, for both flora and fauna.	Not Applicable.
6.10 Incorporate provisions of the Koala Plan of Management within the Campbelltown LEP once endorsed by the State Government.	Not Applicable.
6.11 Work with key stakeholders, including adjoining councils, to implement recommendations for connecting areas of Preferred Koala Habitat.	Not Applicable.

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Action	Assessment Comment
6.12 Implement best practice environmental restoration techniques in strategic areas across the catchment.	Not Applicable.
6.13 Develop and deliver a Pest Animal Strategy to reduce the impacts of pest animals on biodiversity.	Not Applicable.
6.14 Prepare and deliver an Open Space Needs and Demands Assessment.	Not Applicable.
6.15 Ensure park upgrades are delivered in accordance with the relevant strategies.	Not Applicable.
6.16 Collaborate with other levels of government and government agencies to recognise the value of well planned, connected and designed landscapes.	Not Applicable.
6.17 Design and upgrade parks and open spaces for a diverse and growing population.	Not Applicable.
6.18 Review plans and policies to actively support health and wellbeing through the design and structure of our open space and built environment.	Not Applicable.
6.19 Continue to promote and work with Government and other key stakeholders to achieve the conservation of open space for community and recreational use.	The existing open space in the precinct is proposed for retention.
6.20 Retain agricultural opportunities in the Scenic Hills, Kentlyn and Wedderburn, and support opportunities to enhance and grow these opportunities.	Not Applicable.
6.21 Investigate opportunities for agri-business in the Campbelltown LGA, to complement activities in the Aerotropolis, the Western Economic Corridor and those generated by the Western Sydney International, and support innovative everyday healthy food industries and initiatives.	Not Applicable.
6.22 Investigate opportunities within Campbelltown LGA to support agri-businesses and leverage local Plant and Animal Science Research and Development.	Not Applicable.
6.23 Investigate opportunities for agri-tourism and related pursuits in the Scenic Hills.	Not Applicable.
6.24 Ensure natural bushland, open spaces and places are accessible, attractive and safe places for users.	Not Applicable.
6.25 Work towards residents being a maximum of 400 metres from quality open space.	The proposal will provide a more dispersed network of public open space in support of this action.
6.26 Prepare and implement an LGA wide Street Tree Master Plan.	Not Applicable.
6.27 Review Council's existing Noxious Weed Strategy and transition to a Priority Weed Strategy to guide management works across the LGA.	Not Applicable.

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Action	Assessment Comment
6.28 Prepare an Urban Greening Strategy with the aim of improving tree canopy coverage within the LGA.	Not Applicable.
6.29 Collaborate with the DPIE on the preparation of the Cumberland Plain Conservation Plan.	Not Applicable.
7.1 Adopt the use of smart technology to improve the city's environmental sustainability.	Not Applicable.
7.2 Work in partnership with key stakeholders to investigate opportunities to reduce the community's reliance on non-renewable resources.	Not Applicable.
7.3 Investigate opportunities to repurpose and reuse stormwater for urban activities.	Not Applicable.
7.4 Investigate and deliver waste management and resource recovery outcomes that are safe, efficient, cost effective and maximise recycling.	Not Applicable.
7.5 Ensure that waste management and resource recovery make a positive contribution to the built form, urban amenity and liveability of the LGA.	Not Applicable.
7.6 Deliver well planned waste management and resource recovery infrastructure that is responsive to future needs, and provides equitable access to waste, reuse and recycling services.	Not Applicable.
7.7 Work in partnership with key stakeholders, including Government, for better waste management and resource recovery practices, increasing the processing of renewable sources.	Not Applicable.
7.8 Promote the reuse of materials, including the local reuse of processed garden organics collected from the kerbside for civic applications, to assist in creating a circular economy.	Not Applicable.
7.9 Identify grant funding opportunities to pilot projects and initiatives for delivering energy and waste management and resource recovery efficiencies.	Not Applicable.
7.10 Implement strategies to encourage innovative building and landscape solutions incorporating green infrastructure (for example green roofs and walls).	Not Applicable.
7.11 Identify appropriate building heights through design requirements to ensure that solar access is not restricted in open space areas adjoining multi-storey developments.	This analysis was undertaken as part of the Urban Design and Public Domain Strategy. Setbacks were required in some places to achieve this outcome.
7.12 Collaborate with Government to ensure BASIX provisions are reviewed and revised to accommodate innovation and best practice.	Not Applicable.
7.13 Ensure development adheres to best practice standards for sustainability, resilience, waste management and resource recovery.	Not Applicable.

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Action	Assessment Comment
7.14 Explore opportunities to preserve and enhance agricultural land.	Not Applicable.
7.15 Work with water service providers to design and deliver infrastructure, water servicing and development approaches that best contribute to local and regional water supply, and to water cycle management.	Not Applicable.
7.16 Where appropriate, embed elements of Water Sensitive Urban Design, into new and existing areas, to improve waterway health.	Not Applicable.
7.17 Where appropriate, develop controls to require developers to connect to planned recycled water schemes for all non-potable water uses, including dedicating space for required metering, storages, connections and plumbing infrastructure.	Not Applicable.
7.18 Work with utilities providers to understand water efficiency and alternative water supply solutions.	Not Applicable.
7.19 Encourage new development to meet best practice in water efficiency.	Not Applicable.
8.1 Adopt, support, and actively participate in the implementation of the Resilient Sydney Strategy.	Not Applicable.
8.2 Incorporate the shocks and stresses identified in the Resilient Sydney Strategy into Council's risk management framework.	Not Applicable.
8.3 Leverage the outcomes of Reimagining Campbelltown Phase 2 - Master Plan, which will be underpinned by a Smart City, Sustainability and Resilience framework.	Not Applicable.
8.4 Collaborate with relevant stakeholders to review and revise Council's Climate Change Risk Adaptation Strategy using best practice methodology and evidence.	Not Applicable.
8.5 Review and revise sustainability and resilience provisions within the Campbelltown (Sustainable City) DCP.	Not Applicable.
8.6 Develop best practice standards for sustainability and resilience as conditions of consent for developments.	Not Applicable.
8.7 Collaborate with Government and other key stakeholders to deliver guidelines, including guidelines for the use of Green Star to achieve sustainability and resilience outcomes within urban release and urban renewal areas.	Not Applicable.
8.8 Develop a framework which embraces new technology to assist with better sustainability and resilience reporting to the community.	Not Applicable.
8.9 Work in partnership with key stakeholders to deliver cooling interventions to reduce urban heat.	Not Applicable.

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Action	Assessment Comment
8.10 Implement strategies to encourage innovative building and landscape solutions in relation to green infrastructure to assist in urban cooling.	Not Applicable.
8.11 Integrate effective cooling measures into the planning, design, redevelopment and management of urban areas.	Not Applicable.
8.12 Investigate greater incentives or regulation for green walls and roofs in new urban developments and in redevelopments.	Not Applicable.
8.13 Investigate greater incentives or regulation for specification of reflective roofs and footpaths pavement surfaces.	Not Applicable.
8.14 Work to ensure that master plans for urban sites address sun paths, prevailing winds, overshadowing and utilisation of natural systems, in an effort to reduce the long term requirements for mechanical heating and cooling systems.	Not Applicable.
8.15 Investigate the installation of environmental sensors to capture thermal comfort	Not Applicable.
8.16 Utilise heat maps for the LGA to prioritise cooling interventions.	Not Applicable.
8.17 Undertake local studies of tree canopy cover across the LGA identifying a breakdown by suburb, and continue to monitor canopy cover in line with State targets.	Not Applicable.
8.18 Develop and deliver an Urban Forest Strategy to strategically guide an increase in canopy cover for improved recreation and reduced urban heat.	Not Applicable.
8.19 Leverage planning controls to improve canopy cover across roads and footpaths.	Not Applicable.
8.20 Review the Campbelltown Open Space Strategy and seek to prepare an Integrated Open Space Strategy to guide future management, consolidation and enhancement of open space in the LGA.	Not Applicable.
8.21 Work in partnership with various stakeholders to deliver Green Grid projects.	Not Applicable.
8.22 Review and revise relevant provisions within the Campbelltown (Sustainable City) DCP to incorporate provisions for the conservation and restoration of trees to support canopy cover targets.	Not Applicable.
8.23 Promote best practice standards for urban trees as conditions of consent for developments.	Not Applicable.
8.24 Facilitate blue and green projects to introduce water into the urban environment, reducing the impacts of the urban heat island effect and providing increased shade and canopy coverage.	Not Applicable.

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Action	Assessment Comment
8.25 Incorporate best practice Water Sensitive Urban Design initiatives to filter urban stormwater run-off.	Not Applicable.
8.26 Work to achieve greater protection of existing trees within urban areas through increased value assessment of their worth to deter removal and drive responsive design outcomes.	Not Applicable.
8.27 Encourage the retention of water and creation of additional water bodies within the landscape to contribute to urban cooling.	Not Applicable.
8.28 Where appropriate, use stormwater or recycled water for irrigation of public open spaces to support public amenity and urban cooling.	Not Applicable.
8.29 Work with key stakeholders to protect waterways, riparian vegetation and environmental values.	Not Applicable.
8.30 Work with Government to introduce transport demand management initiatives including working from home, improved walking and cycling opportunities, improved access to car sharing, carpooling and on-demand transport, to assist in achieving net-zero greenhouse gas emissions.	The delivery of housing in this location is consistent with this action.
8.31 Develop and monitor a network of local air quality sensors to provide real-time and localised information on air quality.	Not Applicable.
8.32 Develop an environmental sustainability framework for children's services.	Not Applicable.
9.1 Develop a distinctive City Identify and Branding Strategy to promote Campbelltown as a dynamic, vibrant city and a destination of choice.	Not Applicable.
9.2 Formulate an effective and inclusive evidence based Economic Development Strategy to identify Campbelltown's competitive advantages to be used as a basis for business investment attraction.	Not Applicable.
9.3 Create a Business Investment Plan that encompasses sector based recommendations and builds on existing and potential sector agglomerations.	Not Applicable.
9.4 Deliver the Reimagining Campbelltown Phase 2 - Master Plan which will establish a range of planning and implementation tools including economic development and infrastructure planning to deliver city shaping transformational opportunities.	Not Applicable.
9.5 Develop and implement a Campbelltown Night Time Economy Strategy and Action Plan that will encourage a diversity of businesses, experiences and activities across different times of the night in the Campbelltown City Centre.	Not Applicable.

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Action	Assessment Comment
9.6 Implement the Campbelltown Destination Management Plan which focusses on opportunities the City Centre can offer to cement Campbelltown as a destination city, including encouraging the provision of additional visitor accommodation.	Not Applicable.
9.7 Deliver an Annual Business Support and Development Program aimed at growing, diversifying and upskilling existing local businesses.	Not Applicable.
9.8 Promote the development and intensification of Campbelltown's existing agglomerations to boost productivity and competitive edge.	The proposal will intensify the Ingleburn CBD in accordance with this action.
9.9 Increase the emerging cluster of health and education uses around the existing hospital precinct and university precinct.	Not Applicable.
9.10 Partner with universities and other education providers, including TAFE and schools, to grow Campbelltown's knowledge economy and skills base and build an economic presence.	Not Applicable.
9.11 Facilitate, via the Campbelltown Arts Centre, opportunities for artists that live locally to participate in exhibitions and performances internationally, thereby building our local economy.	Not Applicable.
9.12 Support agri-business in the Campbelltown LGA, to complement activities in the Aerotropolis, the Western Economic Corridor and via the Western Sydney International, and support innovative everyday healthy food industries and initiatives.	Not Applicable.
9.13 Support agri-businesses and leverage local Plant and Animal Science Research and Development.	Not Applicable.
9.14 Investigate how to create a diversity of arts related businesses including the development of a Creative Industry Hub that can grow in line with the city and add vibrancy across the region.	Not Applicable.
9.15 Leverage existing national and international events at Campbelltown Sports Stadium to promote Campbelltown and attract further investment for major events and businesses.	Not Applicable.
9.16 Promote Campbelltown Sports Stadium as the venue of choice for major events for the Macarthur area and outer south western Sydney.	Not Applicable.
9.17 Partner with the Office of Sport and State sporting organisations to cluster sporting facilities within the LGA to intensify participation and employment generation.	Not Applicable.

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Action	Assessment Comment
9.18 Explore opportunities for establishing an Aboriginal Cultural Centre within the Campbelltown LGA to assist in promoting Indigenous economic opportunities.	Not Applicable.
10.1 Develop and deliver an Economic Development Strategy for Campbelltown LGA.	Not Applicable.
10.2 Prepare and adopt Reimagining Campbelltown Phase 2, which includes a detailed master plan for the Campbelltown City Centre (Campbelltown, Leumeah and Macarthur), and aligns with the Campbelltown Collaboration Area.	Not Applicable.
10.3 Work with the Greater Sydney Commission, Government and key stakeholders to develop a Place Strategy for the Campbelltown Collaboration Area.	Not Applicable.
10.4 Develop and deliver master plans for the renewal precincts identified along the Glenfield to Macarthur Rail Corridor – Macquarie Fields, Ingleburn, and Minto (noting Leumeah is part of the Campbelltown City Centre).	The current masterplan is the Ingleburn Precinct Plan from the NSW Government and the proposal has been prepared in line with that plan.
10.5 Continue to recognise the dynamic and evolving nature of centres, their ability to become activated and integrated mixed use hubs which are highly productive and liveable places, and the potential of large and existing retail providers to offer local employment.	Not Applicable.
10.6 Work with the State Government in the strategic and master planning processes for the Glenfield Urban Renewal Precinct.	Not Applicable.
10.7 Review DCP requirements to create a framework for future development that encourages increased amenity, aesthetics, public domain and open space, and appropriately located ancillary facilities (such as loading facilities) that support these outcomes and are accessible at times to suit surrounding land use requirements.	Not Applicable.
10.8 Develop a framework to deliver the endorsed vision for the Campbelltown Health and Education Precinct.	Not Applicable.
10.9 Actively work with key stakeholders to promote development of the Campbelltown Health and Education Precinct.	Not Applicable.
10.10 Investigate opportunities to enhance commercial amenity and ongoing economic viability through improvements to walking, cycling and public transport accessibility to create stronger centres.	The proposal would intensify the Ingleburn CBD and result in a stronger and more activated centre.

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Action	Assessment Comment
10.11 Strengthen the market position of Campbelltown through the development and implementation of an effective brand and identity for the city.	Not Applicable.
10.12 Develop and implement an effective and comprehensive City Marketing Program for business and investment attraction to the city.	Not Applicable.
10.13 Ensure that new centres are located in accessible and economically viable locations, are orientated to address the public domain, and provide optimum access for local residents.	Not Applicable.
10.14 Ensure that new development in urban centres provide on-site loading facilities to service the freight and service vehicle movements generated by the development.	The proposal includes the retention of the existing laneway network and requirements to consolidate lots to better centralise loading facilities.
10.15 Continue to recognise and plan for a range of retail uses within centres, and enable appropriate retail growth in centres that have the capacity and demand to accommodate additional retail growth.	The proposed two storeys of commercial development in the B4 zoned part of the Ingleburn CBD is consistent with this action.
10.16 Actively encourage the location and expansion of education and related facilities within the Campbelltown City Centre.	Not Applicable.
10.17 Ensure town and local centres cater for the community and businesses by providing appropriate community facilities and services, and public areas, in partnership with the State government.	The proposal includes new public open spaces to support the Ingleburn CBD.
10.18 Implement infrastructure for centres in a timely manner that will facilitate development and usage of the centres.	The proposal will contribute to the activation of the Ingleburn CBD and will provide some certainty as to the long term development outcome after an extended period of uncertainty. Both of these outcomes will assist in the provision of infrastructure in the centre.
10.19 Develop a Destination Event Strategy, as outlined in the Campbelltown Destination Management Plan, to attract events that yield high economic value and attract visitors from outside the region.	Not Applicable.
10.20 Facilitate a Public Art Program that showcases Campbelltown City's identity, and provides opportunities to create strong and vibrant centres throughout the LGA.	Not Applicable.
10.21 Engage with the community of key centres within the Campbelltown LGA, and allow them to tell their stories and make their centre unique, led by contemporary artists.	Not Applicable.

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10.22 Implement the Reimagining Campbelltown Phase 2 Master Plan and associated initiatives.	Not Applicable.
10.23 Continue to undertake light touch place making and place activation projects.	Not Applicable.
11.1 Undertake an Employment Lands Study to determine future use of industrial lands within the Campbelltown area to generate employment and maximise freight opportunities.	Not Applicable.
11.2 Develop and deliver an Economic Development Strategy for Campbelltown LGA and an Economic Master Plan for the City Centre, which identify an optimal mix of land uses in terms of employment, gross regional product and investment.	Not Applicable.
11.3 Collaborate with State and Federal government for the delivery of necessary infrastructure funding to improve liveability and encourage business investment and job creation in our city.	Not Applicable.
11.4 Collaborate with Government to explore the possibility of re-establishing an Employment Lands Development Program to assist in aligning growth and infrastructure.	Not Applicable.
11.5 Deliver the commitments within existing infrastructure strategies.	Not Applicable.
11.6 Work with stakeholders within the health and education sectors to drive the development of knowledge intensive jobs in Campbelltown, and attract value-add employers which will provide more local jobs for local people.	Not Applicable.
11.7 Continue to acknowledge the importance of traditional retail, large format retail and specialised retail premises (bulky goods premises), their contribution to the economy and providing local jobs, and continue to allow these uses in appropriate locations.	A range of commercial activities will continue to be permissible in the B4 zone.
11.8 Link to the Indigenous Business Hub (within the Liverpool LGA) to leverage new economic investment and job creation through skills enhancement in entrepreneurship, and to provide an avenue for cultural skills and practices to be showcased to the broader community.	Not Applicable.
11.9 Develop a Cultural Plan that will provide the south west access to new cultural opportunities and help build a creative economy.	Not Applicable.
11.10 Partner with relevant industry bodies to engage with schools, students, teachers and industry to ensure local youth have access to skill development and employment opportunities.	Not Applicable.

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Action	Assessment Comment
11.11 Facilitate the establishment of a Creative Industry Business Hub for arts, culture and creativity, to facilitate the development of micro-business and start-ups.	Not Applicable.
11.12 Continue to support the range of skills commitments (including Indigenous Skills commitments) under the City Deal.	Not Applicable.
11.13 Explore opportunities for establishing an Aboriginal Cultural Centre within the Campbelltown LGA to support employment opportunities.	Not Applicable.
12.1 Collaborate with Government for the accelerated investigation, protection and construction of the complete North-South Rail Link between Western Sydney International and Campbelltown, delivering the necessary transport infrastructure for one of the fastest growing regions in the country.	Not Applicable.
12.2 Collaborate with Government to achieve better access to the M31 for industrial traffic and local residents.	Not Applicable.
12.3 Continue to be an active participant in the delivery of the Western Sydney City Deal, particularly in relation to the development of the Smart Western City Program and Digital Action Plan.	Not Applicable.
12.4 Investigate the opportunity to facilitate development and delivery of integrated walking and cycling networks within and between all centres, that link to the NSW Government's Principal Bicycle Network.	The proposal leverages the existing strength of Ingleburn's road network in line with this action.
12.5 Leverage opportunities to innovate with tourism and enterprise business opportunities that support health and wellbeing including opportunities for healthy tourism such as bushwalking, trails, e-bikes, city farms and the like.	Not Applicable.
12.6 Adopt the use of smart technology to improve our city's liveability, economic and environmental sustainability.	Not Applicable.
12.7 Continue to deliver inclusive and accessible digital channels to enable community engagement with all members of our community.	Not Applicable.
12.8 Continue to implement a data governance framework and tools that enable data to be successfully shared in a controlled, secure and timely way, and that ensures privacy and security are preserved.	Not Applicable.
12.9 Work with the NSW Government to develop and utilise the NSW Digital Twin to assist in better city planning, design and modelling.	Not Applicable.

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Action	Assessment Comment
12.10 Utilise the sensor network to collect information and data to enhance place-based planning and communication with our community.	Not Applicable.
13.1 Plan and implement local infrastructure that enables our growing population to use alternative methods of transport, such as walking and cycling, to move quickly and easily around the city, to connect to public transport and assist in easing traffic congestion.	Not Applicable.
13.2 Collaborate with Government to plan for and implement adaptive infrastructure improvements that allow our community to access key employment centres within the Campbelltown LGA, in the Western Economic Corridor, the Aerotropolis, the Western Sydney International and more broadly across the District, the Region and beyond.	Not Applicable.
13.3 Continue to work with Government for the delivery of transport related infrastructure that can be well integrated into land use planning, support growth, and distribute reliance on various transport modes.	Not Applicable.
13.4 Work with neighbouring councils to prepare a joint Greater Macarthur Integrated Transport Strategy to identify necessary future transport and infrastructure corridors.	Not Applicable.
13.5 Work with the NSW Government and adjoining councils to deliver a Joint Greater Macarthur Integrated Transport Strategy that identifies and preserves necessary future transport and infrastructure corridors.	Not Applicable.
13.6 Support Government in the provision of upgraded bus services to connect Campbelltown-Macarthur and the Illawarra in collaboration with the relevant communities.	Not Applicable.
13.7 Support Government in the delivery of a rapid bus connection between Campbelltown and the Western Sydney International Airport and the Aerotropolis in collaboration with the relevant communities.	Not Applicable.
13.8 Work with the NSW Government to identify and protect an alignment for the new north-south transport corridor proposed for the Greater Macarthur Urban Release Area.	Not Applicable.
13.9 Work with the NSW Government to identify and protect an alignment for the Outer Sydney Orbital Stage 2, to enhance connectivity with the Illawarra Region.	Not Applicable.

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Action	Assessment Comment
13.10 Work with Government to secure the early provision of the Outer Sydney Orbital from Appin to the M31.	Not Applicable.
13.11 Develop strategies to harness new ways to plan, build and manage our city and its services to increase connectivity through technological innovations, such as autonomous and on-demand electric vehicles, and continuing to embrace new technologies as they become available.	Not Applicable.
13.12 Use smart technology to connect the Campbelltown LGA to local, District, regional, national and global opportunities.	Not Applicable.
13.13 Embrace new technology, such as digital modelling, to assist with city planning.	Not Applicable.
13.14 Encourage urban environments that foster strong and liveable communities and are compatible with healthy design principles.	The proposal would contribute to the activation of Ingleburn and better utilisation of its highly permeable street network.
13.15 Improve pedestrian and cycle connections between Leumeah, Campbelltown and Macarthur centres.	Not Applicable.
14.1 Support State agencies and stakeholders to deliver efficient, effective and coordinated planning and investment.	Not Applicable.
14.2 Work with the State Government to prioritise the implementation of the State Infrastructure Contributions Levies for the planned precincts.	Not Applicable.
14.3 Collaborate with Government with the aim of achieving the early provision of a north-south transport corridor with public transport in Greater Macarthur, that connects the growth area internally and to other strategic locations.	Not Applicable.
14.4 Work with Government to prioritise efficient integration of transport modes at public transport hubs to reduce interchange times and increase seamless transit options.	Not Applicable.
14.5 Investigate and work in partnership with Government and other key stakeholders to achieve a range of parking solutions including adaptable parking and satellite parking, to deliver car parking for both commuters and CBD users.	Not Applicable.
14.6 Subject to the provision of appropriate and efficient public and alternative transport options for all users, develop a range of maximum parking rates suitable for different land use types and scenarios.	Not Applicable.
14.7 Acknowledge the NSW Government's role in the provision of bicycle storage facilities at railway stations and public transport interchanges.	Not Applicable.

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14.8 Work with the NSW Government to explore the possibility of providing electric train suburban services to Menangle Park and areas to the south (as urban development takes place in these areas) to relieve future pressure on Campbelltown and Macarthur stations.	Not Applicable.
14.9 Collaborate with Government and seek support for the provision of a rail link from Campbelltown Railway Station to the Western Sydney International (Nancy Bird-Walton) Airport.	Not Applicable.
14.10 Work with the NSW and Federal Governments to identify Campbelltown Railway Station as a major public transport hub for a future high speed rail link to the south of Campbelltown (as well as a rail link to the Western Sydney International).	Not Applicable.
14.11 Collaborate with the NSW Government to achieve the linking of Cambridge Avenue to the M31 to minimise the impacts of through-traffic from the Moorebank Intermodal.	Not Applicable.
14.12 Work with the NSW Government to secure provision of a truck only link between Minto and Ingleburn industrial areas to reduce heavy vehicle impacts on Campbelltown Road, provide capacity for passenger vehicle growth, and create longer term opportunity for bus only access to employment areas.	Not Applicable.
14.13 Collaborate with the NSW Government for the provision of south facing ramps from the Spring Farm Parkway to the M31 (Short Term) and connections to Liz Kernohan Drive (Medium Term) to facilitate the development of employment lands around Glenlee and provide relief to Narellan Road. ONGOING 14.14 Work with the NSW Government to provide an integrated transport solution for the Greater Macarthur Urban Release Area that is consistent with the needs and the aspirations of the community and the environment.	Not Applicable.
14.15 Work with the NSW Government to ensure provision of cycleways, tree planting along key transport links and for pedestrian and biodiversity crossings where needed across these transport links.	Not Applicable.
14.16 Provision of road links such as the Badgally Road-Broughton Street link, traffic management works and cycleway links identified in the City Wide Contributions Plan.	Not Applicable.

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Action	Assessment Comment
14.17 Work with Transport for NSW to encourage travel behaviour change to assist in managing demand on the transport network, including encouraging new developments and businesses in key precincts to utilise sustainable transport options. ONGOING 14.18 In collaboration with Government, continue to identify and protect strategic transport and freight corridors and routes, including access routes to employment lands and intermodals.	Not Applicable.
14.19 Work with Government to deliver adequate traffic management infrastructure, public transport, cycling and pedestrian facilities within new and redeveloped urban areas including convenient links to adjoining areas and existing and future transport hubs.	Not Applicable.
14.20 Review design of future streets and retro fitting of existing residential streets to improve amenity and facilitate use for local recreation by residents.	Not Applicable.
14.21 Facilitate increased tree canopy, increased water surfaces and reduced hard dark surfaces in the urban environment by increased street tree planting, review of residential street design, increased tree planting in public lands such as parks, drainage corridors and road reserves where appropriate and as part of Reimagining Campbelltown Phase 2, the City Deal and the Uniform Engineering Guidelines.	Not Applicable.
14.22 Acknowledge that bio banking sites to provide 'green infrastructure', 'urban lungs' and to mitigate heat impacts for the growing urban area.	Not Applicable.
14.23 Work with the NSW Government to investigate the decentralisation of administrative functions to the Campbelltown City Centre and CBD, to capitalise on balancing the use of existing and planned transport infrastructure for travel in both directions.	Not Applicable.
14.24 Collaborate with the NSW and Federal Government for the development of an expanded Multi-Jurisdictional Justice Precinct within the Campbelltown CBD, incorporating the co-location of government community service agencies.	Not Applicable.

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14.25 Collaborate with Government to deliver additional hospital services at Campbelltown, including specialist services that align with population characteristics (such as paediatrics, diabetes and related disorders, obesity management, and the like). SHORT TERM 14.26 Work with Government to prioritise active and public transport to service the expanding hospital and health and education precinct.	Not Applicable.
14.27 Work collaboratively with Government to ensure the provision of new (and the expansion of existing) primary schools and secondary schools, police facilities, fire station facilities and integrated health hubs to service growth areas and areas experiencing significant density increases as a result of intensive renewal.	Not Applicable.
14.28 Facilitate a Public Art Program that is in line with community expectations, energising the city as it continues to grow.	Not Applicable.
14.29 Implementation of the Sports and Recreation Strategy 2016-2036, the Community Facilities Strategy and the Library Strategic Plan, in line with Council's budget and program.	Not Applicable.
14.30 Deliver infrastructure partnerships with the Office of Sport and the Department of Education and Training for community and sport recreational needs.	Not Applicable.
14.31 Consider the development of a Planning Agreements Policy, including an assessment of possible infrastructure gains from potential zoning uplift, to guide the preparation of future planning agreements.	Not Applicable.
15.1 Implement an appropriate framework and mechanisms to develop and maintain long term collaborative relationships across businesses, investors, government bodies and stakeholders.	Not Applicable.
15.2 Work with the Greater Sydney Commission and other relevant Government departments and agencies in the planning of the Campbelltown City Centre, via the Collaboration Area process.	Not Applicable.
15.3 Continue to be an active participant in the delivery of the Western Sydney City Deal.	Not Applicable.
15.4 Work with the NSW and Federal Governments to take advantage of the opportunities provided by the Western Sydney International, the Aerotropolis and the Western Sydney Economic Corridor.	Not Applicable.

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Action	Assessment Comment
15.5 Work with NSW and Federal Governments to achieve provision of infrastructure to facilitate integrated development and growth aligned and sequenced with infrastructure provision across the Campbelltown LGA.	Not Applicable.
15.6 Collaborate with the NSW Government to achieve the provision of open space along the Georges River and Nepean River frontages, including the activation of a trail network that could link Glenfield through to Wedderburn.	Not Applicable.
15.7 Work with health services, universities and other education providers to increase the emerging cluster of health and education uses around the existing hospital and university precinct.	Not Applicable.
15.8 Undertake a regular Business Sentiment Survey to measure business confidence and conditions within Campbelltown.	Not Applicable.
16.1 Develop a comprehensive Community Participation Plan to guide community involvement into the future.	Public exhibition of this planning proposal will meet all requirements of the Community Participation Plan.
16.2 Ensure a comprehensive range of media is used in all public consultations and public exhibitions.	Public exhibition of this planning proposal will meet all requirements of the Community Participation Plan.
16.3 Use a wide range of engagement techniques to encourage participation from all sectors within our community.	Public exhibition of this planning proposal will meet all requirements of the Community Participation Plan.
16.4 Continue to undertake regular Community Satisfaction Surveys.	Not Applicable.
16.5 Embrace new technology to assist with community engagement.	Not Applicable.
16.6 Implement infrastructure for the centres in a timely manner that will facilitate development and usage of the centres, and enable centres to become focus areas for community participation and involvement.	The proposal will contribute to the activation of the Ingleburn CBD and will provide some certainty as to the long term development outcome after an extended period of uncertainty. Both of these outcomes will assist in the provision of infrastructure in the centre.
16.7 Ensure that community facilities and public areas are provided in town centres for ease of access by our community, to enable these areas to be centres of participation and involvement.	The proposed public open space and housing provision in the Ingleburn CBD is consistent with this action.
16.8 Continue to engage local communities through contemporary arts, culture and creativity, as a mechanism through which to express their ideas.	Not Applicable.

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Action	Assessment Comment
16.9 As the community grows, leverage arts participation to build social cohesion including the integration of new residents and migrant communities, and allow the local community to express itself in a unique and authentic "Campbelltown way".	Not Applicable.

Table 5: Campbelltown Local Strategic Planning Statement Planning Actions
Q4. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with the relevant provisions of applicable State Environmental Planning Policies as outlined in Table 6 below:

SEPP	Consistency	Assessment Comment
Affordable Rental Housing	YES	This SEPP will apply to future development of the subject land if affordable rental housing is proposed. There is sufficient space between the proposed FSRs and maximum building heights to allow for affordable rental housing schemes in accordance with this SEPP.
Building Sustainability Index (BASIX)	YES	This SEPP will apply to future development of the subject land if residential development is proposed. The design excellence provisions of CLEP apply over and above the requirements of this SEPP.
Educational Establishments and Child Care Facilities	YES	This SEPP will apply to future development of the subject land if educational or childcare is proposed. This proposal will not adversely impact on the realisation of the objectives of this SEPP.
Housing for Seniors or People with a Disability	YES	This SEPP will apply to future development of the subject land if housing is proposed under its provisions. This proposal will not adversely impact on the realisation of the objectives of this SEPP.
Infrastructure	YES	This SEPP will apply to future development of the land. The controls it provides in relation to car parking, rail noise and other infrastructure are not repeated or contradicted in the proposed CLEP provisions.
55 - Remediation of Land	YES	The proposal does not propose any new residential zone. The need for contaminated land assessment will be considered on a site by site basis at the development application stage.
65 - Design Quality of Residential Apartment Development	NO	The provisions of this SEPP will apply to development for residential apartment buildings on the land. The proposal would

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		<p>create a requirement for the balance of Council's car parking site to provide car parking to replace existing supply that will be lost in the course of public domain upgrades to the centre.</p> <p>It is considered that this is a satisfactory inconsistency for the following reasons:</p> <ul style="list-style-type: none"> - The land owner of the site is Council and the parking will replace existing Council owned parking - The benefit to the Ingleburn centre from the public domain improvements will substantially outweigh the impost on the future mixed use building to provide the parking - The parking will be critical to Ingleburn providing services to those outside of the immediate vicinity in line with the objectives of the Ingleburn Precinct Plan - The control will relate only to one site and not significantly alter the application of SEPP 65 across the state.
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Table 6: Assessment of the proposal under applicable State Environmental Planning Policies

Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s 9.1 directions)?

The planning proposal is consistent with the relevant provisions of applicable State Environmental Planning Policies as outlined in Table 7 below:

Direction	Consistency	Assessment Comment
1.1 Business and Industrial Zones	Yes	The proposal will provide for continuation of existing employment land within the Ingleburn CBD with not loss of supply.
2.3 Heritage Conservation	Not inconsistent	The proposal will not reduce or alter the existing heritage conservation provisions that apply to the precinct.
2.6 Remediation of Contaminated Land	Yes	No new residential zones are proposed.
3.1 Residential Zones	Yes	The proposed will result in an increase in housing variety and increased density in an appropriate location.
3.4 Integrating Land Use and Transport	Yes	The intensification of urban development adjacent a rail station is consistent with this direction.
4.3 Flood Prone Land	No	This direction applies when a relevant planning authority prepares a planning

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		<p>proposal that creates, removes or alters a zone or a provision that affects flood prone land. While Ingleburn Town Centre is flood prone land, the inconsistency with the direction is justifiable for the following reasons:</p> <ol style="list-style-type: none"> 1. The planning proposal is not proposing to rezone land from Special Use, Special Purpose, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. 2. The planning proposal would not result in additional development to what is currently permissible in floodway areas, contain permit development that will result in significant flood impacts to other properties, 3. The planning proposal would permit a significant increase in the development of that land, 4. The proposal is like to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services
5.10 Implementation of Regional Plans	Yes	As previously outlined, the proposal is consistent with the relevant regional and district plans.
6.2 Reserving Land for Public Purposes	Yes	The Proposal does not impact on existing land reserved for public purposes.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Yes	As previously outlined, the proposal is consistent with the Ingleburn Precinct Plan.
7.12 Implementation of Greater Macarthur 2040	Yes	As previously outlined, the proposal is consistent with Greater Macarthur 2040.

Table 7: Assessment of the proposal under applicable Ministerial Directions

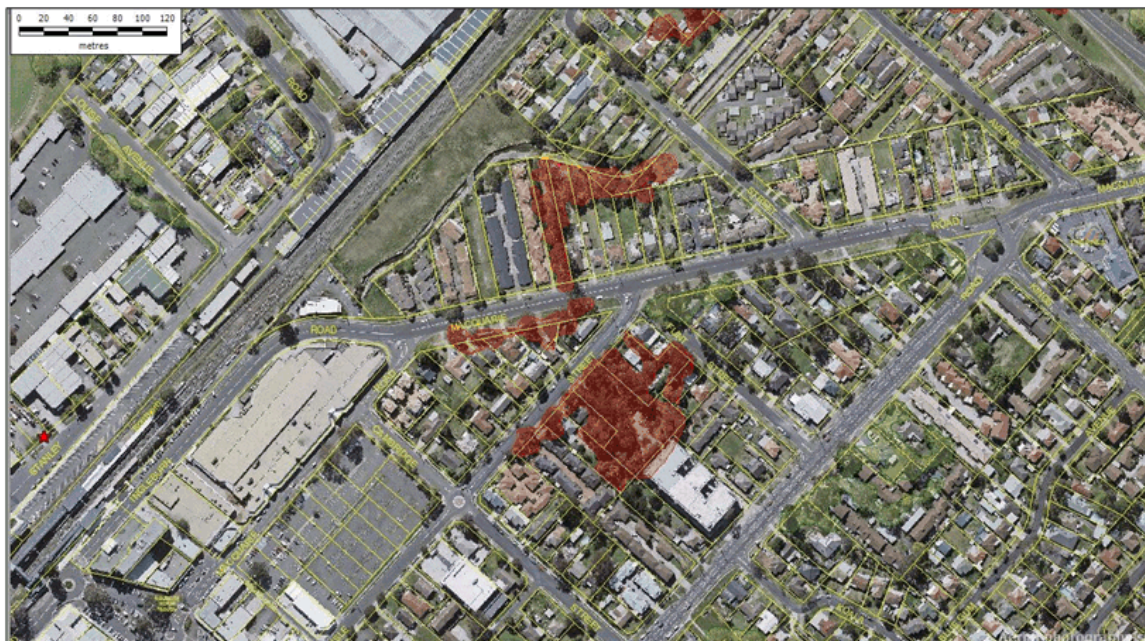
3.3. Environmental, Social or Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The study area within Ingleburn CBD is almost fully developed with commercial and residential buildings. A small portion has a community of vegetation identified as Cumberland Plain Woodland, as shown on Map 5 below.

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Map 5: Cumberland Plain Woodland – Ingleburn CBD

Council will be consulting with the OEH in relation to the vegetation on those sites. There is no proposal to clear the vegetation as the site is not currently subject to a development application. These particular sites are highly inhibited by vegetation, and any proposal to redevelop them would need to be accommodated by detailed biodiversity studies. Further investigation would be required for any removal of vegetation in the future.

Q8. Are there any other likely environmental effects as a result of the rezoning submission and how are they proposed to be managed?

As discussed above, the Ingleburn CBD is almost fully developed with commercial and residential buildings. In this regard the following matters will be further investigated after the issuing of the Gateway Determination:

Heritage

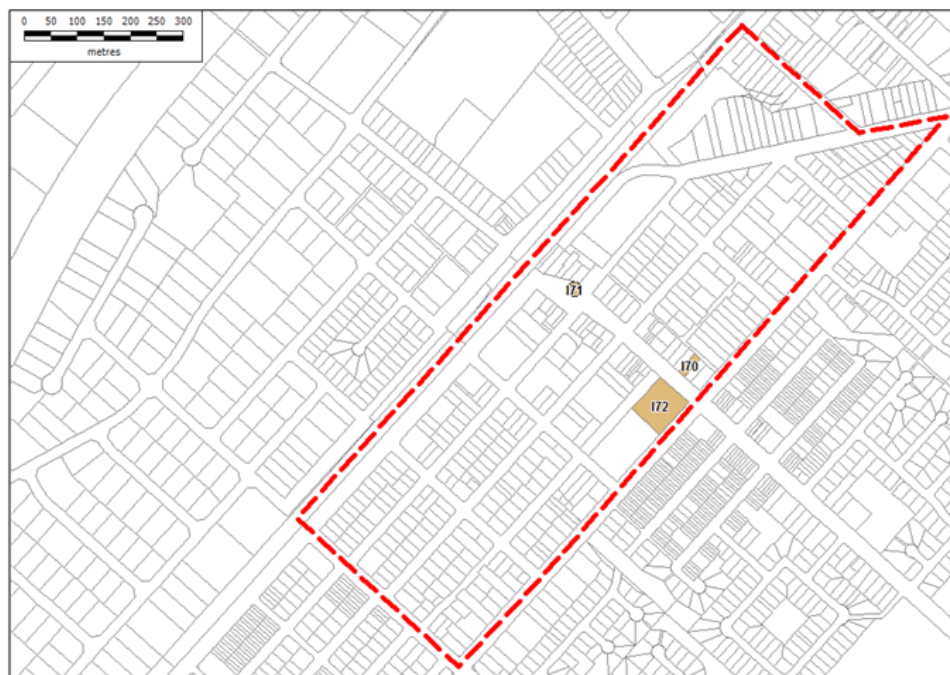
The site contains 3 items of local heritage significance under Schedule 5 of the CLEP 2015.

- Ingleburn Community Hall(170) , Lot 8, Section 8, DP 2913 I70
- Ingleburn Horse Trough(171) - Centre of Oxford Road, adjacent to Lot 4, Section A, DP 10494
- Ingleburn Public School (172) Lot 1, DP 122332

The location of the three local heritage items is shown on Map 6 below:

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Map 6: Heritage Items – Ingleburn CBD

The urban design and public domain strategy has demonstrated that a satisfactory outcome for these items can be achieved notwithstanding the increase in surrounding building heights. Detailed heritage assessment will otherwise be required under Clause 5.10 of CLEP at the development application stage.

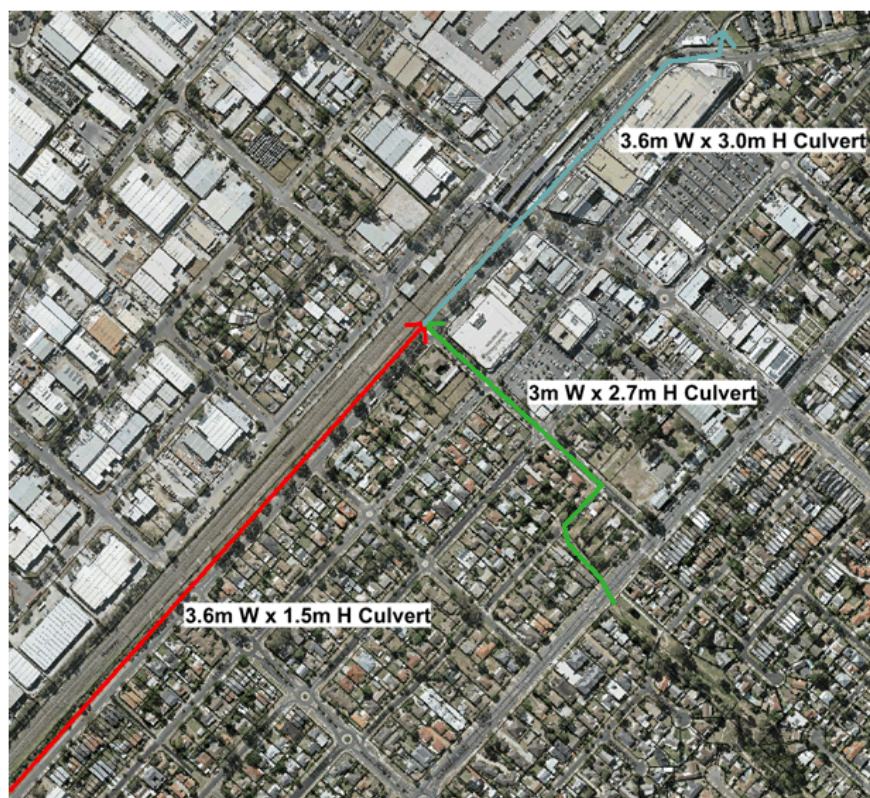
Flooding

The Bow Bowling Bunbury Curran (BBBC) Creek Flood Study was completed by Catchment Simulation Solutions (CSS) and adopted by Council in 2014. CSS completed updates in 2016 as part of the Floodplain Risk Management process. The BBBC Floodplain Risk Management Study and Plan (FRMSP) was subsequently completed by Molino Stewart in December 2018.

The FRMSP identifies significant flooding occurring in Ingleburn CBD, with notable flood depths throughout the CBD observed in events as frequent as the 20% AEP. Numerous solutions have been investigated as part of the FRMSP, the preferred solution being additional drainage lines through roads in the CBD. A concept layout plan of the preferred solution is shown in Map 7. Please note that these are additional pipes and significant stormwater infrastructure already exists in this area.

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Map 7: Concept Layout Plan of the Preferred Solution – Flooding

A summary of these studies has been prepared to accompany the exhibition of the plan. This summary demonstrates that the increase in risk from the proposal is negligible. The benefits of increased developer contributions towards future mitigation works will assist in realising a long term solution to existing flood issues through the precinct.

Additional studies

The following studies are currently under preparation and will be finalised prior to public exhibition:

- Traffic and Parking Assessment;
- Social Infrastructure Assessment.

These studies are unlikely to alter the proposal in any substantial way and it is requested that DPIE issue a Gateway determination to allow the exhibition of the proposal to occur once the studies are complete and without additional approval being required from DPIE.

Q 9 How has the rezoning submission adequately addressed any social and economic effects?

It is likely that Ingleburn has benefited from increased patronage following the previous demise of Minto Mall. With the re-emergence of Minto Mall, Ingleburn is experiencing increased competition and potentially some redirection of trade.

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Increasing the residential population within the immediate locality will make a strong contribution to the increased trading performance and vitality of the town centre. In 2012, Campbelltown City Council, in conjunction with specialist consultants Hill PDA, undertook a review of the Business Centres within the Campbelltown LGA. This included the Ingleburn CBD.

With regard to Ingleburn, Hill PDA noted that Ingleburn provides approximately 12,100sqm of retail shopfront (main street) floor space. This is in addition to the 14,100sqm of floor space provided within Ingleburn Fair and Woolworths Marketplace. In total, Ingleburn provides 26,200sqm of shopfront retail floor space, which represents a marginal increase since the 2005 Study (24,400sqm of retail floor space was recorded in the 2005 Study, including vacant floor space). While the study is about six years old, the numbers are relatively accurate, as no major commercial or retail development has occurred in Ingleburn since the study was finalised.

Social Impacts

The increase in population would increase pressure on community services. This matter is discussed in more detail under Question 10 of this planning proposal.

It is anticipated that the planning proposal would have a significant impact on social and economic factors. The anticipated increase in population initiated by the proposal would boost the economy within the centre and would contribute to facilitating a rejuvenated livable and safe centre.

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

Ingleburn CBD is an established Centre with adequate services. Further detail about public infrastructure is discussed below.

Open Space

There is currently a limited amount of public open space located within the subject site. Hallinan Park is currently the only formal recreation space within the study area. As such, there are only limited opportunities for public recreation. However there are significant areas of open space located outside of the Study Area.

Planning Priority (W18) of the Western Sydney District Plan partially states:

Western Sydney Urban renewal also creates opportunities for increasing the quantity of open space. Planning for urban renewal needs to consider opportunities to deliver new, improved and accessible open spaces, including space for active sport and recreation, that meets the needs of the growing community. High density development (over 60 dwellings per hectare) should be located within 200 metres of open space and all dwellings should be within 400 metres of open space

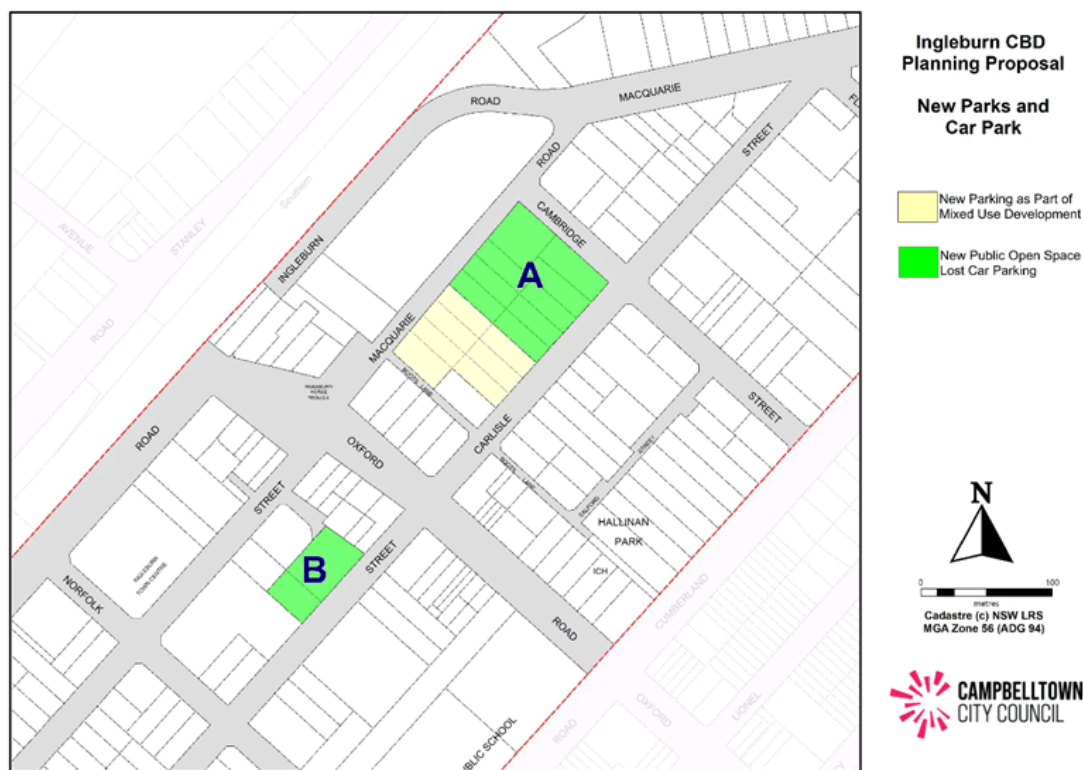
People in urban neighbourhoods should be able to walk to local open space. In high density neighbourhoods, public open space is used like a shared backyard, providing a green communal living space. Open space in high density neighbourhoods needs to be durable, multipurpose and accessible to a wide variety of users. High density neighbourhoods also need to have high quality open space within close proximity.)

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The planning proposal recommends that two additional parks be included within the core area to service the additional occupants of apartment buildings which will be located within the Ingleburn Core Precinct.

Two additional parks are proposed on Council owned land as shown on Map 8.



Map 8: New Parks and Car Park as part of a Mixed Use Building

Park A is proposed to be located on part of a 1.2 hectare site that is owned by Council. It provides 440 on grade car parking spots for vehicles. It is a timed car park intended for the use of the shopping centre customers.

It is proposed that part of this site (approximately 7,500m²) be converted to a park and the remaining part of the site be developed into a multi deck car park of 600 car parking spaces. This would come to at a cost of approximately \$15 million.

In order to minimise impacts on the businesses and customers within Ingleburn CBD, it is proposed that this area would continue to function as a car park until such time the multi deck car park is constructed.

It is anticipated that the Park will be a recreation hub for the residents within the centre. It is also expected that the multi deck car park would be funded by developer contributions. As such it is anticipated that funds would not be readily available for the construction of the multi deck park in the short term. The creation of a quality recreational space would be highly beneficial to future

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residents. Additionally, it is critical that the economic viability of the commercial and retail premises be maintained during the construction phase.

Proposed Park B is 2,615sqm in area. This land is owned by Council and is currently used for 80 car parking spaces. It is proposed that the car parking spaces would eventually be accommodated within the multi deck car park that is proposed to be located north of Oxford Road, as previously discussed.

Community Facilities

Campbelltown City Council has developed a draft Community Facilities Strategy to explore the needs and expectations of our growing and changing community. The draft Strategy provided Council with an opportunity to look at emerging trends in community facilities and respond to different generational needs. The draft Strategy was publicly exhibited from 16 April until 25 May 2018. Following are the key findings and recommendations of the draft Strategy that relates to Ingleburn:

- Ingleburn is well serviced in terms of facilities, including a district library, community centre and childcare in close proximity to the station and around future development
- The district level assessment supports an upgrade to the Greg Percival Community Centre and Greg Percival Library to allow a performance and community art space (additional 1,000).
- A community health centre could be integrated into an upgraded Greg Percival Community Centre/ Greg Percival Library)

The strategy is currently being revised and anticipated to be finalised in 2018.

Public Transport

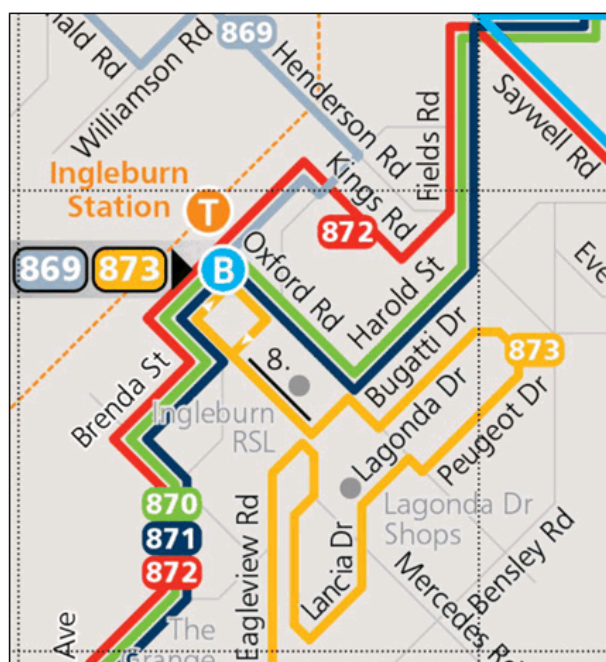
Ingleburn Town Centre is well serviced by public transport. A number of bus routes (refer to Map 9) operate within the centre as follows:

1. Bus Route No 870: Campbelltown to Liverpool via Ingleburn, Harrow Road and Glenfield.
2. Bus Route No 871: Campbelltown to Liverpool via Ingleburn, Glenfield and Leacocks Lane.
3. Bus Route No 872: Campbelltown to Liverpool via Ingleburn, Macquarie Fields and Glenfield
4. Bus Route No 873: Ingleburn to Minto
5. Bus Route No 869: Ingleburn to Liverpool via Edmondson Park & Prestons

Ingleburn Train Station is at the heart of the centre, connecting Ingleburn to Sydney Centre.

**Proposed Amendment to
Campbelltown Local Environmental Plan
2015**

Ingleburn CBD Planning Proposal



Map 9: Bus routes Map, Ingleburn Town Centre

3.4. State and Commonwealth Interests

It is suggested that Council consult with the following agencies as part of the public consultation, while the planning proposal is on public exhibition:

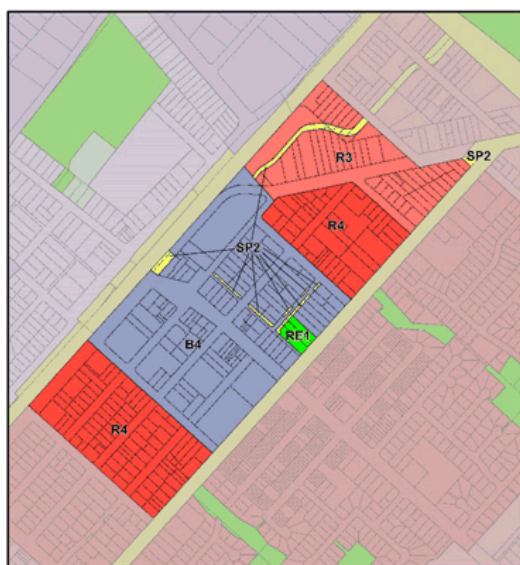
1. Sydney Water Corporation
2. NBN Co
3. Water NSW
4. DPI Water
5. Liverpool City Council
6. Transport for NSW
7. Office of Environment and Heritage
8. NSW Police - Campbelltown Police

**Proposed Amendment to
Campbelltown Local Environmental Plan
2015**

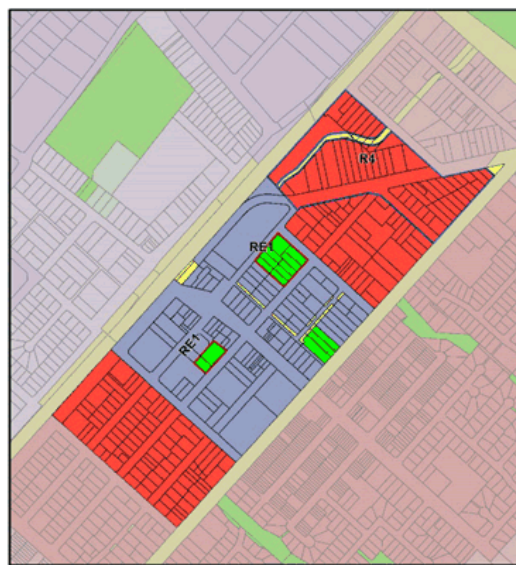
Ingleburn CBD Planning Proposal

4. Mapping

The proposed changes to the maps in CLEP are detailed in the maps below:



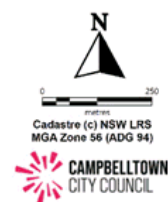
Current Map



Proposed Map

Ingleburn CBD Planning Proposal

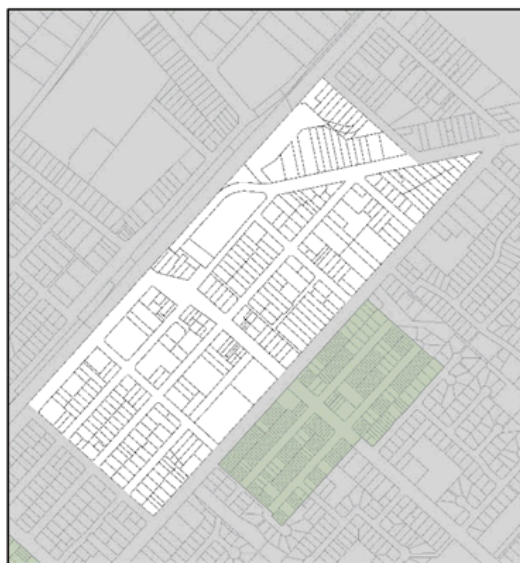
LEP Comparison Map Land Use Zones (LZN)



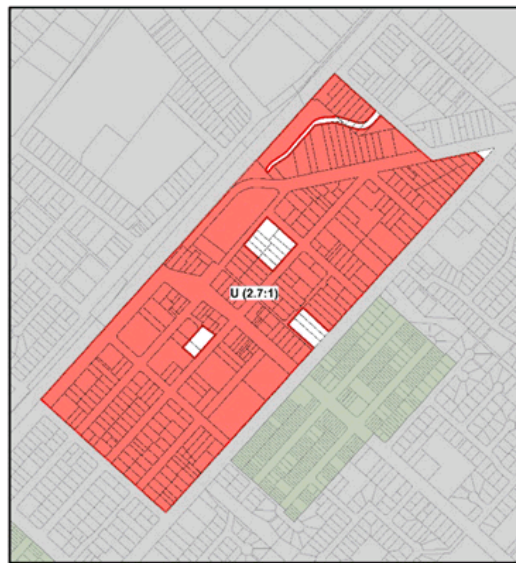
Map 10: Land Use Zone Comparison Map

**Proposed Amendment to
Campbelltown Local Environmental Plan
2015**

Ingleburn CBD Planning Proposal



Current Map



Proposed Map

Ingleburn CBD Planning Proposal

**LEP Comparison Map
Maximum Floor Space Ratio (FSR)**

Map 11: Floor Space Ratio Comparison Map



Cadastral (c) NSW LRS
MGA Zone 56 (ADG 94)
**CAMPBELLTOWN
CITY COUNCIL**

**Proposed Amendment to
Campbelltown Local Environmental Plan
2015**

Ingleburn CBD Planning Proposal



Current Map



Proposed Map



Cadastral (c) NSW LRS
MGA Zone 56 (ADG 94)
**CAMPBELLTOWN
CITY COUNCIL**

Ingleburn CBD Planning Proposal

**LEP Comparison Map
Maximum Height of Buildings (HOB)**

Map 12: Height of Buildings Comparison Map

**Proposed Amendment to
Campbelltown Local Environmental Plan
2015****Ingleburn CBD Planning Proposal**

5. Community Consultation

Public consultation will take place in accordance with a future Gateway determination, Campbelltown Community Participation Plan and Aboriginal Interpretation Strategy. A minimum period of 28 days is considered necessary for this proposal.

**Proposed Amendment to
Campbelltown Local Environmental Plan
2015**

Ingleburn CBD Planning Proposal

6. Project Timeline

Milestone	Date
Preparation of Planning Proposal and submission to Local Planning Panel	Completed
Gateway Determination Issued	September 2021
Remaining Studies Complete	October 2021
Public Exhibition and Agency Consultation	October-November 2021
Post Exhibition and Consultation Assessment	November 2021 to February 2022
Finalisation	March to June 2022

Table 8: Project Timeline

Campbelltown (Sustainable City) Development Control Plan 2015

Volume 2

Site Specific DCPs

Part 14: Ingleburn CBD - The Core Precinct DCP

Creating Campbelltown's Future 2025

Note:

The Ingleburn CBD - The Core Precinct DCP came into effect on xx xxxxx 2020 and has been incorporated as Part 14, Volume 2 of Campbelltown (Sustainable City) DCP 2015.

It should be read in conjunction with relevant Parts in Volume 1. In the case of any inconsistencies this Part will prevail to the extent of that inconsistency.

14.1 Application

14.1 Application

This Part applies to the land shown in Figure 1 – the Ingleburn CBD - The Core Precinct which includes land zoned B4 and surrounding high density residential land zoned R4. It relies on other relevant Parts in Volume 1 of Campbelltown (Sustainable City) DCP 2015 (CDCP2015) including:

- Part 2 Requirements Applying to All Types of Development;
- Part 5 Residential Flat Buildings and Mixed-Use Development; and
- Part 6 Commercial Development.

This Part provides requirements additional to Volume 1 to achieve the specific vision established for the future development of Ingleburn (see 14.2).

Part 14 sets out the following:

- Desired future character for mixed use development in the area zoned B4.
- Desired future character for high density residential neighbourhoods in areas zoned R4.
- Development controls for:
 - residential flat buildings in areas zoned R4 and B4;
 - mixed use development in the area zoned B4;
- A process for Council to consider proposals for Iconic buildings.
- Desired outcome for the public domain.
- Development controls and special provisions for flooding.



Figure 14.1.1 Ingleburn Town Centre – The Core Precinct

Background

In December 2017, the NSW Government released the final Glenfield to Macarthur Urban Renewal Corridor Strategy which included a Precinct Plan for Ingleburn.

This DCP has been developed to support and compliment the Ingleburn CBD Planning Proposal. The planning proposal and DCP combine to implement the Department's Ingleburn Precinct Plan for the Ingleburn Town Centre.

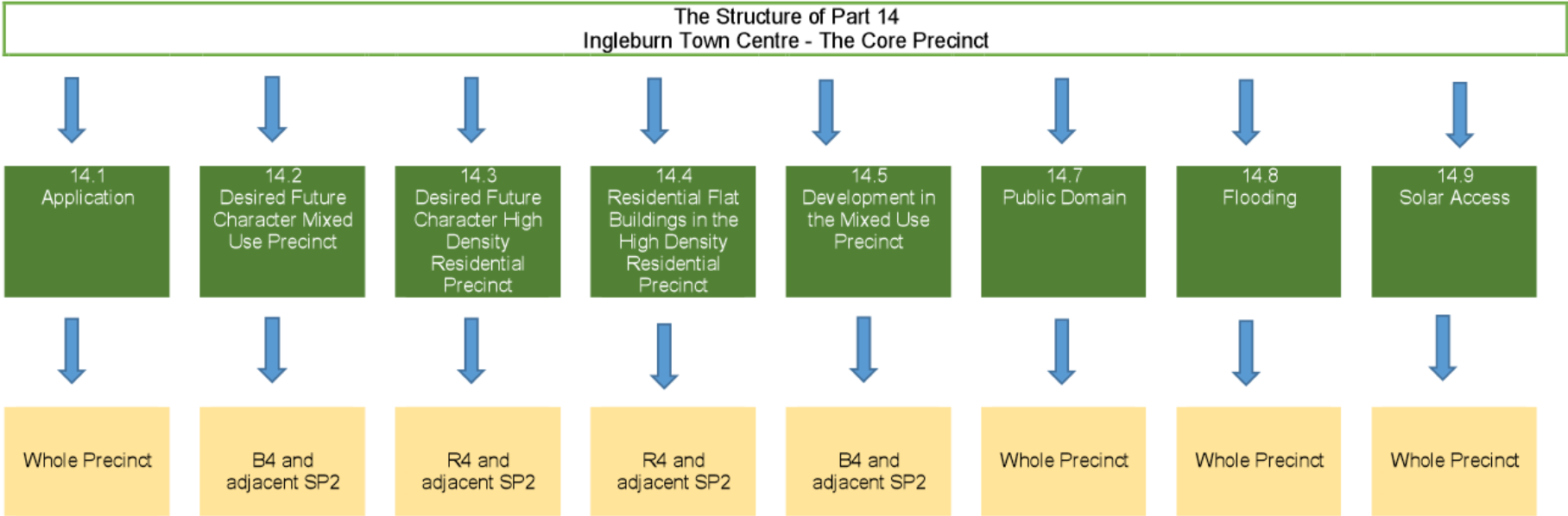
The Ingleburn Precinct is divided into three distinct areas as follows:

Area 1: The CBD Precinct — Eastern Side of railway

Area 2: Area around the CBD — Eastern Side of railway

Area 3: Western Side Precinct — West of the railway

Area 1 is the subject of this DCP and Areas 2 and 3 will be further investigated as part of future reviews of Campbelltown Local Environment Plan 2015.



14.2

14.2 Desired Future Character Mixed Use Precinct

Desired
Future
Character
Mixed Use
Precinct

(Zone B4)

The Ingleburn Vision

“To create a vibrant town centre that strengthens Ingleburn’s unique urban village character and desirability as a place to live.”

*Glenfield to Macarthur Urban Renewal Corridor
Ingleburn Precinct – DPIE November 2017*

“Ingleburn town centre will retain its village atmosphere and provide a vibrant attractive destination for business, leisure and social engagement.”

*Ingleburn CBD Urban Design and
Public Domain Strategy – July 2021*

Mixed Use Retail, Commercial & Residential

This area will accommodate a mix of retail, commercial and residential uses. Ingleburn will evolve as a prominent retail and employment centre within the Glenfield to Macarthur Urban Renewal Corridor. New buildings will be carefully designed to achieve excellence in built form, sustainability and user amenity. The first two storeys of high rise buildings will be commercial and their presentation to the public domain will contribute to achieving high amenity, pedestrian friendly outcomes for all public roads and especially for Oxford Road. Additional storeys will be further set back to maintain an appropriate scale and amenity and establish the primacy of retail and commercial development at the street level.



Figure 14.2.1: Mixed Use area at Ingleburn in Precinct Plan

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Figure 14.2.2: Vibrant town centre

14.3

**Desired
Future
Character
High
Density
Residential
(Zones R4)**

14.3 Desired Future Character High Density Residential Precinct

High Rise Residential

This area will provide apartment housing with a high level of amenity for residents. The precincts will be characterised by typically 8 storey apartment buildings with apartment design, communal open spaces and shared facilities delivering a first class standard of apartment living. Apartment building will be designed to maximise sustainability outcomes and to capitalise on district views.



Figure 14.3.1: High density residential area in Precinct Plan



Figure 14.3.2: Potential style of high density residential

14.4

Residential Flat Buildings

Note:

Clause 7.9 of CLEP2015 defines active street frontage where all premises on the ground floor facing the street are used for business premises or retail premises.

14.4 Residential Flat Buildings in the High Density Residential Precinct

14.4.1 Allotment Requirements

- a) Sites shall be amalgamated where required, to achieve the minimum site area of 2000 sqm and width requirement of 30m.
- b) Development shall not result in an isolated allotment adjoining the development site.
- c) In this control, an ***isolated allotment*** is an allotment that has a site area of less than 2000 square metres and/or a width at the front property boundary of less than 30 metres that has no immediate potential for amalgamation with any other adjoining allotments to achieve a minimum site area of 2000 square metres and a width at the front property boundary of 30 metres.

14.5

Mixed Use Development

The Height of Buildings Map in CLEP 2015 recognises these setbacks.

14.5 Development in the Mixed Use Precinct

14.5.1 Setbacks

The setbacks in the Ingleburn CBD shall be in accordance with the map and table below:

Setback Type (Refer to Map)	Ground and First Floor Setback	Second and Higher Floor Setback
Type A	Nil	5m
Type B	4m	10m
Type C*	Nil	5m
Type D	Nil	10m
Type E	3m	8m
Type R	Mixed use buildings not permitted. Residential flat buildings to be setback in accordance with Volume 1 Part 5 of this DCP and the NSW Apartment Design Guide.	

* In addition to the required setback, any building on the side of the setback shown with a triangle on the map is to be architecturally designed to address that frontage from the second story and above as though no building greater than two storeys will be erected on the opposite side of the setback line.

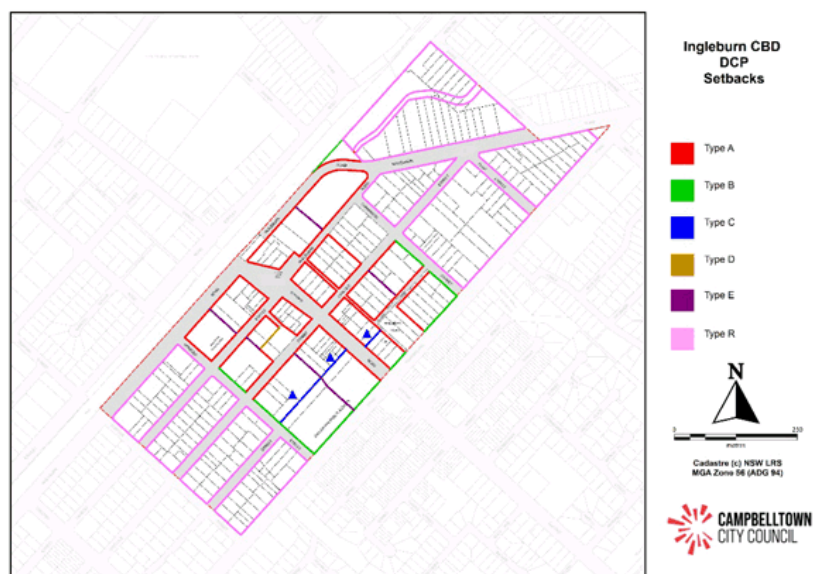


Figure 14.5.1.1 Setbacks Map

14.5.2 Mix of Uses

a) Mixed use buildings must have a minimum of two storeys (ground and first floor) of commercial and/or retail uses (including centre based childcare, recreation facilities (indoor), places and public worship and car parking). Residential development shall not be undertaken on the first or second storeys (ground and first floor) of a building in this precinct.

14.5.3 Adaptability of car parking floors

a) Where car parking is provided on the ground, first floor or above within mixed use buildings then it must be designed for later conversion to retail, commercial or residential as appropriate for that level.

14.5.4 Awnings

a) All new mixed use buildings within the B4 Zone will have awnings on their street frontages.

14.5.5 First level pedestrian access

a) Pedestrian access is to be provided on the first level of buildings fronting the streets in accordance with Figure 14.5.5.1.

b) The pedestrian access will overlook the street and be continuous and link the railway station with over bridges to retail and commercial development.

c) It will be protected from inclement weather and premises will open onto it to form an active and attractive pedestrian area.

d) It will be connected to the street level at regular points with stairs, escalators and lifts.

d) Crossings will be created through pedestrian bridges over roads and ground level pedestrian accesses as shown in Figure 14.5.5.1.



Figure 14.5.5.1 Pedestrian network at first floor level

14.5.6 Allotment Requirements

a) Sites shall be amalgamated where required, to achieve the minimum site area of 1500 sqm and width requirement of 30m.

b) Development shall not result in an isolated allotment adjoining the development site.

c) In this control, an **isolated allotment** is an allotment that has a site area of less than 1500 square metres and/or a width at the front property boundary of less than 30 metres that has no immediate potential for amalgamation with any other adjoining allotments to achieve a minimum

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site area of 2000 square metres and a width at the front property boundary of 30 metres.

14.6

Public Domain

14.6 Public Domain

14.6.1 Ingleburn Town Centre

Ingleburn Town Centre is focused on Ingleburn Railway Station and will be characterised by a vibrant and active mixed use core with high density residential adjoining.

The Town Centre will be characterised by mixed use development with commercial, business and retail on the ground and first floors with up to 6 storeys of residential apartments above.

New and refurbished open space areas will be complimented by an improved permeable pedestrian network that focuses people on the centre, open space and railway station. About 90% of the area currently lies within a 400m walking distance of open space. About 50% is within 200m walking distance of open space and almost all is within a 400m radius of open space. Improved pedestrian infiltration, in combination with new development, can improve these proportions.

Redevelopment will help provide a first floor access between shops and the railway station over Ingleburn Road. Larger blocks can be broken down and pedestrian access can be provided along active and interesting laneways.

The provision of larger setbacks and improved street furniture, awnings and tree canopy will provide an attractive public domain where people can meet, carry out business and safely enjoy the town centre.

14.6.2 Objectives for the Public Domain Improvements in Ingleburn

Objectives for the public domain of Ingleburn Town Centre are:

- To provide a safe, attractive and comfortable place to meet, work, socialise, shop and access public transport both during the day and at night;
- To enable ease of movement in, around and through Ingleburn Town Centre for cars, pedestrians and cyclists;
- To provide quality open space within 400m of all residents;
- To provide an active commercial centre that encourages business activity;
- To provide a variety of communal recreation facilities within residential flat buildings and mixed use development readily accessible to all residents, in addition to and complimenting facilities in the public domain.

14.7.5 Pedestrian Connections and Laneways

a) Existing pedestrian connections and laneways should be enhanced to:

- i. Have active ground floor frontages and encourage outdoor dining opportunities;
- ii. Be legible and direct throughways for pedestrians, clear of obstructions (including columns, stairs and escalators);
- iii. Provide access 24 hours, 7 days per week;

- iv. Be open to the air above and at each end, except where a connecting public pedestrian access is provided on level one between buildings (see Figure 14.5.1);
- v. Council may consider an 'arcade style' walkway;
- vi. Have signage at the street entries indicating public accessibility and the street and activities to which the through site link connects.

d) New pedestrian only connections are to be provided along the Type E setbacks provided in Figure 14.5.1.1 and are to meet the requirements of clause 14.7.5(a)(i)-(vi).

14.8	14.8 Flooding
<p>Flooding</p> <p>Note:</p> <p>"Ingleburn on the other hand has considerable flood risks for both residential and non-residential buildings and, as discussed, urban renewal provides a real opportunity to provide significant flood mitigation benefits."</p> <p>Draft BBBCC Strategic Floodplain Risk Management Study and Plan 2019</p>	<p>14.8.1 Background</p> <p>Flooding is a significant issue that affects existing and future development in the Ingleburn Town Centre. This Section establishes Council's approach to development control for the Ingleburn Town Centre. Council's approach to flooding has regard to and complies with the New South Wales Government's Floodplain Development Manual (FDM 2005).</p> <p>The criteria for determining applications for proposals potentially affected by flooding are structured to recognise that different controls can be applied to different land uses and different levels of potential flood inundation and hazard. As a first step in the development consent process, proponents are strongly advised to consult with Council officers, particularly for proposals significantly affected by flooding.</p> <p>The Bow Bowing Bunbury Curran Creek Strategic Floodplain Risk Management Study and Plan (BBBCC) was adopted by Council on 12 February, 2019.</p> <p>Significant flooding is identified in parts of the Ingleburn Town Centre, with notable depths as frequent as the 20 percent AEP (5 year average recurrence interval). Additional drainage is proposed to alleviate the flooding impact but will not eliminate the risk.</p> <p>It will take some time to implement the recommended drainage works, however, it appears unlikely that the flood risk will be removed entirely in Ingleburn Town Centre. As development has already occurred and further development is permissible and desirable, then planning controls, in addition to any drainage upgrades, will be needed to address safety to life and property and respond to likely flooding events.</p> <p>Provisions proposed respond to flooding as it is today and they may be amended in the future in response to changes in flooding behaviour due to drainage works and/or impacts of additional new development.</p> <p>Proponents should also read relevant parts of Council's <i>"Campbelltown (Sustainable City) Development Control Plan 2009 Volume 2 Engineering Design for Development June 2009 Engineering Design for Development"</i></p> <p>Link: https://www.campbelltown.nsw.gov.au/files/assets/public/document-resources/builddevelop/dcps/dcp2014v3/scdcp2009volume2-1engineeringdesignfordevelopment.pdf</p> <p>14.8.2 Flood Planning Levels</p>

A range of flood planning levels (FPL) may be applied depending on the type of land use and the part of the development in consideration. In principle, a higher FPL will apply to land uses considered more sensitive to flood hazards or which may be critical to emergency management operations or the recovery of the community after a flood event.

Different FPLs are also considered appropriate for different parts of development. For example, the non-habitable floor levels of a dwelling can be at a lower level relative to the habitable floor level.

The following table outlines those FPLs to be applied to the development controls outlined later in this part of the DCP.

Figure 14.8.4.1 – Flood Planning Levels

Reference	Flood Planning Level
FPL1	20 Year ARI
FPL2	100 Year ARI
FPL3	100 Year ARI + <ul style="list-style-type: none"> • 0.3m Freeboard for flows < 0.3m deep • 0.5m Freeboard for flows > 0.3m deep
FPL4	PMF

Notes:

1. FPL1, FPL2 and FPL 4 have zero freeboard.
2. The design flood levels and FPLs in Table 1 may be obtained from Council if available or otherwise will be required to be determined by the proponent. These levels will normally be 'rounded up' to the nearest 0.1m and refer to Australian Height Datum (AHD).

FPL= Flood Planning Level.

ARI = Average Recurrence Interval.

PMF = Probable Maximum Flood

14.8.5 Objectives

14.8.5.1 Objectives:

- To ensure the safety of existing and future occupants and property of Ingleburn Town Centre by ensuring that flood risk associated with development is minimised and/or not increased beyond the level acceptable to the community.
- To ensure the proponents of development and the community in general are fully aware of the potential flood hazard and consequent risk associated with the use and development of land within Ingleburn Town Centre.
- Maximise development potential for Ingleburn.
- To reduce the impact of flooding on Ingleburn.
- To design development, in full knowledge of the flooding risk, to alleviate flooding and risk.
- To minimise the risk to life by ensuring the provision of appropriate evacuation measures are available.
- To enable safe pedestrian movement between buildings during flooding.
- To maximise the potential for buildings to be returned to use as quickly and efficiently as possible after being affected by flooding.

	<ul style="list-style-type: none"> • To ensure that developments with high sensitivity to flood risk (eg. critical public utilities) are sited and designed to provide reliable access and minimise risk from flooding. • To allow development with a lower sensitivity to the flood hazard to be located within flood affected areas, subject to appropriate design and siting controls and provided that the potential consequences that could still arise from flooding remain acceptable.

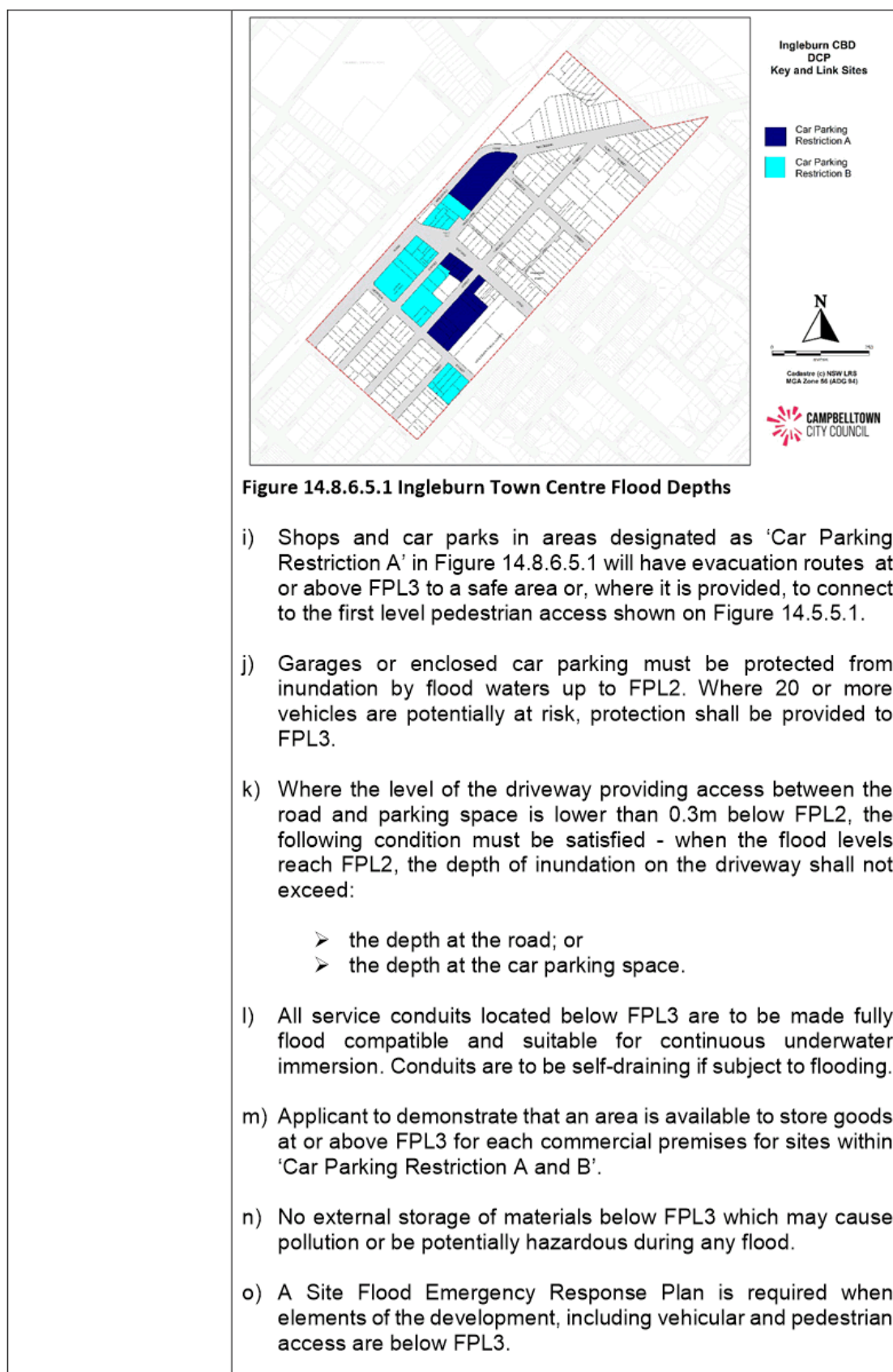
	<p>14.8.6 Development Controls</p> <p>14.8.6.1 General Development Controls</p> <p>The following development controls apply to all land use categories:</p> <p>a) The flood impact of the development is to be considered to ensure that the development will not increase flood effects elsewhere, having regard to:</p> <ul style="list-style-type: none"> ➤ loss of flood storage; ➤ changes in flood levels and velocities caused by alterations to the flood conveyance, including the effect of fencing styles; and ➤ the cumulative impact of multiple potential developments in the Town Centre. <p>An engineer's report may be required.</p> <p>b) The design materials and construction of the proposed development shall comply with the principles set out in the publication "Reducing Vulnerability of Buildings to Flood Damage – Guidance on Building in Flood Prone Areas", published by the NSW Government.</p> <p>Link: https://www.ses.nsw.gov.au/media/2247/building_guidelines.pdf</p> <p>14.8.6.2 Critical Uses and Facilities</p> <p>Critical uses and facilities include - emergency services facilities; public administration buildings that may provide an important contribution to the notification or evacuation of the community during flood events (e.g. SES headquarters and police stations); hospitals.</p> <p>a) Critical uses and facilities are unsuitable land uses on any land affected by flooding up to FPL4.</p> <p>14.8.6.3 Sensitive Uses and Facilities</p> <p>Sensitive uses and facilities include - community facilities; educational establishments; public utility undertakings (including electricity generating works; sewerage systems; telecommunications facilities and water treatment facilities) which are essential to evacuation during periods of flood or if affected would unreasonably affect the ability of the community to return to normal activities after flood events; residential care facilities; schools and seniors housing.</p>
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	<p>a) No development is to occur in or over a floodway area, a flowpath or a high hazard area (as defined in the Floodplain Development Manual (April 2005) (FDM)) generated by flooding up to FPL4.</p> <p>b) Habitable floor levels to be no lower than FPL4.</p> <p>c) Non-habitable floor levels to be no lower than FPL3 unless justified by a site specific assessment.</p> <p>d) All structures to have flood compatible building components below FPL4.</p> <p>e) Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including FPL4. An engineer's report may be required.</p> <p>f) The minimum surface level of open car parking spaces or carports shall be as high as practical, and not below FPL1.</p> <p>g) Garages or enclosed car parking must be protected from inundation by flood waters up to FPL2. Where 20 or more vehicles are potentially at risk, protection shall be provided to FPL3.</p> <p>h) Where the level of the driveway providing access between the road and parking space is lower than 0.3m below FPL2, the following condition must be satisfied - when the flood levels reach FPL2, the depth of inundation on the driveway shall not exceed:</p> <ul style="list-style-type: none"> ➤ the depth at the road; or ➤ the depth at the car parking space. <p>i) Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to a refuge area above FPL4. In the case of alterations or additions to an existing development, this may require retro-fitting the existing structures if required to support a refuge area above FPL4.</p> <p>j) Applicant to demonstrate that an area is available to store goods above FPL4.</p> <p>k) Materials which may cause pollution or are potentially hazardous during any flood must not be stored externally below FPL4.</p> <p>l) A Site Flood Emergency Response Plan is required when elements of the development, including vehicular and pedestrian access are below FPL4.</p> <p style="text-align: center;">The Site Flood Emergency Response Plan should relate to the landuse and site conditions in conjunction with flood</p>
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	<p>behaviour up to FPL4 expected to be experienced at the site. The plan should consider the following specific actions:</p> <ul style="list-style-type: none"> ➤ Preparing for a flood; ➤ Responding when a flood is likely; ➤ Responding during a flood; and ➤ Recovery after a flood. <p>The flood plan should be consistent with the relevant NSW SES "FloodSafe" Guide.</p> <p>18.8.6.4 Residential development</p> <p>Residential development includes - Additions or alterations to existing dwellings greater than 10% to the habitable floor area which existed at the date of commencement of this Plan; affordable housing; attached dwellings; backpackers accommodation; bed and breakfast accommodation; boarding houses; child care centres; dual occupancies; dwelling houses; exhibition homes; garages or outbuildings with a floor area exceeding 40sqm, group homes; home based child care centres; home businesses; home industries; home occupancies; home occupations (sex services); hostels; hotel or motel accommodation; moveable dwellings; neighbourhood shops; residential flat buildings; secondary dwellings; semi-detached dwellings and serviced apartments.</p> <ul style="list-style-type: none"> a) No development is to occur in a floodway area, a flowpath or a high hazard area (as defined in the FDM) generated by flooding up to FPL2, unless justified by a site-specific assessment. b) Habitable floor levels to be no lower than FPL3. c) Non-habitable floor levels to be no lower than FPL3 unless justified by a site specific assessment. d) A restriction is to be placed on the title of the land, pursuant to S.88B of the Conveyancing Act, where the lowest habitable floor area is elevated above finished ground level, confirming that the undercroft area is not to be enclosed, where Council considers this may potentially occur. e) All structures to have flood compatible building components below FPL3. f) Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including FPL3, or FPL4 if required to satisfy evacuation criteria (i.e. use as a refuge area). <p>An engineer's report may be required.</p> <ul style="list-style-type: none"> g) The minimum surface level of open car parking spaces or carports shall be as high as practical, and not below FPL1. h) Garages or enclosed car parking must be protected from inundation by flood waters up to FPL2. Where 20 or more
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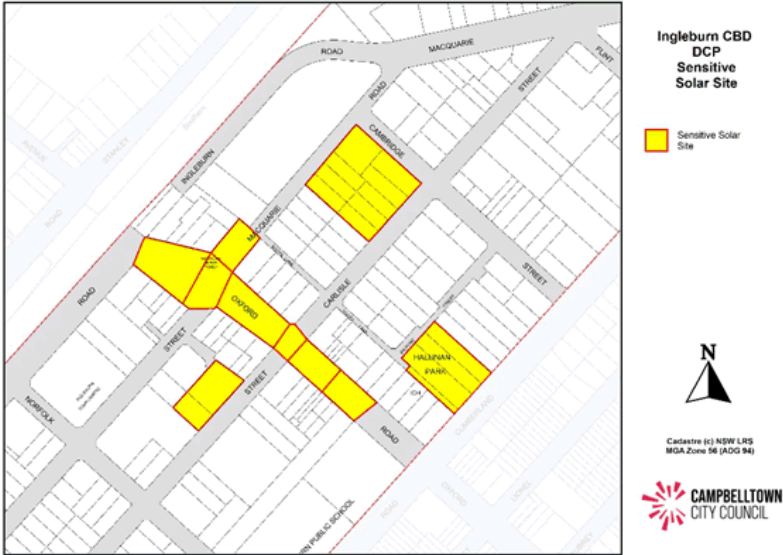
	<p>vehicles are potentially at risk, protection shall be provided to FPL3.</p> <ul style="list-style-type: none"> i) Where underground car parks are proposed, consideration must be given to escape routes, pumpout drainage systems (which must include backup pumpout systems), location of service utilities (including power, phone, lifts) for FPL3, as well as the PMF. Refer to Volume 2 Engineering Design for Development for additional requirements. j) Basement parking is not permitted in areas designated as 'Car Parking Restriction A' on Figure 14.8.6.5.1. Parking is to be provided at ground level with a minimum surface level equivalent to FPL3. k) Where the level of the driveway providing access between the road and parking space is lower than 0.3m below FPL2, the following condition must be satisfied - when the flood levels reach FPL2, the depth of inundation on the driveway shall not exceed: <ul style="list-style-type: none"> ➤ the depth at the road; or ➤ the depth at the car parking space. l) All service conduits located below FPL3 are to be made fully flood compatible and suitable for continuous underwater immersion. Conduits are to be self-draining if subject to flooding. m) A Site Flood Emergency Response Plan is required when elements of the development, including vehicular and pedestrian access are below FPL3. <p>The Site Flood Emergency Response Plan should relate to the landuse and site conditions in conjunction with flood behaviour up to FPL2 expected to be experienced at the site. The plan should consider the following specific actions:</p> <ul style="list-style-type: none"> ➤ Preparing for a flood; ➤ Responding when a flood is likely; ➤ Responding during a flood; and ➤ Recovery after a flood. <p>The flood plan should be consistent with the relevant NSW SES "FloodSafe" Guide.</p> <p>14.8.6.5 Commercial Development Commercial development includes - amusement centres; brothels; business premises; car parks; community facilities (other than sensitive uses and facilities); entertainment facilities; food and drink premises; function centres; hardware and building supplies; health care professionals; health consulting rooms; medical centres; mixed use development; mortuaries; office premises; passenger transport facilities; places of public worship; pubs; public administration buildings (other than</p>
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	<p>critical uses and facilities); recreation facilities (major); registered clubs; restaurants; restricted premises; service stations; sex services premises; shops; shop top housing; take away food or drink premises; veterinary hospitals.</p> <p>a) No development is to occur in or over a floodway area, a flow path or a high hazard area (as defined in the FDM) generated by flooding up to FPL2, unless justified by a site specific assessment.</p> <p>b) Habitable floor levels are to be at FPL3 or higher.</p> <p>c) Non-habitable floor levels to be equal to or greater than FPL3 where possible, or otherwise no lower than FPL1 unless justified by a site specific assessment.</p> <p>d) All structures to have flood compatible building components below FPL3.</p> <p>e) Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including FPL3, or FPL4 if required to satisfy evacuation criteria (i.e. use as a refuge area).</p> <p>An engineer's report will be required for sites within the areas mapped as 'Car Parking Restriction A and B' in Figure 14.8.6.5.1 and may be required in other cases.</p> <p>f) The minimum surface level of open car parking spaces or carports shall be as high as practical, and not below FPL1.</p> <p>g) Where underground car parks are proposed, consideration must be given to escape routes, pumpout drainage systems (which must include backup pumpout systems), location of service utilities (including power, phone, lifts) for FPL3, as well as the PMF. Refer to Volume 2 Engineering Design for Development for additional requirements.</p> <p>h) Basement parking is not permitted in areas designated as 'Car Parking Restriction A' on Figure 14.8.6.5.1. Parking is to be provided at ground level or above with a minimum surface level equivalent to FPL3.</p>
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	<p>The Site Flood Emergency Response Plan should relate to the landuse and site conditions in conjunction with flood behaviour up to FPL2 expected to be experienced at the site. The plan should consider the following specific actions:</p> <ul style="list-style-type: none"> ➤ Preparing for a flood; ➤ Responding when a flood is likely; ➤ Responding during a flood; and ➤ Recovery after a flood. <p>The flood plan should be consistent with the relevant NSW SES "FloodSafe" Guide.</p> <p>14.8.6.6 Concessional Development Concessional Development is –</p> <ul style="list-style-type: none"> ➤ Additions or alterations to an existing dwelling up to 10% to the ground floor area which existed at the date of commencement of this Plan; ➤ Garages or outbuildings with a maximum floor area of 40m²; or ➤ Redevelopment for the purposes of substantially reducing the extent of flood affectation to the existing building. <p>a) No development is to occur in a floodway area, a flowpath or a high hazard area (as defined in the FDM) generated by flooding up to FPL2, unless justified by a site specific assessment.</p> <p>b) New habitable floor levels to be no lower than FPL3. Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be as high as practical, and, when undertaking alterations or additions no lower than the existing floor level.</p> <p>c) A restriction is to be placed on the title of the land, pursuant to S.88B of the Conveyancing Act, where the lowest habitable floor area is elevated above finished ground level, confirming that the undercroft area is not to be enclosed, where Council considers this may potentially occur.</p> <p>d) All new structures to have flood compatible building components below FPL3.</p> <p>e) Applicant to demonstrate that the new structure can withstand the forces of floodwater, debris and buoyancy up to and including FPL3, or FPL4 if required to satisfy evacuation criteria (i.e. use as a refuge area).</p> <p>An engineer's report may be required.</p> <p>f) Driveway and parking space levels to be no lower than the design floor level or ground level. Where this is not practical, a lower level may be considered. In these circumstances, the level is to be as high as practical, and, when undertaking alterations or additions no lower than the existing level.</p>
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	<p>g) All service conduits located below FPL3 are to be made fully flood compatible and suitable for continuous underwater immersion. Conduits are to be self draining if subject to flooding.</p> <p>h) Applicant to demonstrate that area is available to store goods above FPL3.</p> <p>i) No external storage of materials below FPL3 which may cause pollution or be potentially hazardous during any flood.</p> <p>j) A Site Flood Emergency Response Plan is required when elements of the development, including vehicular and pedestrian access are below FPL3.</p> <p>The Site Flood Emergency Response Plan should relate to the landuse and site conditions in conjunction with flood behaviour up to FPL2 expected to be experienced at the site. The plan should consider the following specific actions:</p> <ul style="list-style-type: none"> ➤ Preparing for a flood; ➤ Responding when a flood is likely; ➤ Responding during a flood; and ➤ Recovery after a flood. <p>The flood plan should be consistent with the relevant NSW SES "FloodSafe" Guide</p> <p>14.8.6.7 Other Development</p> <p>Fencing</p> <p>(a) Fencing within a floodway or a flowpath must be of an open style that that will not impede the flow of floodwaters.</p> <p>Filling</p> <p>a) Filling on flood affected land is not permitted unless a report from a suitably qualified civil engineer is submitted to Council that certifies that the development will not increase flood affectation elsewhere, or Council otherwise determines that a report is not required.</p> <p>b) Filling of floodway areas or land that conveys an existing overland flowpath is not permitted.</p> <p>c) Filling of individual sites in isolation, without consideration of the cumulative effects is not permitted. A case by case decision making approach cannot take into account the cumulative impact of flooding behaviour, and associated risks, caused by individual developments. Any proposal to fill a site must be accompanied by an analysis of the effect on flood levels of similar filling of developable sites in the area.</p>
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	<p>14.8.7 Further Information Bow Bowing Bunbury Curran Creek Strategic Floodplain Risk Management Study and Plan. View at: https://www.campbelltown.nsw.gov.au/files/assets/public/document-resources/cityimprovements/draftbbbcfrmspv1.pdf https://www.campbelltown.nsw.gov.au/files/assets/public/document-resources/cityimprovements/draftbbbcfrmspv2.pdf NSW Government's Floodplain Development Manual 2005 – www.dnr.nsw.gov.au/floodplains/manual.shtml</p>
14.9	14.9 Sun Access Planes
Sun Access Planes	<p>14.9.1 Sensitive locations The sites identified in Figure 14.9.1.1 as sensitive solar access sites are to be provided with 2 hours of solar access on 21 June each year to at least 50% of their areas.</p>  <p>14.9.2 Sun access diagrams Any development application in the vicinity of a sensitive solar site must provide sufficient information to satisfy the consent authority that the development will not result in a contravention of control 14.9.1 above.</p>

Bow Bowling Bunbury Curran (BBBC) Creek Strategic Floodplain Risk Management Study and Plan – Ingleburn CBD (Summary)



Contents

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1. Introduction

Campbelltown City Council at its Ordinary meeting on 9 April 2019 resolved to endorse a planning proposal to increase the residential density of the Ingleburn Central business district in alignment with Ingleburn precinct plan within the Glenfield to Macarthur Urban renewal corridor strategy.

NSW Government department of Planning Industry & Environment issued the Gateway Determination on 09 March 2020 and required to address the Flooding in Ingleburn CBD prior to Public exhibition.

1(d). Prepare a summary of the Bow Bowling Bunbury Curran Creek Catchment Flood Management Study to identify the flooding risk, behaviour, vulnerability (H1-H6 classification) and impact/risk to life associated with development in the Ingleburn CBD;

1(e). Prepare a summary of the Flood Management Plan for the Ingleburn CBD which nominates:

- i.Options to mitigate the impact of flooding in the Ingleburn CBD as a result of the proposed development; and
- ii.Proposed management options such as through the preparation of detailed design controls and measures to mitigate the flooding risk to property and life.

The Bow Bowling Bunbury Curran (BBBC) Creek Strategic Floodplain risk Management study and plan (Final Draft) was prepared by Molino Stewart Pty Ltd for Campbelltown City Council dated January 2019. The report was adopted by Council in Council meeting dated 12 February 2019.

2. Flood behaviour

When assessing flood damages the actual flood depths, without any filtering applied were compared with building floor level estimates to determine whether a building was likely to experience above floor flooding. When assessing the risk to pedestrian vehicle or building stability, the hazard were used.

a. Overland flooding

In Ingleburn at the Southern end, two overland flow paths run parallel to each other from Euroka Street to Ingleburn Road in a south – east to north - west direction. These affect several properties, however mostly in rare events (i.e. from the 0.2% AEP).

A significant overland flow path runs from south - east to north - west direction through Ingleburn CBD. This starts from south - west of the CBD, downstream of the culvert under Cumberland Street, on Redfern Creek. Here, Redfern Creek exceeds the culvert capacity from the 5% AEP event, resulting in floodwaters affecting residential and commercial properties north and south of Norfolk Street, and continuing downstream towards the CBD through properties on Carlisle St, Albert St, Oxford Rd and Ingleburn St. The overland flow path re-joins Redfern Creek once this exits the CBD culvert system, northwest of the crossroad between Macquarie Rd and Ingleburn St.

At the eastern end of Ingleburn CBD, an overland flow path runs from Oxford Rd in a north-west direction towards Koala Walk Reserve, where it joins Koala Walk Drain. The path causes above floor flooding from the 20% AEP in four buildings in Oxford Rd.

Results of the Flood Studies show that flooding in the BBBC Creek catchment is characterised by a quick rate of rise and short-duration. The rate of rise and duration of flooding increase slightly as one moves down the catchment. The hydrograph extracted for Ingleburn CBD (as in image below) shows a significantly different behaviour, which is typical of overland flash flooding where flood depths are shallower and the flood durations are much shorter.

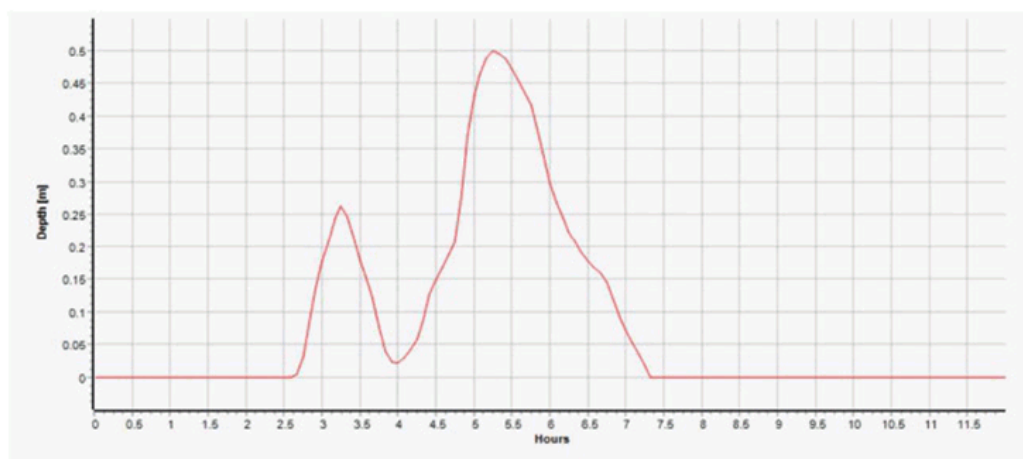


Figure 18. 1% AEP hydrograph: overland flooding in Ingleburn CBD (Macquarie Rd and Boots Ln)

Floodwaters are conveyed towards and through Ingleburn CBD by two main flow paths:

Redfern Creek, running in a NW direction and approaching Ingleburn CBD through Cumberland Rd and Norfolk St; and

A flow path along Koala Walk drain from Kingfisher Reserve, entering the northern end of the CBD across Carlisle St and Macquarie Rd.

- i. 20% AEP: The area experiences overland flooding and high hazard levels from the 20% AEP event. Modelling suggests that in a 20% AEP flood, 15 residential buildings may experience above floor flooding. More than 50 residential buildings would be isolated by flooding in the 20% AEP event.
- ii. 1% AEP: In a 1 % AEP flood about 37 residential buildings may experience above floor flooding. Flooding as deep as 0.8m may be experienced in roadways.
- iii. PMF: About 100 single-storey residential buildings may experience above floor flooding in a PMF more than 0.5m deep. Of these, the model shows that 71 are located in low flood islands and 12 would be exposed to flood hazards which may affect their structural stability.

3. Flood risk mapping

Floodplain according to its hydraulic function can be divided in 3 categories as per NSW Floodplain development manual (2005),

Floodways: Areas conveying a significant proportion of the flood flow and where even partial blocking would cause a significant redistribution of flood flow or a significant increase in flood levels. Criteria

adopted by council to categorise an area as Floodway is part of the BBBC extent of flood-prone land that is not classified as either Flood Fringe or Flood Storage.

Flood storage areas: Those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood. The extent and behaviour of flood storage areas may change with flood severity, and loss of flood storage can increase the severity of flood impacts by reducing natural flood attenuation. Hence, it is necessary to investigate a range of flood sizes before defining flood storage areas. Criteria adopted by Council is: A part of the BBBC extent of flood-prone land that is not classified as Flood Fringe, and: If the land use is classified as "drainage": Depth (D) \leq 2m and Flow Velocity (V) \leq (-0.3D+0.8) OR D \geq 2m, and V \leq 0.2m/s If land use is classified as "urban": V \leq 0.2 m/s

Flood Fringe - The remaining area of land affected by flooding, after floodway and flood storage areas have been defined. Development (e.g., filling) in flood fringe areas would not have any significant effect on the pattern of flood flows and/or flood levels. Criteria adopted by Council V \leq 0.2m/s, and V \leq (-40D = 6)

4. Flood Hazard

The classification includes six categories, ranging from H1 (no restrictions), to H6 (not suitable for people, vehicles or buildings). These six hazard categories are shown in Figure below. The provisional hazard categorisation should be used in conjunction with the following factors to determine true hazard categories

- Extent of flood;
- Effective warning time;
- Flood preparedness;
- Rate of rise of floodwaters;
- Duration of flooding;
- Evacuation problems;
- Effective flood access; and
- Type of development.

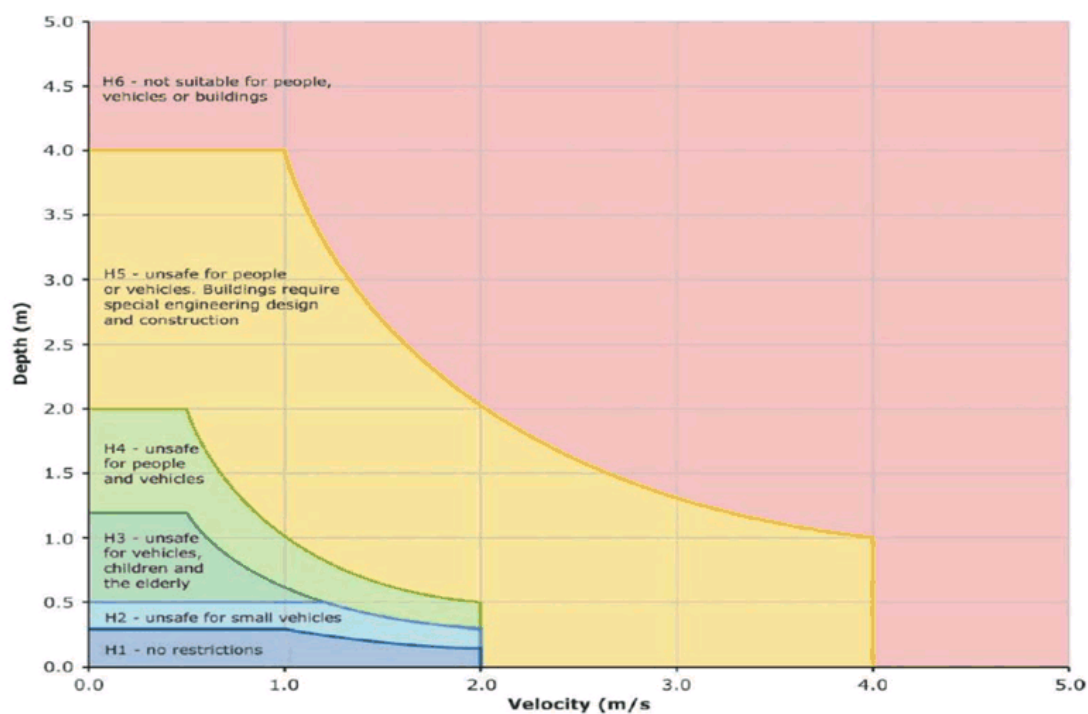


Figure 22. Provisional Flood Hazard Categories (AIDR, 2017)

5. Flood Damage

Table 16. Estimates of infrastructure and intangible damages

Event	Total residential and non-residential damages \$m	Infrastructure Damages \$m	Intangible Damages \$m	TOTAL \$m
20% AEP	\$127.9	\$19.2	\$32.0	\$179
5% AEP	\$207.6	\$31.1	\$51.9	\$291
2% AEP	\$223.5	\$33.5	\$55.9	\$313
1% AEP	\$266.3	\$39.9	\$66.6	\$373
0.2% AEP	\$411.4	\$61.7	\$102.9	\$576
0.1% AEP	\$510.0	\$76.5	\$127.5	\$714
PMF	\$3,128.1	\$469.2	\$782.0	\$4,379
AAD total \$m	\$39.2	\$5.9	\$9.8	\$54.9
AAD per affected building \$	\$31,749.0	\$4,762	\$7,937	\$44,449

Tables above and one below (BBBC Creek Catchment not just the Ingleburn CBD) shows that no buildings are completely surrounded by floodwaters classified as H6, and the number of buildings surrounded by floodwaters classified as H5 is relatively small. Nonetheless, the risk posed to the structural integrity of these buildings should be considered when planning the emergency response

strategy. Please note table below represent the entire BBBC Creek Catchment not just the Ingleburn CBD.

PMF event	Flood Hazard = H5	Flood Hazard = H6
Buildings touched by highly hazardous floodwaters	3,215	207
Buildings completely surrounded by highly hazardous floodwaters	200	none

Risk to people was assessed using the NSW OEH's guideline "Flood Emergency Response Planning Classification of Communities Floodplain Risk Management Guideline" (DECC, 2007b).

Table 18 below summarises the number of buildings that in the PMF would be isolated in low and high flood islands. It is noted that 367 of the residential buildings isolated on some of the high flood islands were not included in the original property database because they were clear of the estimated PMF extent.

The flood islands which are isolated by the 20% AEP flood event are: (3 properties extracted below from list are only for Ingleburn CBD).

- Ingleburn commercial area bounded by Ingleburn Rd, Cambridge St, Carlisle St and Norfolk St;
- Houses Carlisle Ingleburn; between St and Cambridge Macquarie St, Rd
- Townhouses between Macquarie Rd and the railway Ingleburn;

Table 18. Number of buildings on flood islands (PMF)

	Residential	Non-Residential
High Flood Island	1,448	145
Low Flood Island	757	616

Many of these properties are only isolated by H1 flooding in the 20% AEP event but by higher hazard flooding in less frequent events. It should be noted that in most instances flood islands are isolated for a short duration, which in the PMF ranges between about 2 hours (in the upper catchment) and 5 hours (in the lower catchment).

6. Flood response

NSW SES holds that the evacuation is the preferred response for floodplain communities where this can safely be achieved, late evacuation through flood water may be a recipe for disaster and it might be safer to remain inside the building, though sheltering in place has a number of direct and indirect risks associated with it. Evacuating prior to flooding is therefore much preferred where current hydro-meteorological monitoring systems, communication systems, road infrastructure and expected community behaviours do not allow this, the SES advocates improvements to those so that evacuation can proceed safely.

a. Proposed Evacuation Centres

The NSW SES has advised that a Local Flood Plan covering Campbelltown LGA is currently under preparation. In the process of drafting the LFP, the NSW SES has identified three possible flood evacuation centres within the LGA. These are:

- Campbelltown Catholic Club, located in 20-22 Camden Rd, Campbelltown;
- West Leagues Club, located in 10 Old Leumeah Rd, Leumeah; and
- Ingleburn RSL Club, located at 70 Chester Rd, Ingleburn.

Proposed Evacuation Centre	Frequency of Flooding	Flood Island?	Road access
Ingleburn RSL Club 70 Chester Rd, Ingleburn	The building is surrounded by very low hazard floodwaters (H1) in every event from the 20% AEP to the PMF. Floodwaters do not enter the building in any event. The car park is not flood affected.	The building itself may be considered a high flood island, but is surrounded by very low hazard floodwaters	All access roads are cut from the 5% AEP event, however: - The 20% AEP event cuts Chester Rd south east bound towards Warbler Ave. - The 20% AEP event cuts Lorikeet Ave. - The 20% AEP event cuts Wagtail Cres.

7. Flood hotspot mitigation

In Ingleburn CBD there are 189 residential buildings and numerous commercial buildings satisfying the flood hotspot criteria. It should be noted that some of the commercial buildings host multiple tenancies. Given the proximity of residential and non-residential buildings in this area, these would benefit from the same flood risk mitigation measures. As such, the cost benefit analysis of the shortlisted flood modification options as discussed in following sections considers residential as well as commercial buildings.

8. Flood risk mitigation

Across the BBBC flood prone area there are locations where clusters of assets are impacted by flooding. These locations are herein named as "hotspots" and may benefit from local flood risk mitigation options. There are also additional scattered assets across the whole catchment which have unacceptable risks and may benefit from catchment-wide mitigation options as listed below:

- Blockage reduction – reducing the standard blockage scenarios for pits, pipes, bridges, culverts across the catchment, sensitivity test undertaken revealed there was no significant difference, hence this was not further investigated.
- Pipe capacity upgrade - Where above floor flooding (AFF) was caused only by rarer events (i.e. 1 % AEP event or rarer), upgrading pipe capacity was deemed unlikely to resolve those flood risks and this was not investigated further as an option.
- Property modification – removing building from areas which floods, ensuring floor levels are at a level with a low probability of flooding, constructing with flood compatible materials

- Modification to existing developments – voluntary house purchase, voluntary house raise, renovation with flood compatible building materials.
- Modification to future developments – strategic planning to move inappropriate development away from high flood risk areas, development controls to ensure development, redevelopment or renovation reduces flood risks to an acceptable level for each property which can include, among the measures, requirements for minimum floor levels and building material compatibility.

Flood risk mitigation measures fall into following three categories:

- Flood modification;
- Property modification;
- Response modification.

a. Flood Modification

The influence of partial blockage of the stormwater system on the 1 % AEP flood level was first assessed. Results showed that a slight reduction of the 1% AEP flood level could be achieved if there was no blockage in any part of the system. However, even without considering the significant technical challenges that achieving a no-blockage scenario would present, the 1 % AEP level would generally be reduced by a negligible amount (less than 0.1 m overall). As such blockage reduction, even if it were practically achievable, would not be an effective option for Ingleburn CBD. The analysis identified 31 residential buildings which may benefit from an increase in flow conveyance by augmenting the existing underground pipe capacity with larger pipes, additional pipes or an open channel. The stormwater system around these buildings operates at full capacity from the 20% AEP event, when many of these buildings begin to experience AFF.

Increasing outflows from this area is an option that was deemed worth investigating further. In a 1 % event, about 58m³/s is flowing into the CBD but the culverts that carry flow beneath the CBD have sufficient capacity to convey only 18m³/s (assuming no culvert blockage). This could be addressed by a conveyance of at least 40m³/s in addition to what is currently flowing through the existing pipes.

Several configurations of flood modification options to increase outflows from the Ingleburn CBD area were considered and tested with the hydraulic model. The set of flood modification options that produced the most significant flood level reductions throughout the Ingleburn CBD (as in picture below) included the following upgrades to the storm water system:

- Filling the existing open channel downstream of Cumberland Rd and replacing it with two new 2.1 m wide by 1.5m high culverts, as well as a new 3m wide by 2.7m high culvert that connects into the existing trunk drainage line. This culvert would continue along Norfolk St up to Ingleburn Rd;
- A new 3.6m wide by 3m high culvert to then convey flows to the open channel downstream of Macquarie Rd;
- A new 3.6m wide by 1.5m high culvert introduced along Ingleburn Rd upstream of Norfolk St which would be charged by several new 3.8m² grated inlets.



Figure 33. Layout and details of flood modification options in Ingleburn CBD

b. Property modification

This provides an opportunity to further reduce risk to property and life by doing one or more of the following:

- Designing a new CBD layout with buildings outside of the highest flood risk areas;
- Redeveloping some of the flood affected buildings. Building redevelopment could incorporate:
 - Car parking at ground level through which overland flows could pass;
 - Buildings with elevated ground floor slabs under which overland flows would pass;
 - Buildings with sealable ground floors to prevent entry of floodwaters;
 - Buildings with ground floor uses and materials which are compatible with occasional flooding.

There are also areas immediately adjacent to the CBD which are significantly affected by flooding. These includes low-rise buildings along Macquarie Rd north east of the CBD. That land is currently zoned for medium density which would permit townhouses to be constructed similar to those closer to the CBD on Macquarie Road. Although many of these dwellings would experience reduced flood

levels if the proposed flood modification options were put in place, a better flood risk outcome may be possible if all of these blocks (including the existing townhouses) were zoned for high density residential which would allow private open space to be made available for overland flows and ensure no dwellings were at ground level. It is noted that the Glenfield to Macarthur Urban Renewal Corridor Land use and Infrastructure Summary (NSW Govt, 2015) identifies this area as potential high rise development of seven storeys or more as in figure below.

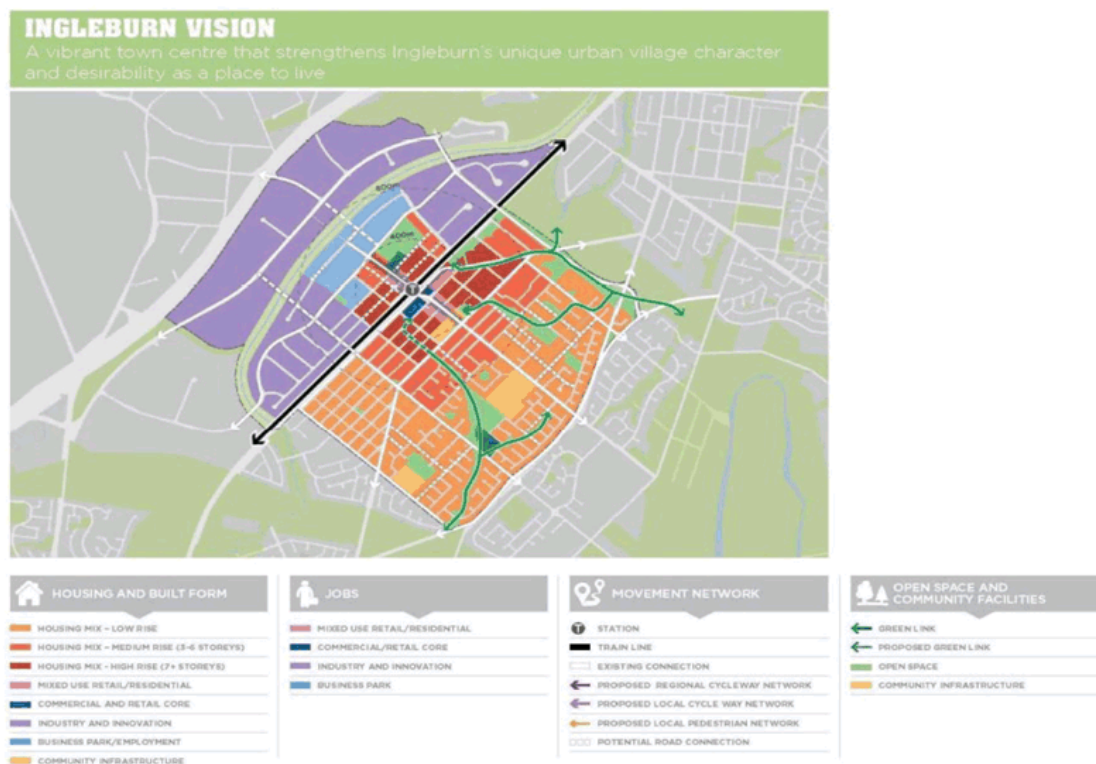


Figure 34. Ingleburn Precinct from Glenfield to Macarthur Urban Renewal Strategy

c. Response modification

The rezoning and redevelopment of Ingleburn CBD to replace existing low rise buildings with high rise buildings and implementation of flood modification measures could completely change the risk profile of this flood hotspot. Response modification measures need to adapt to the changing risk profile taking into account the rapid rate of rise and short duration of flooding in this area.

9. Evaluation of flood risk mitigation options

In light of the preceding analysis, the following local food risk reduction options were evaluated in detail:

a. Flood modification

A cost-benefit analysis was undertaken for the shortlisted flood modification options as discussed in section 8 (a) above to assess if these would be economically worthwhile. Table below shows a summary of the results.

Total Option Costs	\$13.487M
Total Option Benefits	\$23.486M
Benefit/Cost Ratio	1.74

The benefit/cost analysis showed that flood modification at this location would be economically worthwhile, having a benefit to cost ratio of 1.74. In terms of social and environmental costs, the shortlisted flood modification option would cause some inconvenience during construction and maintenance operations. For instance, closing Norfolk St and Ingleburn Rd would have significant impact on the local traffic flows during construction. However, these impacts would be temporary and would be further reduced if the construction works were undertaken as part of the CBD redevelopment. However, the following feasibility issues were identified:

- Major Service's assets exist along the alignment of Ingleburn Road in the vicinity of stormwater upgrades.
- Of particular note are sewer mains present along Norfolk Street and Ingleburn Road ranging in size from 225mm to 450mm.
- Given the relatively large size of the proposed culverts it is likely that conflicts with existing services will arise.

For these reasons, it is recommended that the culvert amplification option proceed to detailed design.

b. Property modification

As part of the rezoning and redevelopment of Ingleburn CBD:

- Relocating buildings outside high hazard zones; redeveloping some of the flood-affected properties to reduce their exposure to floodwaters.
- Rezoning the land containing the low-rise buildings along Macquarie Rd north east of the CBD from medium to high density residential to allow the construction of less vulnerable buildings.
- Use locality-specific development controls throughout the area to reduce risk to property.

The redevelopment of Ingleburn CBD as part of the Glenfield to MacArthur Urban Renewal Corridor Strategy (NSW Govt., 2015) provides an additional opportunity to reduce flood risk through property modification measures. The advantage of addressing flood risk with property modification as part of redevelopment to high rise buildings is that the associated costs are distributed across many property owners, making the benefit to cost ratio much greater than it would be in low rise dwellings.

In this location, property modification measures could be used in combination with flood modification in a number of different ways. For instance, property modification could be used to manage residual risks after the recommended flood modification option has been implemented.

Alternatively, property modification under the Glenfield to Macarthur Urban Renewal Corridor could be used as the main way to reduce flood risks in Ingleburn CBD. This could be achieved with more substantial investments in the design and construction of a CBD that is less vulnerable to flood damage. In this scenario, flood modification would be used to manage residual risks and would require smaller investments.

From a theoretical perspective, in Ingleburn CBD, any combinations of flood modification and property modification could be used to reduce risks to the same extent, and each of them would have different economic and social costs. A cost/benefit analysis of the all possible combinations is not practical; however the following observations can be made to inform Council's preferred approach:

- If property modification were used as the main risk reduction measure, this would come at a significant economic and social cost for the community. For instance, building to a higher FPL would have higher construction costs. Similarly, more stringent development controls may become a deterrent for developers. In addition to this, a floor level that is significantly raised over ground level may not be suitable or ideal for commercial uses (e.g. retail).
- On the other hand, if flood modification were used as the main risk reduction measure, property modification could have less stringent requirements and there would be more flexibility in the design and construction of the CBD. For instance, building to a lower FPL, or in an area that, because of flood modification, is now above the FPL, would be less onerous to developers and would allow to create spaces at the ground floor that are suitable for a larger number of commercial uses. In addition to this, the cost of flood modification could be partly reduced via developer's contributions, which would become a more viable option in a context in which development controls are less stringent.

Regardless of the preferred approach to flood risk reduction in Ingleburn CBD, it is recommended that Council work with the NSW Department of Planning and Environment to ensure that flood risk is acknowledged and addressed as part of the redevelopment. This could be achieved through locality-specific development controls to complement flood modification measures and reduce risk to property and life.

c. Response modification

Considers the adoption of locality specific development controls to improve flood response outcomes.

10. Flood mitigation

a. Strategic planning and potential redevelopment

Ingleburn has considerable flood risks for both residential and non-residential buildings and urban renewal provides a real opportunity to provide significant flood mitigation benefits.

b. Development controls

There are opportunities to make flood risk management through planning controls more robust, consistent, unambiguous and easier to follow. This would require a significant reworking of both the CDCP 2015 and its accompanying engineering guide. It is recommended that Council undertake such a review and rewrite, taking into account the recommendations in the preceding section.

c. Voluntary house raising

Report recommends there are no houses that satisfies the cost benefit criteria for this option hence no further investigation is required into voluntary house raising for flood mitigation.

d. Voluntary purchase

No properties have been identified by the modelling where there is a significant risk to life in events more frequent than the PMF. Finally, no buildings have been identified which are in floodway or causing a significant blockage to floodway. For these reasons it is recommended that voluntary purchase not be considered as an option for flood mitigation.

11. Flood response

a. Flood warning

The Bureau will provide severe weather warnings for the area generally and may warn of the chance of flash flooding. This, followed by the commencement of heavy rain is the only warnings which the area would currently get that flooding may be about to occur and there would be no indication as to how severe it might get.

Council could choose to install its own flash flood warning system in the catchment and the Bureau provides councils with guidance to do that. The long narrow shape of the catchment means that outside of the main channel of Bow Bowling / Sunbury Curran Creek there would be less than 30 minutes between the commencement of rainfall and the commencement of flooding in the streets or along the side creeks. At the northern end of Sunbury Curran Creek it may be possible to get a few hours warning. However, the northern end of the floodplain is not where most of the risk to property and risk to people occurs. A council operated catchment wide flood warning system is not seen as a practical response modification option.

b. Emergency response plans

The NSW SES is the lead agency for response to flood events and accordingly has a local flood emergency response plan for Campbelltown LGA. The information in this study provides the NSW SES to complete Volume 2 with the most up to date flood information and make any necessary amendments to Volume 1 in light of that information and changes to their response strategies. Businesses and households can also develop their own flood emergency response plans which are specific to their own circumstances to reduce the direct and indirect impacts of flooding on them. The NSW SES has produced templates to assist with this task and the information in this floodplain risk management study can also assist in the regard. Some property owners and occupiers may need to obtain more specific local flood data from Council.

c. Community Education

While flooding will come up quickly in the study area, the flood depths and velocities in most residential areas are such that they do not pose a significant risk to people who stay indoors even in events exceeding the 1 % AEP flood. There are some areas where risks are higher and these are highlighted in the hotspots in Section 3 and Section 10.

The NSW SES has flood education initiatives throughout NSW including campaigns advising people not to drive, walk or ride through floodwaters. The NSW SES stance is also to prefer evacuation in advance of a flood to get people out of the floodplain. However, it does acknowledge that where it is unsafe to evacuate it is better for people to remain in buildings. In most areas in the BBBC Creek catchment flooding is more hazardous in the streets than it is where buildings are situated across the full range of floods.

Because of short warning times and more hazardous flooding in streets it is neither safe nor practical to try and evacuate people from buildings in the BBBC Creek catchment during a flood. The short duration of the flooding, which varies between about two hours in the upper catchment and 5 hours in the lower catchment, also means that people will not be isolated in buildings for long.

It is recommended that the appropriate flood response throughout the BBBC Creek catchment is for people to shelter within buildings, preferably above the reach of floodwaters. It is recommended that Council work with the NSW SES to reach consensus on that approach and develop and implement a community education strategy to encourage that response.

There are several ways in which Council can assist people to respond appropriately:

- Strategic planning and development controls which minimises the chance of above floor flooding in buildings will make people safer within buildings and discourage them to exit the building during a flood;
- Encouraging people with single storey homes which have a significant risk from above floor flooding to add a second storey would also give people place to take refuge and discourage leaving buildings;
- Working with the NSW SES to encourage the preparation of household and business flood emergency response plans using NSW SES tools and templates;
- Provide information in community languages and through existing community networks to maximise the number of people reached. It is recommended that all of the above be investigated in consultation with the NSW SES as part of an ongoing community flood response and education strategy.

12. Recommendations for flood risk mitigation

The recommended measures for Ingleburn CBD floodplain risk management are summarised below:

- A detailed investigation of Floodplain risk management study and plan (FRMSP) for Ingleburn locality, funded by a combination of Council funds and State and Federal government grants
- Ingleburn CBD stormwater system upgrade with initial cost of \$13.4m and benefit to cost ratio of 1.74 funded by combination of Council funds, State and local government grants or Developer's S7.11 contributions. This is subject to detailed Engineering investigations, design and costings, locating underground services may affect feasibility and/or cost. In terms of social and environmental costs, this flood modification and mitigation option would cause some inconvenience during construction and maintenance operations. However, these impacts would be temporary and would be further reduced if the construction works are undertaken as part of the CBD redevelopment.

a. Ingleburn Stormwater system upgrades

The Ingleburn CBD is understood to be one of the worst affected areas in the Campbelltown LGA with respect to overland flows. Flows from the upper catchment, near Wood Park, transverse an overland flow path towards Cumberland Road at Norfolk Street. Flows then follow Norfolk St overland to Ingleburn Road where they inundate the Ingleburn CBD area. This option seeks to upgrade the capacity of a number of existing stormwater system elements and construct new stormwater elements to convey flows within the subsurface pipe network as much as possible, before discharging back into an existing open concrete channel near Macquarie Road (refer Figure below).



Figure 8: Option 2 Schematised Overview

Major services assets exist along the alignment of Ingleburn Road in the vicinity of the proposed stormwater upgrades. Noteworthy services present include:

- A telecommunications services duct is present parallel to Ingleburn Road at the Macquarie Road intersection.
- A Jemena Gas 0150mm, 1050kPa secondary main runs along Ingleburn Road between Norfolk Street and Oxford Road. A further 50mm 210 kPa network main runs along Norfolk Street between Cumberland Road and Ingleburn Road.
- NBN assets exist along Ingleburn Road between Norfolk Street and Oxford Road and between Suffolk Street and Norfolk Street. NBN assets also exist along Norfolk Street between Ingleburn Road and Cumberland Road. NBN assets generally follow a similar alignment to the proposed stormwater upgrades.
- A Nextgen services duct cuts across Norfolk Street at Nardoo Street and then continues along to Ingleburn Road after Oxford Road.
- An Optus fibre optic asset exists along the same alignment as the Nextgen services duct.

- A 100mm CIL Sydney Water Corporation main exists along Ingleburn Road between Norfolk Street, becoming a 150mm CIL between Norfolk Street and Oxford Road. A 100mm Ductile Iron Cement (mortar) Lined (DIL) water main exists along Norfolk Street between Nardoo Street and Cumberland Road.
- A 450mm VC Sydney water sewer main traverse across Norfolk Street at Palmer Street. 225mm and 300mm VC sewer mains exist on Norfolk Street between Carlisle Street and Nardoo St and Nardoo St and Ingleburn Road respectively. A further 225mm VC sewer main exists on Ingleburn Road between Oxford Road and Macquarie Road.
- Multiple Endeavour Energy assets exist along the proposed alignment of stormwater upgrades for Ingleburn.

b. Concept design of stormwater system upgrade

This predominantly involves two main tasks, demolition of the existing open concrete channel and replacement with culverts, and installation of proposed new culvert lines. The open channel north of Cumberland Road near Norfolk Street (refer Figure 10) is to be demolished, replaced with 3 new reinforced concrete box culverts and backfilled to match the surrounding surface levels. Two of the proposed culverts will be 2.1 m (W) x 1.5m (H) with the third being 3m (W) x 2.7m (H). Demolition of the existing open concrete channel would require breaking out of the concrete and ground excavations of over 2m to adequately fit the proposed box culvert sizes. A typical section of the proposed box culverts replacing the existing open concrete channel is presented in Figure below. Upstream of the open concrete channel Cumberland Road would be saw cut and excavated, and the existing culverts underneath demolished and replaced.



Figure 10: Existing Open Concrete Stormwater Channel Between Cumberland Road and Palmer Street (to be Culverted)

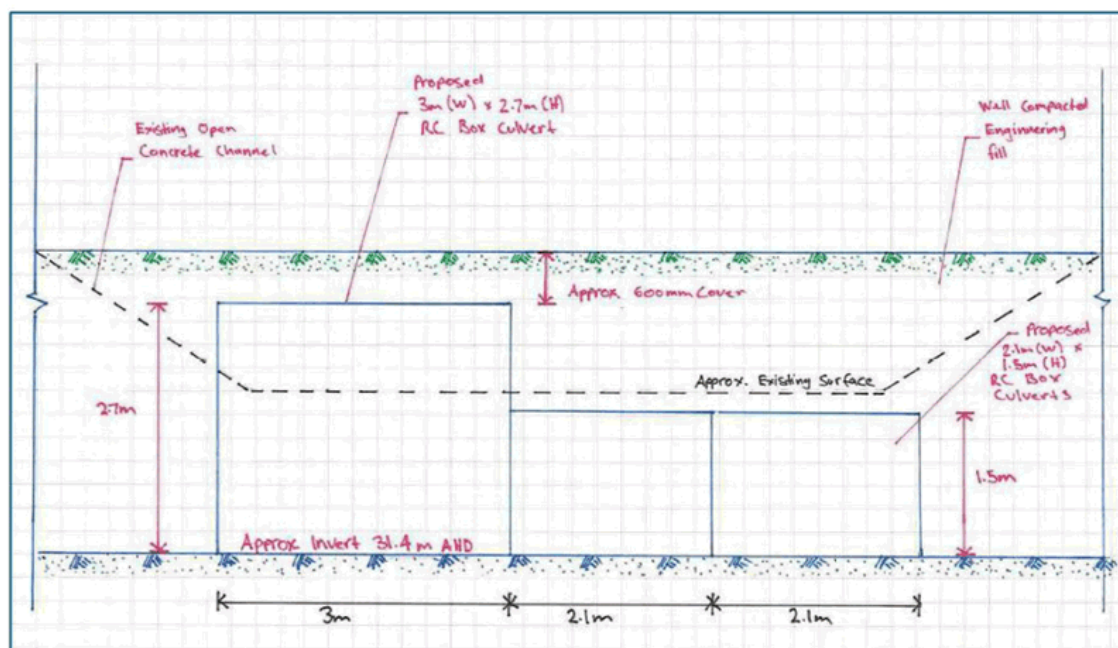


Figure 11: Cross Section of Proposed Culverts Replacing Concrete Channel (Looking Downstream)

The 3m (W) x 2.7m (H) culvert is to continue downstream along Norfolk Street to the intersection with Ingleburn Road where it would connect to a new 3.6m (W) x 3m (H) culvert. This culvert will continue north east along Ingleburn Road to the intersection with Macquarie Road where it will discharge to an open concrete channel. A new 3.6m (W) x 1.5m (H) culvert will also be construction along Ingleburn Road from Suffolk Street to Norfolk Street along with eleven (11) 3.8m² grated inlet pits.

All Culverts would be assumed to be Class 2A reinforced concrete box culverts capable of being subject to loads associated with up to 2m of fill above the culvert unit, link or base slab (depending on the orientation and configuration) and road vehicle loadings in accordance with AS5100.2. Culverts would require excavation of a trench with a width having a minimum of 150mm between the culvert walls and trench walls (including any shoring equipment). Installation of the culverts would require a bedding layer of a minimum depth of 150mm, side zones of a minimum width of 150mm and an overlay zone of a minimum depth of 150mm. All bedding zone, side zone and overlay zone material would be select engineering fill in accordance with AS1597.2-2013.

- Owing to the size of the proposed box culverts and their alignments, large excavations along busy roads will be required, resulting in lane closures and traffic diversions necessitating extensive traffic management.
- As the proposed culverts are relatively large and are proposed along the alignment of a number of existing services assets it is likely that construction of the culverts will require the realigning of some existing services. It is not possible at this stage to determine which services and at which locations this may be the case, without further detailed services survey.
- No alternative approaches are deemed necessary at this stage for consideration with respect to recommended option.

The following further investigations/data are considered to be required prior to any further design development:

- Detailed services survey with the location and invert of all relevant services assets along the alignment of the proposed stormwater network upgrades.
- Detailed topographic survey of the existing open concrete channel from just upstream of Cumberland Road, through to Palmer Street.
- Geotechnical investigations below the existing concrete channel to determine the soil characteristics beneath the proposed new box culverts. Further geotechnical investigations to determine the soil characteristics where new stormwater lines are proposed.

c. Health and safety considerations

The following health and safety considerations have been identified for the proposed Option 2:

The existing open concrete channel is to be demolished, excavated deeper to maintain long profile grade, and replaced with several culverts and backfilled to match the surrounding ground levels. As a result there will be a local increase in surface levels (when compared to the existing open channel) by up to approximately 1.5m. Without installation of proper drainage infrastructure (i.e. pits) this has the potential to result in a localised increase in flood levels to the adjacent properties, due to water ponding.

d. Operation and maintenance considerations

The following operation and maintenance considerations have been identified for preferred option:

- Construction of eleven 3.8m² grated inlets along the proposed new 3.6m(W) X 1.5m(H) on Ingleburn Road would require routine maintenance to remove debris and reduce the risk of blockages.
- New culverts would also increase effort to inspect.

e. Cost

The estimated costs for the implementation of proposed flood mitigation option are presented in Table below. In preparing the cost estimate below following key assumptions have been made:

- No excavation into rock;
- No services relocation; and
- Class 2A reinforced concrete box culverts are sufficient.

Table 5: Option 2 Estimated Capital Costs

Items	Costs
Preliminaries	\$420,000
Clearing & Demolition	\$175,140
Earthworks	\$2,044,352
Stormwater Drainage	\$6,756,386
Road Pavements	\$368,437
Concrete Works	\$19,076
Landscaping	\$16,505
Subtotal	\$9,799,896
Contingency and Administration	\$3,636,762
TOTAL	\$13,436,659

Table 6: Option 2 Estimated Whole of Life Costs

Items	Rate (\$/Period)	Total Present Value (at Rate of 7%)
Routine Cleaning of grated Inlet Pits (i.e. once every 5 years)	\$11,000 every 5 years	\$26,395
Routine Inspection and Cleaning of stormwater culverts (i.e. once every 5 years)	\$5,000 every 5 years	\$11,998
Subtotal		\$38,393
Contingency (30%)		\$11,518
TOTAL		\$49,911

13. Summary and recommendation

As summarised in table below the total annual average damages for Ingleburn CBD without improvements are \$27.694m, the damages are estimated to reduce significantly to \$4.208m with the proposed Stormwater upgrade works. The proposed works are estimated to cost \$13.436m and provide benefit to cost ratio of 1.74 making it the most cost effective option to be further investigated (need to undertake detailed survey, services search and detailed design for proposed concept design).

Option Number (Appendix E)	Description		Cost of Flood Modification										Benefit/Cost Ratio
			Residential Annual Average Damages (including indirect)	Residential Annual Average Damages (including infrastructure and intangible damages)	Non Residential Annual Average Damages (direct and indirect)	Non Residential Annual Average Damages (including infrastructure and intangible damages)	Total Annual Average Damages (including infrastructure and intangible damages)	Total Annual Average Damages (net present value)	Capital Costs	Whole of Life Costs (net present value)	Total Option Cost (net present value)	Option Benefits (as reduction of damages)	
2	Ingleburn CBD Stormwater Upgrades	Current Condition	\$299,084	\$418,718	\$1,134,372	\$1,588,120	\$2,006,838	\$27,694,364	na	na	na		
		With Flood Modification	\$145,802	\$204,123	\$72,031	\$100,843	\$304,966	\$4,208,530	\$13,436,659	\$49,911	\$13,486,570	\$23,485,835	1.74

The benefit/cost analysis shows that flood modification at Ingleburn CBD would be economically worthwhile, having a benefit to cost ratio of 1.74. In terms of social and environmental costs, the

shortlisted flood modification option would cause some inconvenience during construction and ongoing maintenance operations. For instance, closing Norfolk St and Ingleburn Rd would impact on the local traffic flows during construction. However, these impacts would be temporary and would be further reduced if the construction works were undertaken as part of the CBD redevelopment.

8.6 Re-establishment of South Area Alcohol Free Zones

Reporting Officer

Acting Manager City Standards and Compliance
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.2 - Create safe, well maintained, activated and accessible public spaces

Officer's Recommendation

1. That Council re-establish Alcohol Free Zones over the streets, footpaths and car park areas detailed in the attachments to this report.
2. That the Alcohol Free Zones referred to in Recommendation 1 commence on 25 December 2021 and that a public notice advising of Council's decision be placed on Council's website.
3. That the Alcohol Free Zones referred to in Recommendation 1 be sign-posted in accordance with Council's standard Alcohol Free Zone template including a contact phone number of the appropriate Police Local Area Command.
4. That the Alcohol Free Zones referred to in Recommendation 1 be reviewed prior to the expiration of the re-establishment period, being 24 December 2025.
5. That the Alcohol Free Zones footpath stencils be replaced where considered necessary.

Purpose

To submit to Council for endorsement a proposal to re-establish Alcohol Free Zones (AFZ's) at Airds, Ambarvale, Bradbury, Campbelltown CBD South, Campbelltown CBD North, Campbelltown East 1, Campbelltown East 2, Glen Alpine, Leumeah, Menangle Park, Rosemeadow 1, Rosemeadow 2, Ruse, St Helens Park 1, St Helens Park 2.

The management and operation of an Alcohol Free Zone is a collaborative approach between Council and Police. Council's role is to organise for establishment and sign posting of the zones, while Police are responsible for enforcement.

History

The abovementioned south area zones are due to expire on 24 December 2021 and accordingly, in the interest of continuing to promote the safe use of the roads, footpaths, open space and car parks within the zones and reduce the potential for alcohol related incidents, it is proposed these zones will be re-established as shown in the attached maps.

Report

Council at its meeting of 10 November 2020 considered a recommendation regarding the proposal to re-establish the South Area AFZ's and resolved to proceed with the re-establishment:

In accordance with Council's previous resolution on 10 November 2020, a public notice was placed on Council's website inviting submissions from the public which closed on 23 December 2020.

In accordance with the Ministerial Guidelines and Council's previous resolution, Council wrote to the following organisations seeking written comment on the proposal:

- The Anti-Discrimination Board
- The Officer in charge of Campbelltown Police Station
- Liquor licensee's and registered clubs whose premises are adjacent to any of the affected zones
- Any known group that might be affected by the re-establishment of the Alcohol Free Zones.

Council received a written reply from the Anti-Discrimination Board and Campbelltown Police supporting Council's intention to re-establish the abovementioned AFZ's in the interest of minimising the harm associated with the consumption of liquor in these areas.

Statistics provided by the Campbelltown Police Local Area Command (LAC) indicate that the current zones are being enforced on a regular basis and re-establishing these zones will assist police in the continuation of reducing alcohol related crime.

Although Campbelltown Police LAC has advised that there has been an overall reduction in alcohol related crime, the re-establishment of the AFZ's would contribute to maintaining and minimising the harm associated with the consumption of liquor.

In view of the above, Council is now in a position to declare the re-establishment AFZ's located within the southern area of the Campbelltown Local Government Area (LGA) that are due to expire on 24 December 2021.

It should be noted that the following maps have been updated:

- Airds – removal of place of alcohol sale at Airds Tavern, Riverside Drive, Airds.
- Campbelltown CBD South – removal of the area of land adjacent to Macarthur Tavern, 3 Bolger Street, Campbelltown as part of the alcohol free zone.

- Campbelltown CBD North – removal of places of alcohol sale at Liquorland 316a Queen Street, Campbelltown, Campbelltown City Hotel 138-154 Queen Street, Campbelltown and Giorgio's Café 187 Queen Street, Campbelltown.
- Leumeah – add place of alcohol sale at The Beer Shed, 4 Hollylea Road, Leumeah.

It is noted that existing footpath stencils have faded and may need replacing in some locations. These locations will be identified and replaced as stencils assist in educating those who may consider drinking in designated AFZ's.

In the interest of continuing to promote the safe use of footpaths, streets and car park areas within the zones and reduce the potential for alcohol related incidents, it is proposed the zones outlined in this report be re-established with a review date of 24 December 2025.

Attachments

1. Anti-Discrimination Board Submission (contained within this report) [↓](#)
2. Campbelltown Police LAC Submission (contained within this report) [↓](#)
3. Airds Alcohol Free Zone Map (contained within this report) [↓](#)
4. Ambarvale Alcohol Free Zone Map (contained within this report) [↓](#)
5. Bradbury Alcohol Free Zone Map (contained within this report) [↓](#)
6. Campbelltown CBD North Alcohol Free Zone Map (contained within this report) [↓](#)
7. Campbelltown CBD South Alcohol Free Zone Map (contained within this report) [↓](#)
8. Campbelltown East 1 Alcohol Free Zone Map (contained within this report) [↓](#)
9. Campbelltown East 2 Alcohol Free Zone Map (contained within this report) [↓](#)
10. Glen Alpine Alcohol Free Zone Map (contained within this report) [↓](#)
11. Leumeah Alcohol Free Zone Map (contained within this report) [↓](#)
12. Menangle Park Alcohol Free Zone Map (contained within this report) [↓](#)
13. Rosemeadow 1 Alcohol Free Zone Map (contained within this report) [↓](#)
14. Rosemeadow 2 Alcohol Free Zone Map (contained within this report) [↓](#)
15. Ruse Alcohol Free Zone Map (contained within this report) [↓](#)
16. St Helens Park 1 Alcohol Free Zone Map (contained within this report) [↓](#)
17. St Helens Park 2 Alcohol Free Zone Map (contained within this report) [↓](#)



Geoff Lussick
A/Manager City Standards and Compliance
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Dear Geoff,

New Alcohol Free Zone – Campbell City Council

I refer to your email to the Anti-Discrimination New South Wales (ADNSW) received 12 February 2021, regarding the proposed renewal of the alcohol-free zones and signage in the Campbelltown City Council Local Government Area.

Providing that you have contacted Local Police and Service Providers, and that you have published the proposed zones in local media, on the Council's website and have written to relevant interested parties as required by the Ministerial Guidelines on the Establishment of Alcohol-Free Zones (the **Guidelines**).

If the Council follows the Guidelines in all respects, particularly in relation to consultation with local Aboriginal or ethnic groups, the Board has no objection to the proposal to re-establishment of alcohol-free zones in the Campbell City Council Local Government Area.

Yours sincerely,

Hanna Conley
Assistant Policy Officer, Governance and Advice
Date: 9 April 2021

adbcontact@justice.nsw.gov.au | PO Box W213, Parramatta Westfield NSW 2150
Phone: 02 9268 5555 | Freecall: 1800 670 812
antidiscrimination.justice.nsw.gov.au

For Official Use Only



Campbelltown City Council
Manager City Standards and Compliance
91 Queen Street
Campbelltown NSW 2560

Re-establishment of South Area Alcohol Free Zones, Campbelltown LGA.

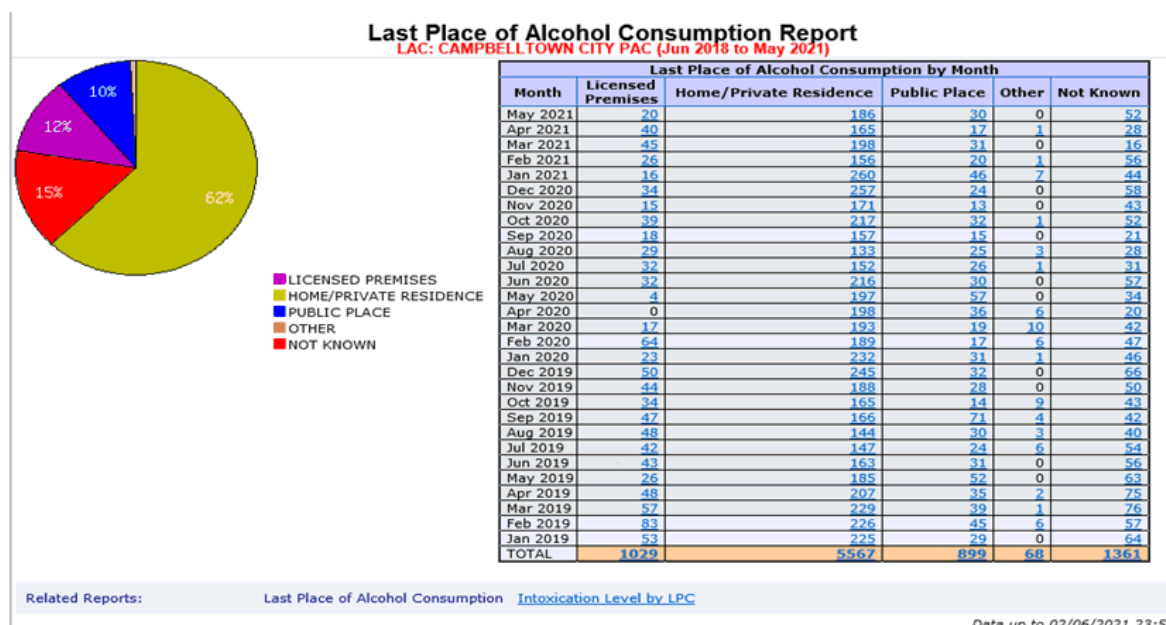
Dear Mr Geoff Lussick,

Thank you for inviting Campbelltown City Police Area Command to comment on the re-establishment of the southern Alcohol Free Zone (AFZ) areas; namely within Airds, Ambarvale, Bradbury, Campbelltown North CBD zone, Campbelltown South CBD zone, Campbelltown East 2 zone, Campbelltown East 1 zone, Glen Alpine, Leumeah, Menangle Park, Rosemeadow 1 zone, Rosemeadow 2 zone, Ruse, St Helens Park 1 zone and St Helens Park 2 zone.

A review of these areas was conducted. Based on the information available, the current AFZ areas continue to be adequately zoned in area's around public places, licensed venues and schools, with no additional areas required.

In every circumstance when enforcing AFZ areas, police have discretion to use the powers given to Police under Section 642 Local Government Act 1993, that enables police to seize and dispose liquor from any person about to drink, who is drinking or who has recently been drinking. Police find this power very useful to disperse unwanted groups of people who are intoxicated and who choose to congregate in public streets or car parks, causing fear amongst the community.

A download of statistics for Alcohol Related incidents from June 2018 to May 2021, whereby public places were known to be the last place of consumption, showed that out of 8,924 incidents, 899 were attributed to public places. The statistics showed that the current zones are being enforced on a regular basis; hence the need to re-establish the zones, to assist police in the continuation of reducing alcohol related crime.



CAMPBELLTOWN CITY POLICE AREA COMMAND – LICENSING UNIT

65 Queen Street, Campbelltown NSW 2560

T 02 4620 1172 F 02 4620 1221 W www.police.nsw.gov.au

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously

For Official Use Only

**NSW Police Force**

Police respectfully request Council, that should the AFZ be re-established, that the dates on the existing notices be updated and for the Campbelltown City Council to consider stencilling footpaths. This strategy was implemented some 8 years ago, in only some areas of the Campbelltown CBD. By placing stencils strategically along footpaths around the CBD areas, hotels, schools and footpaths around parks, assists in educating those who insist on drinking in designated areas. The stencil appeared similar to the diagram shown below.



Sample of stencils already in use.



Although Campbelltown City Police Area Command has experienced an overall reduction in alcohol related crime, the re-establishment of AFZ's would contribute to maintaining and minimising the harm associated with the consumption of liquor, in public places.

Should you have any further questions in respect to this recommendation, please contact me on 02 4620 1172.

Sergeant Carol Ray
Licensing Supervisor
Campbelltown City Police Area Command
3 June 2021

CAMPBELLTOWN CITY POLICE AREA COMMAND – LICENSING UNIT

65 Queen Street, Campbelltown NSW 2560

T 02 4620 1172 **F** 02 4620 1221 **W** www.police.nsw.gov.au

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POLICE ASSISTANCE LINE (131 444)

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Report crime anonymously

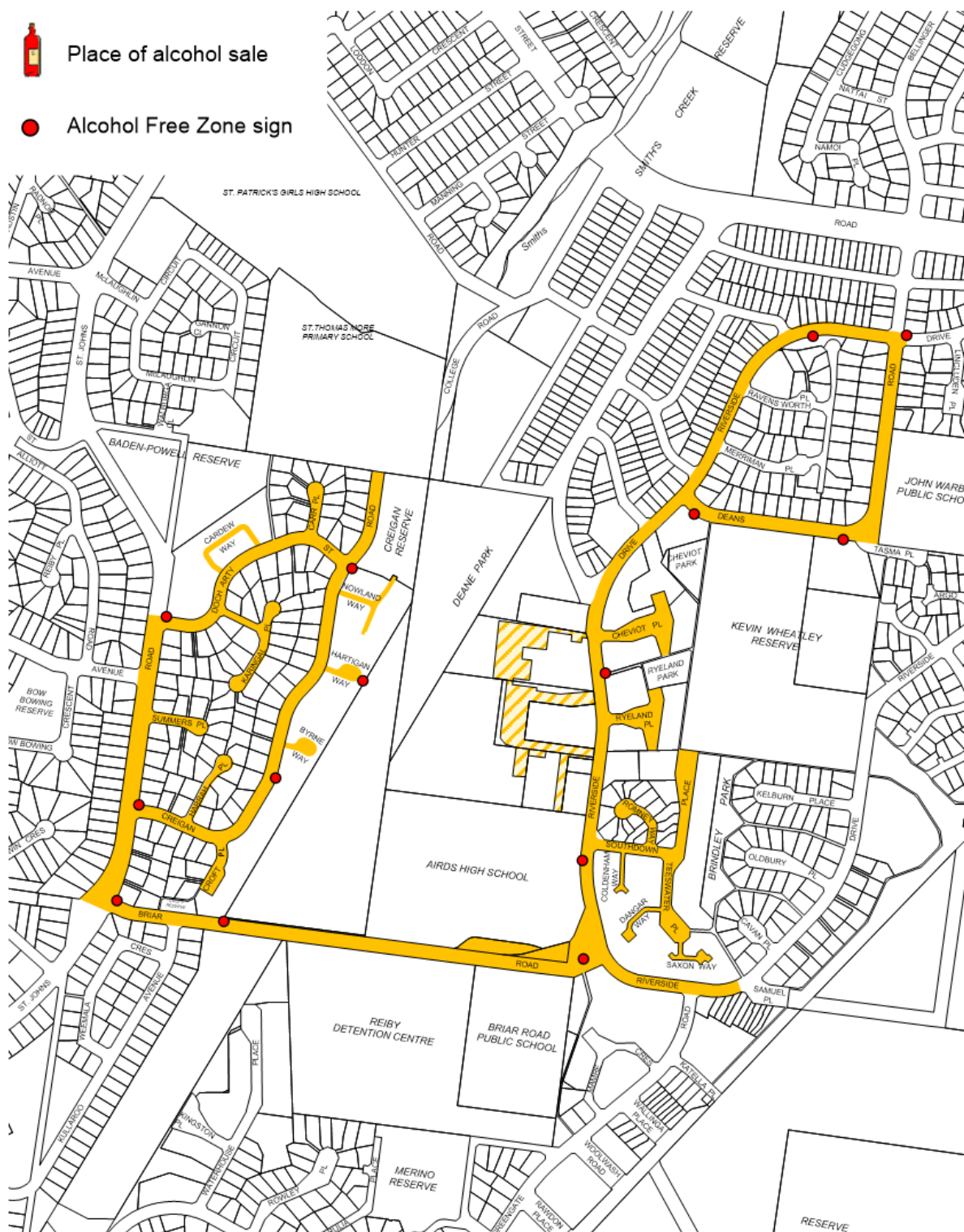
CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



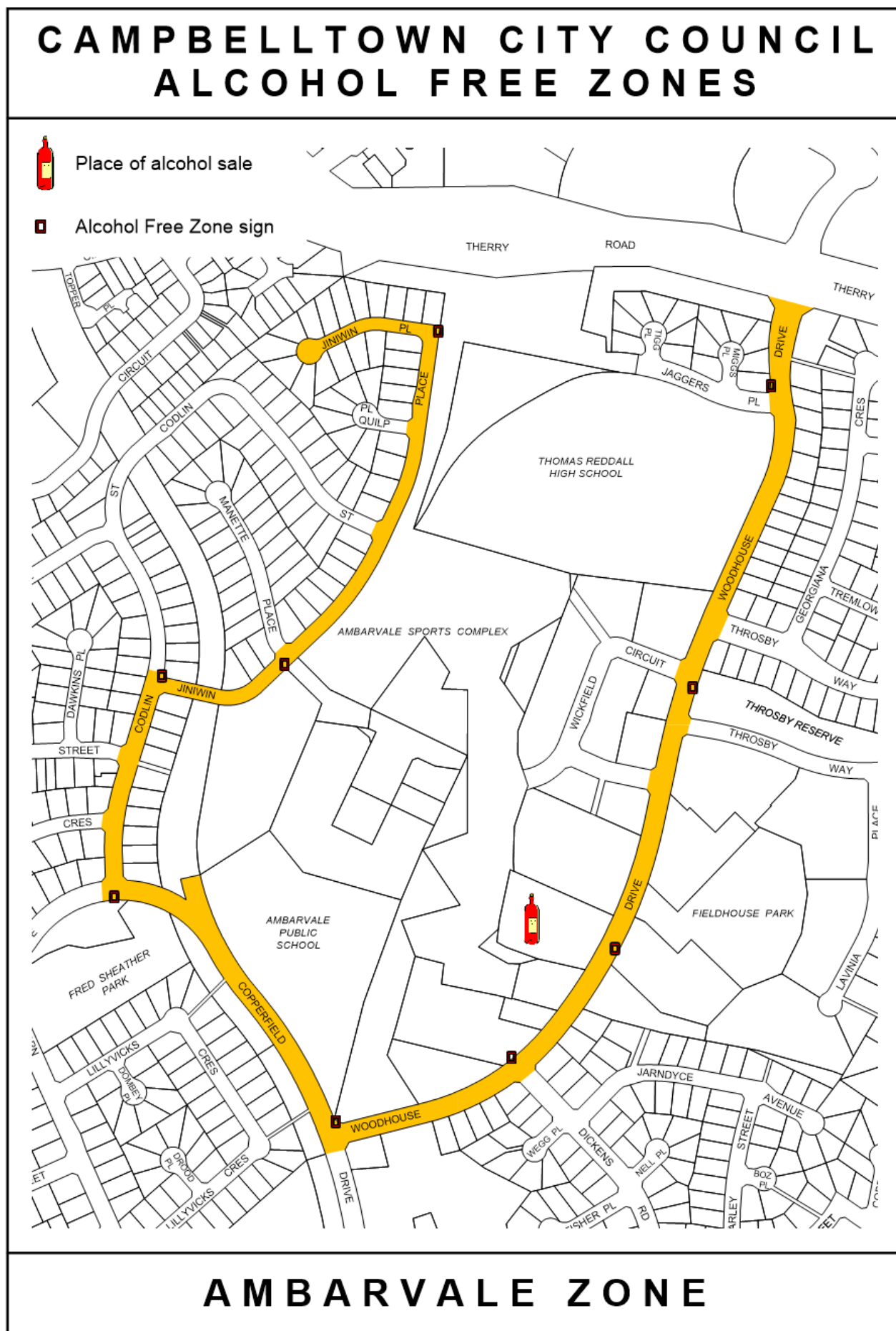
Place of alcohol sale



Alcohol Free Zone sign



AIRDS ZONE

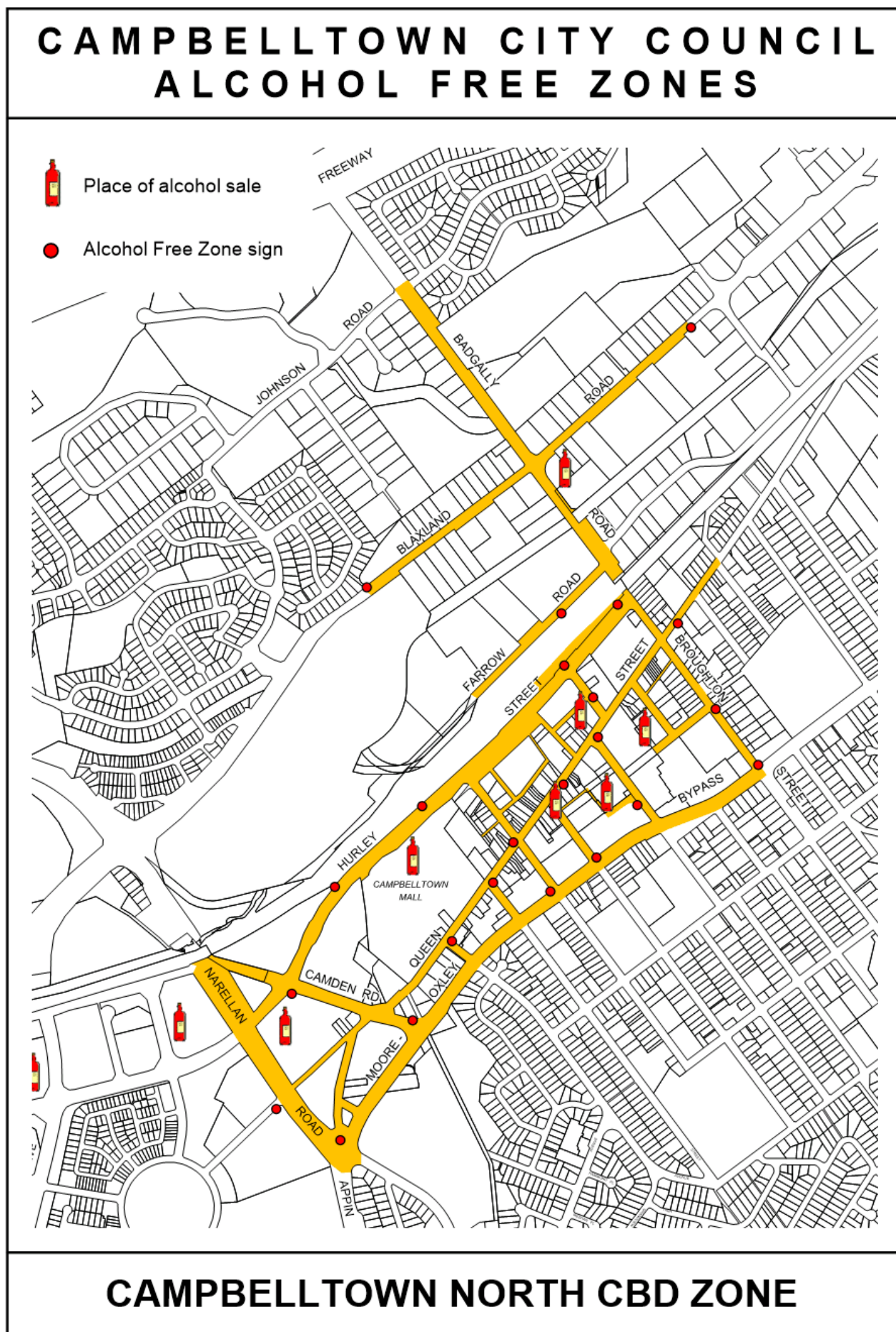


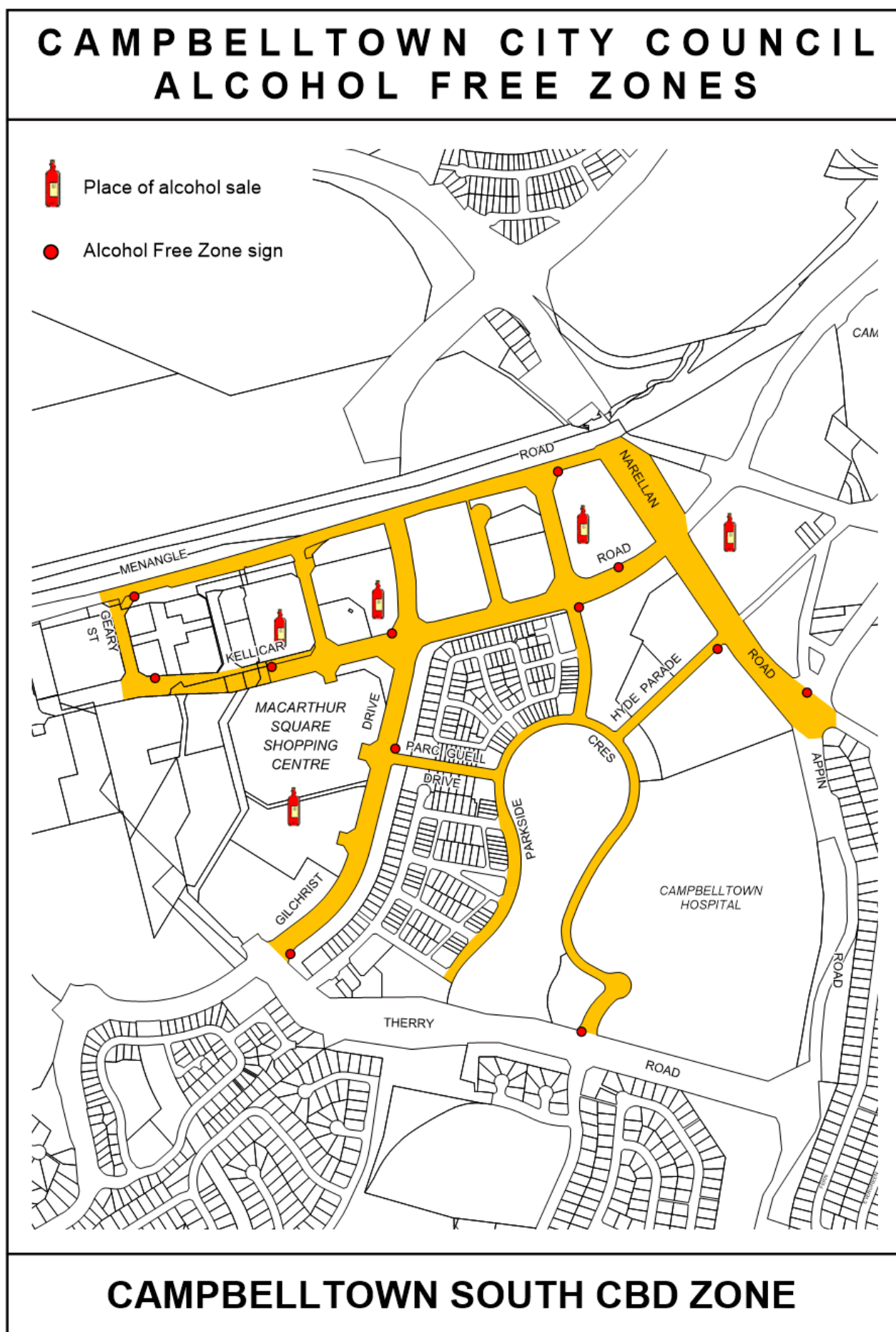
Place of alcohol sale

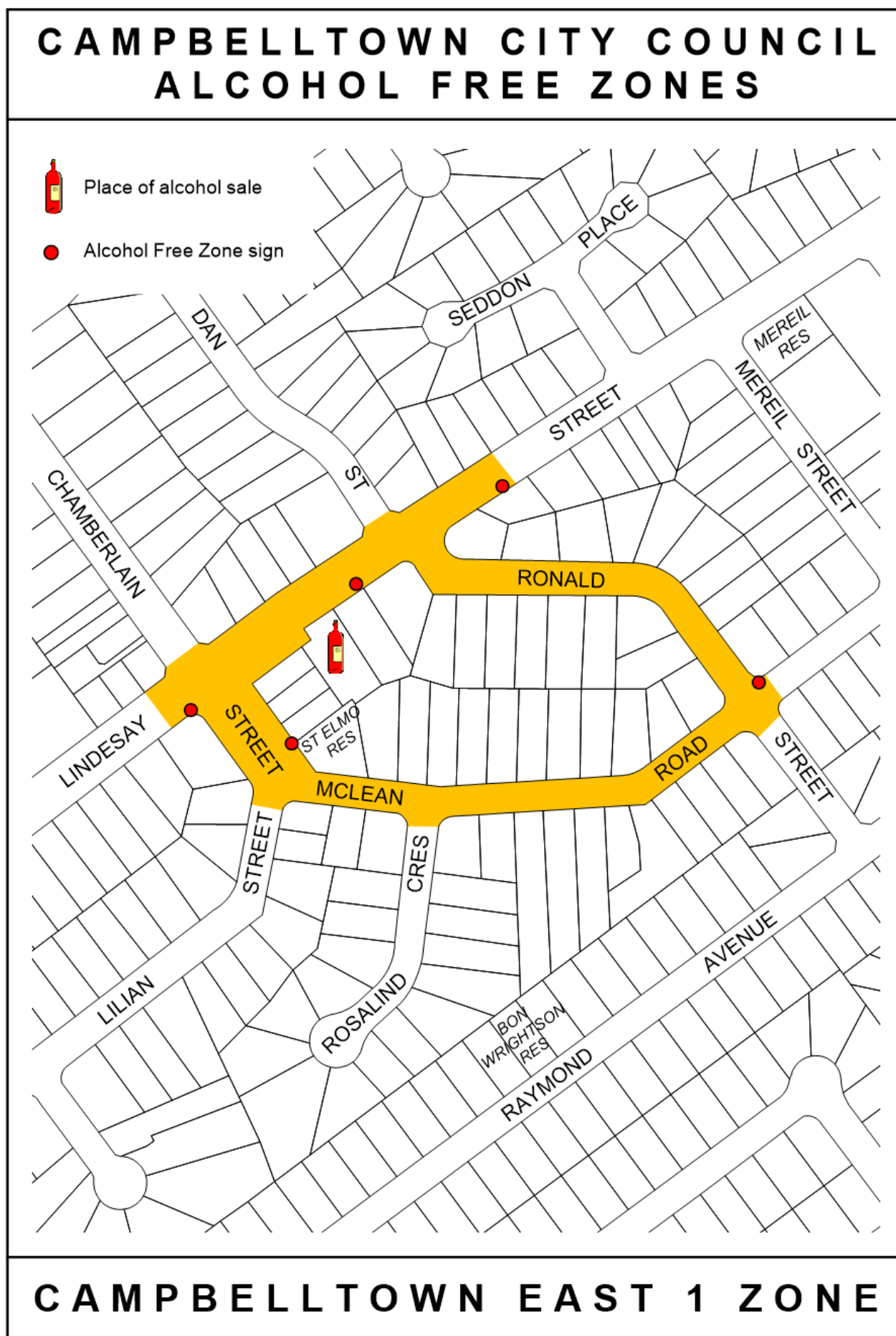
Alcohol Free Zone sign

The map displays the streets of Campbelltown, with a yellow line indicating the Alcohol Free Zone. The zone starts at the intersection of The Road and Ash Pl, runs along The Road, then follows the eastern boundary of Finner's Ghost Park, and continues along the southern boundary of Brabury Public School. Two red bottle icons indicate the locations of alcohol sales: one on The Road near the school, and another on The Road near the park. The map also shows various residential streets, parks, and landmarks like Campbelltown Hospital and Quirk Reserve.

BRADBURY ZONE







CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



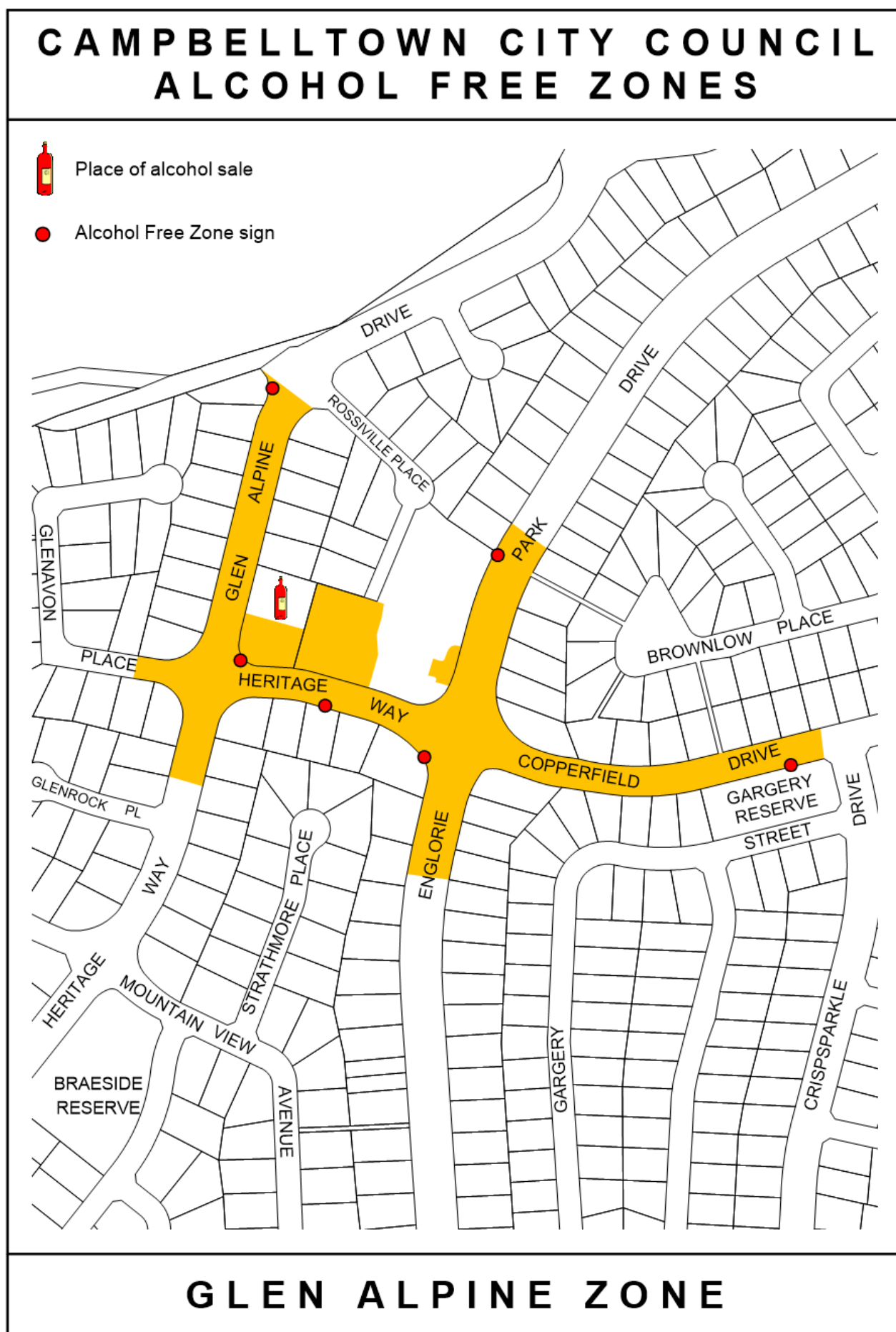
Place of alcohol sale



Alcohol Free Zone sign



CAMPBELLTOWN EAST 2 ZONE



CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



Place of alcohol sale



Alcohol Free Zone sign



LEUMEAH ZONE

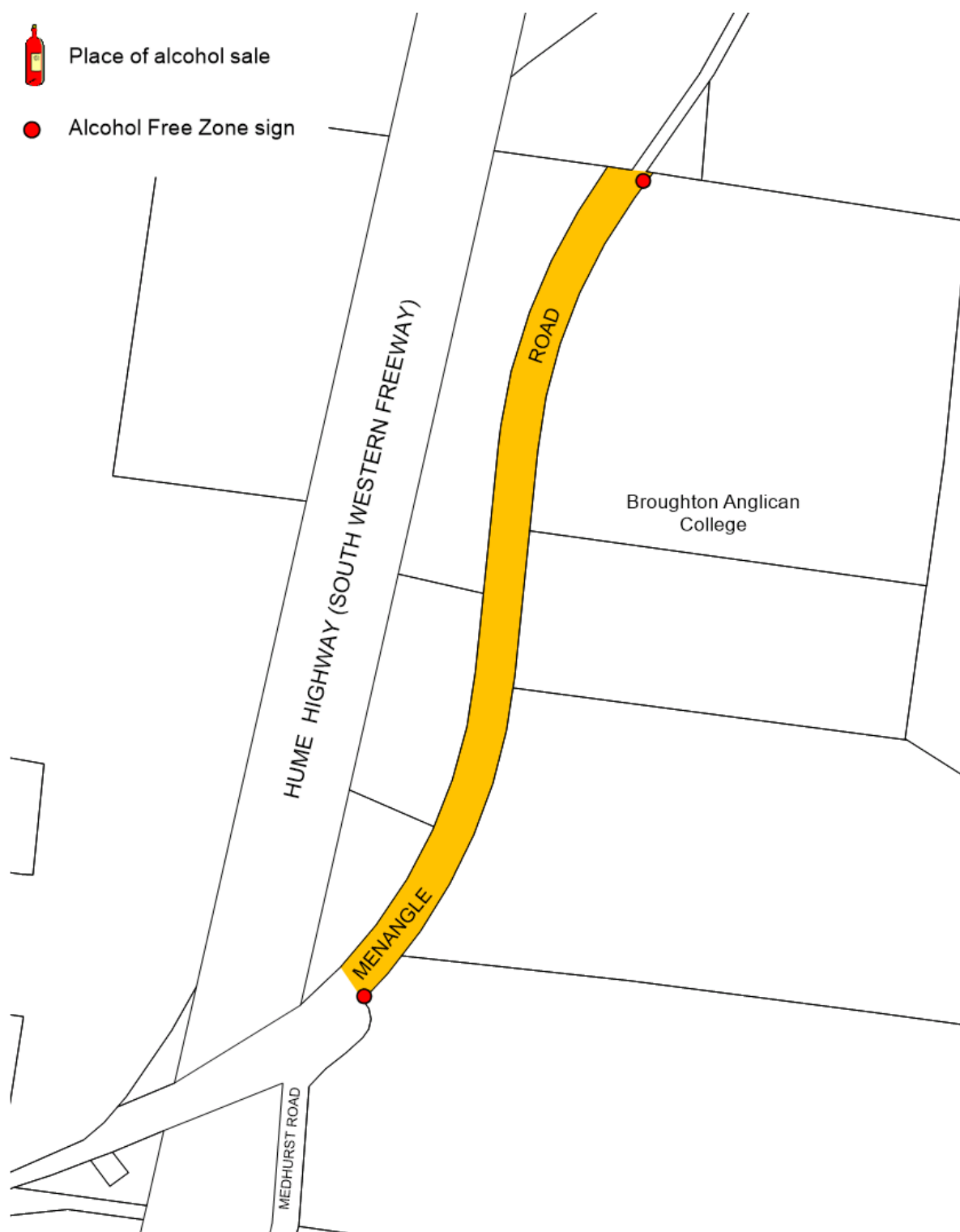
CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



Place of alcohol sale



Alcohol Free Zone sign



MENANGLE PARK ZONE

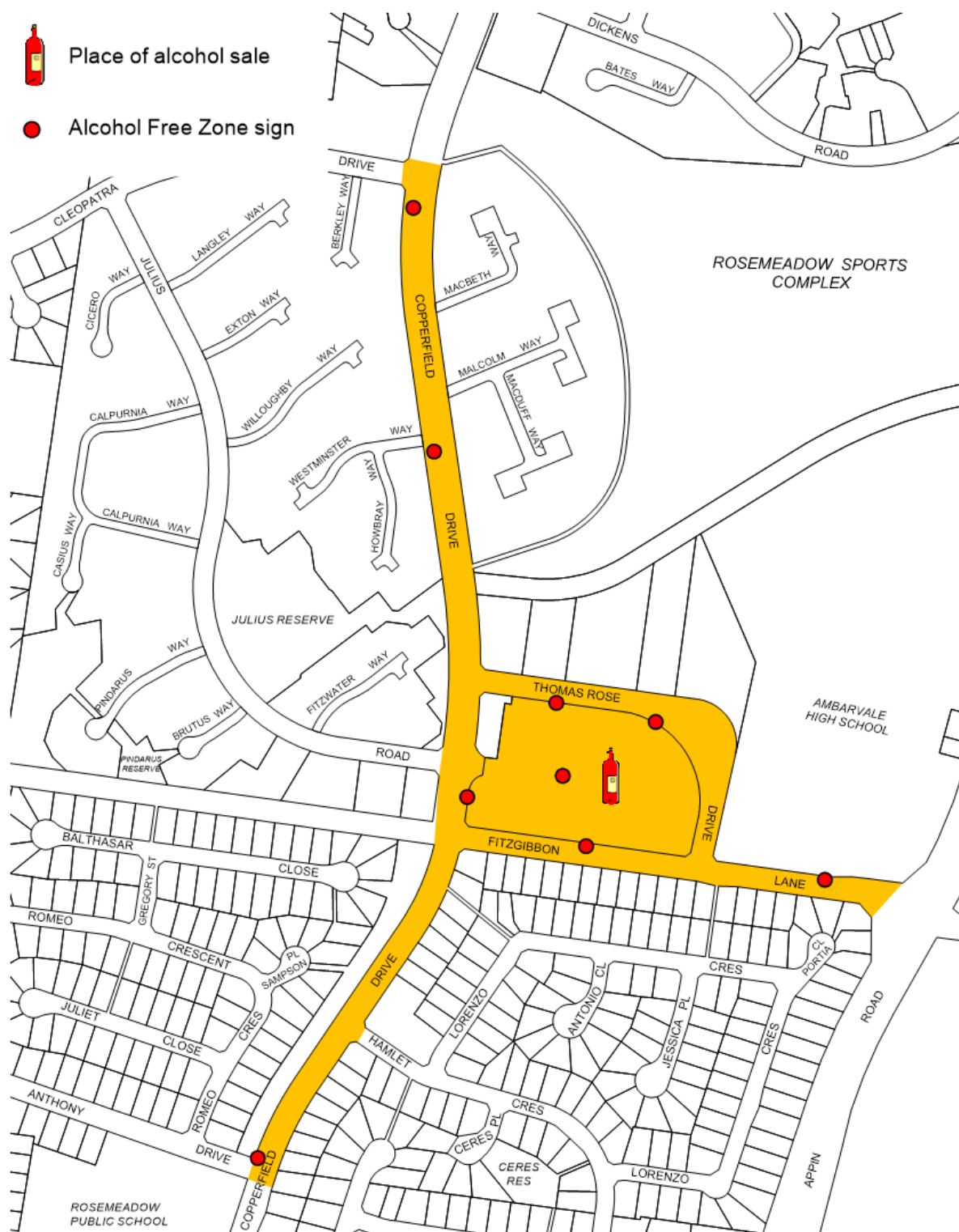
CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



Place of alcohol sale



Alcohol Free Zone sign



ROSEMEADOW 1 ZONE

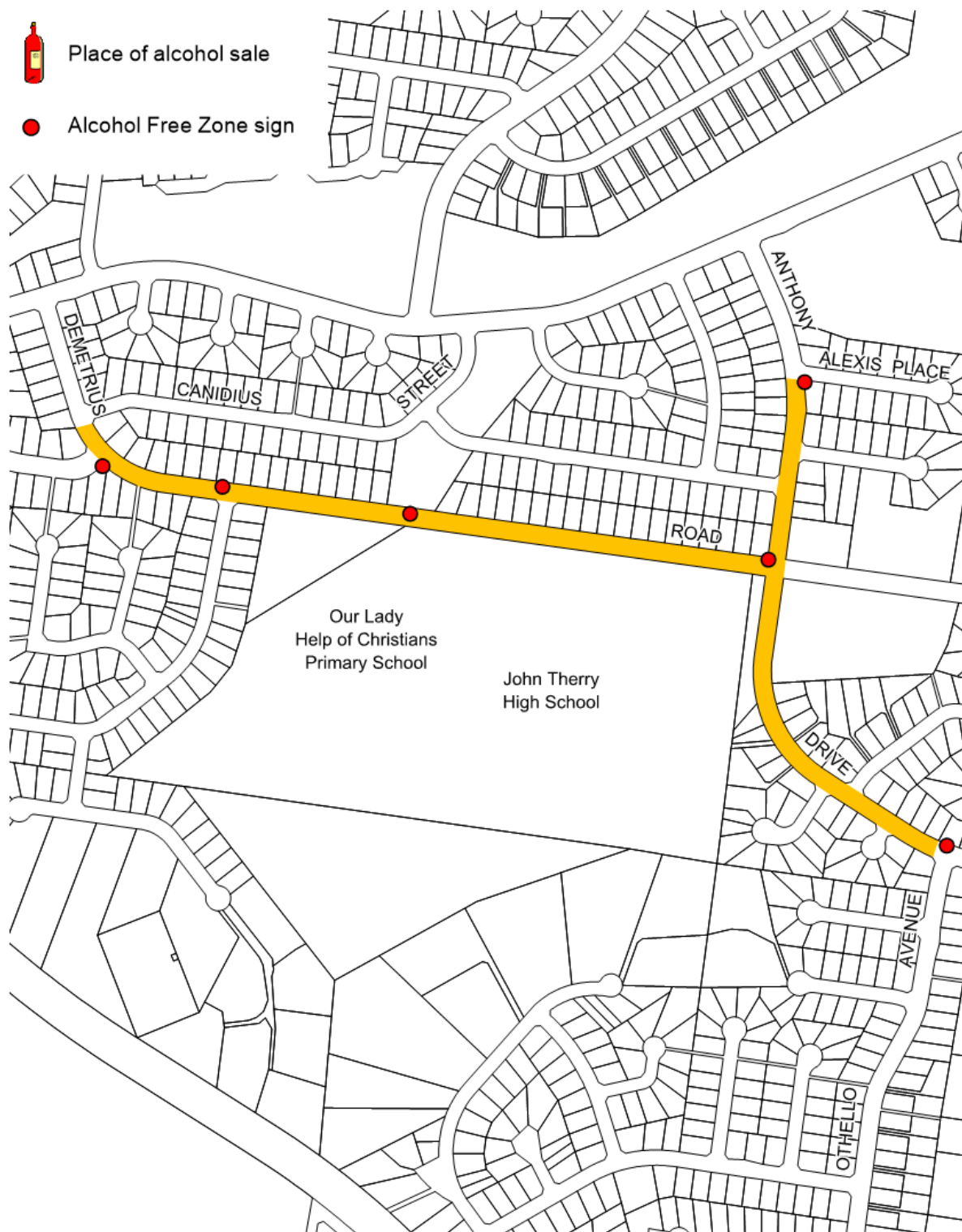
CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



Place of alcohol sale



Alcohol Free Zone sign



ROSEMEADOW 2 ZONE

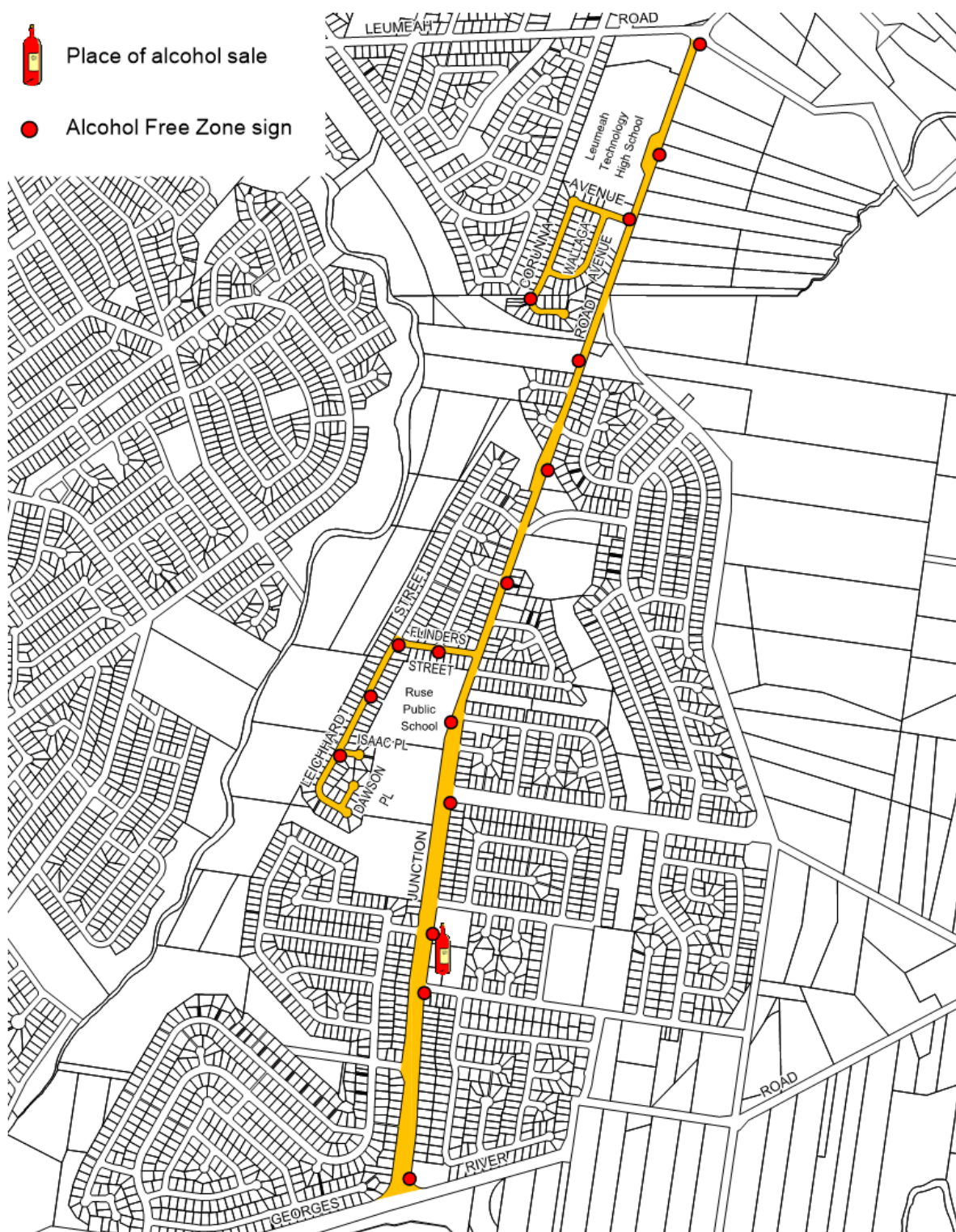
CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



Place of alcohol sale



Alcohol Free Zone sign



RUSE ZONE

CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



Place of alcohol sale



Alcohol Free Zone sign



ST HELENS PARK 1 ZONE

CAMPBELLTOWN CITY COUNCIL ALCOHOL FREE ZONES



Place of alcohol sale



Alcohol Free Zone sign



ST HELENS PARK 2 ZONE

8.7 Grey Headed Flying Fox Camp Management Plans

Reporting Officer

Executive Manager Open Space
City Delivery

Community Strategic Plan

Objective	Strategy
2 Outcome Two: A Respected and Protected Natural Environment	2.1 - Implement and advocate for initiatives that conserve the city's natural environment

Officer's Recommendation

1. That Council approve the Draft Grey Headed Flying Fox Camp Management Plans for Campbelltown and Macquarie Fields.
2. That existing Grey Headed Flying Fox colonies at Campbelltown and Macquarie Fields will be managed in situ into the future.
3. That a further report be provided to Council outlining details of the proposed Residential Assistance Program following its investigation.

Purpose

To provide an overview and seek adoption of Draft Grey Headed Flying Fox Camp Management Plans for Campbelltown and Macquarie Fields and to seek endorsement with regards to management of Grey Headed Flying Fox colonies and their habitat into the future.

History

Grey Headed Flying Fox (GHFF) are a threatened species listed as vulnerable under both the NSW *Biodiversity Conservation Act 2016* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.

There are 2 GHFF colonies present within the Campbelltown Local Government Area, both of which are located on land owned by Council. A summary of the GHFF colonies is outlined below:

Macquarie Fields (Bingara Reserve) Flying Fox Camp

The Macquarie Fields Flying Fox Camp is located at Bingara Reserve along Redfern Creek between Saywell Road, Bingara Road and Myee Road. The camp has been occupied by GHFF since 2010 and numbers fluctuate from the camp being totally empty at certain times of the year to 17,000 individuals in August 2015, the highest number recorded at the site since the colony was established.

Existing community concerns associated with the GHFF colony include noise and smell, potential for disease, damage to vegetation, reduced property value, condition of the creek line and animal droppings on properties from GHFF during fly out and fly in.

In addition, concerns have been highlighted internally regarding proposed rezoning as part of the NSW Government Glenfield to Macarthur Precinct Plan and overall management of the creek line including drainage, erosion and exotic vegetation.

Campbelltown Flying Fox Camp

The Campbelltown Flying Fox Camp is located on Bow Bowling Creek between Blaxland Road, Farrow Road and the train line adjacent to Campbelltown station.

The camp has been occupied by GHFF since 2010 and numbers at the camp fluctuate from the camp being totally empty at certain times to 11,050 in August 2019, the highest number of individuals recorded at the site.

The Campbelltown Camp has generated a limited number of community concerns due to its isolated location away from residential properties, with exception to issues regarding event fireworks, which were resolved in 2018.

Noting the above, the majority of concerns have been highlighted internally regarding future land use at the site and similarly to Macquarie Fields, the proposed rezoning as part of the NSW Government Glenfield to Macarthur Urban Precinct Plan. Concerns have also been highlighted regarding drainage works to address upstream flooding and management of weed growth and bushfire risk at the site.

Report

This report provides a summary of GHFF colonies in Campbelltown and Macquarie Fields, the Camp Management Plan (CMP) development process, the community and Council staffs concerns, proposed actions, the public exhibition submissions, plan amendments, timeframes and funding required for implementation of CMPs in accordance with relevant legislation, policies and codes of practices.

In 2016-17, Council begun development of its first CMP for the Macquarie Fields (Bingara Reserve) colony, which included extensive face-to-face and online community consultation. Shortly after the Draft CMP was produced and prior to reporting to Council, NSW legislation and guidelines relating to flying fox management were updated and as a result the Plan was put on hold until changes were finalised in late 2018.

In early 2019, work begun to scope the review and development of the CMPs, beginning with internal discussions between Council's City Development, City Delivery and City Growth and Economy Staff focused on the proposed plan development process. This included past, current and future issues associated with the GHFF colonies and any obstacles that may impact the development of the CMPs. A key focus of early discussions was GHFF legislation, future development and increased densities as part of the NSW Government Glenfield to Macarthur Urban Precinct Plan, impacts to residential properties, drainage issues including flooding and erosion, bushfire risk and the implications of the GHFF and CMPs to both residents and Council in the future.

In June 2019, Council engaged the same consultant to undertake a review of the Draft GHFF Macquarie Fields CMP that they had prepared as well as to investigate and develop a CMP for the Campbelltown GHFF colony.

To inform the review and development of the Draft CMPs, consultation with key internal staff to develop a community survey that was to be used to inform the development of the draft CMPs was completed. The survey was open from 28th October – 2nd December 2019 and was publicised via Council's streams (media release, facebook and website) with emails and phone calls to residents who have shown previous concerns regarding GHFF. Council staff also delivered survey postcards to adjoining residents at both colonies.

Council received 59 surveys from community members during the open period, a summary of key points is below (also included in full in the appendices of both draft CMPs):

- 54% of residents noted that CMPs should protect the welfare of GHFF
- 52% of residents noted that CMPs should protect ecological value and amenity of roost trees
- 13% sighted concerns related to vegetation, 17% regarding GHFF faeces, 12% noise, 10% smell, 12% disease concerns and 29% noted none of above
- 22% noted that future building should be designed to reduce impacts of flying foxes
- All residents advocated for measures that will help people coexist with GHFF such as buffer plantings, covered clothes lines and cars, pressure cleaners, air conditioning and educational signage.

As part of the CMP development process, internal Council staff and external community workshops were also completed. Key issues from the internal workshops were largely focused on future land use and planning, management of the sites into the future and impacts to surrounding residents and businesses. The external community workshop was largely focused around providing an overview of GHFF legislation and to seek feedback regarding the impacts to residents and the various management options available to aid in reducing these. The community workshop saw 18 community members, primarily from Macquarie Fields, in attendance with many residents indicating extensive frustrations regarding the impacts of GHFF on their daily lives. One community member presented a petition with 184 signatures from residents living in Bingara Road, Myee Road, Bunbury Road, Waratah Crescent, Alexander Crescent and Curran Avenue in order to draw Council's attention to the magnitude of the problem and their frustrations.

In early 2020, Council received draft CMPs for Campbelltown and Macquarie Fields and these were provided to key staff for review and in addition individual meetings were held to provide clarification and to discuss required amendments. Further to this, a Councillor briefing was undertaken on 4 March 2020 to inform Councillors of the progress of the plans development and process including the options included in the draft CMPs. The presentation included key issues raised to date by both the community and internal staff and the proposed process to manage the colonies into the future. At the Council briefing, it was discussed that dispersal of GHFF camps was not an option due to previous success rates, cost of implementation, potential impacts of new camps forming and overall impact on the GHFF.

In late 2020, Council received the final draft CMPs for Campbelltown and Macquarie Fields, which were finalised for public exhibition in early 2021.

Draft Camp Management Plans

State and Commonwealth legislation requires land managers, such as Councils to undertake management actions to manage and protect GHFF and their habitat, as well as to address adverse impacts on adjoining landowners, residents or businesses. The development of CMPs is in accordance with the Department of Planning, Infrastructure and Environment's (DPIE) Flying-fox Camp Management Policy 2015 and Flying Fox Camp Management Plan Template and outlines all management actions, specifically those that are not regulated by the Flying Fox Camp Management Code of Practice 2018 such as general routine maintenance.

The Camp Management Policy 2015 empowers Council to work with communities to manage flying fox colonies and sets mandatory action levels that are to be stepped through as part of GHFF management. As part of the policy and code of practice, Level 1 management actions can be completed under an approved CMP without further approvals. Level 2 and 3 management actions that have potential to impact GHFF will require further approval from the State or Commonwealth Government under relevant legislation.

A summary of the management steps aligning with the policy is below:

- Level 1 - Education and awareness, property modification, maintenance and land use planning
- Level 2 - Buffers (vegetation removal, visual deterrents, smell deterrents, sprinklers and noise emitters)
- Level 3 - Nudging or Dispersal.

In line with the requirements of the legislation and the policy, Council proposes to investigate and implement appropriate measures to reduce the impacts of GHFF on the community. The actions will also ensure that appropriate onsite management works can be completed and that the GHFF colonies are protected into the future.

The actions have been identified based on individual characteristics of the camps, the outcomes of extensive community consultation and the best available information on GHFF management including case studies from across eastern Australia. The proposed CMP actions for both colonies are outlined below:

Macquarie Fields (Bingara Reserve) GHFF Colony

Level 1 Management Actions

- Education and Awareness to develop key messages for schools, the community and residents, install signage relating to GHFF camps, continue to host events to raise awareness of GHFF.
- Residential Assistance Program to be investigated to subsidise services and products to properties for items such as deodorisers, removal of problem trees (Cocos Palms), clothesline and car covers, vegetation screens or pressure cleaner purchase. This will

be managed through Council supplementing state or federal grant funding when available and a funding procedure under Council's Grants, Sponsorship and Donations Policy. It is proposed that funding will be rolled out as a trial in the first instance and if successful as grant funds and supporting Council funds are available in the future. Funding will be prioritised to areas where impacts are most serious (within 50 m of camps) with option to extend further (within 150 m of camps) if immediate issues have been mitigated. This has been highly effective for many NSW Councils to reduce conflicts and impacts associated with residents and GHFF (Subsidies for products and services to assist communities living with flying-foxes NSW DPIE 2019).

- Rubbish Removal undertaken where possible with on ground works and with investigation of longer term strategies such as review of rubbish capture devices to reduce rubbish within the catchment.
- Weed Management and Habitat Restoration completed in accordance with Site Restoration Plan that will be developed in 2021-22 to guide strategic long term management to improve endangered vegetation and GHFF habitat.
- Planning Controls developed including environmental/GHFF layer in Local Environment Plan for camp area and provisions in Development Control Plan to reduce impacts of GHFF camps on future development (undercover eating areas, car ports and clotheslines, double glazed windows, air conditioners, buffer plantings etc).
- Manage Overall GHFF Health by advocating and participating in further research and incorporating appropriate plans to mitigate impacts associated with GHFF.
- Heat Stress Event guidelines developed to manage impacts to GHFF during extreme heat events and assist wildlife carers including options for further research.
- Guidelines for Future Works developed with approval pathways to guide future works adjacent to camps that may impact GHFF or their habitat such as drainage maintenance, weed removal and future land uses.
- Monitoring of GHFF population on a quarterly basis as well as prior to, during and following any works in or adjacent to the colony.

Level 2 Management Actions

- Buffers incorporated in the form of canopy mounted sprinkler systems to reduce impacts on residents by creating a small buffer between colony and properties, selective removal of exotic vegetation considering impacts of future heat stress events, replanting of species that are unattractive to GHFF to prevent roosting on private property to limit potential camp expansion onto private property.

Level 3 Management Actions

- There are no proposed level 3 management actions for Macquarie Fields (Bingara Reserve) GHFF Colony.

Campbelltown GHFF Colony

Level 1 Management Actions

- Education and Awareness to develop key messages for schools, the community and residents, install signage relating to GHFF camps, continue to host events to raise awareness of GHFF.
- Rubbish Removal undertaken where possible with on ground works and with investigation of longer term strategies such as review of rubbish capture devices to reduce rubbish within the catchment.
- Weed Management and Habitat Restoration completed in accordance with Site Restoration Plan that will be developed in 2021-22 to guide strategic long term management taking into account future works and land uses to improve endangered vegetation and GHFF habitat.
- Planning Controls developed including environmental/GHFF layer in Local Environment Plan for camp area and provisions in Development Control Plan to reduce impacts of GHFF camps on future development (undercover eating areas, car ports and clotheslines, double glazed windows, air conditioners, buffer plantings etc).
- Manage Overall GHFF Health by advocating for and participating in further research and incorporating appropriate plans to mitigate impacts associated with GHFF.
- Heat Stress Event guidelines developed to manage impacts to GHFF during extreme heat events and assist wildlife carers including options for further research.
- Guidelines for Future Works developed with approval pathways to guide future works adjacent to camps that may impact GHFF or their habitat such as drainage maintenance, weed removal and future land uses.
- Monitoring of GHFF population on a quarterly basis as well as prior to, during and following any works in or adjacent to the colony.

Level 2 Management Actions

- There are no proposed level 2 management actions for Campbelltown GHFF Colony.

Level 3 Management Actions

- Nudging provisions investigated to allow for essential future site management such as drainage rectification.

Dispersal of GHFF Colonies

Experience at other camps has shown that attempts to disperse flying-foxes have been largely unsuccessful, expensive and often result in moving the problem or splintering the camp into multiple locations making issues more widespread.

As such, relocation of the both Campbelltown and Macquarie Fields GHFF colonies has not been identified as a feasible option in the CMPs.

Public Exhibition Submissions and Outcomes

Following the endorsement of a report and corresponding Draft CMP's by Council's Executive Group on 14 December 2020, public exhibition of the CMP's was undertaken to seek feedback from the community.

The public exhibition period was open from 22 February to 29 March 2021 with notification provided to residents as per Council policy. In addition to normal public exhibition practices, emails and calls were made to residents who had previously made comments and a letterbox drop to every resident within a 300 m radius (the maximum known area of impact) around Campbelltown and Macquarie Fields GHFF Camps was completed.

During the exhibition period, Council's Over to You page received 355 visits with 54 document downloads which resulted in 13 residents contributed to 5 submissions. One group of residents made a joint submission (7 units at 56 Myee Road and property at 52 Myee Road, Macquarie Fields) consisting of 8 residents and with some residents submitting separately in addition to this.

Of the submission received, 4 were unsupportive and one was positive towards the CMPs with 2 of 5 submissions not from areas adjoining flying fox colonies and only 2 that could be positively attributed to residents adjoining the colony/s.

From the submissions received, there are many general concerns, some practical solutions and many comments that cannot be addressed by Council and/or are unsuitable for legislative or practicality reasons. A summary of all submissions is included as attachment 1 to this report.

Following receipt of the submissions, the CMPs required minor amending to update Figure 6 (attachment 3) Potential management areas to cover the length of Myee Road in Macquarie Fields CMP. Further to this amendments were made following internal consultation with City Delivery, City Development and City Growth and Economy staff with regards to management actions. This also prompted a review of each CMPs planned management action table to ensure consistency and ease of understanding for all stakeholders including numbers of actions. An amendment was also made to the maximum camp extent shown in Figure 2 (attachment 2) Maximum Camp Extent in the Campbelltown CMP based on recent GHFF site occupation.

Further to this all amendments were minor in nature and do not change the plans overall purpose.

Implementation of CMPs

The CMPs will be implemented over a 5 year period. An adaptive, flexible approach to management has been adopted and will be informed by ongoing monitoring of the camp, community feedback and the effectiveness of implemented management actions. It is proposed that implementation of the Draft CMPs will begin in late 2021 following adoption by Council. Certain actions associated with the CMPs will require further investigation and environmental approval and as a result may be implemented in future years over the 5 year life of the CMP.

Funding Sources

There are a range of funding options available to implement management actions included within the Draft CMPs including State and Commonwealth grant programs however ongoing investment is required by Council to ensure the long term success of the CMPs. Further investigation will also be undertaken to determine mechanisms for third parties funding of on ground management such as through development contributions as they arise.

Review of CMPs

Formal review of the CMP's will be undertaken every 5 years however certain factors may trigger an earlier review of the Plan in order to enable other management options to be considered. An informal review of the CMPs will be on an annual basis. This review will primarily be focused on evaluating management actions undertaken during that year, their results in reducing impacts to the community and success in improving overall GHFF health.

In addition to the above, any of following actions may trigger a reactive review of the plans:

- a requirement to progress to a higher level of management due to prolonged changes
- specific characteristics of GHFF colonies
- changes to relevant policy/legislation
- new management techniques becoming available or outcomes of research that may influence the Plan
- incidents associated with any aspects of camp management.

Conclusion

The Draft Campbelltown and Macquarie Fields GHFF Camp Management Plans are a requirement of State and Commonwealth legislation. The CMPs will provide an approved mechanism for Council to undertake active and strategic management whilst ensuring that impacts to GHFF are minimised.

In addition, the CMPs will assist with reducing long-standing concerns from local residents in the Macquarie Fields area and will allow future planning provisions to reduce potential conflicts with future growth as part of NSW Government Glenfield to Macarthur Precinct Plan. The CMPs will also provide Council with a roadmap to manage overall GHFF health in accordance with its legislative requirements.

Attachments

1. Summary of submissions received on Grey Headed Flying Fox Camp Management Plans (contained within this report) [↓](#)
2. Campbelltown Grey-headed Flying-fox Camp Management Plan (distributed under separate cover)
3. Macquarie Fields Grey-headed Flying-fox Camp Management Plan (distributed under separate cover)

Attachment 1 – Summary of submissions received following public exhibition (22 Feb - 29 March) and Council response within Camp Management Plans.

Submission Point	Council Response
The proposed management action plan is great! Council should consider a reduced fee or subsidy for removal of cocos palms as the fruit can kill flying foxes. Further, the palms are a nuisance and cause neighbour disputes, insurance claims and an absolute mess for council in the green bins.	<p>The proposed Residential Assistance Program (Action 7 Macquarie Fields CMP) provides mechanism to subsidise removal of cocos palms near the Macquarie Fields colony.</p> <p>In addition, cocos palms are included on Council's exempt for approval tree list due to their invasive nature.</p>
No trees to be removed	<p>Works under the CMP will largely focus on removal of weeds/trees listed within the Greater Sydney Strategic Weed Management Plan during restoration or buffer actions (Actions 16,18 and 21 Macquarie Fields CMP and Actions 13 and 16 Campbelltown CMP).</p> <p>If other trees are identified for removal as part of future works, appropriate environmental assessment and approval will be completed (if required).</p>
Council to plant eucalyptus trees and native bushes in place of weeds and undergrowth	Depending on natural native regeneration following weed management works native species may be planted to improve habitat and Critically Endangered River-flat Eucalypt Forest (Actions 21 Macquarie Fields CMP and Actions 16 Campbelltown CMP).
Mental health issues associated with living adjacent to a flying fox camp	Council will endeavour to support residents in every way possible to ensure that impacts associated with living adjacent a flying-fox colony can be reduced (Action 1 Macquarie Fields CMP).
Lack of sleep relating to living adjacent to a flying fox camp	As part of the proposed Residential Assistance Program, Council will offer resident's subsidised options to ensure that impacts of noise can be reduced (Action 7 Macquarie Fields CMP).
Concerns regarding human health risks and disease potential	Council will endeavour to provide up to date information from reputable sources such as NSW Health to ensure all fears and misconceptions relating to flying-fox diseases and human health are addressed including what to do if a flying-fox lands in your property (Actions 1, 3 and 5 Macquarie Fields CMP and Actions 1 and 3 Campbelltown CMP).

Submission Point	Council Response
That the 5 year management plan is too long and that it should be implemented immediately	Implementation of the CMP's will begin immediately upon approval from Council and allocation of funding. The 5-year plan period is a suggested timeframe from the NSW Department of Primary Camp Management Plan template which Council's plans are based on, however depending on overall effectiveness can be reviewed earlier (Evaluation and Review Sections of both CMPs).
Immediate clean-up of the creek which is in very poor and filthy condition	The Macquarie Fields CMP provides mechanism to clean the creek line including exotic weed growth, ongoing maintenance and habitat restoration following the development of the Site Restoration Plan (Actions 18, 19, 20, 21 and 22 Macquarie Fields CMP). The level restoration able to be completed annually will be dependent on budget allocation.
There is constant noise, smell & mess from the bats poo on cars, properties and in pools	<p>The proposed Residential Assistance Program (Action 7 Macquarie Fields CMP) provides mechanism to subsidise property modifications, protection (car covers, pool covers etc) and cleaning measures (when grant funding is available) for properties immediately adjacent to the Macquarie Fields colony.</p> <p>In addition Council will endeavour to support residents in every way possible to ensure that impacts associated with living adjacent a flying-fox colony can be reduced (Action 1 Macquarie Fields CMP).</p>
The bats have a large impact on our lives, we are restricted in our movement, continuously having to clean our vehicles and houses and cannot hang washing out to dry and sitting outside is not possible	As above.
Impacts on simple tasks like hanging out the washing or sitting outside	As above.
Resale value would be vastly diminished	Council cannot comment on resale value of properties.
Timing of this proposal, Council has had this matter on their program for more than 3 years	Council begun community consultation associated with the first Macquarie Fields (Bingara Reserve) GHFF CMP in 2017 and CMP development was put

Submission Point	Council Response
	<p>on hold due to NSW Government legislative changes, which were finalised in late 2018. In early 2019 Council begun consulting again and has been working hard to finalise the CMPs for both sites since then.</p> <p>It is noted that GHFF management is a complex issues that needs to be carefully implemented and monitored.</p>
The impact of flying foxes on residents in 56 Myee Rd are only a driveways width from the Camp	Council officers have visited this area and spoken directly with effected residents on many occasions and understand these issues. The CMP includes mechanisms to reduce the impact on residents at number 56 and along Myee Rd include creation of small buffers through removal of exotic plants and the installation of canopy mounted sprinklers (Action 16 Macquarie Fields CMP).
Orchids are mentioned, residents have veggie gardens and some have palm trees that are destroyed by flying foxes. This is expensive for residents to replant veggies and fruit.	<p>The proposed Residential Assistance Program (Action 7 Macquarie Fields CMP) provides mechanism to subsidise property modifications, protection (car covers, pool covers, vegetable garden covers etc) and cleaning measures (when grant funding is available) for properties immediately adjacent to the Macquarie Fields colony.</p> <p>In addition Council will endeavour to support residents in every way possible to ensure that impacts associated with living adjacent a flying-fox colony can be reduced (Action 1 Macquarie Fields CMP).</p>
Gurney hire, surely Council does not expect elderly residents to gurney their own homes. What happens if a resident has an accident cleaning high areas?	<p>The proposed Residential Assistance Program (Action 7 Macquarie Fields CMP) provides mechanism to subsidise cleaning measures (when grant funding is available) for properties immediately adjacent to the Macquarie Fields colony and Council may purchase gurneys for hire for lower areas.</p> <p>Council takes no responsibility if a resident has an accident on private property.</p>
We cannot have children play outside or walk to school as flight path includes Macquarie Fields swimming pool and primary school.	Council will endeavour to provide up to date information from reputable sources such as NSW Health to ensure all fears and misconceptions relating to flying-fox diseases and human health are addressed including what to do

Submission Point	Council Response
	<p>if a flying-fox lands in your property (Actions 1, 3 and 5 Macquarie Fields CMP and Actions 1 and 3 Campbelltown CMP).</p> <p>In addition Council will endeavour to support residents in every way possible to ensure that impacts associated with living adjacent a flying-fox colony can be reduced (Action 1 Macquarie Fields CMP).</p> <p>It is also noted that generally speaking flying foxes take flight during the night, leaving after dusk and returning before dawn which is outside school/daylight hours.</p>
Bats create increased issues between neighbours	<p>Council will endeavour to support residents in every way possible to ensure that impacts associated with living adjacent a flying-fox colony can be reduced (Action 1 Macquarie Fields CMP).</p> <p>Council is also happy to discuss flying-fox related issues with neighbours however disputes between neighbours need to be managed as such.</p>
Juvenile bats cannot fly properly and can crash into obstacles including humans and injured bats may attack with biting and scratching which requires rabies vaccination to be protected.	Council will endeavour to provide up to date information from reputable sources such as NSW Health to ensure all fears and misconceptions relating to flying-fox diseases and human health are addressed including what to do if a flying-fox lands in your property (Actions 1, 3 and 5 Macquarie Fields CMP and Actions 1 and 3 Campbelltown CMP).
The creek to be cleaned of all weeds and undergrowth from Myee Rd to Bingara Reserve immediately by a contractor as stage 1	<p>The Macquarie Fields CMP provides mechanism to clean the creek line including exotic weed growth, waterway health, aesthetics, and maintenance and habitat restoration following the development of an approved Site Restoration Plan (Actions 18, 19, 20, 21 and 22 Macquarie Fields CMP).</p> <p>Council will however endeavour to prioritise works to areas where residents are most impacting in the first instance.</p>
The creek to be cleaned of all weeds and undergrowth from Bingara Reserve to Saywell Rd by a contractor as stage 2	As above.

Submission Point	Council Response
The buffer zone (sprinklers) does not reach Myee Reserve at the western end of the camp	Figure 5 Potential management areas in Macquarie Fields CMP has been amended to extend the entire length of Myee Rd where vegetative buffer cannot be implemented to due exacerbating impacts of Heat Stress Events.
Council should buy affected properties	Council has not included considerations for property acquisition as part of the CMP.
Pay for installation of a carport and pergola like coverings to affected properties to counter the bats droppings issue	The proposed Residential Assistance Program (Action 7 Macquarie Fields CMP) provides mechanism to subsidise property modifications, protection (car covers) and cleaning measures (when grant funding is available) for properties immediately adjacent to the Macquarie Fields colony.
Council to provide carports to residents of 56 Myee Rd who require them to protect them from bat poo	<p>The proposed Residential Assistance Program (Action 7 Macquarie Fields CMP) provides mechanism to subsidise services and products such as protection (car covers) and cleaning measures (when grant funding is available) for properties immediately adjacent to the Macquarie Fields colony.</p> <p>The roll out of the proposed Residential Assistance Program will be dependent on grant funding and will only cover a small percentage of items.</p>
Council to hire contractor to gurney properties, carports, driveways and colour bond fences three times per year in August December and April	The proposed Residential Assistance Program (Action 7 Macquarie Fields CMP) provides mechanism to subsidise cleaning measures (when grant funding is available) for properties immediately adjacent to the Macquarie Fields colony and Council may purchase gurneys fire hire for able residents.
Council to investigate food area for bats and encourage bats to move to that area	Attempts to achieve this have been both expensive and unsuccessful across the east coast of Australia to date, however this has been included as a research option with the CMPs (Action 15 and 24 Macquarie Fields CMP).
Restoring the flying fox colony is completely against our suggestions, we want less flying foxes	<p>Where the plan references 'restoring the flying fox colony', it is referencing improve the vegetation which is also habitat for the flying-fox.</p> <p>In addition the Macquarie Fields CMP provides mechanism to clean the creek line including exotic weed growth, waterway health, aesthetics, and maintenance and habitat restoration following the development of an</p>

Submission Point	Council Response
	approved Site Restoration Plan (Actions 18, 19, 20, 21 and 22 Macquarie Fields CMP).
Sprinkler system will only encourage more weed growth which will house more rats/snakes	<p>It is envisaged that the proposed sprinkler arrangement will not greatly increase the risk of weed growth, rats or snakes above and beyond what is expected for local bushland and riparian environments.</p> <p>In addition the benefits of utilising a canopy mounted sprinkler system (Action 16 Macquarie Fields CMP) or the use of misting sprinklers for heat stress events (Action 28 Macquarie Fields CMP) to residents and GHFF outweighs the risks highlighted.</p>
Long term conservation is out of the question, we want action now	Under state and federal legislation Council must ensure that it is protecting flying-foxes under the proposed CMPs whilst also ensuring that actions are put into place to ensure that residents and flying-foxes can better co-exist (Action 1 and 7 Macquarie Fields CMP).
The camp area is from Myee Reserve to Alexander Cres, not as Council states	<p>Council has mapped the camp extent on a quarterly basis since 2010 and in addition to this the camp extent has been mapped by Sutherland Shire Council and the Royal Botanic Gardens.</p> <p>Although flying-foxes may visit the area to forage at the rear of Alexander Cres, the maximum known camp extent (see Figure 1 Macquarie Fields CMP) has never extended past Saywell Rd in Macquarie Fields.</p>
Petition mentioned was over 200 signatures and was given to Mr Lynch and Mr Andrews and proposal states 180 and have now been informed they have lost the petition	<p>The resident was advised at the time of preparing the submission of the Council requirements for a petition. The resident then provided the only hard copy of what was a non-compliant submission to Council's consultant at the external workshop. Referenced to the petition is noted in the Macquarie Fields CMP (see page 35) including its nature and the streets that residents were from with its inclusion in the community consultation considerations.</p> <p>A copy was never provided to Mr Lynch or Mr Andrews.</p>

Submission Point	Council Response
Proposal mentions traditional custodians, residents would like to know how many reside in their area	The CMP references the traditional custodians of the land, the Dharawal people and their connection to the natural environment and is not related to any figures of those that reside in the area.
Badgerys Creek airport was mentioned, does the flight path of aircraft go over the colony	Council cannot confirm the flight path for the Badgerys Creek (Nancy-Bird Walton Airport). The requirement to ensure that aircraft does not impact on a nationally important flying-fox camp or vice-versa flying-fox on aircraft is the responsibility of the NSW and Commonwealth Government.
To trim the trees branches thus eliminating the bats habitat	Under state and federal legislation Council must ensure that it is protecting flying-foxes under the proposed CMPs whilst also ensuring that actions are put into place to ensure that residents and flying-foxes can better co-exist (Action 1 and 7 Macquarie Fields CMP).
Residents land is owned by Council however residents maintain, manage, pay land rates to Council and choose to reside in this area well before the bats took over	<p>Residents land is not owned by Council and Council recognises that some residents were present prior to the formation of the colony in approximately 2008.</p> <p>However as advised above, under state and federal legislation Council must ensure that it is protecting flying-foxes under the proposed CMPs whilst also ensuring that actions are put into place to ensure that residents and flying-foxes can better co-exist (Action 1 and 7 Macquarie Fields CMP).</p>
Local and state government have been mentioned and Council states that the colony will not be moved but will be developed. The population is enormous now and we do not need more bats, Council needs to control the population as it is and not add to it	<p>Council has a responsibility to manage the colony as it is located on land owned by Campbelltown City Council and the NSW and Commonwealth Governments regulate activities and protections relating to the flying-foxes and their habitat.</p> <p>Under state and federal legislation Council must ensure that it is protecting flying-foxes under the proposed CMPs whilst also ensuring that actions are put into place to ensure that residents and flying-foxes can better co-exist (Action 1 and 7 Macquarie Fields CMP).</p>
Council proposed to meet residents face to face, unfortunately most residents work in Council hours and cannot make the times suggested unless Councillors meet residents outside of normal working hours	Council has met with residents prior to developing the plan on three occasions all of which were outside of business hours. Council staff met face to face twice in 2017 (Wednesday 26th July 6.30pm-8pm and

Submission Point	Council Response
	<p>Thursday 27th July 5pm-6.30pm) and once in 2019 (Wednesday 20 November 2019 from 6:30pm-8:30pm).</p> <p>In addition Council's Coordinator Natural Areas met with residents face to face twice outside of hours in 2021 (Tuesday 23rd February 4:30pm-8pm and Tuesday 23rd March 4:30pm-7pm).</p> <p>Further details about community consultation can be found in Section 4 Community Engagement (page 29) of Macquarie Fields CMP.</p> <p>Confirmation cannot be provided regarding availability of Councillors to meet with residents face to face with residents after hours.</p>
Many residents did not receive any correspondence and not all have computers	Council has mailed out, door knocked and met face to face many times. All correspondence mailed to residents in 2017, 2019 and 2021 included calling and postage options for residents to have their say.
Council has not listened to the local residents requests regarding the bats	<p>Council has endeavoured to ensure that all residents have had the opportunity to have their say regarding the Macquarie Fields CMP and the flying-foxes generally.</p> <p>Further details about community consultation can be found in Section 4 Community Engagement (page 29) of Macquarie Fields CMP.</p>
Window glazing does not stop bats pooping on our property	Window glazing is for noise related issues and has no impact on flying-foxes defecating on property.
Council to poison rodents in the creek line	<p>Redfern Creek is natural bushland, a waterway and Critically Endangered River-flat Eucalypt Forest that supports many native species which makes it not suitable for poisoning rodents.</p> <p>In addition, the control of rodents is the responsibility of the landowner on their property.</p>
Council to hire sonic device or other deterrents suggested by wildlife experts to disrupt the bats and make the colony reluctant to stay	The application of such devices would be considered as a method of dispersal which is not recommended as part of the CMP.

Submission Point	Council Response
	<p>In addition, GHFF are protected under state and federal legislation Council must ensure that it is protecting flying-foxes under the proposed CMPs whilst also ensuring that actions are put into place to ensure that residents and flying-foxes can better co-exist (Action 1 and 7 Macquarie Fields CMP).</p> <p>Council will continue to look for best practice, proven and approved methods to manage impacts of flying-foxes on residents.</p>
Council to investigate source of spray like cinnamon or antiseptic fragrance to make bats feel unwelcome and move on	As part of the plan Council proposed to investigate option to relive residents from the smell of flying-foxes including odour management however these would be at properties to mask smell and would not be targeted at 'making bats feel unwelcome' as we have a responsibility to protect them.

8.8 Macarthur Football Club Community Partnership Funding Report

Reporting Officer

Acting Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.5 - Host and promote major sporting events, showcasing our city's sporting facilities and encouraging community participation in sport and recreation

Officer's Recommendation

That the information be noted.

Purpose

The purpose of this report is to provide Council with an update on the program delivery, community benefit and outcomes from the second year of the Community Partnership sponsorship agreement with Macarthur Football Club (MFC).

History

On 10 February 2020, Council entered into a Community Partnership agreement with MFC for a period of 5 years. The partnership provides a unique opportunity to leverage off the club and players' high profile to deliver strong programs and messaging to the Campbelltown Community. Key themes include; improving health and wellbeing outcomes for young people, providing a strong foundation for young and upcoming football players, and increasing player participation for football and other sporting codes that include active involvement at a grassroots level. Furthermore, the partnership provides children and young adults' access to football pathways and high performance programs.

The partnership agreement outlines a range of activities, including community engagement, advertising, and program deliverables that MFC must include as part of their annual program delivery. These must align with MFC's Community Pillars which are; Community Cohesion, Health and Wellness and Indigenous programs.

The investment for the period from 1 July 2020 to 30 June 2021 was \$475,000 (excl. GST).

Report

During the 2020-2021 year, MFC developed and delivered the following programs and community initiatives:

1. Bulls in Schools
2. Macarthur Football Club Indigenous Programs
3. Macarthur Football Club food truck
4. Community cohesion programs
5. Community events, engagement and Fan Day
6. School holiday clinics

Importantly, during the 2020-21 period MFC were challenged with the impacts of the COVID-19 pandemic. COVID-19 impacted many of the face-to-face programs that had been developed for the community and as a result, where possible, MFC adapted their program to ensure the community benefit and key messages were still delivered. During this period, MFC supported various community groups that align with their club community pillars, to deliver programs and local community support across the Campbelltown LGA. MFC also ensured that any level of investment in equipment and infrastructure during this period will benefit future program delivery.

Bulls in Schools

The Bulls in Schools program is designed to promote health and wellness messaging using active school football programs as the driver. The program is delivered free of charge to local primary school children across the Macarthur region, with a specific focus on the Campbelltown LGA.

The first season of the program saw more than 20,000 students across 53 schools participate in the Bulls in Schools program. Across the Campbelltown LGA, approximately 6,500 students participated from 14 schools, with 8 per cent from an indigenous background and 41 per cent where English is a second language. This highlights the inclusive nature of the program and the ability to share the fundamental messaging to all community groups through targeted programming.

The program received positive feedback from school principals and teachers, with many noticing some of their students with additional needs, who had learning difficulties or were usually uninterested in participating in sport programs, had become active participants in the program. It was reported that many participating students that normally played a weekend sport other than football, expressed their enjoyment in the program and advised that they would like the opportunity to play football in the future.

The schools within the Campbelltown LGA that were involved in the program were; Blairmount Public School, Sackville Street Public School, Ruse Public School, Campbellfield Public School, Robert Townson Public School, Bradbury Public School, St Andrew's Public School, Ingleburn Public School, Sarah Redfern Public School, St Helens Park Public School, Ambarvale Public School, Lomandra School, Campbelltown North Public School and The Grange Public School. The program aims to double in size with an anticipated 40,000 school children to enter the program within the next 18 months with additional schools interested in hosting the program.

Macarthur Football Club Indigenous Programs

The MFC Indigenous program provides footballing opportunities to local indigenous members of the community. The program aims to benefit the health and wellbeing of local indigenous people, while providing them with a support network through football. The program enabled multiple senior teams to participate and represent the Campbelltown area at national Indigenous footballing tournaments in regional NSW and QLD. In addition, the program targeted the further development of football skills in Campbelltown's indigenous youth. This was achieved through the Bulls in School program with local Campbelltown primary schools. The program is designed to specifically target the engagement of children aged between 7 and 12 years. Over the past 12 months, over 2,600 indigenous children took part in the program and 520 of those reside in the Campbelltown LGA. The program has a profound benefit for indigenous youth as it provides them with the tools and information needed to improve their physical and mental health, as well as the opportunity to further broaden their social skills through teamwork challenges whilst using football as the catalyst.

Macarthur Football Club Food Truck

The MFC Food truck initiative is designed to promote healthy lifestyle and well-being initiatives within the Campbelltown LGA. The truck, and the associated program, is set up to distribute fresh and healthy food to a variety of community groups and organisations. Unfortunately, due to COVID-19 restrictions across much of the 2020-21 fiscal calendar, many of the planned projects and events the food truck was scheduled to be at were unable to be facilitated. MFC has commenced planning for the 2021-22 period and will be targeting potential community events that the food truck will attend over that period.

Community Cohesion Programs

As part of the annual program delivery under the Community Cohesion pillar, MFC produced a digital campaign in collaboration with Macarthur Football Association that has a strong focus on anti-racism and promotes a 'no tolerance' policy for abuse of players, officials and spectators across all community sport. MFC also entered a partnership with GambleAWARE to promote anti-gambling messaging to the Campbelltown community. MFC has also been a vocal supporter towards zero tolerance of domestic violence and provided support toward local community groups to further assist in their promotion and marketing of annual campaigns and messaging. MFC has flagged the Campbelltown Council "Driving Out Violence" Convoy as a key event to be involved in annually as it strongly aligns with the Community Cohesion pillar.

Community Events, Engagement and Fan Day

MFC were engaged and participated in community events during the period including Ingleburn Night Markets and Festival on the Field. In addition, MFC were scheduled to attend NAIDOC Week and Chill Fest events in 2021 however, these were cancelled due to COVID-19 and the associated restrictions on outdoor gatherings. At the events that took place, MFC ran free mini football clinics and 'score a goal' activations to continue to uphold their commitment to interacting with, and supporting, the local community. Furthermore, MFC Players made guest appearances at these activations where they signed posters and handed out over 1,000 prizes including stress balls, posters and cowbells to children who participated in the activities.

On Saturday 14 November 2020, the club held its annual fan day at Campbelltown Stadium. Approximately 2,000 community members attended the event and were able to watch an exhibition match with the MFC squad and local Macarthur Football Association. The feedback was overwhelmingly positive, as this was the first true opportunity to see the team in action at Campbelltown Stadium, with many fans commenting that they were excited for the season to begin.

School Holiday Clinics

MFC held free 'Discover Football' clinics for children aged 5 to 12 years from the Campbelltown LGA. The clinics were held at Campbelltown Athletics Centre and Macarthur Square Shopping Centre. The program had over 120 participants and was held during the April 2021 school holidays.

Media Coverage

Campbelltown City Council receives media coverage and signage at high profile exposure sites including the MFC experience store at Macarthur Square, media backdrops, MFC fan electronic direct mail, pre-match hype videos and game day signage. Additionally, across the 13 home games played at Campbelltown Stadium, the word 'Campbelltown' was mentioned in match commentary or broadcast in vision for a minimum of 64 minutes across the total match minutes of 19 hours and 30 minutes. The value of this media coverage is estimated at over \$1.6 million (based on the Australian Professional Leagues advertising rate).

MFC also provided over 2,000 local Campbelltown children and their families with free tickets to home games through a range of promotional activities and support programs.

Partnership Summary

The community partnership assists MFC in funding dedicated staff that are employed to deliver the community programs that directly benefit the community of Campbelltown.

Financial breakdown (all costs exclude GST)

Development and delivery of community programs	\$225,067
Marketing and social media programs	\$25,581
Indigenous programming	\$87,926
Community cohesion support	\$58,000
Community events and programs including promotional items and equipment	\$102,886
TOTAL	\$499,461

Attachments

Nil

8.9 Investments and Revenue Report - June 2021

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

That the information be noted.

Purpose

To provide a report outlining activity in Council's financial services portfolio for the month of June 2021.

Report

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

Investments

Council's investment portfolio as at 30 June 2021 stood at approximately \$244 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 2005* and Council's Investment Policy.

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

The return on Council's investments continued to outperform the AusBond Bank Bill Index benchmark, however the interest income did not reach the forecast budget by some \$480,000 as a direct result of the ongoing impact to the economy of historically low interest rates.

As at 30 June, Council's return exceeded the benchmark by some 91 basis points on an annualised basis which is a positive on an absolute basis. This return excludes funds held in at call account but includes the 30 day notice saver account and the NSW TCorp Cash Fund. The yield on the AusBond Bank Bill Index has been very low, with June's return being 0.003 per cent, and while Council's investment performance has fallen in recent times, it has however maintained an excellent return over the benchmark index and relative to comparative councils.

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

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

Council's total liquidity of around \$65 million to meet short to medium term cash flow needs remains strong with \$44 million held in an at call account, \$8 million in the TCorp Cash Fund, \$3 million in a 30 day notice account and \$10 million in an at call cash accelerator account. The latter 2 accounts are effectively a hybrid of a term deposit and an at call account that attract slightly higher market interest rates. It has been prudent to hold a higher level of funds in the at call account which currently attracts 0.5 per cent per annum compared to a standard 12 month term deposit rate average of 0.4 per cent or less.

The official cash rate is 0.10 per cent, where it has remained since the November 2020 Reserve Bank of Australia Board meeting. The Board remains optimistic that in Australia, economic recovery is underway however, it is still expected to be uneven, drawn out and dependant on policy support. The ASX200 closed at 7,313.00 at the completion of June. This represents an annualised monthly performance result of positive 25.37 per cent ex dividend; the monthly change was positive 2.11 per cent.

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

Rates

Rates and Charges levied for the period ending 30 June 2021 totalled \$124,651,819 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of June totalled \$118,871,906. In percentage terms 97.2 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.

This is a great result considering the current environment. Every effort is made to work with ratepayers in mitigating the risk of their debts becoming unmanageable without the impost of court awarded fees through formal recovery action.

Debt recovery action during the month involved the issue of 25 Statements of Claim to ratepayers with 2 or more instalments outstanding and a combined balance exceeding \$1000. Council staff have been actively assisting ratepayers to manage any overdue quarterly instalments and advise on options available such as regular weekly payments.

Council has created a dedicated 'Here for you' support page on the website including links to assistance packages provided by the Federal and State Government. Special consideration is given to support all ratepayers that have been affected by the COVID-19 pandemic.

Positive feedback continues to be received from Pensioners that can now make an application for a Pension Rebate Concession over the phone and via the internet. During the month, 39 applications were made over the phone and 27 online. Given the level of success, implementation for both phone and internet will continue as a permanent service to the community alongside the paper based over the counter process.

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, 11 of these notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges.

Sundry Debtors

Debts outstanding to Council as at 30 June 2021 were \$2,407,896 reflecting an increase of \$362,712 since May 2021. During the month, 1,188 invoices were raised totalling \$3,958,903. 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 in attachment 3.

Debts exceeding 90 days of age totalled \$600,869 as at 30 June 2021. The majority of this debt relates to Corporate Administration totalling \$292,629. A significant portion of this debt is a \$276,100 contribution relating to the Sarah Redfern Playing Fields licence and deed agreement. Council officers will continue to follow up the NSW Department of Education.

Debts categorised in Sports and Field Hire totalled \$61,205 with the most significant portion being \$49,450 for catering sales commission for events at Campbelltown Sports Stadium. It should be noted this is not Council's current contractor. The company involved has defaulted on previous arrangements and as a result Council's debt recovery process has commenced and the account has now been referred to our agents.

Debts categorised within Healthy Lifestyles includes \$7,228 relating to bookings made in advance for the Bicycle Education Centre delivering a customer service outcome allowing bookings to be paid ahead of the relevant event.

Public hall hire fees of \$31,078 are a result of debts raised in advance and in accordance with council policy do not need to be finalised until 2 weeks prior to function. This process also gives hirers an option to book in advance and then to make smaller regular payments leading up to their event, similar to the Bicycle Education Centre process identified above.

Debt recovery action is normally undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

All debts that aged 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 seven day letter is issued referencing referral to Council's debt recovery agents.

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a Letter of Demand (or Letter of Intent) providing debtors with at least 14 days to respond. In the event that no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will automatically proceed to judgment and continue through the *Civil Procedures Act 2001* process.

All costs associated with formal legal recovery are payable by the debtor and staff continue to make every effort to assist debtors to resolve their outstanding debt before escalating it through the local court.

Council officers continue to provide assistance to debtors experiencing difficulties in paying their accounts. Debtors are encouraged to clear their outstanding debts through regular payments where possible, to avoid any further recovery action.

Attachments

1. Summary of Council's Investment Portfolio June 2021 (contained within this report) [↓](#)
2. Rates and Charges Summary and Statistics June 2021 (contained within this report) [↓](#)
3. Debtors Summary and Ageing Report June 2021 (contained within this report) [↓](#)

Summary of Council's Investment Portfolio

Portfolio as at 30 June 2021



Product Type	Face Value	% of Total
At Call Deposits	54,154,331	22.2%
Notice Account	3,028,136	1.2%
Term Deposits - Fixed Rate	62,425,368	25.6%
Term Deposits - Floating Rate	74,000,000	30.3%
Fixed Rate Bond	12,500,000	5.1%
FRN	29,250,000	12.0%
Managed Funds - TCorp	8,568,812	3.5%
Grand Total	243,926,647	100.0%

Total Term Deposits (Fixed and Floating Rate) by Institution's Long-Term Credit Rating

Credit Rating	Holdings	% of Total
AA+	6,900,000	5.1%
AA-	102,371,013	75.0%
A+	1,000,000	0.7%
BBB+	8,137,945	6.0%
BBB	14,016,410	10.3%
Baa2	4,000,000	2.9%
Total Term Deposits	136,425,368	100.0%

Fixed and Floating Rate Notes

ISIN	Issuer	Issuer Rating	Maturity Date	Coupon	Face Value
none	NT Treasury Corp	Aa3	15-Dec-22	0.90% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Dec-23	0.80% Annually	\$5,000,000
none	NT Treasury Corp	Aa3	15-Jun-25	0.90% Annually	\$2,500,000
AU3FN0031886	CBA	AA-	12-Jul-21	3m BBSW + 1.21%	\$5,000,000
AU3FN0044269	Credit Union Aus	BBB	6-Sept-21	3m BBSW + 1.25%	\$500,000
AU3FN0034021	Newcastle Perm	BBB	24-Jan-22	3m BBSW + 1.65%	\$1,500,000
AU3FN0046793	Credit Union Aus	BBB	4-Mar-22	3m BBSW + 1.23%	\$3,200,000
AU3FN0051165	Teachers Mutual Bank	BBB	28-Oct-22	3m BBSW + 0.90%	\$2,400,000
AU3FN0053146	RACQ Bank (prev QT Bank)	BBB+	24-Feb-23	3m BBSW + 0.93%	\$1,850,000
AU3FN0046777	NAB	AA-	26-Feb-24	3m BBSW + 1.04%	\$4,000,000
AU3FN0048724	NAB	AA-	19-Jun-24	3m BBSW + 0.92%	\$1,300,000
AU3FN0049730	ANZ	AA-	29-Aug-24	3m BBSW + 0.77%	\$3,500,000
AU3FN0051561	Citibank	A+	14-Nov-24	3m BBSW + 0.88%	\$1,000,000
AU3FN0052908	Macquarie Bank	A+	12-Feb-25	3m BBSW + 0.84%	\$5,000,000

Summary of Council's Investment Portfolio – June 2021 cont'd

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	77.2%	40%	100%	Yes
A+, A, A- and above	84.2%	60%^	100%	Yes
BBB+, BBB, BBB- and above	100.0%	100%	100%	Yes
TCorp MTGF and LTGF	0%	0%	20%	Yes
TCorp Hour Glass Cash Fund	3.5%	0%	20%	Yes

Portfolio Return

Council's investment portfolio (excluding At Call Deposits but includes TCorp Cash Fund & Notice Saver Account) provided a weighted average return (running yield) of:

30 June 2021	Monthly Return	Annual Return
Campbelltown City Council – Investment Portfolio	0.075%	0.971%
Benchmark – Bloomberg Ausbond Bank Bill Index	0.003%	0.059%
Performance Relative to Benchmark	0.073%	0.913%

Rates Summary

Statement of all Outstanding Rates and Extra Charges



Rate - Charge	Net Arrears 1/7/2020	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	3,134,057.23	69,315,557.30	1,511,116.61	433,250.43	71,371,748.35	67,778,923.68	3,592,824.67	240,420.37	3,833,245.04
Business	608,426.97	20,114,849.87		48,522.86	20,771,799.70	20,170,787.14	601,012.56		601,012.56
Farmland	16,104.97	551,706.46	327.51	696.46	568,180.38	552,658.78	15,521.60	209,640.49	225,162.09
Mining	0.00	28,627.08		0.00	28,627.08	28,627.08	0.00		0.00
SR - Loan	525.47	0.00		102.55	628.02	0.00	628.02	24.02	652.04
SR - Infrastructure	368,470.21	6,822,789.73		8,059.37	7,199,319.31	6,798,668.66	400,650.65	44,682.41	445,333.06
Total	\$4,127,584.85	\$96,833,530.44	\$1,511,444.12	\$490,631.67	\$99,940,302.84	\$95,329,665.34	\$4,610,637.50	\$494,767.29	\$5,105,404.79
Garbage	956,513.47	23,102,517.14	893,496.23	32,083.70	23,197,618.08	22,106,233.52	1,091,384.56		1,091,384.56
Stormwater	70,141.68	1,443,228.74		528.29	1,513,898.71	1,436,007.40	77,891.31		77,891.31
Grand Total	\$5,154,240.00	\$121,379,276.32	\$2,404,940.35	\$523,243.66	\$124,651,819.63	\$118,871,906.26	\$5,779,913.37	\$494,767.29	\$6,274,680.66

Total from Rates Financial Transaction Summary	3,972,390.56
Overpayments	-2,302,290.10
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	391,897.00
Rate accounts greater than 12 months less than 18 months in arrears	218,978.00
Rate accounts greater than 18 months in arrears	93,764.00
TOTAL rates and charges under instruction with Council's agents	\$704,639.00



Rates Statistics

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Jun-20
Rate Notices	56,941	485		57	3								
Electronic - DoH	4,929												
Instalment Notices				49,133			48,053			43,328			
Electronic - DoH				4,895			4,836			4,285			
Missed Instalment Notices						10,871			8,388				
- Pensioners > \$15.00						801			618				
Notice to new owner	144	133	119	107	22	44	48	36	41	22	21	11	17
7-day Letters - Council issued							674		1,151				
- Pensioners > \$500.00							13		126				
7-day Letters - Agent Issued							617		730				
Statement of Claim								227	13	175	66	25	0
Judgments										64	34		0
Writs										4	43		0
Electronic - eRates & BPAYView	9,019	9,577	9,881	9,935	10,082	10,171	10,265	10,413	10,578	10,929	11,465	11,308	8,883
Pensioner applications	149	170	603	486	475	460	134	85	89	70	85	66	130
Arrangements	199	165	134	98	88	73	63	98	108	177	169	135	183

DEBTORS SUMMARY 1 June 2021 to 30 June 2021

DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/05/2021	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 30/06/2021	% DEBT RATIO
Corporate Administration	487,558	478,491	316,745	649,305	26.97%
Abandoned Items	1,960	0	0	1,960	0.08%
Education and Care Services	18,710	0	0	18,710	0.78%
Community Bus	89	0	0	89	0.00%
Sportsground and Field Hire	312,343	172,567	176,669	308,241	12.80%
Government and other Grants	526,651	2,227,500	2,440,827	313,324	13.01%
Public Hall Hire	118,204	128,740	75,336	171,607	7.13%
Health Services	350	0	0	350	0.01%
Land and Building Rentals	190,152	307,305	311,236	186,221	7.73%
Healthy Lifestyles	30,259	38,064	35,172	33,152	1.38%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	99,685	28,064	28,843	98,906	4.11%
Pool Hire	2,434	5,446	2,925	4,955	0.21%
Private Works	2,612	0	0	2,612	0.11%
Road and Footpath Restoration	59,494	264,719	22,829	301,384	12.52%
Shop and Office Rentals	35,748	65,954	59,476	42,225	1.75%
Various Sundry Items	173,802	219,152	114,447	278,507	11.57%
Waste Collection Services	23,809	22,901	11,684	35,026	1.45%
	2,045,184	3,958,903	3,596,190	2,407,896	100%

AGEING OF SUNDRY DEBTOR ACCOUNTS - 30 June 2021

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	325,045	3,567	28,064	292,629	649,305	18,620
Abandoned Items	0	0	421	1,539	1,960	1,949
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus	89	0	0	0	89	0
Sportsground and Field Hire	130,207	82,324	34,505	61,205	308,241	60,103
Government and other Grants	313,324	0	0	0	313,324	611,399
Public Hall Hire	115,224	16,462	8,844	31,078	171,607	29,689
Health Services	0	0	0	350	350	350
Land and Building Rentals	109,585	76,636	0	0	186,221	0
Healthy Lifestyles	13,999	3,741	3,024	12,387	33,152	10,942
Licence Fees	20,098	11,236	6,418	61,155	98,906	65,496
Pool Hire	4,500	74	0	381	4,955	1,273
Private Works	1,189	0	0	1,423	2,612	1,423
Road and Footpath Restoration	265,337	300	24,950	10,798	301,384	30,413
Shop and Office Rentals	35,420	4,478	2,328	0	42,225	0
Various Sundry Items	145,946	2,942	1,822	127,697	278,507	65,013
Waste Collection Services	10,887	10,359	13,554	226	35,026	0
	1,470,882	212,117	124,029	600,869	2,407,896	896,669

8.10 Reports and Letters Requested

Reporting Officer

Director City Governance
City Governance

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.3 - Ensure that Campbelltown is an inclusive city

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 27 July 2021.

Attachments

1. Reports requested listing (contained within this report) [↓](#)
2. Letters requested listing (contained within this report) [↓](#)

Reports requested effective 27 July 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
13.10.20 PL	ORD NM 11.1 - Charging for parking within the Campbelltown Local Government Area That a full feasibility report be presented to Council outlining the financial and non-financial implications of introducing paid parking into the Campbelltown Local Government Area.	A briefing was presented to Council in June 2021. The Integrated Movement and Place Strategy is currently in Development with Transport for NSW and expected to be completed in October. A report is anticipated to be presented in December 2021.	December 2021
City Development			
09.04.19 WM	ORD 8.2 - Planning Proposal - Ingleburn CBD 4. That a further report be provided to Council after the Gateway Determination with public exhibition with the planning proposal a draft Development Control Plan for Ingleburn CBD to be placed on public exhibition with the draft planning proposal.	A report to be presented to Council at the August 2021 meeting as Item 8.5 on the agenda.	August 2021
09.04.19 BT	ORD 8.6 - Submission Report - Amendment to Campbelltown Sustainable City Development Control Plan (Caledonia Precinct) 5. That a further report be submitted to Council in regard to the acquisition of No. 306 Bensley Road, Ingleburn for open space purposes.	To be completed as part of the next housekeeping amendment to the Contribution Plan which will likely coincide with update to CSP.	October 2021
10.09.19 KH	ORD 8.1 - Mount Gilead Planning Proposal - Relocation of Proposed Community Hub Building and Additional Permitted Use 5. That following an exhibition, a report on submissions be presented to Council.	Extension for Gateway requested December. Request refused by DPIE March 2021 due to exceedance of gateway timeframe caused by Land and Environment Court appeals on associated development applications. Request for issuing of new Gateway Determination made in March 2021. Council awaiting response from DPIE.	December 2021

Reports requested effective 27 July 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
10.03.20 WM	ORD 8.2 - Menangle Park - Draft Planning Proposal 4. That following the public exhibition a report on any submissions received be presented to Council.	Gateway extension granted in May 2021 with requirement to finalise by April 2022. Exhibition to commence in next quarter upon satisfaction by applicant of Gateway conditions.	December 2021
10.03.20 MO	ORD 8.6 - Mt Gilead - Draft Planning Proposal 3. That should the Minister determine under section 3.3.4(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) that the proposal may proceed without significant amendment, Council publicly exhibit the draft Planning Proposal in accordance with the Gateway Determination. 4. That following the public exhibition a report on any submissions received be presented to Council.	Gateway extension granted in May 2021 with requirement to finalise by April 2022. Exhibition to commence in next quarter upon satisfaction by applicant of Gateway conditions.	October 2021
10.11.20 DL	ORD 8.3 - Re-establishment of South Area Alcohol Free Zones 2. Any submissions received during the public exhibition period be reported back to Council. 4. Any submissions received from the organisations/groups listed in Recommendation No.3 during the notice period be reported to Council.	2. Public exhibition ended on 23/12/2020. No public submissions were received. 4. Letters sent 23/2/2021 providing formal notice to the organisations/ groups listed in Recommendation No. 3. A response was received from the Police and updated maps are currently being prepared to be presented to Council. A report to be presented to Council at the August 2021 meeting as Item 8.6 on the agenda.	August 2021
8.12.20 KH	ORD 8.2 - Amendments to the Mount Gilead Stage 2 Biodiversity Certification Application 3. That a further report be provided to Council detailing the outcomes of the public exhibition process and associated amendments to the Biodiversity Certification Application.	Public exhibition closed on 14/2/2021 with issues and responses being investigated. A report is being drafted and anticipated to be presented to Council at the October/November 2021 meeting.	October/ November 2021

Reports requested effective 27 July 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
9.3.21 MO	ORD 8.2 - Request to Exhibit amendments to the Campbelltown (Sustainable City) Development Control Plan 2015 2. That should Council receive any submissions during the public exhibition of draft Amendment No 11, that a further report be provided to Council following the completion of the public exhibition period.	Public exhibition ended on 7/05/2021. Two submissions were received. Report being tabled at Campbelltown Design Excellence Panel on 17/06/2021 for input. A report to be presented to Council at the August 2021 meeting as Item 8.2 on the agenda.	August 2021
11.05.21 MO	ORD 8.2 - Amendment to Campbelltown (Sustainable City) Development Control Plan Volume 2 - The Meadows, Ingleburn Gardens 2. That where submissions are received during the public exhibition period, a further report be provided to the Council.	Public exhibition ended on 28 June 2021. A report to be presented to Council at the August 2021 meeting as Item 8.4 on the agenda.	August 2021
8.6.21 BM	ORD 8.5 - Campbelltown (Sustainable City) Development Control Plan - Tree Permits Housekeeping Amendment 2. That where submissions are received during the public exhibition period, a further report be provided to the Council.	Documents currently being prepared for exhibition.	October 2021
8.6.21 MO	ORD 8.6 - Planning Proposal - "Glenlee Estate" Menangle Park 3. That following the public exhibition: (a) where submissions are received by Council during the public exhibition period, a submissions report be presented to Council	Documents currently being prepared for DPIE for Gateway Determination.	February 2022

Reports requested effective 27 July 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
13.7.21 MO	<p>ORD 8.2 - Mount Gilead - Amendments to Development Control Plan</p> <p>3. That where submissions on the amendments are received during the public exhibition period, a further report on the outcome of the public exhibition be provided to the Council.</p>	Commencing Public Exhibition 26 July 2021.	October 2021
13.7.21 WM	<p>ORD 8.3 - Menangle Park - Amendments to Development Control Plan</p> <p>3. That where submissions on the amendments are received during the public exhibition period, a further report on the outcome of the public exhibition be provided to the Council.</p> <p>4. That a further report be presented to Council that includes street names, derived from Table 1.3 of the current Campbelltown (Sustainable City) Development Control Plan, Part 8 Menangle Park, for places of Non-Indigenous Heritage Significance for inclusion on the list of road names approved for Menangle Park.</p>	Commencing Public Exhibition 26 July 2021.	October 2021
13.7.21 WM	<p>ORD 8.4 - Kellicar Road Precinct - Outcome of Public Exhibition - Planning Proposal and Site Specific Development Control Plan</p> <p>4. That options for affordable housing on the Kellicar Road precinct in this planning proposal be presented as a further report to Council, or as part of a wider investigation into affordable housing across Campbelltown.</p>		February 2022

Reports requested effective 27 July 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Governance			
9.06.20 GB	<p>NM 11.1 - Extension of the Sponsorship Policy</p> <p>1. That Council seeks a feasibility report to consider extending the sponsorship policy in relation to the following:</p> <p>a. The extension of the roundabout beautification program by offering corporate sponsorship of major thoroughfare locations such as the intersection of Pembroke and Ben Lomond Roads at Minto.</p> <p>b. Expanding Council tree planting days by offering corporate sponsorship and consideration be given to include the expansion in the Koala Town Project.</p>	A report to be presented to Council at the August 2021 meeting as Item 8.11 on the agenda.	August 2021
11.05.21 BM	<p>NM 11.2 - Submissions by Council</p> <p>That a report be presented to Council concerning the establishment of a policy on submissions made by Council to government or community consultation wherein submissions are, as much as possible, reported to full meetings of Council as reports from officers to give the opportunity for community comment and feedback.</p>	A report to be presented to Council at the August 2021 meeting as Item 8.14 on the agenda.	August 2021

Reports requested effective 27 July 2021

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
10.03.20 BM	ORD 8.12 - Latest Findings on Climate Change 1. That a further report be provided outlining the emission reduction pathways required for Council and the community to transition towards net zero emissions.	This project has been redefined into stages. Stage 1 (data collection) has been completed. Stage 2 will commence in September with further investigations required.	March 2022
09.06.20 PL	ORD 8.1 - Development Application Status That Council prepare a feasibility report with regard to the development of a physical and virtual model of the LGA from Macarthur Square to Leumeah to provide a visual perspective of proposed developments in the LGA to be displayed in the foyer of the Council building and placed on Council's website.	An initial feasibility has been undertaken that has indicated that there is significant value in Council developing a digital 3D visualisation and planning tool/model. There are a number of additional considerations required to determine Councils approach to its funding and implementation. A detailed report has been prepared for consideration by the Executive Team on 28 June. The report recommends that a detailed project brief be developed, with input from across the organisation.	November 2021
13.7.21 MO	NM 11.1 - Glenalvon House That a report be presented to Council investigating the potential to provide for a small restaurant/café with industry standard cooking facilities and associated rest rooms in the grounds of Glenalvon House.	The Executive Team are in discussion to determine the best approach to providing this report, using a cross-functional approach.	

Letters requested effective 27 July 2021

*Date of Decision *Mover	Action Item	Comments / updates
City Development		
13.7.21 BM	1. That Council write to the Minister for Planning and Public Spaces, the Hon. Rob Stokes MP, asking if the probity checks carried out on the Chair and expert members of the Local Planning Panels across NSW also included whether the statutory declarations of each chair and expert also declared they were not a close relative or associate of a property developer or real estate agent.	Letter sent 20/07/2021 to the Minister of Planning and Public Spaces, the Hon. Rob Stokes MP.

8.11 Corporate Sponsorship of Council Activities Policy Review

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

1. That the revised Corporate Sponsorship of Council Activities policy as attached to this report be adopted.
2. That the Corporate Sponsorship of Council Activities policy review date be set at 30 June 2024.

Purpose

To seek Council's endorsement of the Corporate Sponsorship of Council Activities Policy.

History

Council at its meeting held 9 June 2020 resolved:

That Council seeks a feasibility report to consider extending the sponsorship policy in relation to the following:

- a) The extension of the roundabout beautification program by offering corporate sponsorship of major thoroughfare locations such as the intersection of Pembroke and Ben Lomond Roads at Minto.
- b) Expanding Council tree planting days by offering corporate sponsorship and consideration be given to include the expansion in the Koala Town Project.

The Corporate Sponsorship of Council Activities Policy was last revised and adopted by Council on 17 February 2015 and is now due for further review.

Report

The above mentioned policy has been developed in accordance with Council's Information Management Authorised Statement and the adopted procedure for Policy Development and Review.

The Corporate Sponsorship of Council Activities policy was first adopted by Council in 2002, with the most recent revision adopted by Council in 2015.

The revised Policy provides a more flexible framework for further consideration of sponsorship programs to enhance the City whilst sponsorship principles detailed in the Independent Commission Against Corruption Guidelines for Sponsorship in the Public Sector.

The revised policy has been structured according to the following principles:

1. Authority to Act
2. Alignment with Council Values and Strategic Objectives
3. Conflict of Interest
4. Sponsorships not permitted under the policy
5. Impartial exercise of functions
6. No personal benefit
7. Open and transparent process
8. Risk Management
9. Recognition mechanisms and benefits
10. No Endorsement
11. Monitoring and Reporting

Individual programs and procedural matters are not included in the revised policy document.

Attachments

1. Draft Revised Corporate Sponsorship of Council Activities Policy (contained within this report) [↓](#)
2. Current Corporate Sponsorship of Council Activities Policy (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Corporate Sponsorship of Council Activities	
Related Documentation	Corporate Sponsorship Procedure Statement of Business Ethics Code of Conduct for Councillors, members of staff and delegates of Council Independent Commission Against Corruption Guidelines to Sponsorship in the Public Sector (available at www.icac.nsw.gov.au)	
Relevant Legislation	<i>Local Government Act 1993</i>	
Responsible Officer	Manager Governance and Risk	

UNCONTROLLED WHEN PRINTED**Objective**

The Corporate Sponsorship policy documents the general principles, and outline the mechanisms, that apply to the negotiation and implementation of agreements concerning corporate sponsorship of Council's activities to the benefit of the community of Campbelltown.

The policy aims to establish a single, coordinated, transparent approach to the way Council enters into sponsorship agreements with organisations.

Policy Statement

Sponsorship is a commercial arrangement in which an organisation or individual provides a contribution in money or kind to support a Council activity in return for certain specified benefits.

The purpose of Council's corporate sponsorship policy is to enhance the provision of community services and facilities by raising additional funding not otherwise available, which may be used to supplement asset, program delivery or operational costs or could be in the form of increased exposure for the program.

The approval of Council's corporate sponsorship agreements is based on value-for-money, ethical behaviour and fair dealing and transparent decision-making, in accordance with Local Government Act 1993.

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Directorate: "[Enter Directorate]" Section: "[Enter Section]" Record No.:	Adopted Date: 00/00/00 Revised Date: 00/00/00 Minute Number: 000 Review Date: 00/00/00	Page: 1 of 6

Campbelltown City Council

Organisations or individuals may choose to support Council activities through sponsorship for many reasons, for example, out of a sense of social responsibility, because of the goodwill that may enhance their public profiles and businesses generally, or the opportunities that sponsorship provides for marketing and advertising.

It is fundamental that the public should also perceive that Council's decisions on sponsorship are made objectively and for the public benefit.

The policy has been developed to ensure all corporate sponsorships are negotiated in accordance with the sponsorship principles detailed in the Independent Commission Against Corruption Guidelines for Sponsorship in the Public Sector.

Scope

The policy applies to the sponsorship of events, facilities, activities or the functions of Council.

Definitions

In kind - term to describe products or services provided in lieu of cash in exchange for sponsorship rights.

Sponsor - an organisation or individual providing resources to Council, for use in achieving Council objectives, in return for specific benefits articulated in a sponsorship agreement.

Sponsorship - a commercial arrangement in which a sponsor provides a contribution in money or in kind to support an activity in return for specified benefits.

Sponsorship agreement - agreement signed by both parties outlining all aspects of the sponsorship, including benefits, communication and payment schedule. This may include multi-year arrangements, where appropriate.

Principles

1. Authority to Act

- a. The General Manager, or an officer authorised by the General Manager, has the authority to seek and negotiate corporate sponsorship agreements.
- b. All sponsorship agreements with a financial contribution of more than \$1000 are to be approved by the Director City Governance.
- c. Sponsorship agreements with financial contributions of less than \$1000 can be approved by the relevant Executive Manager.
- d. Sponsorship arrangements valued at more than \$50,000 must be evaluated by a panel including Director City Governance, the relevant Executive Manager and an independent.
- e. Sponsorship arrangements are a contract and should be executed by written agreement.

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2. Alignment with Council Values and Strategic Objectives

- a. A sponsorship agreement will only be entered into with organisations/companies whose image supports the values and strategic objectives of Campbelltown City Council.
- b. There should be no real or apparent conflict between the objectives and values of the Council and those of the sponsor.

3. Conflict of Interest

- a. Conflicts or potential conflicts should be considered before entering into any sponsorship agreement with the following organisations/companies:
 - i. those that may or may be perceived to be in conflict with Council's policies and responsibilities to the community.
 - ii. those with an active involvement in the land development, building industry or real estate in Campbelltown.

4. Sponsorships not permitted under the policy

- a. Council will not undertake sponsorships that:
 - i. conflict with legislation or limit Council's ability to carry out its legislative functions fully and impartially
 - ii. present a health or safety hazard to the community.
 - iii. require or imply Council's endorsement of commercial products, services, companies, political parties or individuals
 - iv. personally benefit individual City employees, or their friends/family
 - v. allow ownership and control of the sponsored sponsorship assets to be removed from Council
 - vi. pose a conflict with the broader policies and practices of Council
- b. Council will not accept sponsorship from entities which derive their principle source of revenue from any of the following activities:
 - i. manufacture, distribution and wholesaling of tobacco and tobacco-related products
 - ii. manufacture, distribution and wholesaling of alcoholic products where such a sponsorship would be related to services or activities for youth.
 - iii. manufacture, distribution and wholesaling of illicit drugs.
 - iv. whose services or products are injurious to health.
 - v. that are in legal dispute with the Council.

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5. Impartial exercise of functions

- a. Any consideration given to the establishment of sponsorship agreements shall have regard to ensuring Council is, and is seen to be, impartial with respect to its decision making.
- b. A sponsorship arrangement should not impose or imply conditions that would limit, or appear to limit, Council's ability to carry out its functions fully and impartially.
- c. In general, Council should neither seek nor accept sponsorship from persons or bodies which are, or are likely to be, subject to regulation or inspection by Council during the life of the sponsorship. Where adhering to this principle would limit Council's sponsorship opportunities, alternative strategies should be developed to ensure Council's regulatory or inspection responsibilities can be carried out in an open, fair, accountable and impartial manner. At a minimum, the staff involved in the sponsorship arrangement must have no involvement in the regulation or inspection of the party or in general.
- d. All parties should understand clearly that the sponsorship arrangement has no bearing on Council's exercise of its regulatory or inspection functions and will not influence Council's exercise of these functions.

6. No personal benefit

- a. It is inappropriate for any Councillor or employee of Council to receive a personal benefit from a sponsorship.

7. Open and transparent process

- a. In most circumstances, the public interest is best served by making sponsorship opportunities widely known. Sponsorship opportunities will normally be promoted to the open market by publication of a list of known sponsorship opportunities of services, functions and programs.
- b. Sponsorships should be sought by calling expressions of interest or using other mechanisms not limited to invited sponsors only to ensure transparency in the selection process.
- c. Sponsorship proposals should be processed and assessed in accordance with Council's Corporate Sponsorship Procedure and against pre-determined assessment criteria.
- d. In certain circumstances Council may seek and enter into sponsorship arrangements without a fully open public process. If interest for a particular sponsorship is poor, very limited, or it is a one-off opportunity that Council considers will bring considerable benefit and requires quick action, other approaches may be made using the most open process that is possible to make the sponsorship opportunities widely known.

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- e. Council may also choose to consider unsolicited proposals. An unsolicited proposal is one that is initiated by a potential sponsor and is not in response to any action that Council has taken. Consideration of an unsolicited proposal should be undertaken in accordance with the principles outlined in the unsolicited proposals policy.

8. Risk Management

- a. Before a sponsor is appointed or an agreement is entered into, Council will undertake a risk assessment. This will identify potential risks and how these will be managed. Examples of the types of risks associated with sponsorship agreements include, but are not limited to:
 - i. actual or potential conflicts of interest;
 - ii. If any activities (whether or not part of the sponsorship activity) of the sponsor that have the potential to embarrass Council or negatively affect Council's reputation.

9. Recognition mechanisms and benefits

- a. As part of a sponsorship agreement, Campbelltown City Council may recognise its corporate sponsors. The extent of such recognition and/or benefits will be determined in relation to the level and nature of the sponsorships, and the appropriate sponsorship package.
- b. Forms of recognition must also comply with other Council policies and legislative requirements.

10. No Endorsement

- a. Sponsorship of Council should not involve explicit endorsement of the sponsor or the sponsor's products. The act of entering into a sponsorship arrangement in itself sends a message of endorsement of the sponsor and its products. Council cannot control this perception and for this reason must be careful in its choice of sponsors or sponsorship recipients.
- b. Where sponsorship takes the form of provision of a sponsor's product, the product should still be evaluated for its fitness for purpose against objective operational criteria which are relevant to Council's needs.

11. Monitoring and Reporting

- a. All sponsorship arrangements should be included in the Sponsorship Register and detailed in Council's Annual Report.

Responsibility

All staff and Councillors must comply with the requirements of the policy.

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All proposed sponsorship agreements which have a financial benefit of more than \$1000 must be forwarded to the Director City Governance for consideration and if appropriate, approval.

Effectiveness of this Policy

All sponsorships entered into will be fully evaluated on completion, assessing the outcomes of the sponsorship project and the benefits for both Council and the sponsor. The evaluation will be referred to the Executive Leadership Group for information and comment as necessary.

This Policy will be reviewed every three years.

END OF POLICY STATEMENT

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 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Corporate Sponsorship of Council activities	
Related Documentation	Code of Conduct Statement of Business Ethics ICAC Sponsorship in the Public Sector (May 2006)	
Relevant Legislation/ Corporate Plan	<i>Local Government Act 1993</i>	
Responsible Officer	Manager Governance and Risk	

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

Objectives

To allow Council, in appropriate circumstances to secure sponsorship by way of cash, goods, or in kind services which benefit Council and the community of Campbelltown without placing Council in a position of compromise or imposing any obligation on Council beyond that imposed by the sponsorship agreement.

Policy Statement

This policy aims to establish a single, coordinated, transparent approach to the way Council enters into sponsorship agreements with organisations/companies.

The policy has been developed to ensure all corporate sponsorships are negotiated in accordance with the sponsorship principles detailed in the Independent Commission Against Corruption Guidelines for Sponsorship in the Public Sector.

- A sponsorship arrangement should not impose or imply conditions that would limit, or appear to limit, Council's ability to carry out its functions fully and impartially.
- There should be no real or apparent conflict between the objectives and mission of the Council and those of the sponsor.
- In general, Council should neither seek nor accept sponsorship from persons or bodies which are, or are likely to be, subject to regulation or inspection by Council during the life of the sponsorship. Where adhering to this principle would limit Council's sponsorship opportunities, alternative strategies should be developed to ensure Council's regulatory or inspection responsibilities can be carried out in an open, fair, accountable and impartial manner. At a minimum, the staff involved in the sponsorship arrangement must have no involvement in the regulation or inspection of the party or in general.

DATA AND DOCUMENT CONTROL		
Division: Business Services Section: Governance and Risk DocSet: 1880337	Adopted Date: 17/12/2002 Revised Date: 17/02/2015 Minute Number: 17 Review Date: 30/10/2017	Page: 1 of 5 Print Date:

Campbelltown City Council

- Sponsorship of Council should not involve explicit endorsement of the sponsor or the sponsor's products. The act of entering into a sponsorship arrangement in itself sends a message of endorsement of the sponsor and its products. Council cannot control this perception and for this reason must be careful in its choice of sponsors or sponsorship recipients. Where sponsorship takes the form of provision of a sponsor's product, the product should still be evaluated for its fitness for purpose against objective operational criteria which are relevant to Council's needs.
- It is inappropriate for any Councillor or employee of Council to receive a personal benefit from a sponsorship.
- In most circumstances, the public interest is best served by making sponsorship opportunities widely known. Sponsorships should be sought by calling expressions of interest or using other mechanisms not limited to invited sponsors only.
- Council should assess sponsorship proposals against predetermined criteria which have been published in advance or which are circulated to organisations which submit an expression of interest.
- A sponsorship arrangement is a contract and should be described in a written agreement.
- All sponsorship arrangements should be approved by the Director Business Services and described in Council's Annual Report.

Scope

The policy applies to the sponsorship of events, facilities, activities or the functions of Council.

Definitions

In kind - term to describe products or services provided in lieu of cash in exchange for sponsorship rights.

Sponsor - an organisation or individual providing resources to Council, for use in achieving Council objectives, in return for specific benefits articulated in a sponsorship agreement.

Sponsorship - a commercial arrangement in which a sponsor provides a contribution in money or in kind to support an activity in return for specified benefits.

Sponsorship agreement - agreement signed by both parties outlining all aspects of the sponsorship, including benefits, communication and payment schedule.

Legislative context

Local Government Act 1993

Principles

1. The General Manager, or an officer authorised by the General Manager, has the authority to seek and negotiate corporate sponsorship agreements.
2. Any consideration given to the establishment of sponsorship agreements shall have regard to the following:
 - (i) ensuring Council is, and is seen to be, impartial with respect to its decision making

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- (ii) the maintenance of a consistent and professional image of Council and the sponsor within the community at all times
 - (iii) realistic servicing of the sponsorship agreement by Council as determined by the budget process
 - (iv) compliance with Council's planning policies and relevant statutory controls.
3. Companies or organisations that are in legal conflict with the Council are specifically prohibited from entering into sponsorship arrangements with Council.
4. Council will only consider the negotiation of corporate sponsorship agreements in accordance with this policy. A sponsorship agreement will only be entered into with organisations/companies whose image supports the values and strategic objectives of Campbelltown City Council.

Conflicts or potential conflicts should be considered before entering into any sponsorship agreement with the following organisations/companies:

- (i) those that may or may be perceived to be in conflict with Council's policies and responsibilities to the community.
 - (ii) those with an active involvement in the land development, building industry or real estate in Campbelltown.
5. Council will not enter into sponsorship agreements with the following organisations/companies:
- (i) those involved in the manufacture, distribution and wholesaling of tobacco and tobacco-related products.
 - (ii) those involved in the manufacture, distribution and wholesaling of alcoholic products where such a sponsorship would be related to services or activities for youth.
 - (iii) those involved in the manufacture, distribution and wholesaling of illicit drugs.
 - (iv) whose services or products are injurious to health.
6. All parties should understand clearly that the sponsorship arrangement has no bearing on Council's exercise of its regulatory or inspection functions and will not influence Council's exercise of these functions.
7. An employee of Campbelltown City Council or Councillors shall not receive any personal benefits from sponsorship.
8. Council will use all sponsorship funds for the sole purpose intended in the sponsorship agreement.
9. Sponsorship shall be sought initially by calling for expressions of interest to ensure transparency in the selection process.
10. Where appropriate, multi-year sponsorship arrangements that suit both Council and the sponsor may be entered into, following consultation with the Director Business Services.

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Recognition mechanisms and benefits:

Campbelltown City Council will recognise its corporate sponsors in a number of ways. The extent of such recognition and/or benefits will be determined in relation to the level and nature of the sponsorships, and the appropriate sponsorship package. Forms of recognition must also comply with other Council policies and legislative requirements.

Sponsorship - procedures

1. Council will call for expressions of interest (EOI) for all Council activities where there is an interest in obtaining sponsorship at the beginning of each year in the local print media. The advertisement will contain a brief description of sponsorship opportunities available, and direct interested parties to Council's website for detailed information as well as appropriate contact details.
2. The EOI advertisement is to be approved by the Director Business Services. The EOI should direct interested parties to a page on Council's website which relates to corporate sponsorship and expands on the details of the EOI.
3. In addition to the EOI, authorised Council staff are able to make targeted approaches to potential sponsors per event once the EOI has been advertised. The nature of the sponsorship will be dependent on the activity for which sponsorship is being sought, the financial contributions required (monetary or in-kind), and the benefits to both the sponsor and Council.
4. Any sponsorship agreements with a financial contribution of more than \$1000 obtained by either means, are to be approved by the Director Business Services before an agreement is entered into. Any financial contributions of less than \$1000 can be approved by the section manager.
5. Should be there a Council activity which requires an annual sponsorship arrangement of more than \$50,000 for one event, and more than one external organisation expresses an interest in that arrangement, then a panel must be used to determine who the sponsorship should be awarded to. The panel must be made up of the Director Business Services, the manager of the relevant section and an independent.
6. The Council contract events template is to be used for corporate sponsorship, unless otherwise directed. The contract should be the entire arrangement between the parties and no privileges for either party shall exist outside the agreement.

GST implications

Sponsorships will take into account GST considerations as it is applicable and must be reported. Where an organisation agrees to sponsor an event or activity, there is a reciprocal flow of benefits to both the sponsoring organisation and to Council. Where the sponsoring organisation is registered for GST, the value of the sponsorship can be "grossed up" to include GST at no cost to the sponsoring organisation so that the value of the sponsorship is not diminished.

Where an organisation is providing in-kind goods and services in lieu of cash, the same principle applies. Where the sponsoring organisation is not registered for GST, they may be unwilling to gross up the sponsorship as they will not be able to claim back the GST paid on the sponsorship.

Once a sponsorship agreement has been signed, Council's Finance section shall be advised and an appropriate exchange of tax invoices and receipts organised between Council and the sponsor.

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Campbelltown City Council

Responsibility

Each section manager must ensure that all proposed sponsorship agreements which have a financial benefit of more than \$1000 are forwarded to the Director Business Services for consideration and if appropriate, approval.

Effectiveness of this policy

All sponsorships entered into will be fully evaluated on completion, assessing the outcomes of the sponsorship project and the benefits for both Council and the sponsor. The evaluation will be referred to the General Manager for information and comment as necessary. The policy will be reviewed and evaluated biennially by the Manager Governance and Risk in consultation with other relevant section managers and the Director Business Services.

END OF POLICY STATEMENT

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8.12 Proposed Christmas / New Year Amended Operating Hours

Reporting Officer

Executive Manager People and Performance
City Governance

Officer's Recommendation

1. That Council approve the proposed amended operating hours of Council facilities during the 2021-22 Christmas/New Year period.
2. That Council approve the proposed Staff Appreciation day being Friday 24 December 2021.

Report

The following arrangements and amended operating hours are proposed for Council services during the Christmas – New Year period.

In alignment with the previous 2 years, it is proposed that 24 December 2021 be granted to staff as a Staff Appreciation Day. Staff that are required to work on this day, would take the leave day at an alternative agreed day.

Civic Centre	
Monday 20 December - Thursday 23 December 2021	Open 8:30 am to 4:30 pm (normal operational hours)
Friday 24 December 2021 - Monday 3 January 2022	Closed
Tuesday 4 January 2022	Open 8:30 am to 4:30 pm (normal operational hours resume)

Depot	
Monday 20 December - Thursday 23 December 2021	Normal operational hours
Friday 24 December 2021 - Monday 3 January 2022	Operating with reduced capacity to meet community needs
Tuesday 4 January 2022	Normal operational hours

Animal Care Facility	
Monday 20 December - Thursday 23 December 2021	Open 10:00 am to 4:00 pm (normal operational hours)
Friday 24 December 2021	Open 10:00 am to 1:00 pm
Saturday 25 December – Monday 27 December 2021	Closed
Tuesday 28 December – Thursday 30 December 2021	Open 10:00 am to 4:00 pm
Friday 31 December 2021	Open 10:00 am to 1:00 pm
Saturday 1 January – Monday 3 January 2022	Closed
Tuesday 4 January 2022	Open 10:00 am to 4:00 pm (normal operational hours resume)

Education and Care Services		
Service	Closure Date	Opening Date
All Long Day Care Centres	6:00 pm, Thursday 23 December 2021	7:00 am, Tuesday 11 January 2022
Before and After School Care	6:30 pm, Friday 17 December 2021	6:30 am, Friday 28 January 2022
School Holiday Care	6.30 pm, Thursday 23 December 2021	6:30 am, Tuesday 11 January 2022
Campbelltown Child and Family Centre	Friday 17 December 2021	Monday 10 January 2022
Mobile Toy and Book Library	Friday 17 December 2021	Monday 10 January 2022
Family Day Care Office	Thursday 23 December 2021	Tuesday 11 January 2022
Bicycle Education Centre	Sunday 19 December 2021	Monday 3 January 2022

Campbelltown Arts Centre		
Service	Closure Date	Opening Date
Arts Centre	4:00 pm, Thursday 23 December 2021	10:00 am, Tuesday 4 January 2022
Cafe	4:00 pm, Wednesday 22 December 2021	9:30 am, Saturday 15 January 2022

Visitor Information Centre	
Friday 24 December 2021	10:00 am – 2:00 pm
Saturday 25 December – Tuesday 28 December 2021	Closed
Wednesday 29 December – Friday 31 December 2021	10:00 am – 2:00 pm
Saturday 1 January 2022	Closed
Sunday 2 January 2022	10:00 am – 2:00 pm
Wednesday 5 January 2022	Resume normal operating hours

Library Services		
Service	Closure Date	Opening Date
All libraries	1:00 pm, Friday 24 December 2021	9:30 am, Tuesday 4 January 2022
Home Library Service	Thursday 23 December 2021	Tuesday 4 January 2022

During the lead up to Christmas from Monday 13 December 2021 to Friday 17 December 2021, libraries will be closing at 5:00 pm. Library usage records indicate that a relatively small number of customers use library services leading up to and during the Christmas/New Year period.

Similar to previous years, it is proposed that library customers and users of the Home Library Service will be allowed to borrow an increased number of items for extended loan periods throughout the holiday period from 6 December 2021, returning to normal loan periods and limits from 31 January 2022. The team will be available from 4 January 2022 to answer enquiries.

Members wishing to return material may do so using the return chutes, which are available at all libraries.

Leisure Services		
Service	Closure Date	Opening Date
Eagle Vale Central	4:00 pm, Friday 24 December 2021	6:00 am, Monday 27 December 2021
	4:00 pm, Friday 31 December 2021	9:30 am, Saturday 1 January 2022
Gordon Fetterplace Aquatic Centre	4:00 pm, Friday 24 December 2021	9:30 am, Monday 27 December 2021
	4:00 pm, Friday 31 December 2021	9:30 am, Saturday 1 January 2022
Macquarie Fields Leisure Centre	4:00 pm, Friday 24 December 2021	9:30 am, Sunday 26 December 2021
	4:00 pm, Friday 31 December 2021	9:30 am, Saturday 1 January 2022
Macquarie Fields Indoor Sports Centre	4:00 pm, Friday 24 December 2021	5:30 am, Monday 27 December 2021
	4:00 pm, Friday 31 December 2021	9:30 am, Saturday 1 January 2022

Council's Leisure Centres close for Christmas and Boxing Day each year. However, Council at its meeting of 14 April 2009 resolved to open a Leisure Centre on Boxing Day public holidays. Accordingly, this year Macquarie Fields Leisure Centre will reopen on Sunday 26 December 2021 at 9:30 am.

Attachments

Nil

8.13 Electronic Signature Policy

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

1. That the Electronic Signature Policy as attached to this report be adopted.
2. That the Electronic Signature Policy review date be set at 30 September 2022.

Purpose

To seek Council's endorsement of the Electronic Signature Policy.

Report

The above mentioned policy has been developed in accordance with Council's Information Management Authorised Statement and the adopted procedure for Policy Development and Review.

With the increased reliance on digital communication particularly with COVID-19 altered work arrangements, it is important to establish processes and procedures that facilitate Council's day-to-day business via electronic means. With few exceptions, electronic and digital signatures possess the same legal status as a wet ink signature.

The objectives of this Policy are to:


1. Provide information and guide staff in the use of electronic signatures in Council correspondence and documents.
2. Provide circumstances where the use of electronic signatures conforms to laws and regulations in NSW.
3. Ensure confidence in the use of electronic signatures for business transactions.

This policy is supported by the Acceptable use of electronic signatures procedure.

The policy review date has been set to allow for a 12 month review of the application of the policy.

Attachments

1. Draft Electronic Signature Policy (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Electronic Signature Policy	
Related Documentation	Acceptable use of electronic signatures procedure	
Relevant Legislation	<i>Electronic Transactions Act 2000 (NSW)</i> <i>Electronic Transactions Regulation 2017 (NSW)</i> <i>Local Government Act 1993</i>	
Responsible Officer	Manager Governance & Risk	

UNCONTROLLED WHEN PRINTED**Objective**

The objectives of this Policy are to:

1. Provide information and guide staff in the use of electronic signatures in Council correspondence and documents.
2. Provide circumstances where the use of electronic signatures conforms to laws and regulations in NSW.
3. Ensure confidence in the use of electronic signatures for business transactions.

Policy Statement

With the increased reliance on digital communication, it is important to establish processes and procedures that facilitate Council's day-to-day business via electronic means. With few exceptions, electronic and digital signatures possess the same legal status as a wet ink signature.

This policy provides Campbelltown City Council's endorsement of the use of electronic signatures as a substitute for wet ink signatures to facilitate Council's day-to-day business. Such use is accepted wherever the signing of a document is necessary, whether prescribed by an Act or Regulation, another Council policy, or by convention.

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
Directorate: "[Enter Directorate]"	Adopted Date: 00/00/00	Page: 1 of 4
Section: "[Enter Section]"	Revised Date: 00/00/00	
Record No.:	Minute Number: 000	
	Review Date: 00/00/00	

Campbelltown City Council

Scope

This policy applies to all staff and Councillors at Campbelltown City Council and to any member of the public conducting day-to-day business with Council. The policy also applies to anyone or any method prescribed by subsequent regulations, issued from time to time under the *Local Government Act 1993*, *Electronic Transaction Act 2000 (NSW)* or any other Act or Regulation.

Exceptions – This policy does not apply to circumstances where an external party to a transaction requires the use of wet ink signatures.

The use of electronic signatures is authorised within the scope of Council's Delegations Policy. Electronic signatures are accepted for the use of staff where the exercise of a delegation requires a document to be signed.

Definitions

Wet ink signature	The method of marking a physical document by applying pen to paper, to indicate agreement to its terms.
Electronic signature (e-signature)	Any electronic communication which satisfies the characteristics of a signature, which is to indicate agreement to the terms being communicated.
Digital signature	A type of electronic signature that integrates a verification element, most often an encrypted digital code which is used to verify that the message/document was sent and has not been altered. To use digital signatures, a specialised platform or software is required. Software based on a Public Key Infrastructure (PKI) system provide a high standard of assurance in relation to authentication.
Public Key Infrastructure (PKI) System	A system for the creation, storage, and distribution of digital certificates which are used to verify that a particular public key belongs to a certain entity.
Soft copy	Digital or electronic version of a document which is not printed on paper but can be viewed on a digital device such as a computer, tablet or smart phone.

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
"[Insert Record Number]"	Page: 2 of 4	

Campbelltown City Council

Legislative Context

The *Electronic Transactions Act 2000* (NSW) facilitates the completion of the following actions electronically and recognises the validity of such actions carried out by means of one or more electronic communications.

- Giving information in writing
- Providing a signature
- Producing a document
- Recording information
- Retaining a document.

It is important to recognise that these actions are and can be interrelated in the digital world.

Principles

The use of electronic signatures is a widely accepted method of information sharing, communicating consent and finalising agreements between parties while preserving legality in a digital environment.

Examples of the use of electronic signatures are (but not limited to):

- Typing a name in electronic format
- Scanning and inserting (pasting) a physical signature into an electronic document
- A name appearing in the 'From' field in an email
- Clicking an 'I Accept' button
- Signing a soft copy of a document with a stylus or finger on a touchscreen.

Electronic signature

Under the *Electronic Transaction Act 2000* (NSW) many documents may be validly created and signed electronically. In accordance with section 9(1), if the law requires a person's signature, there are broadly three requirements for a valid electronic signature – being identification, reliability and consent:

1. **Identification:** the recipient must be able to identify from the method of execution the person signing, and confirm that the person signing intends to be bound by the information communicated. An example is the inclusion of an electronic signature accompanied by the signatory's name and position.

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
"[Insert Record Number]"	Page: 3 of 4	

Campbelltown City Council

2. **Reliability:** the method used to sign must be reliable, which is objectively determined by considering all relevant circumstances and the purpose for which the signature is required. It may be sufficiently reliable that a password protected email account is used to send the communication. However where there is a higher level of risk associated with the execution of the document then it may be appropriate to use software which requires a password or authentication before a digital signature is inserted.
3. **Consent:** the counterparty to the document being electronically signed must agree to the document being signed electronically. This can be achieved by the inclusion of a standard agreement statement as part of the document.

A signature may not need to be placed on an electronic communication so long as the above requirements are satisfied and a signature is not specifically required by another Act (section 9(2)).

Remote witnessing of documents

Some documents require an authorising signature to be witnessed. Part 2B of the *Electronic Transactions Act 2000* (NSW) has introduced a Remote Witnessing Pilot Scheme. This initiative permits the witnessing of documents by audio visual link (i.e. MS Teams, Zoom or any platform approved by Council). Remote witnessing of documents will be carried out in accordance with the legislated provisions set out in section 14G(2) of the *Electronic Transactions Act 2000* (NSW).

Responsibility

An officer or relevant division of Council responsible for the electronic communication or agreement being undertaken holds an obligation to consider this policy, relevant procedures, all relevant legislation, regulations, applicable circumstances and the purpose for which the electronic communication is required.

END OF POLICY STATEMENT

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
"[Insert Record Number]"	Page: 4 of 4	

8.14 Submissions by Council Policy

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

1. That the Submissions by Council Policy as attached to this report be adopted.
2. That the Submissions by Council Policy review date be set at 30 June 2024.

Purpose

To seek Council's endorsement of the Submissions by Council Policy.

History

Council at its meeting held 11 May 2021, resolved:

That a report be presented to Council concerning the establishment of a policy on submissions made by Council to government or community consultation wherein submissions are, as much as possible, reported to full meetings of Council as reports from officers to give the opportunity for community comment and feedback.

Report

The above mentioned policy has been developed in accordance with Council's Information Management Authorised Statement and the adopted procedure for Policy Development and Review.

The Policy formalises the arrangements that apply to submissions made by Council to government or non-government inquiries, reviews or consultation.

Attachments

1. Draft Submissions by Council policy (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Submissions by Council	
Relevant Legislation	<i>Local Government Act 1993</i> <i>Government Information (Public Access) Act 2009</i>	
Responsible Officer	Manager, Governance and Risk	

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		
Directorate: "[Enter Directorate]" Section: "[Enter Section]" Record No.:	Adopted Date: 00/00/00 Revised Date: 00/00/00 Minute Number: 000 Review Date: 00/00/00	Page: 1 of 2

Campbelltown City Council

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

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
"[Insert Record Number]"	Page: 2 of 2	

8.15 Sundry Debtor Write-offs July 2021

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

That the sundry debtors as listed in the attachment totalling \$38,964.21 be written off as uneconomical to recover.

Report

The debts submitted have undergone extensive recovery procedures with every avenue available to Council being explored and eventually exhausted, prior to being determined as uneconomical to recover and recommended for write off.

The list of debts are summarised as follows:

Account reference number 100832328 \$3,316.50: This relates to a single debt for sponsorship of the 2019 Mayors charity dinner. The organisation has not responded to any requests for payment. Advice received from our recovery agents is that the debt would be uneconomical to recover.

Account reference number 100840180 \$15,684.35: This matter has been pursued to its fullest extent and relates to a ticket sale rebate for the "Crusty Demons Event" at Campbelltown Sports Stadium in August 2019. The company involved has gone into voluntary administration and a proof of debt has been provided to the Administrators. Advice has been received that the organising entity is insolvent and that there are no assets of any value. A report to creditors was received in March 2021 advising that no dividends will be declared due to lack of available assets.

Account references 100785104 \$219 and 100810670 \$191.50: Two debts relating to event stallholder fees invoiced in advance to attend a Council run event. In both cases the debtors did not attend the event without advance notice of their intentions and have subsequently not paid their accounts. The debtors have been pursued without success, next steps would be to commence formal recovery action. The costs to initiate formal recovery action start at \$640 on each matter and it is considered uneconomical to commence legal recovery with a low likelihood to recover these debts.

Account reference 100777754 \$1,068.61: This debt relates to costs incurred in rectifying damage to Glenfield Community Hall in excess of the \$450 damage bond. Costs incurred by the debtor include overstay charges, security call out, significant cleaning and broken items. The debtor has been pursued by Council's debt recovery agents through skip tracing and has been unable to be located. Due to the size of the debt it is considered uneconomical to incur any further costs.

Combined group of eight accounts for food premise health inspections. The debts range in value from \$130 to \$649 and all relate to small businesses that are no longer trading. The debts are considered uneconomical to pursue.

Account reference 100854298 \$764.78: The debtor has been identified from a Police report after being caught driving across Eagle Vale Reserve. Minor damage was incurred to a number of structures and the playing surface. The residential address of the debtor provided in the Police report is no longer valid. The debtor has been pursued through skip tracing however is unable to be located.

Account reference 100663822 \$7,485.19: This debt was incurred due to a motor vehicle accident and the damage that resulted, the account had not reached formal recovery and early stage contact was being attempted. Officers received advice that the debtor has since passed away unexpectedly and the debt has not been further pursued due to the sensitivity of the circumstances.

Account references 100758291 \$1,938.50 and 100763275 \$5,449.18: Two debts relate to works carried out by Council to restore our assets due to excavation works needed to access trunk mains. For the first matter, Council reconstructed 2 stormwater pits. For the second matter, Council restored footpaths in a number of locations after the original footpaths were removed to enable cabling access. In both matters advice has been received that the companies have had Administrators appointed. A proof of debt has been submitted and advice has been received that no dividends would be paid for either matter.

Account reference 100809466 \$681.60: This matter escalated to formal recovery after efforts seeking a suitable payment arrangement were not responded to. The local court awarded costs that are recoverable from the debtor however, by the time they completed their agreed payment plan the Statement of Claim had lapsed. To recover these costs further court costs would be incurred and may not be recoverable from the debtor. Council has also been made aware that the debtor has relocated to New Zealand.

In many of these cases, the debtors are no longer contactable, rendering recovery of the debt unattainable or at significant costs that may, in future, also not be recoverable. It should be noted, Council's authorisation to write off bad debts does not prevent recovery of the debt in the future, should circumstances change. Once written off, debtors are noted as bad debtors within Council's corporate systems ensuring they are easily identifiable, should the individual or company attempt to transact with Council in the future.

In accordance with accounting standards, Council is required to create a provision for doubtful debts and review that provision at the end of each financial year. For the financial year ending 30 June 2022, a provision of \$42,551 has been made this exceeds the amount proposed to be written off of \$38,964.21.

Attachments

1. Sundry Debtor Write Off (contained within this report) [↓](#)

Sundry Debtor Write-off 2021		
Account	Comments	Total Due
100832328	2019 Mayors Charity Sponsorship, company refusing to pay	3,316.50
100840180	Crusty Demons Event , Campbelltown Stadium, Company in liquidation no dividends	15,684.35
100810670	Event Stall Holder fees - unable to locate debtor uneconomical to pursue	191.50
100785104	Event Stall Holder fees - unable to locate debtor uneconomical to pursue	219.00
100777754	Hall Hire - damage charges - unable to locate debtor uneconomical to pursue recommended by agents for write-off	1,068.61
100774116	Licence fees - Gone out of business uneconomical to pursue	130.00
100733922	Licence fees - Gone out of business uneconomical to pursue	130.00
100816750	Licence fees - Gone out of business uneconomical to pursue	160.00
100805050	Licence fees - Gone out of business uneconomical to pursue	173.00
100794825	Licence fees - Gone out of business uneconomical to pursue	281.00
100781764	Licence fees - Gone out of business uneconomical to pursue	310.50
100809300	Licence fees - Gone out of business uneconomical to pursue	331.50
100756469	Licence fees - Gone out of business uneconomical to pursue	649.00
100854298	Motor vehicle - accident damage to EagleVale reserve - unable to locate debtor	764.78
100663822	Motor vehicle - repairs Council car DZC02R	7,485.19
100758291	Road restoration - company in liquidation - no dividends	1,938.50
100763275	Road restoration - various works, Company in liquidation - no dividends	5,449.18
100809466	Unpaid legal fees - unable to recover legally	681.60
		\$38,964.21

8.16 2021 and 2022 Council Meeting Calendar

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

1. That the 2021 Council meeting calendar, confirming the Council meeting dates for September, October and November 2021 be noted and adopted.
2. That the first ordinary Council meeting for 2022 be scheduled on 8 February 2022.

Purpose

To submit for Council's consideration a meeting calendar for September, October, and November 2021 and schedule the first Ordinary meeting of the new Council term on 8 February 2022.

Report

The meeting calendar, with the 2021 Council meetings and briefings schedule was adopted by Council at its meeting 8 September 2020.

Due to the recent COVID-19 safety measures, the Minister for Local Government under section 318C of the *Local Government Act 1993*, has postponed the Local Government elections until 4 December 2021.

The meeting calendar for September, October, and November 2021 proposes that meetings continue to be held on Tuesday evenings with Council meetings being held on the 2nd Tuesday of each month as provided in the Code of Meeting Practice and briefings on other Tuesdays available within that month. The schedule is as follows:

1st Tuesday of the month	Briefing
2nd Tuesday of the month	Council meeting
3rd Tuesday of the month	Briefing
4th Tuesday of the month	Briefing
5th Tuesday of the month	Briefing (if required)

Under section 365 of the *Local Government Act 1993*, Council is required to meet at least 10 times each year, each time in a different month.

Council is required to hold the Mayoral election within 3 weeks after the declaration of the election and will be required to schedule an extraordinary meeting for this purpose. It is expected the Extraordinary Council meeting will take place in January 2022, pending the declaration of the polls. Notice of the Extraordinary Council meeting will be provided in due course in accordance with the requirements of the Code of Meeting Practice.

It is recommended the first Ordinary Council Meeting of 2022 be held on Tuesday 8 February 2022. The incoming Council will be required to adopt the meeting calendar for the balance of 2022 at the first Ordinary Council meeting.

Attachments

1. Revised 2021 Council Meeting Calendar (contained within this report) [↓](#)



2021 Council Meeting Calendar

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
January							February							March							April						
31					1	2		1	2	3	4	5	6		1	2	3	4	5	6					1	2	3
3	4	5	6	7	8	9	7	8	9	10	11	12	13	7	8	9	10	11	12	13	4	5	6	7	8	9	10
10	11	12	13	14	15	16	14	15	16	17	18	19	20	14	15	16	17	18	19	20	11	12	13	14	15	16	17
17	18	19	20	21	22	23	21	22	23	24	25	26	27	21	22	23	24	25	26	27	18	19	20	21	22	23	24
24	25	26	27	28	29	30	28							28	29	30	31				25	26	27	28	29	30	
May							June							July							August						
30	31					1			1	2	3	4	5					1	2	3	1	2	3	4	5	6	7
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28
23	24	25	26	27	28	29	27	28	29	30				25	26	27	28	29	30	31	29	30	31				
September							October							November							December						
			1	2	3	4	31					1	2		1	2	3	4	5	6				1	2	3	4
5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31	
Council Meetings							Annual General / Council Meeting							Briefings and Extraordinary Meetings							Briefing Nights						
LG Conference							Public Holidays							Councillor Strategic Planning Day							Election						

8.17 Progress Report - January to June 2021

Reporting Officer

Manager Insights and Corporate Strategy
City Growth

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

That Council receive and note the 6 monthly progress report, which outlines the progress of principal activities and commitments for the January–June 2021 period.

Purpose

To advise Council of the progress on the principal activities and commitments outlined in the Delivery Program 2017–21/Operational Plan 2020–21 for the January–June 2021 period.

History

Council provides a 6 monthly progress report to meet requirements of the Integrated Planning and Reporting framework and Section 404(5) of the *Local Government Act 1993*. This allows Council, the community, and stakeholders to collectively monitor the delivery of services and principal activities – including projects and initiatives – towards achieving the long-term vision for Campbelltown.

Report

This report is a key piece of reporting and accountability towards the long-term vision for Campbelltown, as documented in our Community Strategic Plan (CSP): *Campbelltown 2027*. *Campbelltown 2027* is structured around four Community Outcomes, each of which has specific goals and strategies:

1. A vibrant, liveable city
2. A respected and protected natural environment
3. A thriving, attractive city
4. A successful city

The CSP is Council's highest level strategy and informs our Delivery Program/Operational Plan. The Delivery Program/Operational Plan – in turn – outlines the Principal Activities that we will undertake as a Council to address *Campbelltown 2027*.

The objective of this report is to provide a summary of progress against these activities over the past 6 months, as well as a status update for every action we have committed to. Further reporting on key highlights along with legislative and statistical information are presented in our annual and end of term reports.

The full set of our Corporate Planning and Reporting documents can be found on Council's website: campbelltown.nsw.gov.au/CouncilandCouncillors/CorporatePlanningandStrategy

Our Progress

This progress report along with the quarterly business review statements, annual, and end of term reports capture our progress against the Delivery Program/Operational Plan. These reports are key points of accountability and transparency, to ensure that our community is informed and can monitor, our progress towards achieving *Campbelltown 2027*.

The contents of this report indicate that we have progressed well against our commitments, with 163 actions completed or on track this year. The COVID-19 pandemic continues to have an influence on the Campbelltown community, and this is reflected in some disruptions to our planned commitments. For example, we were unable to complete 5 actions, and are working towards solutions to deliver 15 other actions.

When reading this report, please note that some actions address multiple strategies/outcomes. In these instances, we report the action against one of the relevant strategies.

For a detailed status update on our actions please refer to the Action Progress Tables further within this report.

Action Progress - January to June 2021

The following tables provide a status update for actions listed in the Operational Plan 2020-21 using the definitions below:

- **Completed** – the action has been finalised.
- **On Track** – the action is expected to be substantially completed this year.
- **Needs Attention** – the action requires some further attention to substantially progress this year.
- **Not on Track** – the action is not on track to be completed this year.
- **Not Completed** – the action could not be completed.

Outcome One: A vibrant, liveable city

1.1: Provide opportunities for our community to be engaged in decision making processes and to access information

Service	Action	Comments	Status
Community Engagement	Establishment and roll-out of community engagement platform/software	This roll-out has been completed.	Completed
	Update the Community Engagement Strategy to align with current practices, reporting needs and identification of future opportunities	The strategy was completed and endorsed by Council Executive in May 2021.	Completed
Council Communications	Implementation of a system to maintain catalogue of digital assets, including photos, design elements and videos	The platform is being implemented; this is expected to be completed within the next three months.	On Track
	Develop and implement a Communications Strategy that outlines how we will communicate with the community and staff, including channels, opportunities and priorities	The strategy was completed and endorsed by Council Executive in May 2021.	Completed
Customer Service	Review to improve Council's Customer Request Management (CRM) system	This review has been completed.	Completed
	Develop a 'whole organisational' approach to the customer experience	This action is not on track to be completed in this financial year. We are aiming to complete this work in the next financial year.	Not on Track
	Review to improve the current bookings system	This review has led to the implementation of changes to our bookings systems. These changes have improved operational efficiencies and customer experience.	On Track
	Install statistics board (digital) for visibility on callers waiting for service	This action has been completed.	Completed

1.2: Create safe, well maintained, activated and accessible public spaces

Service	Action	Comments	Status
City Cleansing	Implement an improved operating model to enable increased efficiencies throughout Council's Operations	This action is on track for completion.	On Track
	Review service delivery methodology for improved efficiency and overall cost reduction	The review of the service delivery methodology is on track.	On Track
	Implement the Mobile Operations Management System (MOMS) as designed in 2019/20	This management system has been successfully implemented.	Completed
	Continue business model review to drive cultural reform to facilitate organisational change and increased operational service delivery to meet future operational demands eg Operations Trainee Program	This business model review is on track.	On Track
Community Safety	Promote Council as a leader in zero tolerance of violence against women	Progress is continuing against this ongoing commitment.	On Track
	Deliver the Child Restraint Fitting Program	This program has been successfully delivered (77 seats checked/installed in the past 6 months).	On Track
	Deliver the Speed Reduction Program	This program has been successfully delivered. Examples include: Participation in the Enhanced Enforcement Campaign during Double Demerit periods; Delivery of the U-Turn the Wheel - School Road Safety Program for Year 11 Students.	On Track

Service	Action	Comments	Status
	Deliver the Learner/Novice Driver Programs	This program has been successfully delivered. Examples include: Learners in Macarthur Booklet updates; Log Book Run event.	On Track
City Safety	Undertake alarm panel upgrades to Council facilities	This action was completed.	Completed
Enforcement of Regulations & Animal Control	Implementation of corporate telephone recording for improved customer service	The foundational work for this action has been completed. We are now investigating the best way to implement these changes.	Needs Attention
	Actively promote and participate in CAWS cat and dog subsidised de-sexing program	This action has been completed.	Completed
	Install Dangerous Dog Enclosures at ACF	This action is on track for completion.	On Track

1.3: Ensure that Campbelltown is an inclusive city

Service	Action	Comments	Status
Healthy Lifestyle Services & Promotion	Develop a Healthy Food and Drinks Policy to control and influence increased availability of healthy food options for the community	This Policy has been developed.	Completed
	Develop a Healthy Streets Strategy to inform healthy design and planning for the Central Business District (CBD) as part of Reimagining Campbelltown	This work has commenced, and is on track.	On Track
	Implement the actions from the Immunisation Review	These actions have been implemented.	Completed
	Implement the actions from the Learn to Ride review	These actions have been implemented.	Completed

Service	Action	Comments	Status
Social Planning & Partnerships	Develop a cultural interpretation strategy to address design integration of the cultural diversity of communities' in the public realm	The Place and Experience Master Plan is the first step in identifying the place-based and cultural values that can be incorporated in the City Centre. It aims to define the essence of Campbelltown and how this is reflected in the built environment.	On track
	Develop a social impact framework that identifies key social issues for Campbelltown	This work has commenced, and the framework is on track for further consultation and refinement in the next financial year.	On Track
	Undertake feasibility assessment into meeting the need for a further domestic violence service	The final report was presented at Council in May.	Completed
	Plan for delivery of a district level community centre at East Leppington in accordance with the Community Facilities Strategy	The Willowdale Community Centre design brief has been drafted.	On Track

1.4: Provide and support exciting and curious events and festivals for the local community and visitors

Service	Action	Comments	Status
Community Events and Activation	Deliver the Campbelltown 2020 Program that celebrates the history and future of the city	This Program was delivered with modifications to the program resulting from COVID-19 restrictions.	Completed
	Deliver the Signature Events Program that promotes social cohesion and a sense of community pride	Unfortunately, Chill Fest winter could not be held due to the COVID-19 Public Health Orders from late June 2021.	Not completed
	Plan and deliver the first Community event once restrictions are modified or lifted	This event was delivered, but subsequent COVID-19 restrictions have disrupted event planning and delivery.	Completed
	Review the current Event Toolkit to include the redesign of the event guidelines and streamline current approval processes	The new Event Toolkit has been drafted.	On Track

1.5: Host and promote major sporting events, showcasing our city's sporting facilities and encouraging community participation in sport and recreation

Service	Action	Comments	Status
Leisure Services	Finalise Council's Aquatic and Indoor Sports Strategy	The Aquatic and Indoor Sports Strategy has been completed and endorsed.	Completed
	Action Plan to be developed with a staged, costed implementation plan as per the Aquatic and Indoor Sports Strategy	Site improvement plans have been captured. Site improvements have commenced including large scale landscaping and refresh works at the Gordon Fetterplace Aquatic Centre.	On Track
	Align all Leisure Facility signage with new city branding including external pylon identifier and internal wayfinding	The Leisure Service Signage Strategy has been completed.	Completed
	Review and grow the Learn to Swim Program	This review has been completed. The Program has had an annual increase of 12.3%.	Completed
Sporting Grounds & Venues	Amplify the Leumeah Sports and Entertainment Precinct	This is continuing to be investigated.	On Track
	Complete construction (Stage 1) of the Sport and Health Excellence Centre of excellence	A number of key preparatory activities have been completed, and pragmatic planning is proceeding to realise the project outcomes in light of recent noteworthy stakeholder input and opportunities.	Not on Track
	Implement the recommendations of the Sport & Recreation Strategy (2016-2036) for Sports Field Improvements / Upgrades	Key recommendations regarding irrigation at the Milton Park Softball have been completed. The Oswald Reserve floodlighting project is ongoing.	On track

Service	Action	Comments	Status
	Deliver an integrated event programs to celebrate the Pacific Island community and the successful hosting of the Pacific Test international rugby league event at Campbelltown Sports Stadium	This event program was not delivered due to the ongoing impacts of COVID-19.	Not on Track
	Implementation and preparedness of systems and services agreements to support Macarthur FC's debut season in the A-League	The stadium successfully hosted 13 A-League matches between January and June 2021.	Completed
Sports and Recreation	Deliver the Cricket High Performance Indoor Facility in partnership with Cricket Australia & Cricket NSW at Raby Sports Complex	<p>Progress against this commitment has continued. Council received an \$800,000 grant via the NSW Government's Greater Cities Sport Facility Fund. This takes the total of external funding through grants and sport contributions to \$1,500,000.</p> <p>Council has engaged architects to finalise the design and plans for the Centre, with work underway on the DA modification.</p>	On Track

1.6: Foster a creative community that celebrates arts and culture

Service	Action	Comments	Status
Cultural Services	Present a series of projects in partnership with Sydney Festival	Space YZ, an exhibition that celebrated the UWS Art School, Complication of Lyrebirds, a new commission by former Bangarra Dancer, and Rhiannon Newton with her latest commission Explicit Content were presented as a part of Sydney Festival. All were exceptionally well attended and received significant attention.	Completed
	Present Breaking the Cinnamon Branch - 2020 Bicentenary Program	Due to COVID, Breaking the Cinnamon Branch had an online presentation in November 2020 and can be viewed on c-a-c.com.au.	Completed

Service	Action	Comments	Status
	Arts Health Project	Campbelltown Arts Centre and Campbelltown Hospital are in final stages of developing the public artworks and interpretative signage (in consultation with local Elders and community members).	On Track

1.9: Create places where people feel good, and are likely to stay, return to and tell others about their experiences

Service	Action	Comments	Status
Place & Projects	Install public art mural on the Silos at Appin Road	Project postponed during COVID-19 recovery period	Not on Track
	Deliver large centre space activation initiatives	The On Q project is scheduled for completion in October 2021. To-date, On Q has delivered over 30 small and large scale events and activities on Queen Street.	On Track
	Deliver small centre space activation initiatives	This program is on hold due to COVID-19.	Not on Track
	Implement the Claymore Collective Impact program	The program is ongoing.	On Track
	Deliver Contemporary Youth Engagement programs	A number of programs are on track to be delivered in the next quarter (eg HACK program).	On Track
	Identify properties for creative culture and community purpose through the Platform Program	This program has been suspended, however the opportunity to use vacant spaces in the City Centre for creative purposes has been trialled in the On Q project.	On Track
	Streamline administration and promotion of suitable sites for operating food markets and mobile food trucks	The project currently has lower priority due to the focus on the Campbelltown City Centre precinct in the On Q project.	On Track

Outcome Two: A respected and protected natural environment

2.1: Implement and advocate for initiatives that conserve the city's natural environment

2.2: Activate the city's natural bushland and open spaces, fostering enhanced community stewardship of these areas

2.4: Conserve and care for our city's biodiversity

2.5: Plan for and ensure that development in our city is sustainable and resilient

Service	Action	Comments	Status
Planning for the Environment	Develop a resilience strategy for Campbelltown	Development of a Resilient Campbelltown Strategy is nearing completion.	On Track
	Develop a plan that outlines the emission reduction pathways required for Council and the community to achieve net zero emissions	Council has developed a platform to visualise Council's operational emissions. This activity is considered to be Stage 1 of the broader project to develop the net zero strategy.	On Track
	Identify and implement actions to support climate change adaptation and mitigation opportunities	A number of actions have been implemented: eg Council has updated its Climate Change Risk Assessment; our first electric vehicle has been purchased; investigation of Council car parks suitable for electric vehicle charging infrastructure has been undertaken.	On Track
	Commence preparation of an Integrated Water Solutions Plan for the City Centre	This work is progressing through the Integrated Water Solutions Working Group with Sydney Water.	On Track
	Undertake the initial scoping and planning for the Campbelltown Biodiversity Strategy	This scoping and planning work is continuing and is due for completion in the next financial year.	On Track
	Finalise Grey Headed Flying Fox Camp Management Plans HFF to provide a framework for ensuring long term flying fox health and reduce impacts to the local communities	The final Grey Headed Flying Fox Camp Management Plans will be presented to Council in August 2021.	On Track
	Delivery of the Koalatown Campaign initiatives including key actions and projects to improve habitat and reduce key threats	The Koalatown Campaign delivered a range of events, programs and on-ground works.	Completed

Service	Action	Comments	Status
	Implement urban heat findings	Council continues to implement the findings of the Benchmarking Heat across Campbelltown study.	On Track
	Review and update Council's existing Climate Change Risk Assessment	Council, in partnership with AECOM, updated its Climate Change Risk Assessment.	Completed
	Update DCP to align with best practice sustainability and resilience requirements	Due to the prioritisation of other projects, this project has been put on hold.	Not Completed
	Deliver the Sydney Water Partnership Program	Council has completed its trial of the Small Business Sustainability Program. This involved engaging with 20 businesses along Queen Street to educate and promote water and energy efficient practices.	On Track
	Deliver Platypus Study in Georges River and education relating to key impacts including recreational fishing	The survey and report have been completed; signage and community education is continuing.	Completed
	Develop scope and undertake on-ground surveys to inform development of draft plan that prioritises works at key bushland reserves	The project scope has been completed. The on-ground surveys will begin in first half of the next financial year.	Needs Attention
	Develop long-term monitoring strategy to monitor koala population, distribution and overall health	This strategy has been developed.	Completed
	Revegetation of core koala habitat and koala corridors	The revegetation of habitats and corridors has been undertaken.	Completed
	Restoration of urban koala habitat and significant corridor at Smith's Creek Reserve	These restorations have been undertaken.	Completed
	Develop site management plans for 7 Bushcare volunteer sites within the Campbelltown Local Government Area	The site management plans have been developed.	Completed

Service	Action	Comments	Status
	Develop annual schools environmental education plan including key initiatives highlighted in key plans and projects	The education plan has been developed.	Completed

2.3: Promote and educate our community on sustainable practices and encourage practicable take up of more sustainable life-choices

Service	Action	Comments	Status
Waste & Recycling Management	Construction of Community Recycling Centre (CRC)	The structure is nearing completion. Operations are expected to commence in September 2021.	On Track
	Investigate a regional procurement for long term processing and disposal of household waste and recyclables Project 24 Domestic Waste Contract	This investigation has progressed, and the work is due to go out for tender in the next financial year.	On Track
	Investigate feasibility of establishing a local Waste Transfer Station (WTS)	The commercial feasibility of a local waste transfer station is being explored, and the final report is expected by July 2021.	On Track
	Develop a Waste Education Strategy to include the necessary means to reduce contamination levels in recyclables and garden organic streams in the lead up to the next contract in 2024	The Waste and Resource Recovery Education Strategy has been adopted by Council. Implementation of this Strategy has commenced.	Completed
	Participate at Community Events that support Council's ongoing community education initiatives in resource recovery and waste management	Due to ongoing COVID-19 pandemic restrictions, community events have been suspended.	Not Completed

Outcome Three: A thriving, attractive city

3.1: Support the resilience, growth and diversity of the local economy

3.4: Retain and expand existing businesses and attract new enterprises to Campbelltown, offering opportunities for a diverse workforce including professional, technology and knowledge based skills and creative capacity

3.5: Support for new education opportunities that match workforce skill sets with emerging economic needs underwritten by creative entrepreneurship and innovation capacity within the local community

Service	Action	Comments	Status
City Marketing & Economic Development	Implement priority actions from the Economic Development Strategy	These actions are on track. Examples include: launch of Street Appeal Campbelltown; Southern Strength events; FutureMap manufacturing event; Generation STEM. Some actions are currently on-hold and will be addressed in the next financial year.	On Track
	Support CSIRO Generation STEM Schools program	Ten schools have signed up for the third year of the program in Campbelltown.	On Track
	Coordinate the Micro Business Expo	Due to the impacts of COVID-19 over the previous 12 months, the event was not delivered. Future options are being explored.	Not Completed
	Coordinate the Women in Business Leadership Program	Due to the impacts of COVID-19 over the previous 12 months, the event was not delivered. Future options are being explored.	Not Completed

3.2: Ensure that service provision supports the community to achieve and meets their needs

Service	Action	Comments	Status
Education & Care Services	Complete a Strategic Service Assessment of Council's centre based education and care service delivery	This work is on-going. To-date, environmental service improvements as well as marketing were finalised in Q4. Completion of environmental service improvements will continue into 21/22	On Track
	Deliver the Environmental Sustainability Framework within all of Council's Education and Care services	The Sustainability Framework has been established in all of Council's Education and Care services.	On Track

Service	Action	Comments	Status
	Implement new accounting practices for the income received for service delivery	This action has been completed.	Completed
Libraries & Community Learning	Continue to progress the new Civic Library project	The new Library continues to progress through the Queen Street Bankable Feasibility Study and the Community and Justice Precinct.	On Track
	Implement the new Library Management System	The new Library Management System has been procured and will go live in September 2021. Staff training is currently underway.	On Track
	Implement the Campbelltown 2020 Library programs	A number of programs were successfully implemented (eg Campbelltown Youth Literacy Initiative; 'Only in Campbelltown' videos; Digital Storybook Training).	Completed
	Implement the branch renewal program	This program was implemented, and included the installation of acoustic treatment at Ingleburn Library; installation of new computer desks at Glenquarie Library; and installation of new shelving at HJ Daley Library.	Completed
	Deliver the Visitor Information Centre Service Assessment	This assessment was undertaken in 2020.	Completed

3.3: Become an innovative city where advances in technology, creativity and community participation are nurtured and embraced

Service	Action	Comments	Status
Information Technology	Implement the Information and Communication Technology (ICT) Infrastructure and Application Program	This program on track.	On Track
	Review and redesign how we operate towards Digital Service Transformation	This work is ongoing and will continue into the next financial year.	On Track
	Implement ePlanning Portal Stage 2 Develop mobile inspections for all Planning DA & certificates processes to enable 100% digital	Progress against this action has continued; some changes are needed to address issues of alignment DPIE ePlanning portal changes.	Needs Attention

Service	Action	Comments	Status
	New Library Management System	Implementation of this system is on track.	On Track
	Develop requirements to select and implement a new contract management software to improve Council's compliance with standard processes and reduce contract risk	Initial investigations and research performed on available solutions completed. System selection and implementation will be informed by the completion of the Operational Procurement Service Review.	Needs Attention
	Develop requirements to select and implement a new survey tool to improve the customer experience and business insights	'Bang the table' has been implemented as a survey platform.	Completed
	Develop requirements to select and implement a new event ticketing application to improve the customer experience and business insights relating to council events, school holiday programs etc.	This action is currently on hold.	Needs Attention
	Develop a Geographic Information System (GIS) Strategy and action plan to prioritise program of work	These plans will be delivered next financial year in preparation for the new delivery program	Needs Attention
	Fund digital action plan and other digital connectivity initiative through the Western City Deal	This work is ongoing.	On Track

3.7: Public funds and assets are managed strategically, transparently and efficiently

Service	Action	Comments	Status
Asset Management	Deliver the annual Asset Renewal Program	This is an ongoing action, and remains on track.	On Track
	Utilise smart technologies for asset condition assessments	This action was successfully completed. Footpath inspections are now being undertaken using smart technologies.	On Track

Service	Action	Comments	Status
	Determine long-term funding requirements to achieve desired service levels and reduce asset renewal backlog	This is an ongoing action, and remains on track.	On Track
	Complete technical levels of services for all asset categories in terms of OSI (Overall Service Index)	This is an ongoing action, and remains on track.	On Track
	Deliver the Annual Building Renewal Program including works at Rosemeadow Oval, Clark Reserve and Bensley Road	These actions are on-track (eg Rosemeadow Oval completed; Clark Reserve is 90% complete; Bensley Road is still in design phase; Milton, Seddon Park, and Memorial Park have commenced construction).	On Track
Financial Services	Prepare and plan for Council's External Financial Audit	The financial audit was prepared.	Completed
	Review policy and portfolio for long term financial planning	This review was completed.	Completed
	Align budget bids and discretionary budget expenditure to strategic priorities through the budget development phase	Budget alignment is an ongoing process, and is on track. Integration of discretionary budget expenditure bids with Councils IP&R governance framework has been implemented to ensure strategic alignment.	Completed
	Support further development of financial acumen across Council	Council is continuing to implementing opportunities to support financial acumen within the business.	On Track
	Review the existing financial management information system	This review was completed.	Completed
	Undertake revaluations on Council assets	The revaluations of Council assets (eg Artworks; Land and Buildings; IPPE) have been completed.	Completed

Service	Action	Comments	Status
Strategic Property	Undertake early property investigations in creating CBD Vertical Education Campuses	This project is included as part of the Queen Street and Leumeah bankable Feasibility, which is continuing.	On Track
Property Services	Develop policy and process framework for investment strategy and present to Council for endorsement	The search process for suitable properties has commenced.	On Track
	Develop communications strategy to ensure the organisation has a clear understanding of Property Services' core function	Further action will be undertaken on an as-required basis.	On Track
	Grow rental revenue from the existing property portfolio through new lease negotiations and market rent reviews	While a number of smaller transactions contributed to the end result, the key growth achieved during the financial year arose from the completion of 7 transactions.	On Track
	Secure new revenue opportunities	Agreement on terms for tender of vacant Council land at O'Sullivan Road for short term lease with Blue CHP for Disability Services Show Home.	On Track

3.8: Provide strong governance for all Council activities

Service	Action	Comments	Status
Corporate Planning & Strategy	Undertake community engagement activities to review the Community Strategic Plan (CSP)	The activities are on track, and formal Community Engagement will commence post the local government elections in September 2021.	On Track
	Deliver the Integrated Planning & Reporting Activities including all associated documentation	These activities are on track, with relevant documentation completed on time.	On Track
	Complete a review of Council's Key Performance Indicators	This action is on track as part of the CSP review and drafting of the next Delivery Program.	On Track

Service	Action	Comments	Status
	Implement key internal and external Corporate Planning engagement initiatives	These engagement activities are ongoing and are on track	On Track
	Implement the revised strategic process and calendar	This is an ongoing action that will be addressed further through the CSP review and drafting of the next Delivery Program.	Needs Attention
Business Excellence	Commence service delivery assessments using ABEF tool as the precursor to coordinated strategic service review prioritisation program	Several service delivery assessments have been undertaken.	On Track
	Commence Continuous Improvement Program including rollout process management training and incorporate service assessment data into the service delivery catalogue	Some progress has been made in relation to this action. It is being examined further as part of the drafting of the next Delivery Program.	Needs Attention
	Expand process mapping with 2nd year trial of ProMapp software and customer journey mapping	ProMapp continues to be used, and its role will be further examined with the development of the next Delivery Program.	Needs Attention
	Increase presence at Minto Works Depot by facilitating workshops with operational staff on basic computer skills, navigating the intranet and internal processes	These specific actions have been completed.	Completed
Project Management Office	Develop an Enterprise-wide Project Management Methodology and Framework	The methodology and framework are continuing to be developed and implemented.	On Track

Service	Action	Comments	Status
	Establish the Project Management Tools to support the delivery of Reimagining Campbelltown	Reimagining Campbelltown has been supported through the establishment of a formal Governance Group, and a range of project management resources and tools.	On Track
	Establish and Implement Project Governance Structure	The City Growth Portfolio Steering Group has been established and meets monthly. This Group is testing and trialing the model before its broader rollout.	On Track
Governance & Risk Management	Undertake a major review on Council's Procurement Policy	This policy review has been completed.	Completed
	Deliver sustainable sourcing through category management for corporate spend through a number of key improvement initiatives	The improvement initiatives have been implemented.	Completed
	Implement a contracts management system to improve governance, reporting, visibility, accountability, data analytics and performance reporting	This work is continuing.	On Track
	Conduct an in-house audit on performance and capabilities of contracts managers	This audit has been completed.	Completed
	Lead resource in developing robust and efficient procurement plans for major projects including Billabong, Centre of Excellence and Project 24	These plans have been developed.	Completed

Service	Action	Comments	Status
	Deliver business impact analysis, threat assessment, development of continuity strategy and plan including desktop testing	Work is still required to complete the Business Continuity framework in the next financial year. Individual section business continuity plans have been well tested.	On Track
	Develop chain of responsibility risk register for heavy vehicles; speed management, drug & alcohol and fatigue management	This work is ongoing, and has included staff training, staff testing, and Chain of Responsibility Training for senior staff.	On Track
	Develop and implement a Asbestos Management Framework	Council's Asbestos Management Policy was adopted in May 2021.	Completed
	Develop a Competency Assessment Framework for high risk tasks	A draft Competency Assessment procedure has been developed and is on track for implementation.	On Track
	Implement a consistent approach in creation, revision and rescindment of Council's corporate documents	An approach has been implement, and good progress has been made on this ongoing work.	Completed
	Implement and maintain a holistic organisation governance and excellence framework	Progress is continuing against this ongoing work.	On Track
	Implement a Access to Information Framework which provides Council with a consistent approach to complying with the requirements of the GIPA Act and PPIP Act	This framework has been implemented.	Completed
	Develop an Enterprise Risk Management framework	Progress is continuing against this ongoing work. The Enterprise Risk Management Strategy and is currently under review.	On Track

Service	Action	Comments	Status
	Implementation of the new Corporate Document Framework	This framework has been implemented.	Completed
	Review of Privacy Management Framework	These reviews are occurring on an as-needs basis. Further work will be undertaken to develop a robust Privacy Framework including training and development of staff later in the calendar year.	Not Completed
	Develop Fraud and Corruption Prevention Framework	Significant work has been undertaken in the past quarter to strengthen Council's Internal Reporting (Public Interest Disclosure) Framework.	On Track
	Undertake preparations for the 2020-2021 Local Government Election	Council has continued to work with the NSWEC to finalise lease arrangements for the Election Returning Office and pre-poll venues. Work has continued on the Councillor induction program for the new term.	On Track
Information Management	Implement the Electronic Document and Records Management System (EDRMS)	The IRIS system has been implemented and ongoing improvement activities will continue.	On Track
People & Performance	Deliver the Leadership Development Program to all people leaders within Council	The 6 modules have been offered to all leaders.	Completed
	Implementation of Model Code including the commencement of drug and alcohol testing	The Model Code was implemented.	Completed
	Implementation of an Onboarding module to provide a streamlined and self-driving onboarding experience to new employees	The Onboarding module was implemented.	Completed

Service	Action	Comments	Status
	Develop a Work Placement Program to offer local job seekers from diverse backgrounds including CALD, indigenous and people with disability to participate in work placement to support job readiness	The Work Placement Program was developed.	Completed

Outcome Four: A successful city

4.1: Advocate and plan for enhanced connectivity, accessibility and movement within, to and from our city through improved public transport, road and traffic management infrastructure, cycling and pedestrian movement

Service	Action	Comments	Status
Local Roads	Upgrade of intersections Spitfire Dr and Eagle Vale Dr to traffic signals	New contract awarded. Works over authority assets are approved and underway.	On Track
	Deliver Road Renewal program	This ongoing action is on track.	On Track
	Deliver Footpath Renewal program	This ongoing action is on track.	On Track
	Deliver Kerb & Gutter Renewal program	This ongoing action is on track.	On Track
	Deliver road resurfacing part of Council's Annual Renewal Program	This ongoing action is on track.	On Track
Traffic & Transport Management	Undertake Campbelltown CBD Traffic Modelling	This ongoing action is on track.	On Track
	Design for replacement of two bridges at Railway Parade Glenfield and Airds Road Minto	These designs have been completed.	Completed

4.2: Support and advocate for infrastructure solutions that meet the needs of our city and pay an economic and liveability dividend

Service	Action	Comments	Status
Infrastructure Delivery	Undertake stormwater drainage improvement works at Townson Ave, Minto	These improvement works have been completed.	Completed
	Design St Helens Park Reserve Car Park	This design work has been completed.	Completed
Stormwater Management	Develop Stormwater Renewal and Maintenance Program	This ongoing action is on track.	On Track
	Complete detailed drainage system upgrade designs and estimates to support various Council projects such as the Billabong, Reimagining Campbelltown and Corridor development and as required	This work is being undertaken as required.	On Track
	Undertake flood assessments	This work is being undertaken as required.	On Track
	Undertake renewal work on 50 stormwater pits as per the Stormwater Pit Maintenance program	This ongoing action is on track.	On Track

4.3: Responsibly manage growth and development, with respect for the environment, heritage and character of our city

Service	Action	Comments	Status
Building Certification	Streamline the planning application process	The streamline of the application process is continuing and is on track.	On Track
City Development	Finalise the Local Environmental Plans (LEP) review	The review has been completed.	Completed
	Review and adoption of the Campbelltown Local Housing Strategy to identify how and where housing targets will be met*	Approval from the Department of Planning, Industry and Environment has now been received for the Campbelltown Local Housing Strategy.	On Track
	Progress the Ingleburn Planning Proposal by preparing flooding controls and site specific development control plan	Required studies are underway. An initial draft development control plan has been prepared and will be presented to Council for consideration prior to being placed on public exhibition once relevant studies received. A new Gateway Determination is required. This is an ongoing project over multiple years.	On Track
	Use of full scale Planning Portal for all development applications (DA's submitted electronically)	This planning portal has been implemented.	Completed

* This also addresses 1.8: Enable a range of housing choices to support different lifestyles

4.4: Maintain and create usable open and recreational spaces that set our city apart from others

Service	Action	Comments	Status
Open Space & Natural Areas	Design and deliver the Campbelltown Billabong; our outdoor swimming facility with associated built facilities and landscape works	This project is continuing in accordance with the project plan.	On Track
	Transformation of Bow Bowing Creek Stage 1 including initial feasibility studies and early works project at Leumeah	This project is being discussed and considered further.	Needs Attention
	Deliver stage 1 of the 5 Million Tree Project	This action is on track.	On Track
	Deliver Milton Park / Macquarie Fields Masterplan	Completion of the play space construction by the end of July with an opening planned for August.	On Track
	Redevelopment of Seddon Park sporting fields stage 1	Construction works commenced on site at the beginning of July. Practical Completion is expected by December 2021.	On Track
	Design and delivery of the Glenfield Park Inclusive Playspace including carparking and toilet facilities	This project is complete. The Playspace was opened by the Mayor on the 24th April	Completed
	Design and delivery of Ingleburn Reserve Picnic Area upgrades including track work, signage, carpark works, picnic facilities and planting	Design of the upgrades has commenced.	On Track
	Design and construction of walking tracks at Keith Longhurst Reserve	The designs are nearing completion and the project will be carried over into the next financial year.	On Track

Service	Action	Comments	Status
	Delivery of play spaces at Colorado Reserve, Eucalyptus Reserve and Scriven Reserve	Design plans have been tendered and a contract awarded. Construction will be carried over to next year.	On Track

4.5: Work in partnership with the State Government to achieve positive planning outcomes

4.6: Plan and invest in the revitalisation of Campbelltown-Macarthur CBD, Ingleburn and other town centres

Service	Action	Comments	Status
City Growth & Strategy	Undertake feasibility investigations for the Queen Street Precinct	Project progressing in accordance with program.	On Track
	Develop a Place Based Integrated Transport and Healthy Streets Strategy	Continuing to work collaboratively with Transport for NSW, South West Sydney Local Area Health District, WSP (the consultant) and key stakeholders to deliver what is now called the Place Based Transport Strategy (PBTS).	On Track
	Develop a City Centre Blue-Green Grid Strategy	This action has been integrated into the broader City Centre Design Framework.	On Track
	Implement the 2020 LSPS (Local Strategic Planning Statements)	Responsibilities for delivering actions linked to each of the 16 LSPS Priorities have been assigned.	On Track
	Coordinate the implementation of Reimagining Campbelltown CBD Masterplan and associated actions	An internal Governance Group has been established with relevant project and business leads. Reporting on key projects within the program established through critical projects list.	On Track
	Deliver the Macarthur Health, Knowledge, and Innovation District	Council is a member of the Campbelltown Health and Education Precinct (CHEP) Partnership with a number of other key agencies and organisations. The Partnership has established a number of cross-agency working groups to collaborate to deliver health, education and city economy objectives.	On Track

Service	Action	Comments	Status
Strategic Partnerships	Create the South West Sydney Community and Justice Precinct	Council's contribution to the Strategic Business Case has been undertaken.	On Track
	Establish an enduring governance structure and group to achieve the actions in the Place Strategy	This governance group has been established and meets quarterly.	Completed
	Work in collaboration with the three levels of government to achieve intended outcomes from the Western Sydney City Deal.	Blueprint and Economic Development Strategy have been shared for comment. Progressing collaboratively with the Western Parkland Councils.	On Track
	Work with the eight councils in the Western Parkland Councils alliance to create a successful, liveable, resilient and thriving Western Parkland City.	The Western Parkland Councils continue to progress initiatives under the regional alliance.	On Track

Attachments

Nil

8.18 Campbelltown 2027 End of Term Report on Progress

Reporting Officer

Manager Insights and Corporate Strategy
City Growth

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

1. That Council receive and note the End of Term Report 2017-2021.
2. That Council note the End of Term Report will be made publically available as an attachment to the Annual Report 2020-2021. The attachment will be published on Council's website by 30 November 2021.

Purpose

This report provides a summary of the current Term-of-Council's progress against the Community Strategic Plan: Campbelltown 2027.

Report

End of Term Report 2017 - 2021

All Council's in NSW operate within an Integrated Planning and Reporting (IP&R) framework. The IP&R framework guides how each Council develops, documents, and reports on their strategic plans.

The IP&R framework requires each Council to develop and implement a Community Strategic Plan (CSP), which is the highest level plan prepared by a Council. The CSP aims to capture the community's long-term plan for the future, which encompasses the:

- community's vision (i.e. the community's aspirations for the future of Campbelltown)
- outcomes the community wants to see achieved
- strategies to achieve these outcomes and vision.

The CSP is supported by other strategies and plans developed by Council. For example:

- the Delivery Program outlines the principal activities that Council will undertake during its elected term to address the CSP

- the Delivery Program is supported by **Resourcing Plans**, which show how the Council will utilise its available resources to implement the Delivery Program
- the **Operational Plan** is a sub-plan of the Delivery Program, and outlines the annual activities that will be undertaken by Council, alongside the annual budget
- as per the IP&R framework, Councils prepare and disseminate a number of reports (e.g., Annual Reports, End-of-Term Reports) that capture the progress against the CSP outcomes.

This End of Term Report summarises Campbelltown City Council's progress towards achieving the current CSP, Campbelltown 2027. The End of Term Report will also play an important role in informing the review of the next CSP, following the Council elections in September 2021.

Campbelltown 2027 is based around the following vision statement:

"Campbelltown City – designed for ambition, innovation, and opportunity".

This vision is broken down into 4 community outcomes, each of which has specific strategies and indicators to track progress.

Campbelltown Council adopted Campbelltown 2027 on 27 June 2017. Due to the impacts of the COVID-19 pandemic, the 2020 local government elections were postponed by 12 months until September 2021. Therefore, this End of Term Report covers a 5 year period rather than the usual 4 year period.

This End of Term Report, which complements the annual and 6 monthly reports that were issued during 2017–2021, is presented according to the following structure:

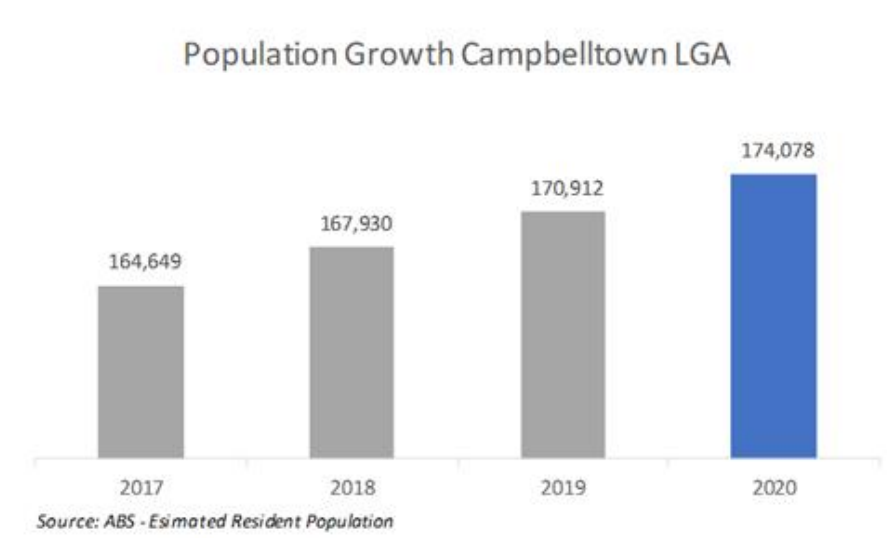
- Snapshot of Campbelltown: 2017–2021
- Progress against the CSP Indicators:
 - Outcome One: A vibrant, liveable city
 - Outcome Two: A respected and protected natural environment
 - Outcome Three: A thriving, attractive city
 - Outcome Four: A successful city

Snapshot of Campbelltown: 2017–2021

This section provides an overview of some key demographic, social, economic, and environmental trends observed in Campbelltown between 2017 and 2021. This provides important background information and context for the remainder of this End of Term Report.

COVID-19 has impacted many CSP indicators over the past 18-months. It is important to note that these impacts may not be fully reflected in the overview below, due to the timing of relevant data being collected and published.

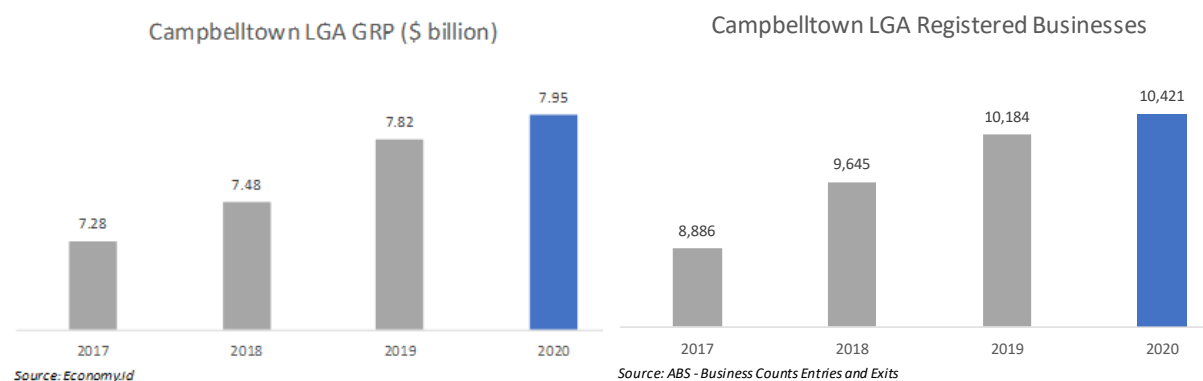
Demographics: Campbelltown's population has continued to grow during this term-of-council. It is estimated that Campbelltown's population increased from 164,649 in 2017 to 174,078 in 2020 (Australian Bureau of Statistics [ABS], 2021). This increase reflects a growth rate of 1.9 per cent, which is higher than the growth rate seen across NSW (1.3 per cent) and Greater Sydney (1.5 per cent) [ABS, 2021]. The growth rate has been highest in Denham Court (Willowdale), Bardia, Minto, and Glenfield, reflecting the urban development of these areas.



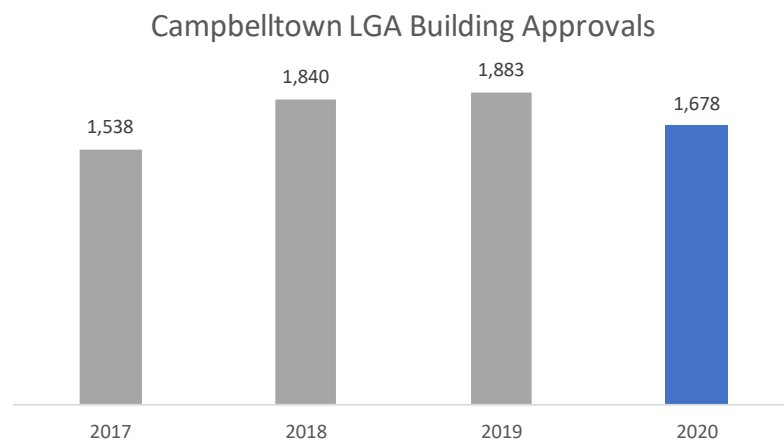
The LGA continues to be characterised by a younger age profile compared with the rest of Greater Sydney. Campbelltown also has a higher proportion of residents who do not have a formal qualification (46 per cent) compared with the rest of Greater Sydney (38 per cent). These figures have led to a focus on increasing educational attainment and upskilling in the area. Between 2014 and 2018 (the most recent available data), the number of Campbelltown residents with a student loan from a tertiary education institution increased by 78.2 per cent; this reflects an upward trend in local residents attending university.

Economic: Campbelltown's economy increased between 2017 and 2020. This is reflected in Campbelltown's headline Gross Regional Product (GRP), which increased by 9 per cent from \$7.28 billion to \$7.95 billion. This economic growth rate is higher than the NSW (4.8 per cent) and Greater Sydney averages (6.7 per cent).

The number of registered businesses within the LGA also grew by 17.3 per cent during this period. The industries with the largest increases include: Education and Training (46.6 per cent), Transport, Postal and Warehousing (45.2 per cent) and Information, Media and Telecommunications (34.6 per cent). The Campbelltown CBD – identified by the Greater Sydney Commission as a metropolitan cluster, and a focus area for Council – had a 14 per cent growth in businesses.

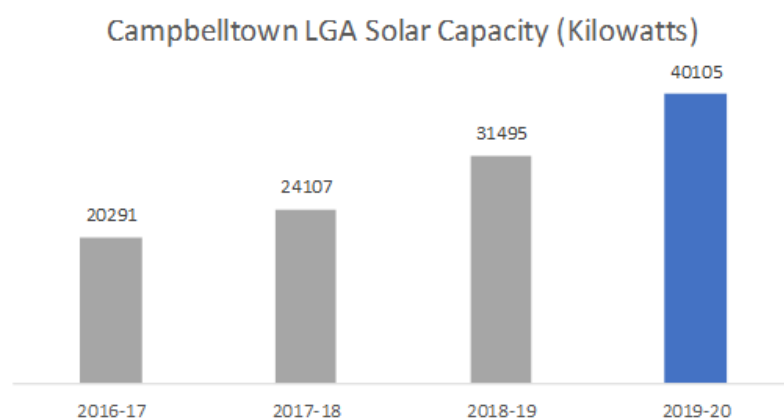


Between 2017 and 2020, an estimated 6,940 residential and non-residential dwellings were approved, with a combined value greater than \$3 billion. This reflects a 102.5 per cent increase in building approvals compared to the previous 4 year period, and reflects the growing residential population and business environment.



Source: ABS - Building Approvals

Environmental: The current growth being experienced by the Campbelltown LGA has potential implications on natural resources and assets. Between 2017 and 2020, the solar capacity within the Campbelltown LGA increased from 20,291 kilowatts to 40,105 kilowatts, reflecting a 97.6 per cent increase. Additionally, local greenhouse emissions have decreased from 1.77 million tonnes of CO₂ in 2014 to 1.64 million tonnes of CO₂ in 2019 (an 8 per cent reduction). While these trends are encouraging for environmental sustainability, the 2019 – 2020 bushfires in NSW had negative impacts on the environment (Department of Planning, Industry, and Environment, 2020). The bushfires did not occur within the Campbelltown LGA boundaries, but the area was heavily impacted by poor air quality (Department of Planning, Industry, and Environment, 2019). Moreover the threat of bushfires remains an area of concern for many Campbelltown residents (Resilience Community Survey, 2020).



Data sources: Australian PV Institute (APVI) Solar Map, funded by the Australian Renewable Energy Agency, accessed from pv-map.apvi.org.au. Data is updated annually.

COVID-19: COVID-19 continues to cause considerable disruptions both locally and globally, with Greater Sydney entering another lockdown from late June 2021. In Greater Sydney, COVID-19 has had negative impacts on a number of domains, including the economy, education, job

security and financial stress, work arrangements, physical and mental well-being, travel and leisure, and social isolation (Deloitte, 2020; Greater Sydney Commission, 2020). COVID-19 has influenced Council progress against some of the CSP Outcomes. For example, some face-to-face community events have been postponed or delivered in different ways (e.g., online). However, along with our partners and community members, we have successfully adapted to continually provide services for the Campbelltown community. We provide further information on the impacts of COVID-19 throughout this Report.

It is important to acknowledge some of the positive outcomes of the COVID-19 pandemic. For example, there has been a strong sense of community spirit, kindness, and generosity throughout the pandemic (Deloitte, 2020). Working from home has enabled many individuals to spend more quality time with their loved ones, and also engage in healthy habits (e.g., regular physical activity) (Deloitte, 2020). Furthermore, technology has provided opportunities for people to stay connected in different ways during lockdowns and social distancing measures (Deloitte, 2020).

Council's Progress 2017-2021

In the remainder of this Report, we summarise Council's progress against CSP vision, outcomes, and indicators. The CSP indicators were developed to assist in measuring our progress towards delivering the outcomes of the CSP, and these are reported on every 4 years. These indicators were adopted by Council on 27 June 2017, and have been measured in this report using data collected by Council, government and/or community based agencies.

In delivering these outcomes, Council is committed to leading the way in areas where it has a significant role and responsibility, and advocating on behalf of the community in areas that are not the responsibility of Council. By working together, we can drive a positive future for Campbelltown for the next generation and beyond.

Campbelltown 2027 guides the strategic direction and service delivery of Council as we work together to create 'A City designed for ambition, innovation and opportunity'. Council currently addresses the strategic direction of Campbelltown 2027 through the following 40 service profiles.

Waste and Recycling Waste Recycling and Management City Cleansing	Roads, Parking and Transport Traffic and Transport Management Local Roads
Open Space and Recreation Sporting Grounds and Venues Leisure Services Open Space and Natural Areas	Libraries, Arts and Culture Cultural Services Libraries and Community Learning
City Planning and Amenities City Planning and Development Building Assessment and Certification Infrastructure Delivery	City Growth, Investment Tourism Strategic Property City Growth and Strategy City Marketing and Economic Development

Community Events and Education Community Events and Activation Social Planning and Partnerships Education and Care Services Place and Project	Environment Protection Planning for the Environment Stormwater Management Sustainability and Resilience
Health Safety and Regulation Enforcement of Regulations and Animal Control Healthy Lifestyle Services and Information Community Safety Emergency Management	City Governance and Administration Executive Services Councillor Support Financial Services Governance and Risk Management People and Performance Information Technology Customer Service Council Communications Information Management Asset Management Corporate Planning Community Engagement Project Management Property Services

Outcome One: A vibrant, liveable city

Goals:

- our community is able to celebrate its diversity, make a contribution to, and enjoy the lifestyle opportunities offered by our city
- our city is a place where people want to live – it is creative, innovative, vibrant and resilient
- it is a city that is designed for people, with easy access to high quality housing, services, amenities and open space
- it is a community where people feel safe, socially connected and included. We celebrate our rich heritage and diversity, and respect our strong ties to Aboriginal culture
- our people enjoy the lifestyle offered by the city – a city which is a destination of choice.

Strategies:

1.1	Provide opportunities for our community to be engaged in decision making processes and to access information
1.2	Create safe, well maintained, activated and accessible public spaces
1.3	Ensure that Campbelltown is an inclusive city
1.4	Provide and support exciting and curious events and festivals for the local community and visitors
1.5	Host and promote major sporting events, showcasing our city's sporting facilities and encouraging community participation in sport and recreation
1.6	Foster a creative community that celebrates arts and culture
1.7	Promote the city's history, with strong respect to our Aboriginal and Torres Strait Islander history
1.8	Enable a range of housing choices to support different lifestyles
1.9	Create places where people feel good, are likely to stay, to return to and tell others about their experiences

Council Indicator 1.1 - Increased participation in decision making by the community

Council encourages the community to actively participate in Council decision making through attendance at Council meetings. Throughout the Council term, 83 speakers have addressed Councillors at formal Council meetings to express their views on matters of interest for consideration.

A number of initiatives have been implemented to make it easier for the community (especially underrepresented groups) to participate in Council decision making. For example:

- Council began livestreaming its meetings from February 2020. Since February 2020, livestreamed Council meetings have been viewed 394 times
- Since 1 September 2020, Council has published recordings of Council meetings on Council's website for on-demand viewing. This has enabled community members to watch the recorded meeting and hear debates. On-demand recordings of Council meetings have been viewed 186 times.

Council Indicator 1.2 - Achievement of activities outlined in the Disability Inclusion Action Plan (DIAP)

The inaugural Disability Inclusion Action Plan was launched in 2018, following extensive community and sector consultation. This Plan includes commitments to create a city that meets the changing needs and expectations of our community, and provide education, professional development and policy development to build a knowledgeable, resourceful and accessible community.

Council has delivered the following activities from this Plan:

- International Day for People with Disability
- a public art mural project at Apex Park (partnership with Campbelltown Arts Centre and the Little Orange Project)
- sensory workshops – e.g. for older people living with dementia (in partnership with Australian Botanic Garden at Mount Annan)
- disability forums and events – e.g. Bicycle Education Centre event with access to a specialist disability equipment provider for adapted bicycles
- 'Feel the Beat' – our first ever music festival for young people living with disability
- Little Orange 'BIG PARTY' at the Campbelltown Arts Centre's (CAC) 30th Anniversary.

In addition, Council renewed parking patrol agreements with the Village Centre at Ingleburn and Campbelltown Mall to regulate the use of mobility parking spaces. During the COVID-19 pandemic in 2020, CAC delivered Little Orange workshops online for Western Sydney artists with disability. Council has also partnered with stakeholders to create all-inclusive "Livvy's Place" play spaces in Willowdale and Glenfield. These spaces are designed for people of all abilities.

Council Indicator 1.3 – Aboriginal history, heritage and participation is considered in the planning of all projects

Council launched the first Reconciliation Action Plan and developed Our Voice Our Place – Aboriginal Interpretation Strategy, to ensure an Aboriginal perspective and design integration in the public realm. The following activities have been delivered through these plans:

- a temporary yarning circle (in Mawson Park) for the community to take part in conversations with local Aboriginal Elders, leaders and young people about the past, present and future
- community input into the design of the Campbelltown 2020 Yarning Circle (permanently located in Koshigaya Park). The yarning circle is for all Aboriginal and Torres Strait Islander peoples and non-Aboriginal people to use and share
- council has worked collaboratively with our Aboriginal community to include Dharawal language in several public spaces across the local government area, such as the Yarning Circle, Council's forecourt, at "On Q", and some of our parks.

Furthermore, Council has provided local schools with locally bushtucker native trees, shrubs, and grass species to plant on their school grounds. This initiative aims to promote traditional Dharawal culture and connection to country. Over the past 5 years, Council has supplied 175 participating Primary and High Schools with 8,718 bush tucker species along with education material and curriculum-linked lesson plans to maximise educational outcomes.

Council Indicator 1.4 – A housing strategy is adopted and results analysed and published once implemented

A Housing Strategy was prepared in accordance with the guidelines of the Department of Planning, Industry and Environment (DPIE). This strategy was placed on public exhibition, and – following revision – endorsed by Council on 29 September 2020. The Strategy was approved with conditions in July 2021.

Council Indicator 1.5 – Visitation rates at major attractions increase as a result of activation initiatives

Council is continually monitoring and improving initiatives across Council services to increase visitors to Campbelltown. For this term, the Campbelltown Stadium recorded over 255,000 tickets sold to events and hosted 50 national or international sporting events including:

- 2017-2019 – Pacific Island International Rugby League
- 2017-2021 – 18 National Rugby League matches and 15 A-League matches
- 2020 – The Asian Football Confederation Women's Football
- 2020/21 (commencing) – Campbelltown Sports Stadium became the home ground for Australia's newest professional sporting team, Macarthur FC, who compete in Australia's National football league, the A-League.

Council Indicator 1.6 – Achievement of activities outlined in the social strategy

In 2018, Campbelltown endorsed the Resilient Sydney Strategy and committed to delivering actions to build our community's resilience. The Strategy is a high level document that covers the 33 metropolitan councils of Greater Sydney, and Council has committed to developing a localised resilience plan.

Utilising existing social research and leveraging Council's partners, Council developed and implemented several programs and projects. These activities have encompassed: Council's zero tolerance approach to domestic violence; community health and well-being; providing funding towards community-led programs for seniors, Indigenous community, youth, and disadvantaged community groups.

Council Indicator 1.6 - Customer satisfaction survey results

The 2018 Community Satisfaction Survey was completed by more than 600 residents aged 18 years and over.

The community's overall satisfaction with Council was 3.8 out of 5, which has been stable since 2015. The survey provided valuable insights regarding what residents were satisfied with, and areas for improvement.

Governance and community engagement:

- residents are generally satisfied with the way Council interacts with them
- residents agree that Council provides adequate information for the community
- residents agree less that Council provides an opportunity for the community to participate in decision making on matters that are important to them.

Council management:

- residents are satisfied with Council's organisational skills in providing services and their efforts to satisfy the needs of the community
- residents are less satisfied with Council's effectiveness in understanding community expectations and the use of rates.

The Community Satisfaction Survey identified the following advantages and vulnerabilities relating to Council's service provision:

Council's strategic advantages:	Council's key vulnerabilities:
Domestic garbage collection Protection of scenic areas Swimming pools and leisure centres Festivals and major events Encouragement of recycling Healthy lifestyle opportunities Protecting heritage values and buildings Maintenance of local parks and gardens	Development assessment and approvals Encouragement of local employment Environmental and sustainability initiatives Road maintenance Litter control and rubbish dumping Community safety and crime prevention Creating a beautiful city and surrounding areas Support for aged persons

The overall satisfaction among the Campbelltown community is higher relative to the average result for comparable councils in NSW. Council's benchmark rating of 72 out of 100.



Community Indicator 1.7 - The community reports satisfaction with the level of engagement provided to be part of the decision making processes for the strategic planning of the city

The 2018 Community Satisfaction Survey indicated that local residents are generally satisfied (as reflected by a satisfaction score of 3.5 out of 5) with the way Council interacts with them.

In 2019, Council developed a Community Participation Plan (CPP) to make opportunities for the community to participate in planning decisions easier. The CPP encourages participation in the planning system, and sets out how and when community members can participate in particular aspects of the planning system (eg plan making and development assessment).

Extensive community engagement was also undertaken, along with targeted discussions with key stakeholders, in regards to the following key strategic tasks:

- Reimagining Campbelltown City Centre Master Plan
- Campbelltown Local Strategic Planning Statement
- The review of Campbelltown Local Environmental Plan 2015
- Campbelltown Local Hosing Strategy
- Campbelltown Economic Development Strategy
- Campbelltown Strategic Review of Employment Lands.

Community Indicator 1.8 - Community reports satisfaction with events through satisfaction survey

Council has delivered a diverse public events program that provides people of all ages and abilities with opportunities to engage in workshops, activities, celebrations, and entertainment throughout each year. As an example, Council is trialling a new initiative called 'On Q', which aims to create and celebrate a vibrant shared people place in the heart of Campbelltown's City Centre.

As part of 'On Q', Council has held many events that have been well received by the community. Some examples are summarised below.

Christmas On Q Markets - lunch time pop up artisan markets

- 400 attendees over the 3 markets
- 42 attendees reported that they would like to see more markets like this, although some indicated they expected the markets to be bigger.

Kids On Q - kids creative school holiday workshops

- 323 attended over the workshop series (including parents and school aged children)
- 100 per cent attendees were satisfied with the activation, 0 reports of dissatisfaction.

Twilight Workshops - Artisan/craft maker workshops

- 51 attendees
- each workshop was booked out, waiting lists were needed
- 100 per cent reported satisfaction with the workshops (each attendee was consulted for feedback through conversation at the workshops)

Community Indicator 1.9 - Campbelltown's Aboriginal Community reports stronger recognition, and consideration through Council activities

Council facilitates the Campbelltown Aboriginal Community Reference Group (CACRG) to ensure ongoing and consistent engagement, consultation, and feedback from Aboriginal and Torres Strait Elders and leaders within the group. Through this Reference Group, Council ensures Aboriginal perspectives are recognised, addressed, and respected through all our activities. For example:

- Over 250 Aboriginal and Torres Strait Islander community members provided input into Our Voice Our Place – Aboriginal Interpretation Strategy. Local Elders and Leaders praised the document and the recognition it places on Aboriginal cultural values.
- The Reference Group, and broader Aboriginal community provided input at consultations for Reimagining Campbelltown as well as theming and design of the Western Sydney City Deal Liveability Project – “The Billabong”.
- Aboriginal perspectives and inclusion have been addressed through the Festival of Fishers Ghost, International Women’s Day, Youth Week, Seniors Week and On Q.

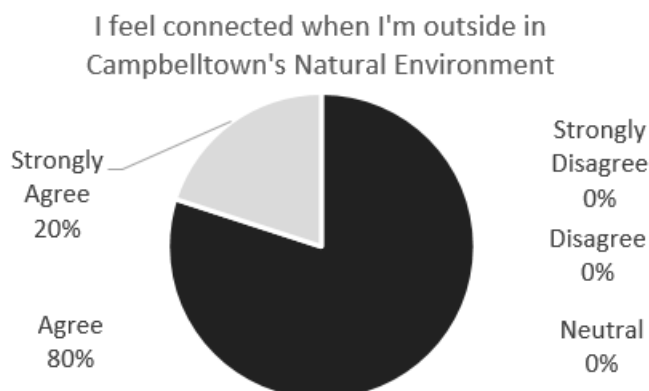
Feedback from the Reference Group and the broader Aboriginal and Torres Strait Islander community has been positive, and the community has commended Council’s inclusion of Aboriginal and Torres Strait Islander communities and culture. For example, one community member stated:

“I have been fortunate to have had experiences with other local councils in terms of their Aboriginal reconciliation journey, and Campbelltown demonstrate this commitment through their action every day. Great staff receiving great leadership delivering exceptional outcomes for Aboriginal people, ever respectful and making our community a beautiful place to live and work.”

Community Indicator 1.10 -The community reports a feeling of connectedness and vitality through activated public spaces

A Wellbeing Survey conducted with a small sample of the community in 2020, reported that 100 per cent strongly agree or agree that they feel connected when outside in Campbelltown’s natural environment. Respondents also found that spending time in nature assisted with stress reduction and helped them feel inspired and enthusiastic.

Furthermore, as noted above, initiatives such as ‘On Q’ have been implemented with the aim of activating and building connectedness with public spaces.



Community Indicator 1.11 -The community reports a strong connection with arts and cultural activities, and are able to participate freely

Campbelltown Arts Centre attracts over 200,000 visitors per year and delivered a contemporary arts and cultural program that engaged diverse audiences and participation from Campbelltown local government area and beyond.

The CAC annually delivers a series of exhibitions, contemporary performance, dance and music programs that feature work created by local and international artists. For example:

- Council partnered with a range of organisations to present our program including Sydney Festival, Biennale of Sydney, Western Sydney University, 4A Gallery, Museum of Contemporary Art, Art Gallery of NSW and the Museums and Galleries NSW, in addition to many schools, community groups and local businesses
- Council delivered a diverse public program that offered people of all ages and abilities to creatively engage in workshops, educational activities, tours, forums, presentations and artist talks
- Council delivered programs that supported the development of new work, creating opportunities for emerging artists to develop their skills, increasing engagement with Aboriginal and Torres Strait Islander people, culturally and linguistically diverse communities, young people and people living with a disability
- CAC engaged artists and communities on-site and through digital platforms
- A number of outreach programs and projects have also been undertaken in collaboration with Council partners to integrate art and creative practice in public spaces across the LGA.

Outcome Two: A respected and protected natural environment

Goals:

- our people embrace the city's natural surrounds and see it as a unique point of difference
- we work together to ensure development in the LGA is approached in a sustainable manner, and that our natural assets, bushlands and waterways are treated with respect
- our community is engaged and educated on the benefits of managing and accessing open space
- we protect biodiversity conservation, our visual landscape and our heritage values, and recognise the importance of creating a sustainable and resilient city for future generations.

Strategies:

2.1	Implement and advocate for initiatives that conserve the city's natural environment
2.2	Activate the city's natural bushland and open spaces, fostering enhanced community stewardship of these areas
2.3	Promote and educate our community on sustainable practices and encourage practicable take up of more sustainable life-choices
2.4	Conserve and care for our city's biodiversity
2.5	Plan for and ensure that development in our city is sustainable and resilient

Council Indicator 2.1 – Measured positive environmental impacts as a result of environmental initiatives

Our environmental initiatives have included:

- Bushcare Volunteer Program – this connects community with our local environment through hands-on conservation activities that aim to create environmental stewardship at key bushland reserves within the LGA. Since 2017, Bushcare groups have worked at 13 sites, with 1,667 participants with 5,647 volunteer work hours completed. Volunteers have planted 4,100 trees, shrubs and grasses and removed 197 bags of weeds and 160 bags of rubbish across 6 ha of bushland.
- Multiple Bush Regeneration Projects:
 - Strategic Koala Habitat Restoration at Macquarie Fields and Ingleburn, has involved rehabilitation of 4.2 ha land including site preparation, fencing and planting of 15,250 koala habitat trees. To assist with tree plantings a Koalatown Tree Planting Event was undertaken in August 2020, which involved 93 local residents planting 1,000 trees at the site.
 - Smiths Creek Reserve. This has focused on enhancing critically endangered Shale-Sandstone Transition Forest in the reserve, local core koala habitat. Contractors have undertaken 3,651 hours of work, targeting weed infestations along 4.2 km of creek-lines across 12ha of land.
 - Fifth Avenue and Loftus Reserves, Macquarie Fields (located upstream of Simmos Beach Reserve). This has involved weed removal, drainage improvements and revegetation of 2,500 trees and shrubs along a 2km length of creekline and 4.14 ha of riparian land. The project has involved 273 community members in 19 events including community days to plant trees and collect rubbish within the reserves.

- Controlling Priority Weeds. Annual surveillance activities cover 129 km of major roadside, 35 km of drains, creeks and rivers, 200 private properties, as well as public recreation areas, markets and businesses. The project also facilitates a range of on-ground control projects including:
 - Control of Alligator Weed
 - over 45 km of waterway in the Nepean River catchment twice per year in partnership with Camden Council and Wollondilly Shire Council
 - over 52 kms waterway in the Georges River catchment twice per year.
 - Detection and control of Frogbit (state prohibited plant) in the Georges River in 2019 and an on-going partnership with Liverpool Council to achieve eradication.
 - Detection and control of 4 other new incursions of high priority weeds, including Ming Asparagus Fern, Climbing Asparagus, Skunk Vine and Water Poppy.
 - On-going control of Boneseed, Cats Claw Creeper, Green Cestrum and Tiger Pear to eradicate and/or contain these highly invasive plants.
 - Monitoring, detection of multiple online sales and confiscation for Prickly Pear species and cultivars, Asparagus weeds, Water Hyacinth, Frogbit and Water Lettuce.
- Benchmarking Heat across Campbelltown. A Western Sydney University study examined the distribution of heat across the Campbelltown LGA. As part of Council's natural area programs, a total of 21,600 trees were installed to provide benefits to biodiversity and to reduce urban heat island impacts.
- A Breathing Wall was installed at Campbelltown Station to assist in cooling the surrounding area, reduce noise, provide habitat for insects and butterfly's, and remove pollutants from the air. The Breathing Wall contains 160 modules and over 1,200 plants.
- Cool Seals. Council piloted a product that has been demonstrated to reduce surface temperatures by up to 14 degrees Celsius on average. This will be applied to 2 existing car park surfaces - H.J Daley Library carpark and the Council staff carpark, south side. Temperature sensors and monitoring equipment have been installed at the H.J Daley Library to identify the impact of the product.
- Council is partnering with Sydney Water to improve water efficiency across our local businesses and residential strata community. As part of the Program, Council will engage with 50 high water consuming businesses and residential strata properties, to achieve a reduction of 150 kilolitres of implemented water savings per day.

Council Indicator 2.2 - Activation initiatives achieved that result in natural spaces being used differently and more frequently

In 2017 Council engaged a consultant to prepare the Review of Bushwalking Tracks and Associated Facilities in Campbelltown Report. The report included a detailed assessment of Councils key bushland reserves, and provided recommendations for trail upgrades, signage, and facilities to encourage activation and increased community use.

In 2019, Council completed the first project as part of the review at Simmos Beach Reserve through funding from the NSW Government (combined project value of \$120,000). The project consisted of upgrades to entrance, trail head and way finding signage, landscape improvements throughout the reserve, and upgrades to trails including stairs and bridges. The project was delivered in partnership with James Meehan High School, with local schools students participating in the naming of the bushland trails as part of the project.

Council Indicator 2.3 - Number of education programs run by Council

Council has delivered a number of environmental education programs, including:

- Citizens engage with heat. Council partnered with the University of NSW to provide the community with tools to better understand and respond to urban heat.
- Thrive: Ideas to Inspire. This was a series of free community talks focused on sharing, showcasing and celebrating ideas that drive positive change.
- School Environmental Education Plan. This Plan supports a number of environmental education programs to promote biodiversity, sustainability and environmental awareness within schools, and encourages students to enhance their stewardship of the local environment. The EEP provides for 12 themed excursions/incursions that are available to early learning, primary school and high school students and engaged 5,353 students in 132 workshops during 2019-2021.

Council Indicator 2.4 - Achievement of actions as outlined in the sustainability strategy

- Renewable energy - Council has joined 17 other councils to assist with mitigation of volatile prices for electricity and gas (estimated cost savings are greater than \$1 million across a 3-year period). Council also now sources 20 per cent of its entire electricity portfolio from Moree Solar Farm, providing significant cost savings, reducing carbon emissions and supporting investment into the renewable energy industry in NSW.
- Solar network - Council has installed more than 2,000 solar panels on its large electricity consuming facilities; the panels will provide an annual projected generation of over 740,000 kWh of renewable electricity.
- Energy and water efficiency audits and upgrades - Council undertook efficiency audits at its top energy and water consuming facilities. The audits identified poor performing and resource intensive mechanical equipment, inefficient lighting and leaks, with opportunities included in Council's proactive and reactive maintenance program.
- Transitioning to net zero - Council has committed to transitioning its operations toward net zero emissions. Council commenced an analysis of the greenhouse gas emissions associated with its activities, and is currently identifying emission reduction pathways required to achieve net zero.
- Towards a Greener Fleet - Council purchased its first Electric Vehicle, a Nissan Leaf, to replace a petrol vehicle used to conduct regular inspections across the city. This is the beginning of a longer term transition strategy to adopt the most environmentally conscious fleet possible.

Community Indicator 2.5 - Participation in education programs run by Council

Council successfully engaged 5,353 early learning, primary school and high school students in 132 workshops during 2019-2021 including:

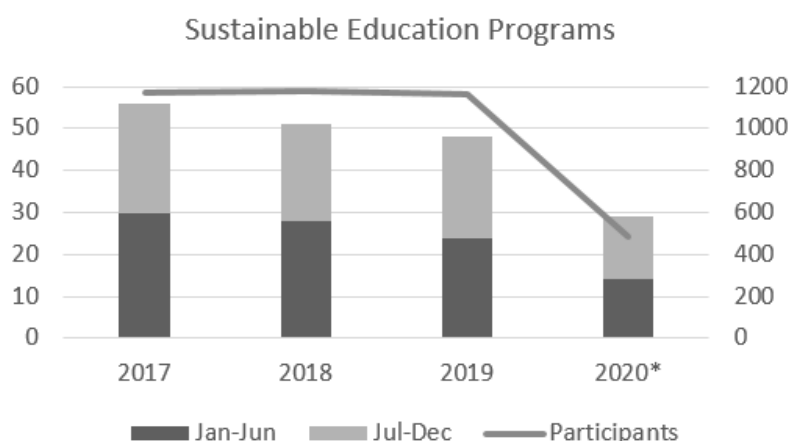
- Junior Ranger - A program for children aged 5-12 years to get dirty, catch bugs, explore waterways and be a wildlife detective
- Wild about Wildlife Education - A school program to spot koalas in Smiths Creek Reserve, at Leumeah
- Amazing eco-art - Workshops to look at the world of mini beasts and how to attract and house tiny living things before creating a recycled bug hotel for them. At the end of the workshop all participants took the bug hotels home to hang in their gardens.

Community Indicator 2.6 - Reported changes in sustainable practices as a result of education programs run by Council

Council has engaged the Macarthur Centre for Sustainable Living to facilitate community education and upskilling workshops on issues related to waste avoidance and home composting. The workshops aim to provide the skills and knowledge to reduce waste generation and ultimately live more sustainably.

Common themes of the workshops include:

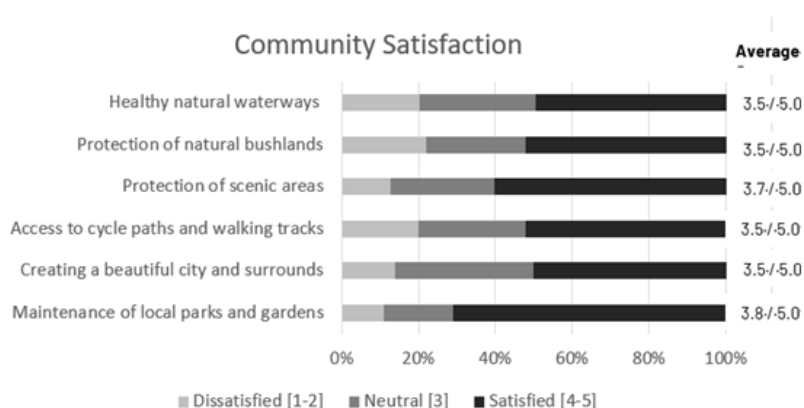
- composting and worm farming (food waste reduction)
- garden to table cooking – range of themes (waste reduction by growing your own food)
- cooking workshops – with a focus on food waste reduction;
- plastic free cooking and living (waste reduction)
- school holiday workshops around composting, worm farming, cooking to reduce food waste and waste in general and plastic art (where recycling of plastics is discussed)
- seasonal gardening – support growing your own to reduce waste.



* The number of education programs delivered in 2020 was comparatively lower than previous years due to the impacts of COVID-19.

Community Indicator 2.7 - The community reports more opportunities to access well activated natural and open spaces

The 2018 Community Satisfaction Survey identified the community's satisfaction (on a scale from 1: dissatisfied to 5: satisfied) with services and facilities provided by Council such as our natural areas and open spaces. These responses indicate low community dissatisfaction with these areas.



Outcome Three: A thriving, attractive city

Goals:

- we are a city that encourages and supports the development of the local economy through business innovation and growth
- our city attracts professional organisations which provide a range of employment opportunities for our people
- we are a destination which makes the most of our city's natural and man-made assets to build on the experience that is Campbelltown
- our people are engaged in ongoing conversations about matters which affect our city, to ensure Council activities align with its strategic direction and the city's assets are managed strategically and sensitively
- we embrace change and look to support the creation of new economies to build the resilience of the city.

Strategies:

3.1	Support the resilience, growth and diversity of the local economy
3.2	Ensure that service provision supports the community to achieve and meets their needs
3.3	Become an innovative city where advances in technology, creativity and community participation are nurtured and embraced
3.4	Retain and expand existing businesses and attract new enterprises to Campbelltown, offering opportunities for a diverse workforce including professional, technology and knowledge based skills and creative capacity
3.5	Support for new education opportunities that match workforce skill sets with emerging economic needs underwritten by creative entrepreneurship and innovation capacity within the local community
3.6	Develop tourism opportunities and promote Campbelltown as a destination
3.7	Public funds and assets are managed strategically, transparently and efficiently
3.8	Provide strong governance for all Council activities

Council Indicator 3.1 - Master plans for new and existing precincts have commenced and are achieving outcomes for the city

The Reimagining Campbelltown City Centre Plan was adopted by Council. The Plan sets out the foundations for the reimagining of Campbelltown City Centre, in acknowledgement of the key strategic centre's position as a metropolitan cluster city, servicing the broader Macarthur region. More detailed work has commenced on the City Centre Place and Experience Plan and the City Centre Design Framework.

A master plan has been prepared for Ingleburn CBD and is being further refined and advanced through the undertaking of required studies. A master plan has been prepared for Minto which has received a positive gateway determination. Master planning for the Gilead and Menangle precincts is continuing, with the Glenfield Precinct being exhibited by DPIE. The Glenfield Precinct Planning delivers the Glenfield Place Strategy, which will accommodate up to 7,000 new homes, 2,900 new jobs, additional playing fields, and a future for Hurlstone Agricultural High School. The Glenfield Precinct Plan was approved by the Minister for Planning and Public Spaces in July 2021.

Council Indicator 3.2 - Service reviews are completed and initiatives are planned to ensure service provision meets the needs of our changing city

A Business Excellence Unit was established to support the business to conduct service reviews and business improvements.

A suite of continuous improvement tools and resources has been developed, as well as an internal operational process efficiency 'Reach Out' program. The program was open to all service areas with 'just in time' process training to help understand and map their current processes and identify improvements. The 'Reach Out' program involved facilitation of process mapping workshops in which a total of 50 processes were mapped with 135 people trained.

During 2021, Service Assessments were undertaken on 4 services (as identified by Directors) using the Australian Business Excellence Framework and assessment tool with leaders to inform service improvement initiatives for the future. The assessments were also undertaken as a precursor to inform Leadership decision making in relation to development of a Service Review Program.

In 2021, Business Excellence delivered training to Leaders on the Australian Business Excellence Framework and Continuous Improvement tools such as Plan-Do-Check-Act to support planning and implementation of service improvement initiatives.

Council Indicator 3.3 - Support the capacity of businesses to establish and become successful

Council has been involved in the following initiatives:

- provided/promoted/hosted about 400 business development and learning opportunities for local businesses
- established a monthly business e-newsletter, which has more than 900 subscribers. The e-newsletter provides news and progress about Campbelltown, information on major projects, upcoming events, training opportunities, business success stories, and more
- assisted and promoted State and Federal Governments Grants to address the economic and social impact of COVID-19, and link the local business community with support through Business Connect and Service NSW. During this period, many businesses successfully pivoted their business models to ensure their viability
- internally, work is continuing on the customer journey for investment and business enquiries, to ensure that potential leads are taken through the machinations of investment with a positive experience from beginning to end.

Council Indicator 3.4 - The city is able to provide a diversity of tourism opportunities

The Campbelltown Destination Management Plan was endorsed in 2018. This plan identifies opportunities to sustainably grow Campbelltown's visitor economy and assist in positioning the city as the economic, lifestyle and cultural hub for the greater Macarthur region. Focus areas included activating the Campbelltown CBD, growing destination events, and stronger profiling of the city. These focus areas align with Reimagining Campbelltown, and aim to drive positive experiences for visitors and residents.

Implemented activities include the development of a new Visit Campbelltown website to showcase the city's offering and the creation of a Virtual Reality experience to take Campbelltown 'on the road'. The city's visitor experience offering is promoted regularly through online tools, particularly social media. Access to the natural environment is also coveted by the community, with a range of popular tours regularly organised through the Dharawal National Park.

Campbelltown won the licence for a team in the A League football competition from the 2020/2021 season. Macarthur FC has subsequently generated global exposure from international media outlets and online social media users.

Council Indicator 3.5 - Achievement of actions outlined in the economic and city branding strategies

The Campbelltown Economic Development Strategy (EDS), developed alongside the Reimagining Campbelltown City Centre Masterplan, was endorsed by Council in 2020.

Business development program – we have successfully grown the program, types of learning offered and participation numbers over the last 4 years. On average, more than 70 programs are offered each year across a variety of providers with more than 1,200 participants.

Collaborative partnerships –

- Business Development Centre Macarthur and Western Sydney Business Centre (e.g. provision of business workshops and scholarships)
- Western Sydney Investment Attraction Office (through the City Deals program)
- Regional Development Australia, Business Western Sydney, Campbelltown and Ingleburn Chambers of Commerce, Western Sydney University, TAFE NSW, University of Technology Sydney (advocacy and program activity)
- Western Sydney Business Connection (strategic business events and procurement partnership opportunities)
- Ingham's Medical Research Centre and CSIRO (educational opportunities for local students in STEM related fields).

Strategic city marketing –

- marketing at high level business events such as State of the Cities, Boomtown, Catalyst West and Western Sydney Airport investment forums
- appearances in high level business publications such as Forge and CEO Magazine
- displays at national conferences and expos such as Australian Healthcare Week, Urban Development Institute of Australia and Ingham's Medical Research Institute Showcases.

Local business marketing -

- “We Are Campbelltown” documentary series introduced the people, heart and soul behind some of our local businesses. This had a campaign reach of more than 61,000 people on Facebook, with 520+ likes, 140+ comments and more than 120+ shares. There were more than 19,000 listens on Spotify and 44,390 video views on news.com. The Average dwell time of 2.25 minutes on Time Out editorial (almost double their standard dwell time).
- OWN IT Local Support Program showcased our unique local businesses to the community, and encouraged the community to support them by shopping and supporting local. OWN IT spotlighted a different local business every day on Council’s social media channels, and encouraged community support of local businesses. There was considerable social media engagement with “OWN IT”, as reflected by more than 170,000 Facebook posts.

Community Indicator 3.6 - The community reports that they have been adequately engaged in decision making on new precincts, developments and infrastructure plans

COVID-19 has led to changes in how Councils can provide information to the public. For example, the DPIE has provided Councils with a direction on how they should comply with planning legislation when dealing with public notification and exhibition of development applications and proposed planning controls and agreements. Accordingly, Council updated its Community Participation Plan to be consistent with new planning legislation and so that Council can continue to lawfully process development applications. The amended community participation plan now requires notification of certain development applications, draft plan amendments, new plans or planning agreements to be published on Council’s website and a link provided to view documents.

Community Indicator 3.7 - Existing businesses are supported and have the opportunity to participate in training and networking programs

A range of initiatives and programs were delivered to support existing businesses, and upskill them in areas including digital marketing, financial and business planning and customer service. During the early stages of COVID-19 (April-June 2020), more than 100 online development opportunities were provided to local businesses. Networking opportunities were also provided through the Campbelltown and Ingleburn Chambers of Commerce, Western Sydney Business Connection, and Business Western Sydney.

In October 2020, a Campbelltown chapter of the Southern Strength manufacturing network was established. Almost 200 businesses attended the first two events, and the chapter has been popular among the local manufacturing industry. Local businesses also participated in CSIRO Generation STEM program between 2019 and 2021. This program encouraged local year 9 and year 10 students to undertake STEM-related subjects in senior high school, and future employment pathways.

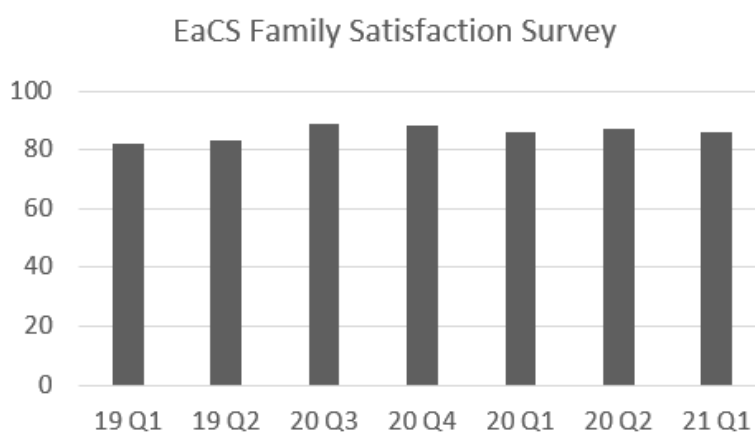
Community Indicator 3.8 - The community reports greater accessibility to a broader range of study and training options within the city

Council has developed partnerships to connect with stakeholders who can provide opportunities for local people to access a range of study and training options:

- establishment of Productivity Bootcamp in Campbelltown in 2020 to provide young people access to basic construction training, life skills development and further employment
- connecting with local organisations (e.g., MWLP and Superior Training Centre) to provide and promote opportunities for upskilling and reskilling
- working with the Western Sydney Investment Attraction Office to ensure the needs of the local community are considered in programs managed by the Department of Education (NSW Government) and the Department of Education, Skills and Employment
- active participation in the Campbelltown Health and Education Precinct Partnership (CHEP). One of the primary objectives of CHEP is to improve access to jobs for local people, enabled by local education and training that aligns with the current and future skill requirements of local employers. Current actions include the development of an integrated education pathways strategy and program – from early childhood through primary, secondary, tertiary, vocational and ongoing/micro-credentialing with links to employment opportunities (and employers).

Community Indicator 3.9 - Community reports satisfaction with service provision through satisfaction surveys

Council education and care services (including child care) have been surveying attending families since 2019. As shown below, satisfaction with these services has been consistently above 80 per cent.



Our libraries continue to provide innovative service to the community:

- 1,743,531 loans of items
- 2,098,814 people visited branches
- 82,305 people attended programs
- 275,264 computer hours booked
- 312,713 connections to library Wi-Fi.

The Library Strategic Plan 2018-2038 (Connect, Create, Learn: Our Future is Limitless) was endorsed in 2018. The Plan was informed by considerable community engagement, with 829 survey responses and 1,004 people engaged at outreach Pop Ups. Key deliverables from the Library Strategic Plan included:

- development of non-traditional collections such as Cake Tins, Sewing Machines and Discovery Kits
- establishment of a Pop Up Library which appeared in shopping centres and at outreach events
- Refurbishment of libraries to create new spaces to accommodate different library functions.

During 2020 and 2021, the Library provided programing and support to people online during the COVID-19 pandemic. Staff connected with the community through regular phone calls to vulnerable members, continuing to deliver the Home Library Service (with the support of the Compliance team) and a click and collect service. The Library made sure that people who were isolated still had access to information and resources during this time.

Our Visitor Information Centre launched the Koala Room that provides information about the Campbelltown Koala population and encourages residents and visitors to be 'Koala' aware when they are on the roads. The Centre continues to operate successful group tours and Dharawal walks in conjunction with NSW National Parks, with the revenue from these tours going directly to the guides.

Outcome Four: A successful city

Goals:

- we are a modern, forward thinking, connected city
- we have built on our history and character, and shaped a city which transforms in line with its community and its needs
- our people value a balance between the built form and open space, and are kept informed of infrastructure delivery, including better health and education infrastructure and services
- our city and our people are connected through strategic road networks, transport systems and pedestrian facilities
- Council strategies are developed in line with the draft South West District Plan and complement State Government plans for the city
- our city is reinvigorated – it is a city where people choose to be.

Strategies:

4.1	Advocate and plan for enhanced connectivity, accessibility and movement within, to and from our city through improved public transport, road and traffic management infrastructure, cycling and pedestrian movement
4.2	Support and advocate for infrastructure solutions that meet the needs of our city and which pay an economic and liveability dividend
4.3	Responsibly manage growth and development, with respect for the environment, heritage and character of our city
4.4	Maintain and create usable open recreational spaces that set our city apart from others
4.5	Work in partnership with the State Government to achieve positive planning outcomes
4.6	Plan and invest in the revitalisation of Campbelltown-Macarthur CBD, Ingleburn and other town centres

Council Indicator 4.1 - Submissions and representations are made to the State and Federal Government to support the success of the city

Council makes significant submissions and representations to the State and Federal Government on a variety of matters:

- In November 2016, Council responded to the NSW Government's call for comment on the Western Sydney Rail Needs Scoping Study Discussion Paper. This has established on-going communication and representation about the possibility of linking the Campbelltown LGA to the new airport in Western Sydney.
- In late 2017, Council made a significant and detailed submission to the Greater Sydney Commission about the draft plans for the Sydney Region and for South Western Sydney. This submission aimed to raise the profile of the Campbelltown LGA, its strategic role and the importance of connecting our city to future economic and educational opportunities at the Western Sydney Airport and the surrounding airport city (the Aerotropolis). It also emphasised the importance of improving liveability, access to jobs and productivity, creativity and innovation, social justice and equity, environmental sustainability and resilience.
- In mid-2020, Council made a submission to the NSW Upper House Inquiry on South West Sydney Health and supported the submission with representations to the Committee on the inequality of health funding in our region.
- Council successfully advocated to the Greater Sydney Commission to have Glenfield included within the Place Infrastructure Compact study area so that government would investigate the cost and sequencing of infrastructure required to support the centre.
- Council has worked closely with the Greater Sydney Commission and key government agencies and departments to prepare the Campbelltown-Macarthur Collaboration Area Place Strategy, which aligns closely with the Reimagining Campbelltown City Centre Master Plan and prioritises key infrastructure initiatives.
- Council has also successfully advocated to the NSW and Federal governments to investigate the feasibility of a Community and Justice Precinct in the Campbelltown City Centre. The development of a Strategic Business Case is underway with involvement from the 3 levels of government.

Council works collaboratively with State and Federal Governments and other local councils to enhance our city, including

- The Western Sydney City Deal that commits to the delivery of 38 commitments across a number of domains: connectivity, jobs for the future, skills and education, liveability and environment, planning and housing, implementation, and governance.
- The alliance of the Western Parkland Councils with Blue Mountains Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly to progress regional issues with NSW and Federal governments.

Council Indicator 4.2 - The achievement of activities as outlined in Council's infrastructure strategies

Road pavement is maintained to a condition based on the overall service index (OSI) for roads. The condition rating required is 1.8 (on a scale of zero to 6) and is based on the following parameters:

- 0 = Newly Constructed – no work required
- 1 = Excellent -- no work required**
- 2 = Good condition - normal maintenance only**
- 3 = Fair (average condition) - some work required
- 4 = Poor condition - renewal required within one year
- 5 = Very poor (critical condition) - urgent renewal required
- 6 = End of Life

The road rehabilitation works carried out between FY2016-2017 and FY2020-2021 included more than 1,628 road segments equivalent 2,361,100m² of roads. Based on the council's pavement management strategy, the council delivered a range of treatments, including key roads below.

- Williamson Road, Ingleburn - Asphalt resheeting
- Saywell Road, Macquarie Fields - Asphalt resheeting
- Blaxland Road, Campbelltown - Asphalt resheeting
- Junction Road, Ruse - Asphalt resheeting
- Railway Parade, Glenfield - Asphalt resheeting
- Gertrude Road, Ingleburn - Microsurfacing
- Stafford Street, Minto - Microsurfacing
- Carrington Circuit, Leumeah - Microsurfacing
- Cleopatra Drive, Rosemeadow - Stabilisation
- North Steyne Road, Woodbine - Stabilisation
- Kellerman Drive, St Helens Park - Stabilisation
- Townson Avenue, Minto - Stabilisation
- Keating Place, Denham Court - Spray Sealing
- Hillcrest Road, Wedderburn - Spray Sealing

Council maintained 105 car parks across the LGA with total area reaching 179,000m² between FY2016-2017 and FY2020-2021. Treatments such as asphalt resurfacing, micro surfacing, pavement reconstruction and spray sealing were utilised to improve the quality of car parks throughout the term.

Council Indicator 4.3 - Open space, passive and active recreational spaces are managed responsibly

Council created an Open Space business unit to provide leadership and direction for the delivery of Open Space for the Campbelltown Community.

Council created an Open Space business unit to provide leadership and direction for the delivery of Open Space for the Campbelltown Community. The following provides a list of completed playspace projects since February 2018 below, broken down by the type/level of playspace.

Local Playspaces

Trotwood Reserve, Ambarvale
Young Reserve, Eagle Vale
Oswald Reserve, Rosemeadow
Thomas Clarkson Reserve, Eagle Vale
Gadshill Reserve, Ambarvale
Spitfire Park, Raby

Neighbourhood Playspaces

Spence Reserve, St Helens Park
Fiveash Reserve, St Helens Park
Ashfield Reserve, Glen Alpine
Mandurama Reserve, Ambarvale
Waminda Reserve, Campbelltown
Byrne Reserve, St Andrew
Lack Reserve, Glen Alpine

District Playspaces

Milton Park, Macquarie Fields
Cook Reserve, Ruse
Eagle Farm Reserve, Eagle Vale

Regional Playspaces

Glenfield Park, Glenfield

Exercise Equipment

Raby Sports Complex, Raby
Cook Reserve, Ruse - under construction
Budbury Reserve, Glenfield

Additional Open Space Projects

Baden Powell Reserve Dog Park, Bradbury
Labyrinth, Hurley Park
Simmos Beach signage and walking track upgrades, Macquarie Fields
Leumeah Pump Track, Leumeah
Rizal Park Toilet Block, Rosemeadow
Redfern Park Toilet Block, Minto

In addition, Council has undertaken many environmental improvements including bush regeneration and weed management works at key reserves including Noorumba Reserve, Rosemeadow, Simmos Beach, Macquarie Fields, Fishers Ghost Creek, Bradbury and Smiths Creek Reserve, Ruse. Projects aim to protect and enhance critically endangered vegetation, improve waterway health and protect habitat for threatened species including the koala.

Council Indicator 4.4 – Master planning is undertaken to deliver the Greater Macarthur Priority Growth Area

The NSW Department of Planning, Industry and Environment (DPIE) is testing a new pilot program, known as the Technical Assurance Panel (TAP), for State agencies, councils and landowners to work together to undertake strategic investigations for precincts. Gilead Stage 2 is the initial precinct to be considered by the TAP, which will inform the requirements for future rezoning applications. Council staff are currently participating in early meetings with the DPIE and other agencies to ensure local issues of strategic importance are considered.

Council Indicator 4.5 – Initiatives to conserve the city's heritage are implemented

Council has continued to provide its grant program for maintenance of heritage listed properties and has also appointed a qualified heritage adviser to its staffing complement to provide advice on all heritage related development applications. There have been 2 significant land and environment court appeals relating to development applications on the site of heritage listed buildings (34 Sturt Street, Campbelltown; 50 Badgally Road, Claymore). In both of these cases the NSW Land and Environment Court decision was to uphold Council's original decision to refuse the applications on grounds including the impact of the proposed development on the heritage item.

Community Indicator 4.6 – The community reports satisfaction with the level of engagement provided to be part of the decision making processes for the strategic planning of the city

The 2018 Community Satisfaction Survey indicated that local residents are generally satisfied with the way Council interacts with them, in terms of governance and community engagement, with an overall score of 3.5 out of 5 being achieved.

During the development of the Reimagining Campbelltown City Centre Masterplan, we engaged with over 1000 community members and external stakeholders. As part of our commitment to deep and authentic community engagement, we produced summary reports of this engagement that were reported back to the community. These reports included summaries of what we heard, what people love about Campbelltown and their ideas for the future. Feedback from the community regarding the engagement program itself was very positive.

Community Indicator 4.7 – The community reports increased satisfaction with the open and recreational spaces provided throughout the city

As indicated in the Community Satisfaction Survey 2018, satisfaction with sporting ovals, grounds and facilities was high with 73 per cent reporting satisfied. This represents an increase in satisfaction relative to 2015. Provision and maintenance of playgrounds scored 3 per cent higher when compared with the external benchmark councils.

Campbelltown's newest regional playspace – Variety Livvi's Place Glenfield – was planned, designed and installed over the Council term. It received a warm welcome when celebrated through social media in 2021 receiving 268 positive comments and 172 Likes. This is indicative of the community's satisfaction with the quality of playspace being provided by Council. Notably, comments about toilets, waterplay, shade and accessibility are no longer as prevalent as they were prior to 2016. Community members continue to express their appreciation of the consultation efforts that have been made when delivering new open space facilities across the city.

Community Indicator 4.8 - The community reports satisfaction with their ability to get around the city as new development occurs

The 2018 Community Satisfaction Survey score of 3.9 out of 5 for access to public transport was the most highly rated service in the group 'city and lifestyle'.

Access to cycle paths and walking tracks rated 3.5 out of 5, and compares favourably against nearby councils.

The availability of parking in the City Centre rated lower at 3.0 out of 5, as compared to 3.1 in 2010 and 3.0 in 2015. This 2018 score is 8 points lower than that achieved in comparable councils.

Traffic and Transport Assessments are undertaken for all planning proposals, including significant development applications. These are publicly exhibited with the respective proposal/application and in about half of significant proposals/applications the issue of traffic is raised by the community. In response, each proponent is required to undertake works to enhance roads infrastructure directly attributable to their development. Additionally, Developers are charged contributions under the Campbelltown Local Infrastructure Contributions Plan to contribute to the upgrade of road infrastructure identified in the plan over time.

Community Indicator 4.9 - The community reports satisfaction over the quality of new development

The 2018 Community Satisfaction Survey identified 'Creating a beautiful city and surrounding areas' as a key vulnerability, achieving a score of 3.5 out of 5. Of the responses received, 14 per cent of respondents were dissatisfied, 36 per cent provided a neutral response, and 50 per cent of respondents were satisfied with Council's achievements and initiatives in this area. This compares to a score of 3.5 in 2010 and 3.6 in 2015. Interestingly, Council's score of 65 was 2 points higher than that achieved in comparable councils.

In 2020, the Campbelltown Design Excellence Panel (CDEP) commenced operation. The objective of the Panel is to increase the focus on quality urban and building design outcomes that meet our community's vision and create great and interesting places for people who live and work in or visit Campbelltown LGA. The Panel provides independent advice on the design quality of certain types of development and on development control plans. The Panel comprises qualified architects, urban designers and landscape architects to provide expert advice on applications and controls relating to significant residential and commercial development within the LGA.

Council refuses some development applications based on the quality of the development proposed. On occasion, these refusals have been challenged in the NSW Land and Environment Court and in all such cases either the decision to refuse the application has been upheld (e.g. 263 Queen Street, Campbelltown; 34 Sturt Street, Campbelltown; 50 Badgally Road, Claymore), or the development application has been significantly altered during the Court process to provide a better development outcome (e.g. 28 Cordeaux Street, Campbelltown; Lot 1 Menangle Road, Campbelltown; Sark Grove, Minto). In all of these cases, the community involved reported satisfaction with the design outcome.

Community Indicator 4.10 - The community reports satisfaction over the accessibility, environmental and urban quality attributes of the city

The Community Satisfaction Survey undertaken in 2018 identified the protection of scenic areas as one of Council's top strategic advantages. Furthermore, the Survey indicated that community satisfaction with how Council manages these areas has increased since 2015 when 3.3 out of 5 was achieved. Since 2017, we have introduced updated local planning controls to reinforce the importance of environmental protection through and/or enhancing appropriate zoning in areas of environmental sensitivity. Healthy lifestyle opportunities and maintenance of local parks and gardens also featured in the top 10 strategic advantages.

Since 2018, new strategies and initiatives have been prepared to set the framework to transform, revitalise and improve the quality and accessibility of our urban places, spaces and the built environment over time, whilst aiming to retain and protect our natural landscape setting, historic places and sensitive areas. These include:

- Campbelltown Local Strategic Planning Statement
- Local Environmental Plan and Development Control Plan (amendments)
- Reimagining Campbelltown City Centre Master Plan
- Campbelltown-Macarthur Collaboration Area Place Strategy.

2017-2027 A City designed for ambition, innovation and opportunity

What's next?

This End of Term Report will inform the review and development of the next suite of documents required under the IP&R framework, including the revised CSP, resourcing strategies and plans, 4 year Delivery Program and one year Operational Plan. This report will also be included in Council's 2020-21 Annual Report. During the development of this report, Council recognised the need to review current community and council indicators to better monitor and report on progress towards the community outcomes. These indicators will be reviewed in the next version of the Campbelltown 2027 CSP to be delivered in June 2022.

Council also recognises the need to review and implement a range of initiatives to increase community awareness of its objectives, activities and achievements. These include growing Council's digital and social media presence and expanding our range of engagement practices and tools to encourage and foster positive relationships between Council and the community and provide opportunities for our community to be more involved in decision-making about our city. These practices and tools will assist in the development of the revised CSP with the new term of Council.

Attachments

Nil

8.19 Campbelltown City Collection – Donation by Raquel Ormella

Reporting Officer

Executive Manager Creative Life
City Growth

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.6 – Foster a creative community that celebrates arts and culture

Officer's Recommendation

That Council endorse to withdraw the artwork donation 'Pick me' by Raquel Ormella, for acquisition as a part of the Campbelltown City Council collection.

Purpose

To seek Council's endorsement to withdraw the acquisition of artwork 'Pick me' by Raquel Ormella, that was resolved by Council at the extraordinary meeting of 29 June 2021 to be acquired as part of the Campbelltown City Council collection.

History

Council at the extraordinary meeting of 29 June 2021, Item 4.2 – Campbelltown City Council Collection – New Acquisitions, considered a report concerning proposed donations being acquired as a part of the Campbelltown City Council collection.

Report

Campbelltown City Council's Collection Policy provides a framework for the management of Council's permanent collection by Campbelltown Arts Centre.

The donor for the artwork 'Pick Me' by Raquel Ormella has submitted a request to withdraw the donation due to personal circumstances and tax purposes. Given the donor has generously gifted a significant number of key artworks to the Campbelltown City Council collection over the past 5 years, the Arts Centre has agreed to the request in order to continue to develop and foster a relationship with the donor.

Below is the work by Raquel Ormella.

Raquel Ormella

Pick me
2002-2003
Flannel fabric and ribbon
106 x 192cm

Artist Biography

Raquel Ormella works across various media to investigate how critical reflexivity in contemporary art encourages processes of self-examination in relation to political consciousness and social action.

Ormella's work has been included in the 2008 Sydney Biennale, the 2003 Biennale of Istanbul and the 2002 Sao Paulo Biennale, Bittersweet at the Art Gallery of NSW (2002), and in the exhibition, Australian at Casula Powerhouse (2008). She has held solo exhibitions at Mori Gallery in Sydney, Gertrude Contemporary Art Spaces in Melbourne and Casula Powerhouse in Sydney.

Artist Statement

Ormella's practice is grounded in exploring the nature of the relationship between humans and the natural environment, with a particular focus on urban expansion and forest activism. In highlighting the connectedness between the two, Ormella attempts to show that our depictions of the natural world are not representations of true 'wilderness' or a pure state, but rather are informed by human contact and reflective of human values. Ormella has built a practice covering a diverse range of activities such as video, paintings, installations, drawings, and zines. She is interested in exploring the relation of the audience to the artwork by using multiples.



Raquel Ormella, *Pick Me*, 2002-2003. Image courtesy of the artist and Milani Gallery.

Attachments

Nil

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION**11.1 Local Events for Car Enthusiasts**

Notice of Motion

Councillor George Brticevic has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 03 August 2021.

1. That Council investigate the feasibility of using the Plough Inn Road commuter car park at Leumeah, for the purposes of organised vehicle Show and Shine events, and to help facilitate community engagement with like-minded enthusiasts.
-

11.2 Chess Boards in Local Parks

Notice of Motion

Councillor Rey Manoto has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 03 August 2021.

1. That Council prepare a report investigating the feasibility of setting up tables with affixed chess boards in our local parks and appropriate public areas for our community to enjoy.
-

11.3 Heritage Funding for Local Councils

Notice of Motion

Councillor Meg Oates has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 03 August 2021.

1. That Council request the NSW Government to significantly increase the amount of funding available to Local Councils to assist in the protection, ongoing maintenance and enhancement of Heritage Buildings, Heritage Structures and Heritage Sites in their Local Government Areas.
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Development Fields Road, Macquarie Fields

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.

SUPPLEMENTARY BUSINESS PAPER

3 AUGUST 2021

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
BPB	Buildings Professionals Board
CLEP 2002	Campbelltown Local Environmental Plan 2002
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of Environment and Heritage
OLG	Office of Local Government, Department of Premier and Cabinet
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PN	Penalty Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
REP	Regional Environment Plan
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE	- A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



Supplementary Items

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8.21	Referral to Audit	62

8. REPORTS FROM OFFICERS

8.20 Supplementary Information - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.1 - Provide opportunities for our community to be engaged in decision making processes and to access information

Officer's Recommendation

That this report be noted and the content be considered in conjunction with Agenda Item 8.3 of the Ordinary Council Meeting of 3 August 2012.

Purpose

The purpose of this report is to provide Councillors with supplementary information for Agenda Item 8.3 'Outcome of Public Exhibition - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan'.

The supplementary information has been provided in response to a request for further information raised by the Department of Planning, Industry and Environment (DPIE) and Heritage NSW (HNSW) identified in attachment 14 to Agenda Item 8.3.

Background

Concerns regarding the potential impact of the planning proposal on Glenalvon House have been raised by Heritage NSW and Council's Strategic Property team and these are discussed in Agenda Item 8.3 'Outcome of Public Exhibition - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan'. In response to the concerns raised, ongoing discussions have been held between the Heritage NSW, the Department Planning, Industry and Environment (DPIE), the applicant and Council staff led by DPIE's Project Delivery Unit.

Discussions with Heritage NSW and DPIE has resulted in the development of an agreed list of information required (shown in attachment 14 to Agenda Item 8.3), as well as an agreed pathway to the resolution of the issues.

Staff from DPIE are satisfied that the agreed information and pathway is sufficient to resolve the outstanding matters and enable the finalisation of the planning proposal in accordance with the Gateway deadline. The additional information outlined in this supplementary report is provided in response to the agreed list outlined in attachment 14 of Agenda Item 8.3.

Report

Additional information was submitted to Council late on 27 July 2021. The additional information responds to the list of information required in attachment 14 to Agenda Item 8.3. This information has also been provided in response to the conditions of the Gateway Determination which are detailed in Agenda Item 8.3.

The details and purpose of each attachment is provided below.

Attachment 1 - Cover Letter

The cover letter provides an overview of the attachments that have been included by the Applicant. The letter also provides a high level response of the issues that have been discussed.

Attachment 2 – Massing Options

The massing options provided include two different built form options and overshadowing response diagrams. The current planning proposal which includes building heights of 24 storeys, 21 storeys and 18 storeys as well as the RSL and Hotel located on 158 Queen Street at a height of 9 storeys, in accordance with the submitted development application.

The second massing option includes a 24 storey building fronting Cordeaux Street and two 17 storey buildings. The proposed RSL and Hotel remain the same.

Attachment 3 – Arborist Report

An arborist report was provided as part of the supplementary information in order to better understand potential impacts of the planning proposal on the adjoining landscape curtilage located at Glenalvon House.

The arborist report provides information on all of the existing vegetation within the landscaped gardens of Glenalvon House and its condition. The report notes that the planning proposal, and particularly the additional overshadowing, would not have an adverse impact on the vegetation located on the grounds of Glenalvon House.

Attachment 4 – Heritage Addendum

The heritage addendum has been provided as part of the response to urban design and heritage comments received from DPIE and HNSW. The addendum undertakes a peer review of the heritage impact statement that was on public exhibition as well as investigating the urban design response of the concept plan.

Attachment 5 – Solar Analysis Glenalvon House

This attachment provides an analysis of the various solar related impacts of the planning proposal. The solar analysis investigates the solar access and overshadowing impact on the adjoining state heritage item for a development that was built to comply with the current planning framework applying to the land, and compares these to the solar access and overshadowing impacts of the buildings that are shown with the concept plan in support of the subject planning proposal.

The subject land currently holds a 10 storey (32 m) building height limit.

Attachment 6 – Anzac Lane Public Domain

The public domain plan in this attachment focuses on Anzac Lane and the intended design of the laneway. Anzac Lane as part of the proposal seeks to facilitate outdoor dining options. The public domain plan identifies the location of street tree planting as well as materials used for pathways.

The controls for the public domain are matters for the site specific DCP, rather than the planning proposal. Agenda Item 8.3 recommends that the site specific DCP not be adopted at this point in time.

Where the planning proposal was allowed by the Council to progress to DPIE for making, a further report on the site specific DCP would be brought to the Council for its approval.

Attachment 7 – Heritage Montages

This final attachment includes views towards the subject site and Glenalvon House with the planning proposal morphed into various images depicting the urban environment and streetscape as it is today to identify the visual impact the planning proposal would have from a range of different locations.

Conclusion

The additional information attached to this report has been submitted to Council by the Applicant in responding to the list of information detailed in attachment 14 of Agenda Item 8.3 'Outcome of Public Exhibition – Campbelltown RSL – Planning Proposal and Site Specific Development Control Plan'. This information will enable the further discussion of the matters raised by Heritage NSW at a meeting already scheduled for 5 August 2021, pending the Councillors decision on Agenda Item 8.3.

It is recommended that Council consider the additional information provided with this supplementary report, in conjunction with Item 8.3 of this business paper.

It is important to note that there is nothing in the information submitted and attached to this report that would result in a need to alter the recommendation for Agenda Item 8.3.

The information provided warrants further review of the draft site specific DCP and as such, it is a recommendation of Agenda Item 8.3, that Council not adopt the draft site specific DCP at this stage, and a further report be provided to Council subject to the further progression of the subject planning proposal.

Attachments

1. Cover Letter (contained within this report) [↓](#)
2. Massing Options (contained within this report) [↓](#)
3. Arborist Report (contained within this report) [↓](#)
4. Heritage Addendum (contained within this report) [↓](#)
5. Solar Analysis (contained within this report) [↓](#)
6. Anzac Laneway Public Domain (contained within this report) [↓](#)
7. Heritage Montages (contained within this report) [↓](#)



27 July 2021

Ante Zekanovic
Campbelltown City Council

RE: CAMPBELLTOWN RSL SITE PLANNING PROPOSAL

Dear Ante

The purpose of this letter is to provide an overview of the response to various matters raised by the Department of Planning and Heritage Office; explains the work undertaken and responses made; and is supported by additional information that accompanies this letter.

Additional Information Overview

The following additional information has been prepared in recent weeks to assist in finalising the assessment of the application, responding to various matters raised by the relevant authorities, and is provided in a consolidated form -

1. Supplementary Urban Design Report
2. Alternative Massing Option for the Subject Site
3. Arborist Report in relation to impact of Shadows on Glenalvon House
4. Addendum Heritage Analysis
5. Solar Analysis – Glenalvon House
6. Anzac Laneway Public Domain
7. View Analysis Montages


Heritage Peer Review

We have engaged independent Heritage consultants to undertake a Peer Review of the analysis completed to date for the Planning Proposal. The outcome of that review confirms that the original HIS is well founded and that there is adequate information to make an informed decision to progress the Planning Proposal; and that some detailed

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heritage analysis should be appropriately undertaken at the Development Application stage.

Consultation with Planning Delivery Unit, Department of Planning, Heritage Office and Campbelltown Council

A series of VC meetings were held with the above parties in July 2021 to resolve what information is required to satisfy matters raised by the Department of Planning and the Heritage Office, as part of the Gateway Conditions.

The requirements are summarised as follows –

1. Develop design and heritage design principles to assist in analysing and justifying the proposed height and density.
2. Develop a minimum of 3 alternative built forms options, which is to be tested in relation to height, fsr, solar impacts, views, and ADG. The analysis is to resolve in a brief commentary on the logic supporting the planning proposal.
3. The Heritage Office will review the submitted package and provide their assessment.

Heritage Design Principles

Cracknell Lonergan have been appointed to provide heritage expertise in direct response to the matters raised by the Heritage Office.

The Addendum Report prepared by Cracknell Lonergan draws upon the design principles identified by Hector Abrahams Architects (HAA) in a similar scenario. The HAA study was prepared for Parramatta CBD where there are similar conditions as the subject site of a CBD context, aspirations for tall slender towers, and established heritage items and areas.

The Addendum Report reviews the impact of the proposal on Glenalvon House against the HAA heritage design principles.


A number of important observations are made –

- It is apparent that the Heritage Review confirms that the built form of tall slender towers is preferred to the existing mass and bulk of the RSL, or the shorter squat built form that the current planning controls would result in.
- The planning proposal introduces a number of benefits to heritage item that currently do not exist due to the relentless mass and impact of the RSL building currently on the site. Benefits include –

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- 
- Through site links enhance the porosity of the site and provides potential for the heritage item to engage at the ground plane with the proposal
 - The breaking up of the built form allows penetration of the sun through the site and to ground of the subject site and item.
 - The breaking up and separation of the built form allows for a variety of views.

Views

Several views have been analysed and these are illustrated in the relevant attachment. The analysis confirms that numerous views are maintained to the heritage item in the CBD. Of greater relevance is that the proposal to introduce a built form dictated by tall slender towers that are separated results in increased views to the site from the north, and will directly contribute to a greater exposure of the heritage item to the public and the public domain.

ADG

It is noted in passing that the Planning Proposal has drawn upon the relevant principles of the ADG. Most notable is that of building separation. The Planning Proposal seeks to break down and separate the massing across the site and intentionally adopts separation principles and measurements of the ADG. These separation distances directly relate to outcomes of penetration of solar access, access to light and ventilation, introducing public spaces, activation of streets, providing safe pedestrian movement, and implementing variation in forms and their rhythm in the skyline.

Overview Commentary

Having regard to the attached package of existing and additional analysis, it is apparent that –

- The existing RSL building has a negative impact on Glenalvon House and the public domain. The scale of the existing RSL interrupts views and connection to Glenalvon House and fails to provide any activation of Anzac Lane.
- The current planning controls would not result in a significant improvement to the built form as the controls for a 32m height and no FSR would inevitably lead to squat and wide building forms.
- The Planning Proposal is well considered from both an urban design and heritage impact outcomes. The planning proposal will lead to well separated tall slender

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towers that are consistent with the intent of the ADG to maximise amenity opportunities through the penetration of light and viewlines.

- The proposal will introduce a network of new public spaces and movements that will be activated. Anzac Laneway will be activated with public domain works and ground floor retail activity. The proposal also incorporates commercial employment generating floor space that will contribute to the activation of the spaces throughout the day. Of course, the proposal introduces a new public space where there is none.
- Pedestrians and visitors to the site will have significant opportunity to view and engage with Glenalvon House, which is currently not achieved in the RSL building on site.
- The ability to achieve the positive outcomes on the ground plane and introduce benefits to Glenalvon House is directly related to the ability to redevelop the site in the form that has been adopted. Accordingly, the tall slender tower built form approach results in a series of benefits to Campbelltown CBD.
- Significantly, the planning proposal does not only have “no impacts” on Glenalvon House, it will be responsible for defined benefits and improved relationships with Glenalvon House. In this regard, the argument is not one that the proposal is “good enough”, rather the Planning Proposal is clearly the “better” outcome. It would be inappropriate to deny the continuation of a Planning Proposal that offers so much to Campbelltown CBD and Glenalvon House.

Kind regards,

Adam Byrnes
Director
Think Planners Pty Ltd

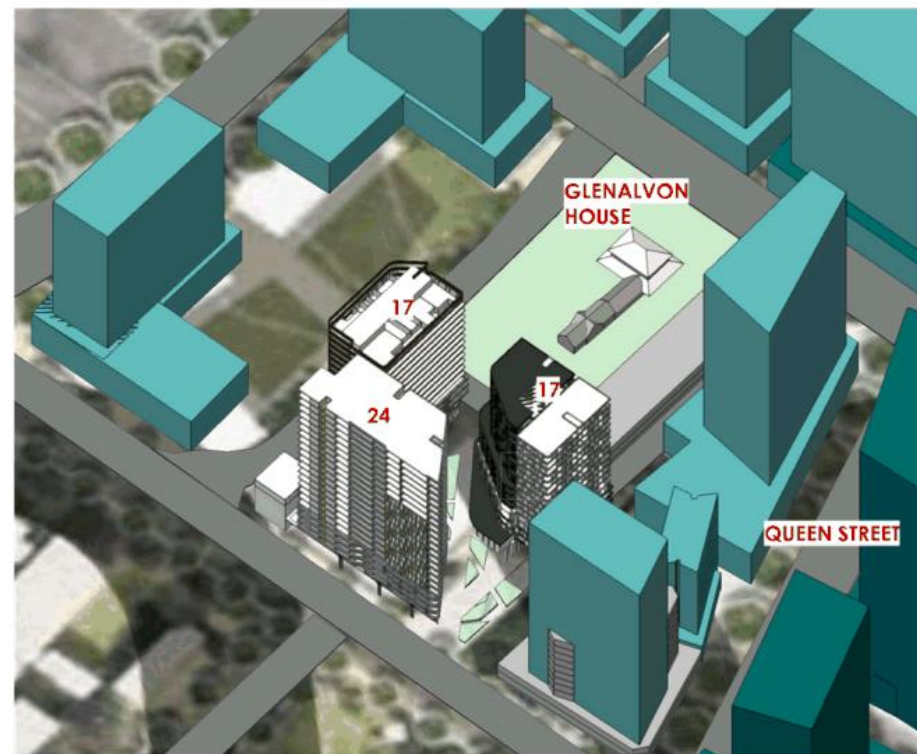
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CURRENT PROPOSAL



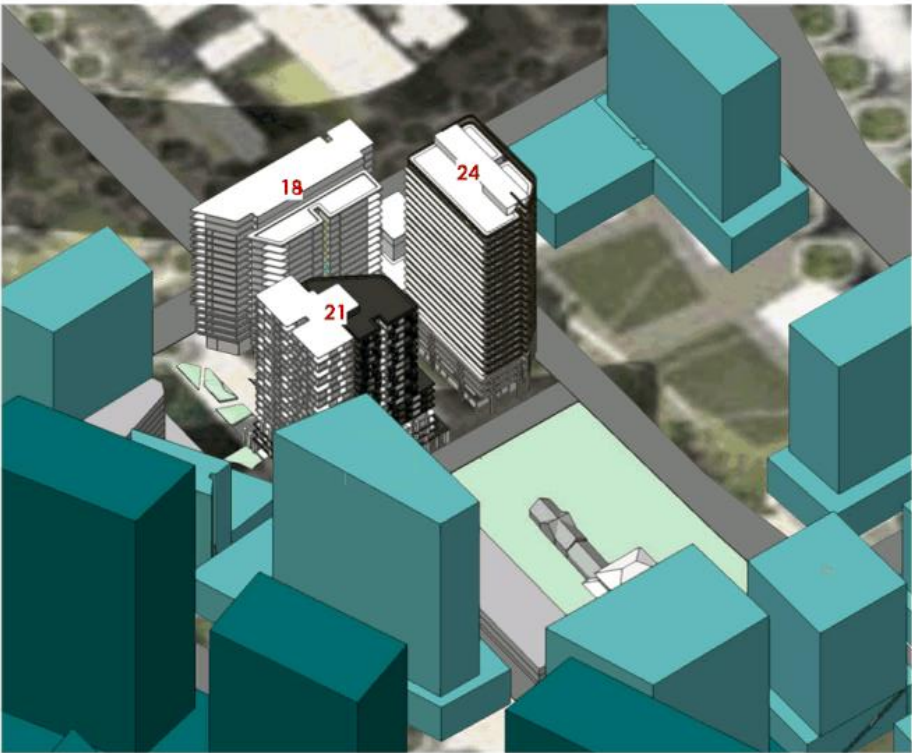
ALTERNATIVE PROPOSAL

111 | PROPOSAL

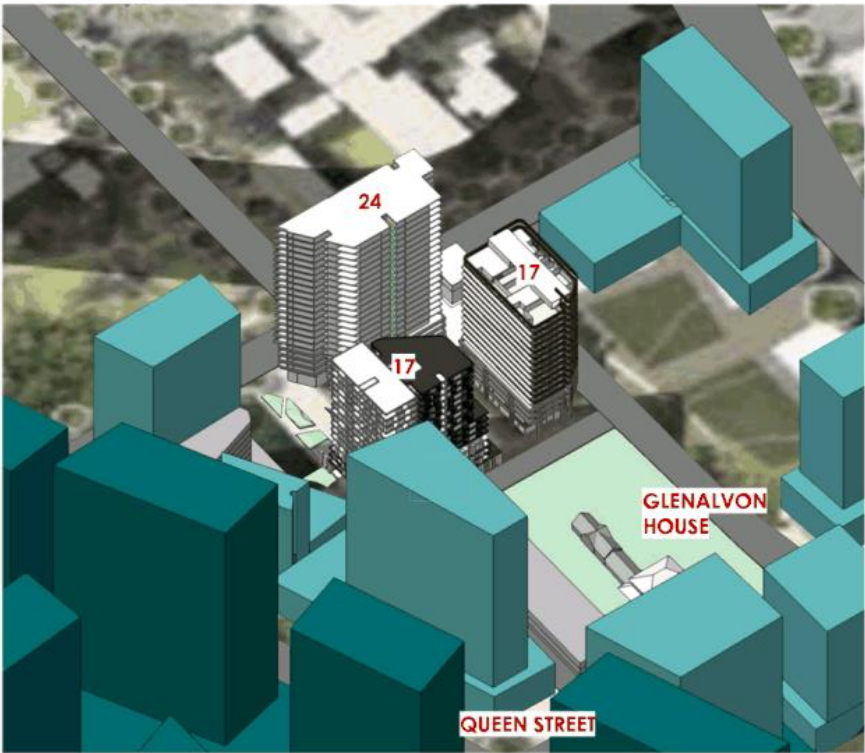
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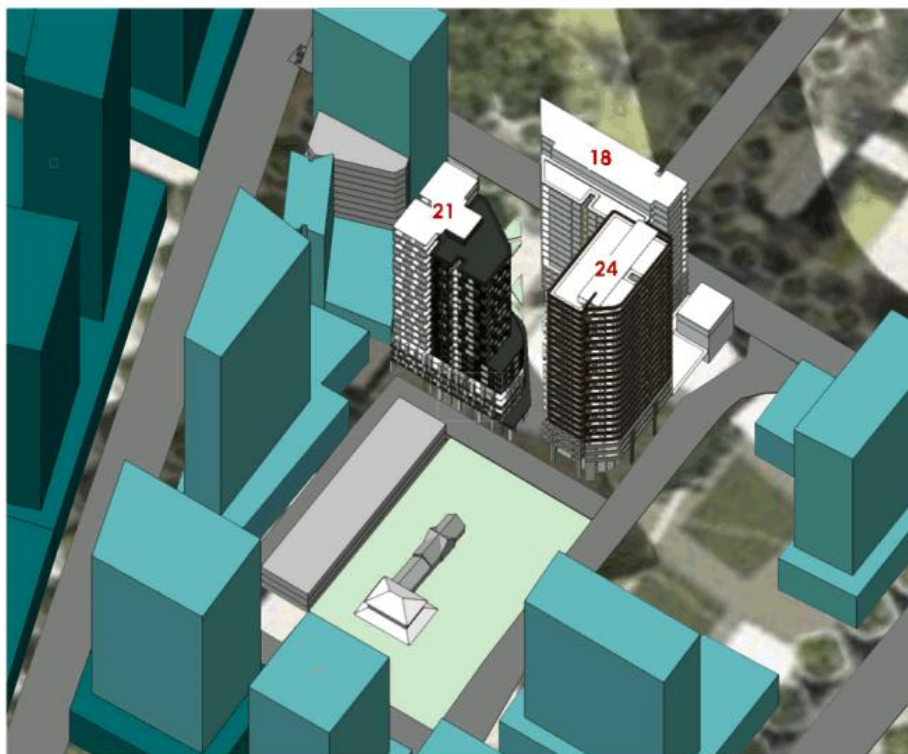
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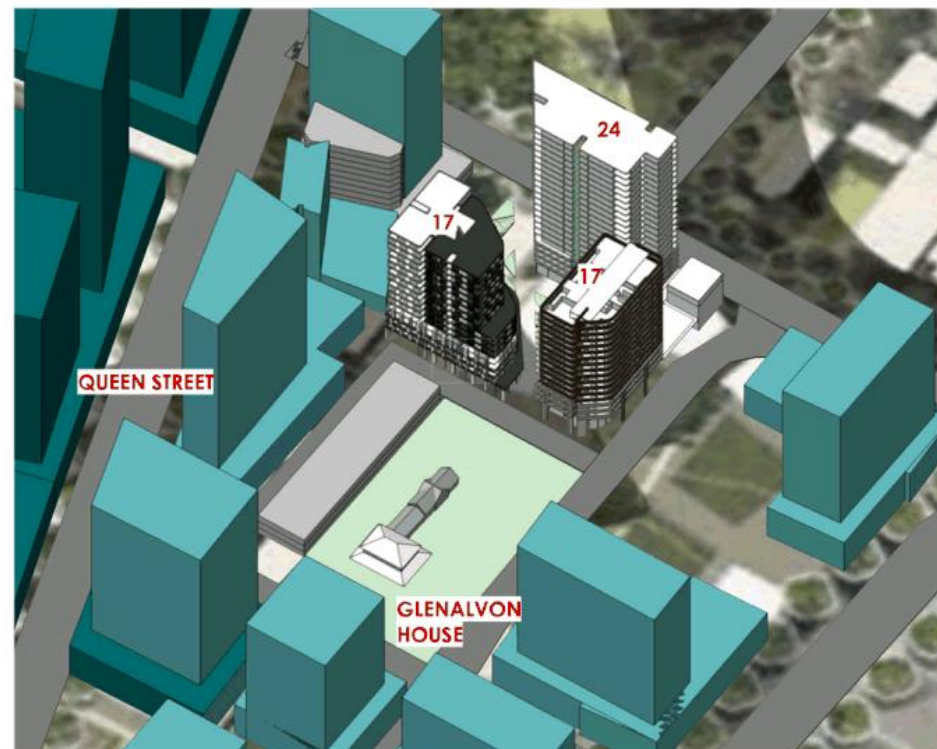
CURRENT PROPOSAL



ALTERNATIVE PROPOSAL



CURRENT PROPOSAL



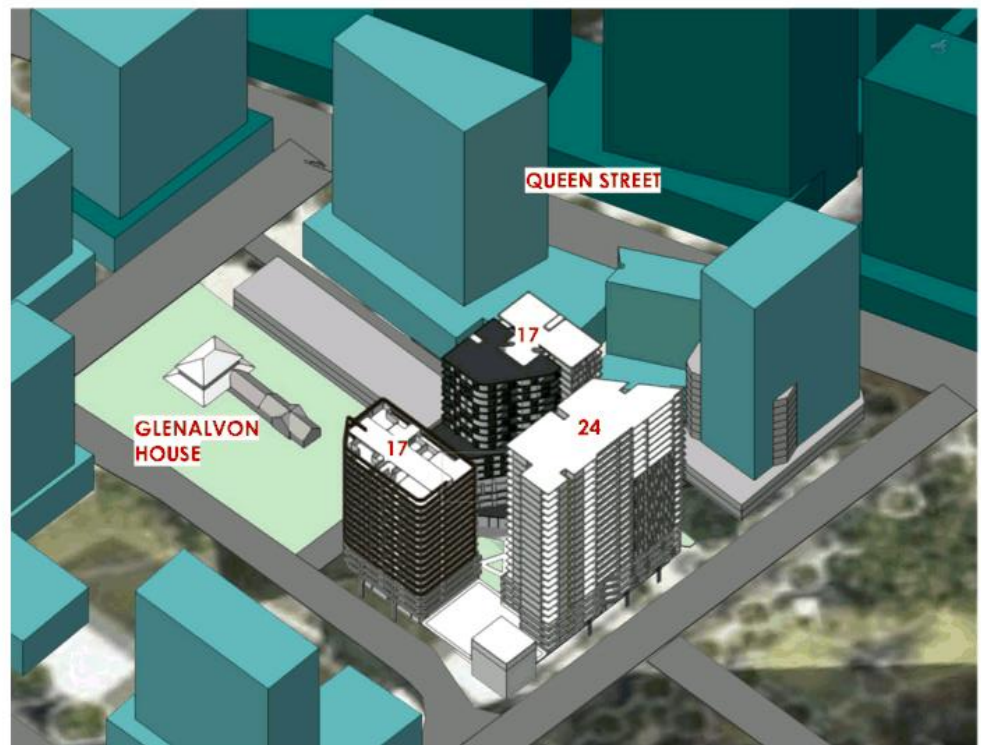
ALTERNATIVE PROPOSAL

113 | PROPOSAL
MASTERPLAN ANALYSIS - GLENALVON HOUSE

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155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



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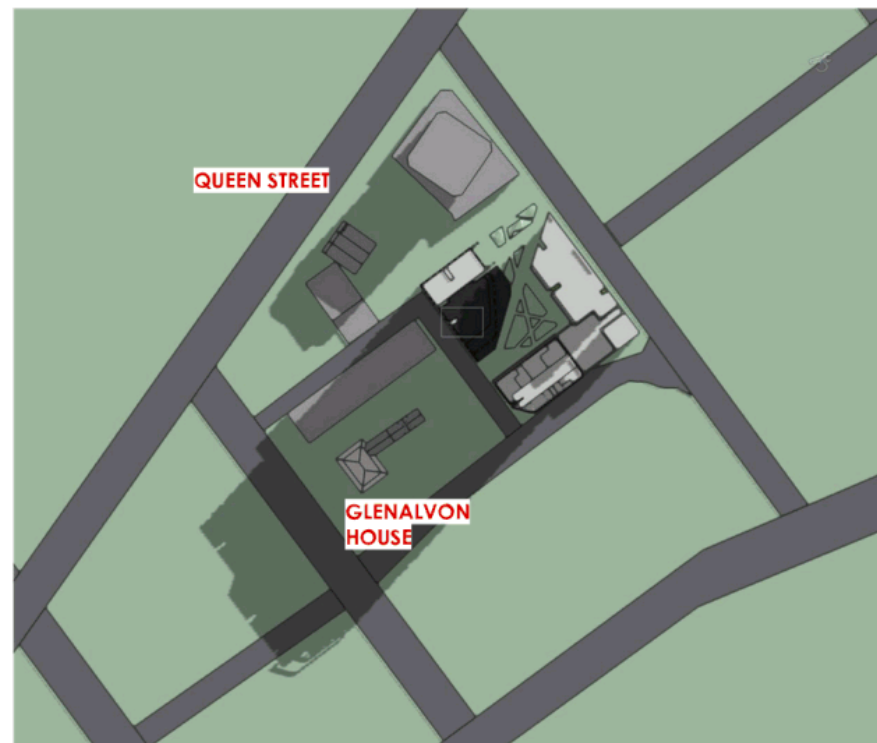


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MASTERPLAN ANALYSIS - GLENALVON HOUSE



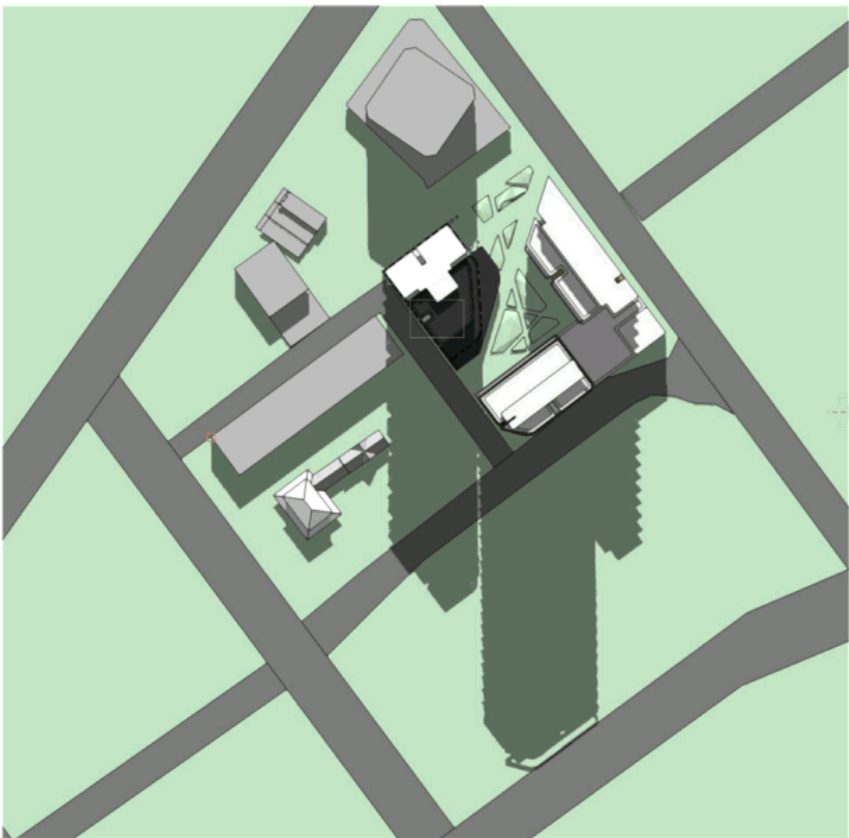
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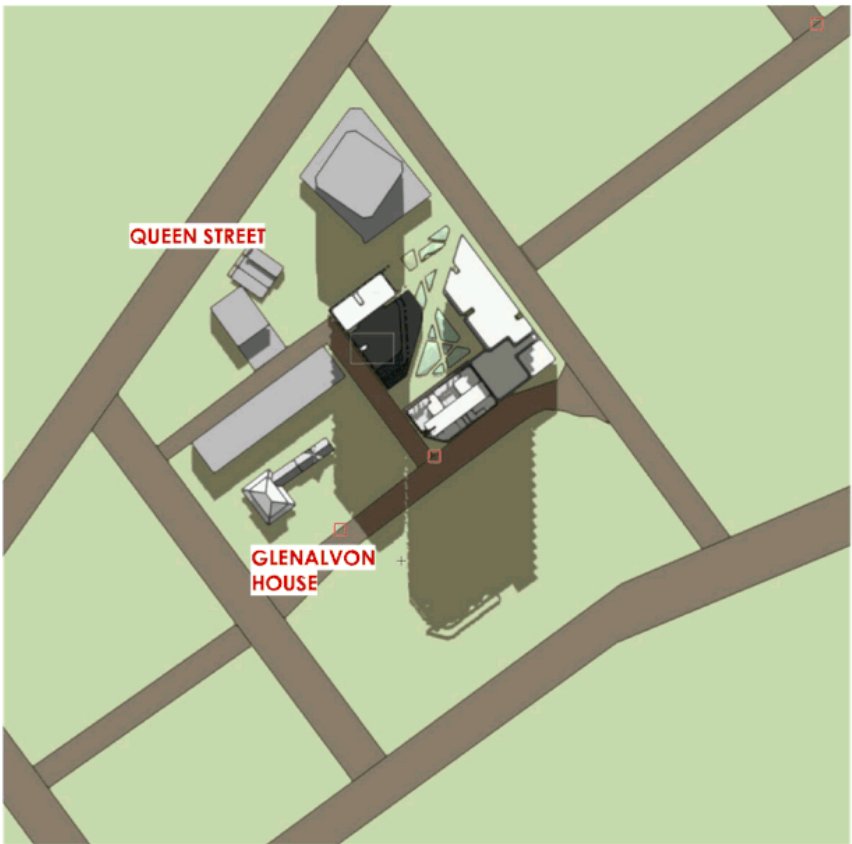
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MASTERPLAN ANALYSIS - GLENALVON HOUSE



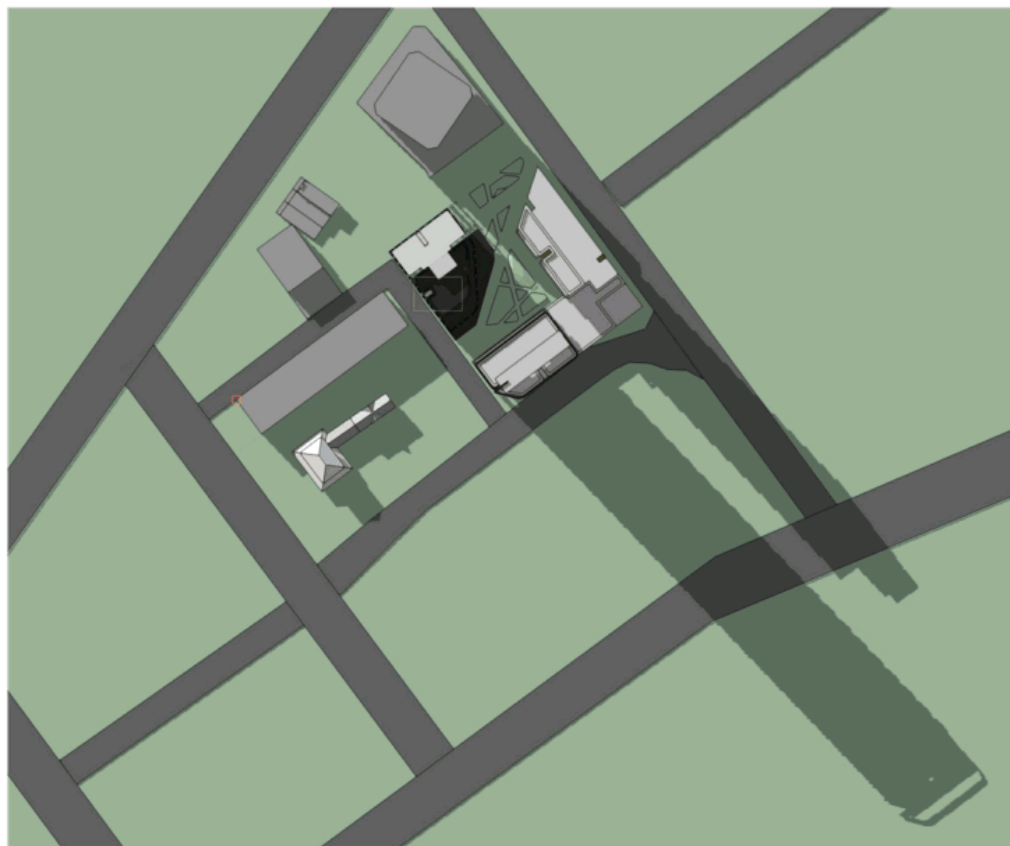
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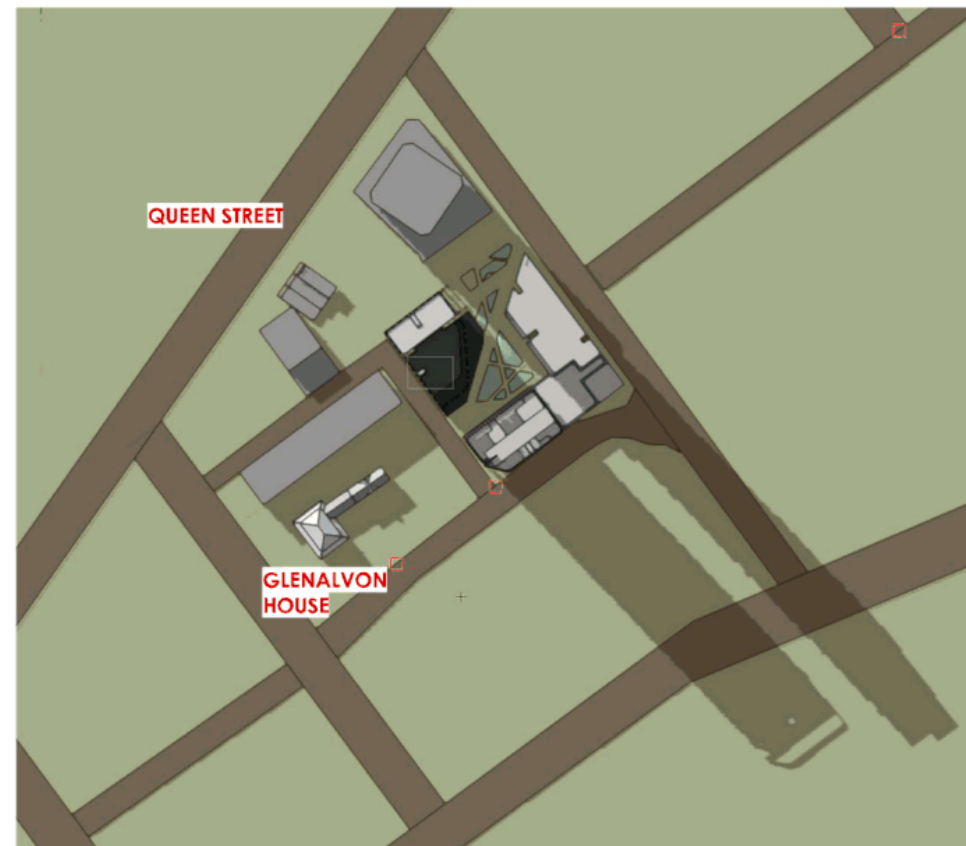
ALTERNATIVE PROPOSAL 12PM W/S

113 | PROPOSAL

MASTERPLAN ANALYSIS - GLENALVON HOUSE



CURRENT PROPOSAL 3PM W/S



ALTERNATIVE PROPOSAL 3PM W/S



JACKSONS NATURE WORKS

34 CALOOLA CRESCENT, BEVERLY HILLS 2209

9 150 4430
0 4 18) 414 502

Mr R Warden
Co. Bell Property Group Pty Ltd
Co. 8 Lithgow Street
Campbelltown NSW 2560

16th July 2021

Dear Rony,
RE: Arborists services at 8 Lithgow Street, Campbelltown. NSW – The Site

1. Background

A Development Application has been lodged with Campbelltown City Council to develop the Campbelltown RSL at 155 – 168 Queen Street, 1 Carbery Lane and 3 Cordeaux Street Campbelltown (development works).

A meeting between the Department of Planning, Heritage Office and Campbelltown City Council expressed their concern of possible impacts of the development on the vegetation in the adjoining heritage listed Glenalvon House at 8 Lithgow Street, Campbelltown due to shadowing.

This report will identify the vegetation in Glenalvon House and then assess the possible shadowing impacts of the development works on the vegetation in the gardens.

To prepare this report we have reviewed the following documents:

- Solar Analysis of Adjacent Site by Aleksandar Projects.
- Google Street View of Glenalvon House.
- Campbelltown City Council Pat 11 Vegetation and Wildlife Management Development Control Plan 2013 (DCP)

The trees were identified by ground level Visual Tree Assessment (VTA) ¹ only in the data collection, taken on 15.7.2021. No aerial (climbing) was undertaken.

Each tree was measured with a height pole to ensure the accuracy of each tree's height.

2. Observations

Our tree observations can be found in Annexure A.

¹ Mattheck, Dr. Clause & Breloer, Helge (1994) – Sixth Edition (2001) **The Body Language of Trees – A Handbook for Failure Analysis** The Stationery Office, London, England

The tree location plan can be found in Annexure B by using an aerial view of the site and adding the tree numbers.

3. Discussions

3.1 The following comments are advised in response to Council's request:

a. It is an accepted understanding for photosynthesis to occur in the leaves of plants a minimum of 6 hours of sunlight is required. However, there are plants that grow in low light and shade that don't receive the 6 hours of sunlight and still thrive.

b. In addition to sunlight, plants need nutrients and moisture for their health which is available at the Site.

c. It must be acknowledged the existing Communities & Justice building is casting a shadow over the Site on the 21st June Mid-Winter (10 hours) – refer Compliant Massing plan, Annexure C and a minor shadow over the Site on the 21st June Yearly (10 hours) – refer Compliant Massing plan, Annexure C.

d. Our examination of the Proposed Massing plan in comparison of the Compliant Massing plan the extent of shadowing shows a decrease over the Site on the 21st June Mid-Winter and on the 21st June Yearly – refer Annexure D.

N.B. The shadow plans show the amount of sunlight at ground level.

e. The following trees along Anzac Lane are in the less than 2 hours of sunlight as at 21.6.2021 : Tree 32 *Jacaranda mimosifolia* (9.5m), tree 33 *Eucalyptus amplifolia* (13.0m), tree 34 *Jacaranda mimosifolia* (8.0m), tree 35 *Jacaranda mimosifolia* (13.0m) and tree 36 *Lophostemon petersonii* (4.0m) – refer plate 1.

All of these trees will have their canopies receiving sunlight for photosynthesis as their canopies are over 8.0m tall except tree 36 which is 4.0m.

However, I can advise Tree 36 has been growing in shade from the Communities & Justice building and is thriving – the proposed building will have no impact on this trees condition.



Plate 1: Trees 32 – 36 with height pole.

f. The following trees are found to the west of the Site: Tree 42 *Schinus molle*, tree 43 *Corymbia citriodora* (18.0m), tree 44 *Morus nigra* (6.1m), tree 45 *Celtis occidentalis* (9.0m), tree 47 *Cupressus sempervirens* (9.0m), tree 48 *Araucaria columnaris*

(24.0m), tree 51 *Chamaecyparis funebris* (9.5m), tree 52 *Nerium oleander* (4.0m), tree 53 *Chamaecyparis funebris* (9.0m), tree 54 *Olea europaea* (10.0m) and tree 55 *Nerium oleander* (4.0m). These trees have also thrived in the shade cast by the Communities & Justice building – refer plate 2 & 3. I can conclude the proposed buildings will have no effect on these trees as they are thriving in a shady situation, prior to the construction of the new buildings.



Plate 2: Trees 42 – 55.



Plate 3: Trees 53, 54 & 55.

- g. The remaining trees located around Glenalvon House will receive at least 6 hours of sunlight as at 21st June – Mid Winter – refer Annexure C.
- h. The Proposed Massing plan confirms the remaining trees around Glenalvon House will receive at least 6 hours of sunlight as at 21st June – Mid Winter.
- h. A plan showing the comparison of the amount of sunlight impacting the Glenalvon House can be found on Annexure E.

Therefore, the ongoing vitality of these trees will be assured.

4. Conclusions

It is my conclusion the proposed development at the Campbelltown RSL site will have no increase of shadowing impacts on the vegetation found around the Glenalvon House gardens.

Ross Jackson M.A.A. & M.A.I.H.
Consulting Arborist 1695
Graduate Certificate in Arboriculture AQF Level 8
Diploma Horticulture (Arboriculture) – AQF Level 5
Certificate 3 in Horticulture (Arboriculture) – AQF Level 3
Certificate in Horticulture (Landscape – Honours)

Annexure A: Observations as seen on the day of inspection of trees.

Tree No	Botanical Name	Height (m)	Condition comments as seen on site
1	<i>Celtis sp.</i>	7.6	G vitality
2	<i>Cupressus sempervirens</i>	8.2	F vitality
3	<i>Jacaranda mimosifolia</i>	9.2	G vitality
4	<i>Prunus sp.</i>	4	G vitality
5	<i>Cycas sp.</i>	2	G vitality
6	<i>Jacaranda mimosifolia</i>	9	G vitality
7	<i>Ilex sp.</i>	5	G vitality
8	<i>Camellia sasanqua</i>	1	G vitality
9	<i>Camellia japonica</i>	2	G vitality
10	<i>Shrub sp.</i>	1	G vitality
11	<i>Rosa sp.</i>	2	G vitality
12	<i>Viburnum sp.</i>	2	G vitality
13	<i>Jacaranda mimosifolia</i>	9	G vitality
14	<i>Cupressus sempervirens</i>	8.5	G vitality
15	<i>Brunfelsia sp.</i>	2	G vitality
16	<i>Jacaranda mimosifolia</i>	9	G vitality
17	<i>Cupressus sempervirens</i>	8.5	F vitality
18	<i>Corymbia citriodora</i>	16	G vitality
19	<i>Schinus molle</i>	9	G vitality
20	<i>Jacaranda mimosifolia</i>	9	G vitality
21	<i>Jacaranda mimosifolia</i>	9	G vitality
22	<i>Schinus molle</i>	8	A vitality
23	<i>Jacaranda mimosifolia</i>	9	G vitality
24	<i>Euonymus japonicus</i>	2	G vitality
25	<i>Callistemon viminalis</i>	5	G vitality
26	<i>Jacaranda mimosifolia</i>	9	G vitality
27	<i>Callistemon viminalis</i>	5.5	G vitality
28	<i>Callistemon viminalis</i>	5	G vitality
29	<i>Callistemon viminalis</i>	5	G vitality

30	<i>Leptospermum petersonii</i>	4.5	G vitality
31	<i>Prunus sp.</i>	3.5	G vitality
32	<i>Jacaranda mimosifolia</i>	9.5	G vitality
33	<i>Eucalyptus amplifolia</i>	13	G vitality
34	<i>Jacaranda mimosifolia</i>	8	G vitality
35	<i>Jacaranda mimosifolia</i>	13	G vitality
36	<i>Leptospermum petersonii</i>	4	G vitality
37	<i>Brachychiton acerifolius</i>	8.5	G vitality
38	<i>Rosa sp.</i>	3	G vitality
39	<i>Cupressus sempervirens</i>	9.5	G vitality
40	<i>Callistemon viminalis</i>	5.8	F vitality
41	<i>Bush & Celtis</i>	3	G vitality
42	<i>Schinus molle</i>	9.5	G vitality
43	<i>Corymbia citriodora</i>	18	G vitality
44	<i>Morus nigra</i>	6.1	F - P vitality
45	<i>Celtis occidentalis</i>	9	G vitality
46	<i>Hibiscus mutabilis</i>	2	G vitality
47	<i>Cupressus sempervirens</i>	9	G vitality
48	<i>Araucaria columnaris</i>	24	F vitality
49	<i>Eupomatia sp.</i>	6	G vitality
50	<i>Erythrina sp</i>	2	G vitality
51	<i>Chamaecyparis funebris</i>	9.5	G vitality
52	<i>Nerium oleander</i>	4	G vitality
53	<i>Chamaecyparis funebris</i>	9	G vitality
54	<i>Olea europaea</i>	10	G vitality
55	<i>Nerium oleander</i>	4	G vitality
56	<i>Gardenia sp.</i>	3	G vitality
57	<i>Camellia sasanqua</i>	5	G vitality
58	<i>Brachychiton populneus</i>	9	G vitality
59	<i>Magnolia grandiflora</i>	3.5	P vitality

60	<i>Triadica sebifera</i>	9	G vitality
61	<i>Washingtonia robusta</i>	18	G vitality
62	<i>Rhaphiolepis indica</i>	3.8	G vitality
63	<i>Camellia sasanqua</i>	2	G vitality
64	<i>Camellia sasanqua</i>	2	G vitality
65	<i>Euonymus japonicus</i>	3.5	G vitality
66	<i>Camellia sp.</i>	2	G vitality
67	<i>Callistemon viminalis</i>	6	G vitality
68	<i>Callistemon viminalis</i>	7	G vitality
69	<i>Camellia sp.</i>	3	G vitality
70	<i>Cupressus sempervirens</i>	6	G vitality
71	<i>Cupressus sempervirens</i>	8	G vitality
72	<i>Rhaphiolepis indica</i>	4	G vitality

Terms used in Tree Survey & Report:

Vitality summarises observations about the health and structure of the tree on a scale of: **(G) Good, (F) Fair, (P) Poor & (D) Dead.**

Good: Tree is generally healthy and free from obvious signs of structural weaknesses or significant effects of pests and diseases or infection.

Fair: Tree is generally vigorous although has some indication of being adversely affected by the early effects of disease or infection or environmental or mechanical damage. Appropriate tree maintenance can usually improve overall health and halt decline.

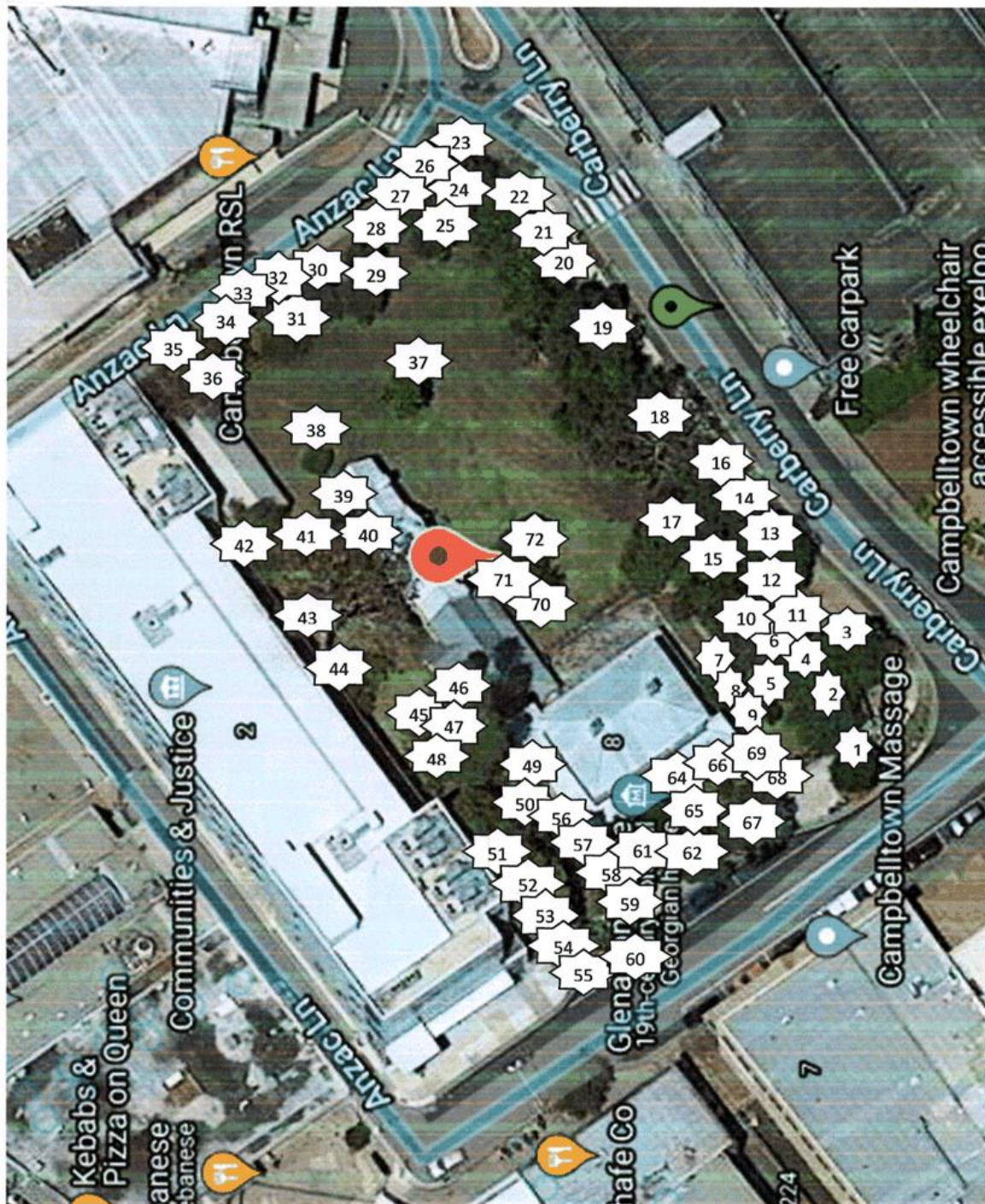
Poor: Tree in decline and is not likely to improve with reasonable maintenance practices or has a structural fault such as bark inclusion; &

Dead: Tree no longer capable of sustained growth.

Height expressed in metres refers to overall height of tree.

Botanic Name - The trees were identified, and their genus species used in the Annexure. The trees were identified by the use of data collected and compared to G Burnie, S Forrester et al (1997) **Botanica** Random House, Milsons Point, NSW, Australia.

Annexure B: Tree location plan



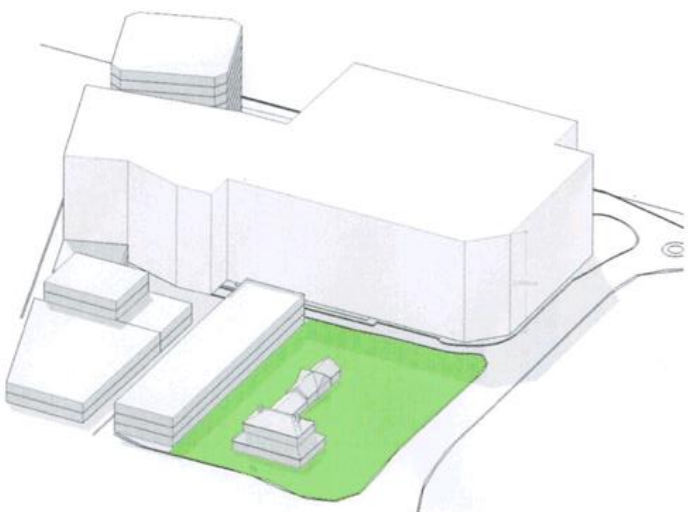
Annexure C: Compliant Massing plan

URBAN DESIGN REPORT 0

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

04 PROPOSAL

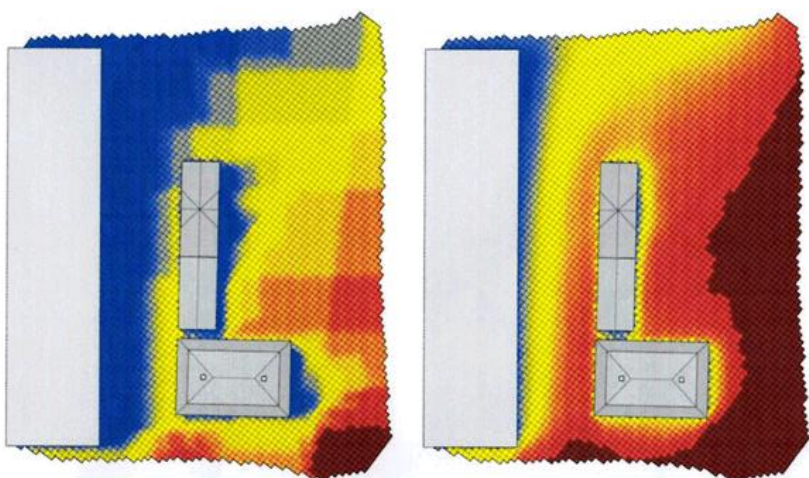
SOLAR ANALYSIS OF ADJACENT SITE



COMPLIANT MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

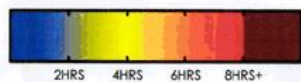
AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m



DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

DATE ASSESSED: 21ST JUNE, YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

AMOUNT OF SOLAR ACCESS
BY COLOUR RANGE



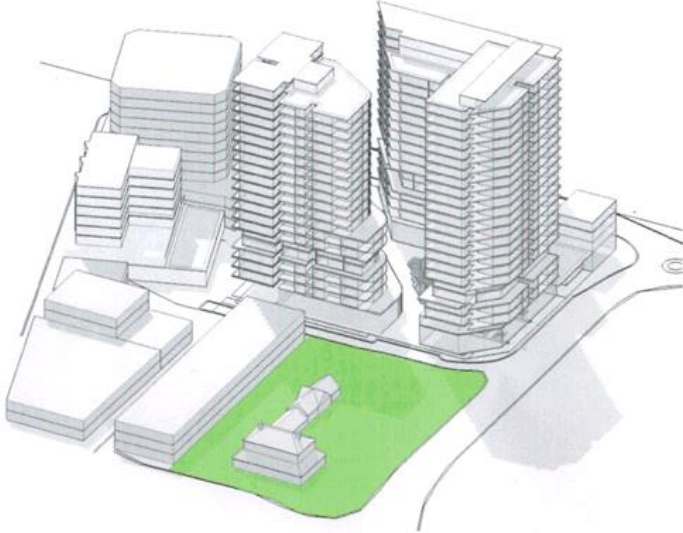
ALEKSANDAR

Annexure D: Proposed Massing plan

URS | DESIGN REPORT 0

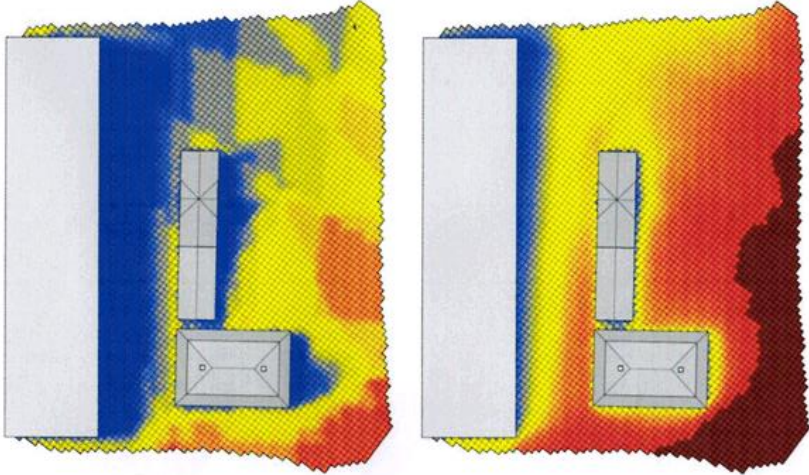
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE



PROPOSED MASSING

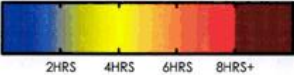
METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS
AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m



DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

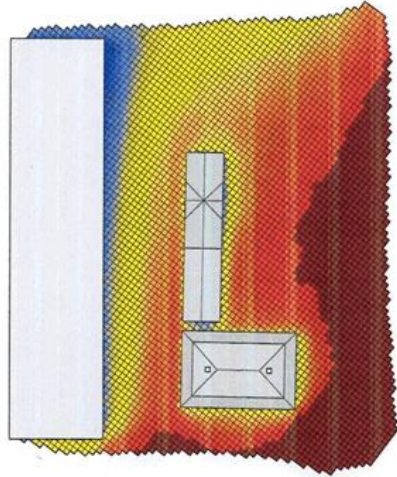
AMOUNT OF SOLAR ACCESS
BY COLOUR RANGE



ALEKSANDAR

Annexure E: Comparison of Compliant & Proposed Massing plans

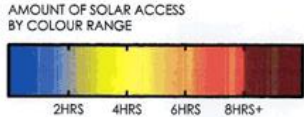
04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE



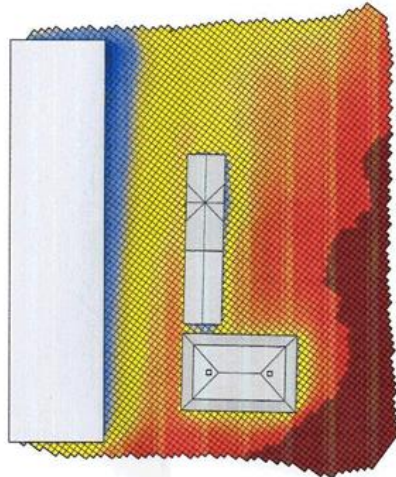
DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

COMPLIANT MASSING

METHOD USED:
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AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m



URBAN DESIGN REPORT 0
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

PROPOSED MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS
AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

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ALEKSANDAR



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

ABN 55 100 940 501
Nominated Architect: Peter J Lonerган
NSW Architects Registration No. 5983

27 July 21

Attn: Adam Byrne
Think Planners
Via Email.

Dear Adam,

RE: Heritage Peer Review | Campbelltown RSL Club

Introduction

1. This statement has been prepared in response to a request from the NSW Heritage Office to prepare an independent Heritage Peer Review of a Heritage Impact Assessment (HIA) prepared by Heritage 21 for the proposed development at Campbelltown RSL Club.
2. In preparing this Peer Review, I have had regard to the following documents:
 - a. Heritage Impact Assessment prepared by Heritage 21 Dated March 2019
 - b. Bundle of Documents Responding to the 21 May Request for Further Information (Pre-Exhibition Review) encompassing additional diagrams, rendering and associated documentation.
 - c. Urban Design Report by Aleksandar Design Group – March 2018
 - d. Supplementary Urban Design Report (Strategic Positioning / Massing / Precedence) by Aleksandar Design Group
 - e. Massing Options Comparison Study by Aleksandar Design Group
 - f. Arboricultural Assessment dated 16 July 2021 by Jacksons Nature Works
 - g. Solar Analysis of Glenalvon House by Aleksandar Design Group
 - h. Anzac Laneway Public Domain Concept Design dated 25 January 2021 by Canvas Landscape Architects

3. In preparing this peer review, I have also considered several options which were subject to the study, namely, the following design options:
 - a. Retention of the RSL Building (i.e. Existing Condition)
 - b. Development based on existing planning controls (32 metres) – an approximate 10 storey building form
 - c. The Submitted Planning Proposal – a mix of 18 / 21 / 24 storeys
 - d. An alternative massing proposal – a mix of 17 / 24 storeys
4. This peer review and the consideration of the alternative massing options is further supplemented by a Heritage Addendum prepared by this office and attached as an annex to this statement. The heritage addendum conducts a review of bulk and scale interface considerations, adapted from the Hector Abrahams Heritage Curtilage Study and Development Control Guidelines prepared originally for Parramatta CBD. The addendum has been provided as an assistive study of massing typologies and other relevant design considerations when transitioning between heritage buildings and larger urban scale developments.
5. The subject site in question, being bounded by several streets and containing several properties, is formally recorded as: Lot 2 in D.P. 56898, Lot 4 in D.P. 1167853, Lot 5 in D.P. 1167855, Lot C in D.P. 377836 and Lot 1 in D.P. 558320. This comprises No. 156-168 Queen Street, No. 3 Cordeaux Street and No. 1 Carberry Lane, Campbelltown.
6. The subject site, at the time of preparing this review, was not identified as an item of Environmental Heritage within Schedule 5 of the Campbelltown Local Environmental Plan 2015 (CLEP2015) and is not located within the boundaries of a Conservation Area.
7. It is observed, as with the original HIA, that the site is in the vicinity of several local items and one state heritage item. These contain a mix of items adjacent to the site, as well as items which are within the visual catchment of the site.
8. From the documentation reviewed, it is further understood that the Planning Proposal and development concerns the demolition of the Campbelltown RSL, and the subsequent construction of a new RSL building with a nine-storey structure to serve as a hotel. Furthermore, the proposal seeks the construction of three mixed-use buildings of varying heights between 16 – 24 storey and the creation of a plaza and new site links between the streets.

Consideration

9. In approaching the peer review of the HIA, it is appropriate to consider the structure of the report, along with individually identified matters of consideration, which in the case of this proposal includes two aspects: acceptability of demolition, alongside curtilage and views (bulk and scale).

Structure of the Report

10. The HIA which accompanies the proposal undertakes an assessment of heritage significance by considering the history of the locality, the subject site and the existing function of the RSL, subsequently considering the physical condition of the site and locality as well as the established significance of the site and the impacts associated with the proposed development.
11. In this sense, the HIA is comprehensive and consistent with the standard structure for a heritage assessment outlined in the NSW Heritage Office's published guidelines.
12. Indeed, in some regards, the HIA exceeds the minimum standard required by comprehensively assessing the historical significance of the RSL at its site and considers the significance of the existing RSL building, even though it is not listed as an item of heritage. The information is, however, useful in understanding the prominent role which the RSL has played and continues to play in the social significance and community hub for the area.

Acceptability of Demolition

13. Through an analysis of the historical information on the RSL club buildings and the RSL site, the Heritage 21 report identifies that the current structures date from 1999 and concludes that demolition of buildings on site are acceptable as they are of minimal heritage significance.
14. In reviewing the evidence presented, I agree with the conclusion formed by Heritage 21 with respect to the heritage significance of the existing buildings on site and the acceptability of demolition on grounds of heritage.
15. The subject site structures, whilst containing a social connection to the RSL, is not made tangible by the buildings on site. The current iteration of club structures is a development of the original 1960s developments of site, with the most recent round of developments occurring in the 1990s. Thus, it is possible to see that an approximate 30-year cycle of major renovations for the facilities of the RSL has been occurring and it is reasonable to expect that a similar development may take place in the coming decade.

16. Furthermore, the HIA rightly identifies that the existing structures on site are not significant, do not represent a particular heritage style and do not contribute to the heritage significance of surrounding buildings. They can best be described as ambivalent to or neutral in terms of a response to surrounding heritage.
17. Consequently, I can accept on the balance of the information contained in the HIA that the conclusion on demolition has been appropriately considered and the conclusion reached is acceptable.

Curtilage and Views (Bulk and Scale)

18. Consideration of view impacts is necessarily informed by the bulk and scale of any proposition, namely both in terms of setbacks and height, as well as the expression and connection to the street or important view corridors to neighbouring heritage buildings.
19. The HIA has conducted a highly detailed assessment of potential curtilage impacts upon the neighbouring fourteen heritage items, providing a range of photographs as well as descriptions on the existing visual relationship (or lack thereof) and the potential for the future cross-site links to provide new opportunities for heritage interpretation and appreciation.
20. This peer review and the HIA have both had regard to the Urban Design Report and massing options prepared by Aleksandar Design group, which looks at views, bulk, scale, height and overshadowing impacts from a concept massing perspective and considers the potential impact upon Glenalvon.
21. This peer review has been further supplemented by our office's study using the Hector Abrahams Heritage Interface guidelines document adopted by Parramatta Council. This document further reviews the relationship between podium or larger scale urban developments and how the curtilage of heritage items may be protected and considered as part of development. This is attached as an addendum to this peer review.
22. It is acknowledged that the existing documentation does not provide a substantial number of diagrams, which would have been useful in analysing the bulk and scale in relation to the various heritage items but it should also be recognized that a planning proposal is not a development application and the required level of detail is fundamentally different.
23. The assessment has been comprehensively undertaken based on the design proposal by Aleksander Design Group, assessing what a *potential* bulk and form may have and what *potential* new public links may have upon the curtilage and views, as well as identifying what are key considerations when attempting to conserve and/or enhance view corridors.

24. In that regard, a planning proposal may be said to be more 'speculative' than a fully documented development application and thus, the heritage advice expected will be broader and more general. In that sense, the HIA provides the sufficient level of detail to be expected in an assessment for a planning proposal, foreshadowing and anticipating the potential impacts of a future development based on the proposed bulk and scale.
25. As a consequence, I am able to accept, in reviewing the documents before me, that sufficient consideration has been given to the potential curtilage impacts of the proposal upon neighbouring heritage items, particularly the state heritage item Glenalvon, and the conclusion reached in the HIA is acceptable and supportable.

Curtilage (Potential Solar Impacts)

26. Consideration of potential solar impacts upon Glenalvon has been considered by our office in reviewing the documents provided and the options explored.
27. Based on the proposed building envelopes and the different height options presented, it is our view that overshadowing from a heritage standpoint is not an issue for any of the proposals. Whilst there is minor solar impact upon the lawn areas in Mid-Winter, the analysis demonstrates that for most of the year, there is little to no impact upon the heritage item, and that any overshadowing arises from existing neighbouring buildings and would also arise from a built form which was fully compliant with existing planning regulations.
28. Consequently, I believe that the planning proposal, and the alternative options proposed, do not result in adverse solar curtilage heritage impacts upon Glenalvon and the item can still be appreciated, conserved and maintained.

Ground Floor Plan Activation

29. Consideration of the ground floor plane is informed by the more detailed concepts provided both in terms of the public domain landscape and the ground floor concept plans.
30. These plans demonstrate a clear intention of providing street level activation along the new laneways which will provide opportunities both for strong pedestrian links (discussed in terms of view previously) but also alfresco outdoor dining and landscaping opportunities.
31. This proposal enhances the proposed new visual corridors both within the site, as well as key views towards the heritage item, promoting both direct and indirect paths towards the heritage item and substantially improving the existing 'blank wall' frontage towards the heritage item.

32. The conclusions above are consistent with the impact summary provided in the original HIA by Heritage 21. As a consequence, I accept, in reviewing the documents before me, that the proposed development will have the potential to enhance the experience of the heritage item in future, provide strong linkages to the heritage item and encourage opportunities for a strong pedestrian link between Mawson Park and Glenalvon.

Recommendations

Preferred Design Option

33. Having conducted a review of the documents which form the current planning proposal, along with the different options presented, I have broadly concluded that the HIA is sufficient in terms of its assessment and further concluded that the three varying options are generally acceptable design outcomes in terms of potential impacts upon Glenalvon.
34. In reviewing the options however, my conclusion would be that a massing which favours tall, slender towers with activated podiums and strong through-site pedestrian links between Mawson Park and Glenalvon would be a preferable design option.
35. I have considered this to be a preferred design option following the review of the documents and for the following reasons:
- a. An option for taller, slender towers will enable greater articulation and variation of a podium form, providing better curtilage relationship to the surrounding heritage item, rather than a massing or bulk which is broadly focused on the lower floors which may result in a design like the existing 'walled off' approach of the RSL, with no public domain connection or activation.
 - b. An option for slender towers also assists in the breaking up of the site into smaller parcels, through the creation of new through-site links, which will offer a higher degree of public benefit and is overall, more consistent with a pedestrian oriented urban design outcome, providing for sites which are similar in scale to the surrounding pattern of development and urban subdivision.
 - c. Taller and more slender towers, as shown in the analysis package, provide for greater setbacks at higher levels, enhancing the overall curtilage of potential future development providing an overall better solar access and visual bulk outcome for the neighbouring heritage item.

Design Development Recommendations

36. Having conducted a review of the structure and content of the HIA, I am also conscious of potential areas of the HIA which, although sufficient for the purposes of a Planning Proposal, would require further detail and consideration in future for a Development Application.
37. I conclude with this observation because it is my understanding that a planning proposal is a fundamentally different process from a development application, consequently meaning that the requisite level of information, detail and analysis is also different.
38. In view of this, it would be my recommendation that a future Statement of Heritage Impact for a Development Application at the subject site, acting on the presumption that the planning proposal is endorsed and approved, would need to take into further consideration, the following:
- a. The isolated nature of the existing listed heritage items in the vicinity of the site, and the lack of interconnecting curtilage or linkage which is improved by the current planning proposal.
 - b. Additional view analysis, using photomontages or the like, to assess the potential curtilage impact and how a future development responds to the built form, setbacks, heritage item and street condition.
 - c. Comparative analysis of the existing urban quality, which can best be described as poor, and the potential for substantial civic and urban improvement through the proposal, including the activation of the street through introduction of mixed-use development potential and important through site links between public spaces (the park) and significant cultural heritage (Glenalvon House).
39. In its current form however, both the planning documentation and the HIA provided to the Department is, in my view, sufficient in demonstrating the intention of future development and provides an adequate level of information to assess the potential heritage impacts of the proposal, which I believe to be acceptable.

Conclusion

40. I am conscious of the submission made by the Office of Environment and Heritage which I understand and acknowledge however, it is my view that the detail being suggested is a matter for consideration at a later date when a formal Development Application for the site (in the event that the planning proposal is successful) will provide an architectural design of sufficient information and detail to enable a comprehensive assessment of heritage matters such as but not limited to the impact on detailing and materiality and the ultimate interface between the street, the heritage item and the proposal.
41. For the purposes of an application for a planning proposal, where the focus is upon the acceptability of the bulk and the broader vision for a precinct or area, it is my considered view that the documentation in its current form provides adequate information to consider the potential heritage impacts of the proposal, which I further consider, in line with the HIA, to be acceptable.
42. In view of my findings above, I am satisfied that the application in its current form provides the sufficient degree of detail to enable a consent authority to make a determination on the potential impacts of the proposal upon the curtilage of surrounding heritage items.
43. Furthermore, I am satisfied that the HIA report prepared by Heritage 21 is of a standard which is acceptable which meets the requirements for assessing the heritage impact of the proposal for the purposes of a planning proposal to the Department of Planning.
44. I also reiterate in my concluding remarks that adoption of the recommendations above, at the development application stage, on the assumption that the planning proposal is accepted, will enable a more structured and detailed analysis of any future development proposal's impacts upon the curtilage of surrounding heritage items.

Regards,

Peter Lonergan

Director | Cracknell & Lonergan Architects Pty Limited
Nominated Architect: Peter J Lonergan | Registration No. 5983

Prepared on 22 June 2021
Adam Byrne Think Planners



Dear Adam,

RE: Heritage Addendum | Campbelltown RSL


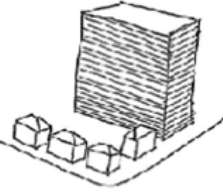
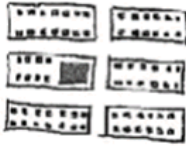

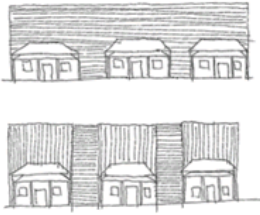
Introduction

1. This Heritage Addendum is provided to establish a set of "design principles" that can determine a measure of potential adverse impacts on the item Glenalvon and its curtilage.
2. The State item is a strong 2-storey colonial villa with a series of structures of lesser height of brick, timber and corrugated iron. Its principal façade (south) is to Lithgow Street and the items curtilage is from Lithgow Street to Anzac Lane to the North, Carberry Lane to the East and a 3-storey commercial building to the full length of the western boundary. I have attached the state listing.
3. The subject site is the full block to the North of the item. The development, the subject of a planning proposal is mixed use multi-storey development, its height, bulk and scale is incongruous with the heritage item. For this reason it is important that the fundamental design principles have this incongruity in mind. This issue will permeate all future development throughout the Campbelltown City Centre as the city maintains some of the oldest and intact places in the state with some of the earliest buildings outside of the City of Sydney and Parramatta City.
4. This issue was relevantly addressed in 2017 by Hector Abrahams for the 2016 Parramatta CBD Planning Proposal, referred to as the "Parramatta CBD Heritage Study of Interface Areas", the document provides a series of figures which illustrate the issues and design principles when considering designs that can instigate adverse impacts on the heritage significance of items that are in the vicinity of new city development.
5. For the purpose of this evaluation, I have tabulated the Hector Abrahams Architects (HAA) principles and discussed the proposal in the context of these principles.
6. It is in my opinion that the main heritage issues in this proposal are potential adverse impacts on significant views to and from the item and any potential physical impacts arising that could adversely impact on the heritage significance of the item.
7. Through the design development the architect and proponent has had regard to the heritage issues and particularly the item in the vicinity of the subject site. At ground level, through-site-links enhance the porosity of the site and provides potential for the item to engage at the ground plane with the proposal.

8. The breaking up and disposition of the major elements of the design, rather than a podium and tower approach allowing penetration of sun through the site and to the ground of the subject site and item.
9. The breaking up and separation of the elements of the building form allow for a variety of views as well as breaking any views above the item from Lithgow Street and the South, as well as the potential of views from the subject site at ground level to the item.
10. The height of the proposal has tested a range of heights. It is my opinion that at the scale permissible and proposed there is only coincidental impacts on views due to the distance and the perspective, and particularly by the removal of the RSL building, which is currently an imposing, mega-structural, brutalist blight upon the visual streetscape. However, the views are improved by a number of elements as opposed to one larger tower.
11. The views are not static, the fine grain approach of the architectural solution will move with the viewpoint, opening, closing and disappearing all together. I do not consider the number of stories to be adverse, my preference consistent with HAA is for taller, thinner elements as opposed to shorter thicker elements thus allowing the view and light ventilation and sun to filter through the item and district landscape.
12. These qualities are further illustrated in the site views analysis. What is of particular benefit in this instance is the physical distance from the item's principal form to the proposal. The views also highlight the benefit of the elemental approach to the form, and on plan the potential beneficial link at ground level.
13. The fine grain fenestration materials and finish as indicated are appropriate.
14. It is my opinion that the proposal at 18, 21 and 24 storeys is appropriate on the grounds that there are acceptable impacts to the setting of the item and curtilage and no adverse impact on the heritage significance of the heritage item Glenalvon.

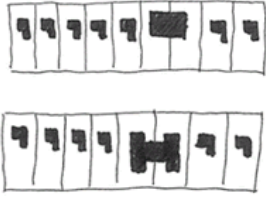
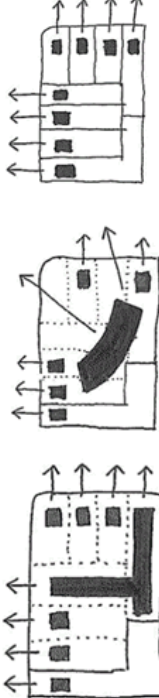
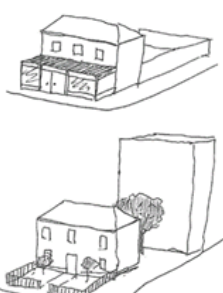
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	Immediate Relationship This is impact upon the built fabric or within or adjacent to the lot of that heritage item, or impact upon a property located within a conservation area	Standing at the southern frontage of Glenalvon, this could be the effect, however, the breaking up of the forms avoids a poor relationship between the heritage item and the backdrop of taller towers.
	Street Relationship This includes development that is visible from the street elevation. If the site is a corner location (or adjacent to a corner) then the impact upon both streets must be considered.	The item and the subject are viewed in the round.
	Area Relationship Where a development is of a certain height and is adjacent to a conservation area or cluster of individually listed heritage items, then the impact of that development upon the significance of the conservation area must be considered.	The item is isolated but has a large defined curtilage, which will not be adversely impacted by the proposal.
	Figure 15: A building of a greater height but which preserves a more appropriate setting to a house (above) is preferable to a building of greater bulk that reduces the setting (below)	The setting is considered appropriate, when considered as a figure-ground diagram. The through site links provides potential for new connections and visual corridors to and from the item to be established and are clearly identifiable and consistent with the pattern of the urban development of the area.
	Figure 16: New developments should avoid long linear podiums that conceal street rhythm (above) and instead should conserve the existing pattern and rhythm of a street (below).	The massing does not propose the former. A series of varied building masses, including variation in height and bulk are provided to complement the streetscape whilst also providing some variation and change along the street. This is also broken up by the proposed through-site linkages.

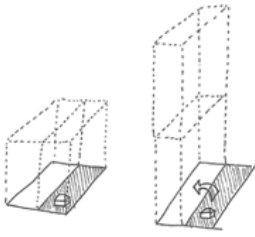
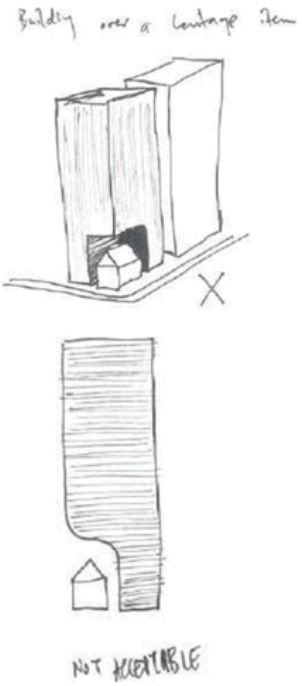
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	<p>Figure 17: Inappropriate setbacks may affect the character and rhythm of a street (above). New developments can return character and setting to a street and reconnect isolated heritage items with their context (below).</p>	<p>The proposal will provide new through-site links which will, in effect, break up the existing RSL's monolithic structure in favour of smaller footprints on the ground level and new connections which respond and respect the locality's street linkages.</p>
	<p>Figure 18: Existing historic direct mode of address to the street (above) can be lost through amalgamation and radical building siting (middle). New developments should maintain historic modes of street address (bottom).</p>	<p>The original block layout will be maintained and reinforced by the proposal.</p>
	<p>Figure 19: New developments may be provided with incentives or conditions to remove intrusive elements and guide the restoration of a historic building as a condition of consent.</p>	<p>The removal of the RSL club is a positive contribution to the setting of the heritage item, the proponent has not sought specific incentives for doing so.</p>

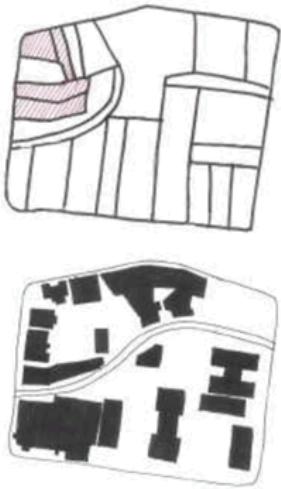
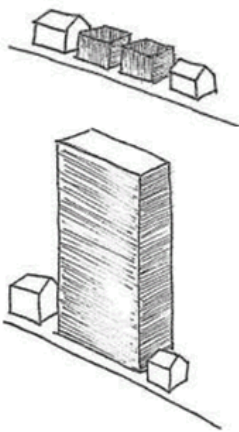
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	Figure 23: The effect of floor space transfer adjacent to a heritage item.	This is not being sought, however, it is a useful illustration of what may be considered an appropriate built form.
<p>Building over a Heritage Item</p>  <p>NOT ACCEPTABLE</p>	Figure 25: Development that overhangs a heritage item is not permitted	This is not proposed. There is good separation between the proposal and the heritage item, and there will not be an overhanging of structure over the heritage item.

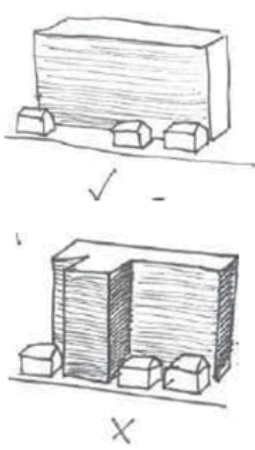
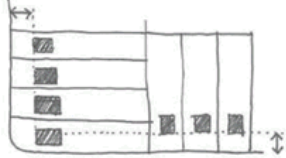


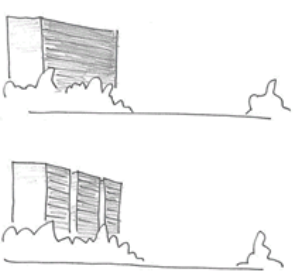
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	<p>Figure 26: Buildings allow subdivisions to be understood. Amalgamations should preserve this intrinsic character of the city.</p>	<p>The building will reinforce the original block and through site links will provide a response to the original urban pattern of the area, breaking up the existing amalgamated lot of the RSL.</p>
	<p>Figure 27: Individual heritage items can have a positive relationship to each other (left) or become isolated (right) as a result of development</p>	<p>The heritage item is isolated and has been isolated for some time. There is however a retained curtilage and pattern which is legible and which will be maintained by the proposal through the protection of key views to and from the heritage item.</p>

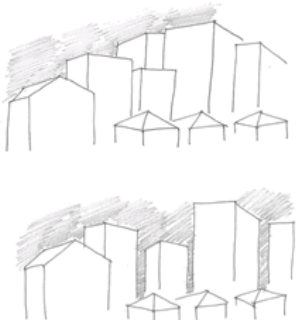
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	<p>Figure 28: In the context of a row of detached houses, the significance may be better preserved by retaining a gap, than by attempting to ensure a consistent setback to the street</p>	<p>This is not relevant in the context of this particular development as it does not propose a development of this form.</p> <p>It is however, worthy of consideration for building separation across the subject site and in relation to the heritage item's curtilage.</p>
	<p>Figure 29: Setbacks at corner sites can be important indicators of street hierarchy and subdivision patterns, and should be maintained.</p>	<p>Not Applicable to this Development.</p>
	<p>Figure 32: Sometimes a setback can be of benefit in providing a setting for a historic building within a CBD context (source: Ray White Real Estate listing for 25 Bligh Street, Sydney)</p>	<p>Not Applicable to this Development.</p>
	<p>Figure 33: The podium of Regent Place reproduces subdivision patterns in George Street, Sydney</p>	<p>Not Applicable to this Development.</p>
	<p>Figure 35: The modulation of a building facade can have a dramatic effect on its bulk</p>	<p>The proposal is not only highly modulated but also broken into three distinct forms with varying height and bulk.</p>

Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	<p>Figure 36: New development must be assessed from multiple angles to prevent the creation of a “wall” of development</p>	<p>The view analysis has considered this and it is considered that the increase in bulk and scale will not result in a ‘wall’ of development. The bulk and scale, whilst substantial, is modulated appropriately and provides for sufficient curtilage setback to respond to the area.</p>

Heritage Inventory Listing

State Heritage Inventory

Heritage Item

Glenalvon

I WANT TO...

Item Details

Name

Glenalvon

Other/Former Names

Glenalvon and Stables

Address

8 Lithgow Street CAMPBELLTOWN NSW 2560

Local Govt Area

Campbelltown

Item Classification

Item Type

Full

Item Group

Residential buildings (private)

Item Category

House

Statement of Significance

Glenalvon is historically, aesthetically and socially significant as one of the oldest urban townhouses in the township of Campbelltown. The house and stables of Glenalvon are a significant landmark element. Glenalvon has been used continuously as a residence for almost 180 years and although some changes have been made to the house, much of the original fabric, dating from 1840, has survived intact. The landscape setting of the house is also important as it represents part of the original outillage of the property and makes a major contribution to the historic townscape of Campbelltown.

Assessed Significance Type

State

Endorsed Significance

State

Date Significance Updated

27/11/1998

Listings

Records Retrieved 6

Listing Name	Listing Date	Instrument Name	Instrument No	Plan No	Gazette No	Gazette Page
Register of the National Estate	21/03/1979					
Heritage Act - s.170 NSW State agency heritage register	11/02/1996					
Heritage Act - Permanent Conservation Order - former	27/04/1979		00004		657	1987
National Trust of Australia register	1/03/1974	Classified				
Heritage Act - State Heritage Register	20/4/1999		00004	29	27	1545
Cumberland County Council list of Historic Buildings 1961-67						

Page 1 of 1 10 items per page

Heritage Item ID

1043710

Source

Heritage NSW

CLOSE

Location

Addresses

Records Retrieved 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Carberry Lane	CAMPBELLTOWN / NSW / 2560	Campbelltown	Unknown	Cultigerie	Boorondama	CAMPBELLTOWN	Alternate Address
8	Lithgow Street	CAMPBELLTOWN / NSW / 2560	Campbelltown	Thurswell	Cultigerie	Boorondama	CAMPBELLTOWN	Primary Address

Page 1 of 1 10 items per page

Heritage Inventory Listing

Description

Designer

Unknown

Builder/Make

Michael Byrne

Construction Year Start & End

1941 - 1941

Class

□

Period

1788 to 1950

Physical Description

Updated

Garden:
Architects Otto Caehms and Partners describe Glenalton as 'a rare example of a residence and garden of its period, size, diversity, integrity and quality. The buildings and garden...are rare both locally and in the wider context of Sydney and New South Wales'. 'The combination of surviving mature trees, shrubs and herbaceous plants has produced a distinctive landscape with a high degree of seasonal interest and aesthetic value...colourful displays of camellias in late winter and early spring, jacarandas, crab apple and prunus in spring, roses in spring and summer, autumn foliage and evergreen palms and conifers year round can be appreciated...' (Fowler, 2002, 19).

The house is set in a mature garden, which contains some historic plantings including tall columnar Cook's pine (*Ascaratia columnaris*) near the western boundary, a slow-growing cycad known as the sagu palm (*Cycas revoluta*) in the front garden, a mature Californian desert fan palm (*Washingtonia robusta*) in the front garden near the house's western corner, two mature mulberries (*Morus nigra*), a bull bay, evergreen or Southern magnolia (*Magnolia grandiflora*), large (Peruvian) peppercom (*Scheuchzeria palustris*) and a Chinese weeping (or funeral) cypress (*Cupressus funebris*) (ibid, 2002, 20).

Other mature trees include native silky oak (*Grevillea robusta*) and kauripine (*Brachycton populneus*). Mature shrub plantings include oleanders (*Nerium oleander* cv.), double-flowered pomegranate (*Punica granatum* 'Flora Plena') and African or Nile lilies (*Agapanthus x praecox*) (Stuart Read, visit, 9/2/2020 confirming the species listed in the previous paragraph as surviving them, too).

House:
James Broadbent has described Glenalton as a quintessential colonial Georgian house, 'the epitome of twenty years of vernacular Georgian architecture in the colony...' (Fowler, 2002, 19). An exceptional two storey Colonial Georgian finely cut sandstone residence with quoin details. There are deep cellars accessed via two doors in the floor structure of the northern verandah of the house (ibid, 2002, 18).

The front verandah is stone flagged and is supported by turned stone Doric (Fowler, 2002, 18 says "Tuscan") style columns. The hipped roof, originally shingled, is now clad in corrugated iron. The main entrance is located centrally on the southern elevation and double verandah posts on either side emphasise the point of entry. There are shuttered glass-panelled French doors either side of the main entry, opening onto the verandah. The five windows to the upper floor are double hung, timber sashed and of 9 panes to both the upper and lower sashes. They have sandstone sills and arches.

The rear of the house has a verandah supported by flat timber columns. To the rear (north) of the house is located the former stables consisting of a symmetrical rectangular sandstone building with central gable on the eastern facade containing the entry doors and lift doors above. The hipped and gabled roof is clad in corrugated iron sheeting and has decorative timber barge boards. The roof framings were robed in 1973 as being jointed, dowelled, pegged and numbered without the use of nails (NT Listing). The verandah and eaves have timber soffits. Cellars are located below the house.

Interior:
original cedar joinery, inc. six panelled doors, eplayed panelled jamba to the windows and chimney places to the first floor; marble ground floor chimney places with sandstone mantelpieces, original geometric stair.

Stables:
Large Victorian Gothic style stables including a lift. Inside is a dish drain cut in the sandstone paving, designed to facilitate drainage when the stables was cleaned. The drain ends in a sump cut in the sandstone floor. During the early part of the Burnell period of ownership (1920s) the southern wing of the stables building was used as a laundry and still had a dirt floor. This wing was later converted into a flat, however its internal walls have since been removed. Tie-rods were added to the building in 1959-70 to help stabilise the walls (ibid, 2002, 19).

LARGE VIEW

Physical Condition

Updated 1/02/1999

The building and grounds are in excellent condition, having undergone extensive conservation works in 1989. The property has been very well maintained since that time, although the garden is currently somewhat overgrown.

LARGE VIEW

Modifications & Dates

1989 - conservation and restoration of the building and grounds.

LARGE VIEW

Further Comments

The site is currently being evaluated through the preparation of a detailed conservation plan. A CMP has been finalised and endorsed by HC on 24/7/2000.

LARGE VIEW

CLOSE

Heritage Inventory Listing

History

Historical Notes or Provenance

Updated

The original inhabitants of the Campbelltown area were mostly people of the Dharawal (sometimes referred to as Tharawal) language group, who ranged from the coast to the east, the Georges River in the west, north to Botany Bay and south to Noinra. However, Campbelltown was a meeting point with the Dharug language group (whose area extended across the Blue Mountains), and early history of the area includes references to both peoples. (Linton, Carol: Campbelltown: The Bicentennial History, 1988, www.abcnz.net.au/indigenous). Mount Ararat, to the south-west of the Campbelltown City Centre, was known as Yandara to its original owners, the Dharawal people and was an important meeting place for Aboriginal people from as far away as northern Queensland and southern Victoria. (http://www.daff.gov.au/australind-resources/indigenouspublications/making_a_difference_a_celebration_of_landscapes/indigenous_landscapes)

With the establishment of the convict colony in Sydney Harbour in 1788, the displacement of Aboriginal people began. A smallpox epidemic decimated many of the coastal clans, but was less destructive amongst the inland peoples.

Escaped cattle from the settlement moved south and bred in the Campbelltown/Camden area and after their discovery in 1796, the area became known as The Cow Pastures (or Cowpastures). In 1805, John Macarthur obtained a grant of 5,000 acres (later expanded to 10,000 acres) in the area, some of the best grazing land then known in the colony.

By 1808, 34 settlers had received grants in the newly named Minto district (named after Lord Minto, the Governor-General of India) in the northern portion of Campbelltown. Many of these early settlers were Irish, including surveyor James Meahan, who allocated himself a generous portion (now Macquarie Fields). Prominent settlers included surgeon Charles Throsby, who was allocated 600 acres (now Glenfield), Dr William Redfern (Campbellfield), Dr Robert Thomson (Venodale) and Richard Brooks (Derham Court).

Though peaceful, the Dharawal bore the brunt of a punitive expedition led by Captain James Walla in 1816. At least 14 Dharawal people were massacred at Appin, to the distress of sympathetic settlers such as Charles Throsby of Glenfield. The Appin massacre of 1816 was a devastating and tragic event for the Dharawal people and other local clans, and was a difficult period in terms of the relationship between indigenous people and European settlers. Comanches and other ceremonies continued under the protection of the Macarthur of Camden, though numbers steadily declined, with diseases introduced by the Europeans also having a devastating effect on the Dharawal population.

As the district became more closely settled, a town was needed further south than Liverpool. Campbelltown was formally established in 1820 and named 'Campbelltown', in honour of Mrs Elizabeth Macquarie's maiden name of Campbell. In 1826, the town plan was formalised.

Between 1835 and 1845, the number of Aboriginal people in the Campbelltown Police District had decreased from heavily to none. However, limited tribal life continued and comanches were still held at Camden Park and Derham Court until at least the 1850s. During 1858, approximately 200 Aboriginal people attended the celebrations at Campbelltown that were held to mark the opening of the railway line (LEP, 2016).

Campbelltown: Permanent European settlement in the Campbelltown area had begun in 1809 as an alternative to the food-prone Hawkesbury district. Work on a road from Sydney to Liverpool was started in 1811. It was opened in August 1814 and was soon extended further south to Appin. This road, variously known as Campbelltown Road, Appin Road or the Sydney Road, passed through Campbelltown. The section through the town was called the High Street until the last decade of the 19th century when it was renamed Queen Street (Oswell & Peter Philips, 1995, vol 2, 1-2).

The land on which the Queen Street cottages stand was part of a grant of 140 acres to Joseph Phelps in 1816. He had been working the land for some years before receiving formal title to it. Phelps was one of the farmers of Airds and Appin who subscribed funds for a Sydney courthouse in July 1813. His grant was seized, possibly as soon as it was formally issued, by the Provost Marshal, William Gore in lieu of payment by Phelps of debts totalling 170 pounds. The land was auctioned in January 1817 to William Bradbury for 100 pounds plus twelve cattle and the grain produced from the crop growing on the land (BdG, 1995).

Immediately north of Phelps' grant, Assistant Surveyor James Meahan had informally reserved 175 acres for a village (AMCO, 1894 key 'B 1815'). In 1816 most of the land in the area was granted, leaving a portion of 175 acres unallocated, and surrounded by several grants (AMCO, 1994, 9).

The reserved land was formally declared a town by Governor Macquarie in December 1820 and named Campbelltown in honour of his wife (Elizabeth's) family (BdG, 1995).

William Bradbury (1774-1836) a native of Birmingham, was transported to NSW aboard the 'Gulfport' in 1812. His wife Elizabeth remained in England but his daughter, Mary (1797-1852) followed her father to Australia in 1815. Bradbury had no other children in NSW, though he established a relationship with a woman named Alice and in April 1836 married a Catherine Patrick, nee Acres (c.1801-1863). Bradbury died two months later (BdG, 1995, 2).

Governor Macquarie visited Campbelltown in January 1822. He and his party ate a 'hearty breakfast' at Bradbury's, indicating that Bradbury had built an inn. This was probably the Inn later known as the Royal Oak, on the western side of the High Street. Macquarie noted in his journal that 'Bradbury is building a very good two storey brick house on his own farm and on a very pretty entrance immediately adjoining Campbell-Town as an inn for the accommodation the public and having asked me to give his farm a name, I have called it Bradbury Park. In 1826 Bradbury Park House was considered by William Dumassey, Inspector of roads and bridges, as the best building in Campbelltown when he reported on buildings suitable for military use (BdG, 1995, 2).

As the main street of Campbelltown, High Street or Sydney Road and later Queen Street, was at the edge of town, one side of the street was not within the town boundary while the other was. Carriage traders soon realised that either side of the main road was as good as the other and leased or bought land from the grantees bordering the town proper. By the 1840s more than a few shops and hotels occupied the western side of the High Street (AMCO, 1994, 9).

The Queen Street terraces were identified by Helen Baker (Proudfoot) in the early 1930s as a unique group of two-storey late Georgian vernacular buildings which were considered to form the only surviving late-18th/early 19th streetscape within the County of Cumberland. The buildings were acquired by the Cumberland County Council and its successors, the State Planning Authority and Department of Planning, to ensure their preservation (BdG, 1995, 1).

The coming of the railway in 1858 aided in securing the commercial focus of the town on Queen Street (BdG, 1994, 9).

The Byrne family

Hugh Byrne was born in County Wicklow, near Dublin in 1800, the son of Hugh and Sarah Byrne. Hugh ('Vesly', Fowler, 2002, 2) Byrne was convicted without trial and transported to Australia, with his family, in 1802 for treasonous practices in the 1798 Irish Rebellion (one of the 'Wicklow martyrs'). 'Vesly' (he named himself in memory of an ancestor who fought for independence in the 17th century) worked in a brewery in Ireland before being arrested on a charge of burning yeoman's cottages and robbing them of arms during the Wicklow Uprising of 1798. Some 30,000 United Irishmen died during the revolt. Imprisoned briefly in Kilmartin Jail in 1798, Hugh Byrne was eventually sentenced to death but escaped and rejoined Michael Dwyer who had retreated into the hills. He led a small force of Wicklow to fight a battle with Dwyer and his four lieutenants, Martin Burke, Hugh Byrne, John Mahony and Arthur Devlin, fought the English forces until December 1803 when a deal was worked out whereby Dwyer and his friends were offered voluntary exile. Byrne and the other four Wicklow rebels sailed on the 'Tellsbury', leaving Cork in August 1806. They were sent to New South Wales not as felons, but as free men. Dwyer and Byrne were permitted to bring their families, so both were accompanied by their wives. The Byrnes sailed with two of their children, Michael and Rose. The eldest son Philip remained in Ireland. Sarah Byrne was pregnant when the 'Tellsbury' left Cork. She gave birth to daughter Anne before the ship entered Sydney heads on 15/2/1806 (BdG, 2002, 2).

When the Wicklow rebels arrived in Sydney, Governor King was greatly displeased. He interviewed them, warning they were under close surveillance. Land was surveyed along Cabramatta Creek for them, however both Governors King and Bligh considered them dangerous and delayed handing over the deeds. In 1807, on the orders of Bligh, the Wicklow five were sent on to be trumped up charges of rebellion. Although found not guilty and released, Bligh set up a Bench of Magistrates and continued to have them treated as 'prisoners for life' (BdG, 2002, 3).

By the five were split up, with Dwyer sent to Norfolk Island, Burke to Port Dalrymple in Tasmania and the others imprisoned elsewhere. While Hugh was in prison, Sarah gave birth to another daughter. The treatment of the 'Tellsbury Five' is considered by some to be a major cause of the military mutiny of 1808, commonly referred to as the 'Rum Rebellion', when Bligh was overthrown in January 1808, a new administration replaced the Tellsbury Five. In addition to 100 acres in the district of Airds. In 1813 Hugh Byrne and John Mahony were charged with 'aiding and assisting in the stealing and driving away of four cows which were the property of the Crown. Found guilty, Byrne was transported to the penal settlement at Newcastle in April 1813. Sarah continued to manage the farm and tendered to supply meat to the Government Stores. Hugh received a conditional pardon from Governor Darling in 1828. He petitioned for a further land grant in 1832, stating he had a family of fourteen children of whom nine were still living with ten and 'claiming his support'. New Holland and the five local magistrates supported his petition. 'Hugh Vesly Byrne died at his residence in Airds in April 1842. Sarah lived on at Campbelltown, dying in January 1872 (BdG, 2002, 4-5).

Michael Byrne was made an apprentice to Lawrence Butler, Irish overseer of the Government Lumber Yards, Sydney.

When he was 17, he penned a memorial to (Governor) Lachlan Macquarie, requesting a grant of land in such a position as the governor saw fit. He got 60 acres. In a second undated memorial Michael Byrne wrote to Surveyor-General John Oxley, asking him to measure the 60 acres promised by Macquarie in 1826. The grant was near his father's land and adjoined government ground alongside the Georges River. Michael and his brother Charles also made applications for town allotments and were allocated these in 1827. In his memorial to Governor Darling, Michael stated that he was residing at Airds and was a cabinet maker by trade. By 1829, when he applied for an additional grant of land, Michael had three houses, 100 head of cattle and a house he had built upon some land he rents at Campbelltown'. Rev. Thomas Roddell (the incumbent of St. Peter's Catholic church, Campbelltown) endorsed his application, describing Michael as: 'A very deserving young man, industrious and honest and having a short time ago married a very prudent and industrious young woman, the daughter of a farmer in this district'. She was Jane Watley, twin daughter of John and Sarah Watley (BdG, 2002, 5).

Michael Byrne went on to own seven pubs in Campbelltown (including the Royal Oak' nee Airds (in 1830 & 1831, he was licensee); 'John's Arms' at Airds (1833-40; 1842-3; 1846). He subscribed to funds for St. John the Evangelist Catholic Church, Campbelltown, St. Bede's Church, Appin and the new St. Patrick's Catholic School at Campbelltown (BdG, 2002, 6-7).

Glenavlin Hall or Glenavlin

Governor George Gipps granted a town allotment to Michael Byrne in July 1838. One condition of the grant was that a house be built within two years. On this land in Lithgow Street, Michael built an imposing two-storey house, later named Glenavlin Hall or Glenavlin. This was proof indeed that, despite all the obstacles along the way, Michael Byrne, son of Hugh 'Vesly' Byrne, had earned respect in his community (BdG, 2002, 7).

The outline of the house is first shown on two town plans dated November 1840, although the stables are not shown at this time. It is thought that Michael Byrne, a publican, built the house around this time on the grant of 1 acre and 32 perches, which was taken up in 1831. Although it is possible that the outbuildings were not shown, it is more likely that the stables were constructed later (which would be supported by the differing styles of the two buildings).

One of the stonemasons (former convict, Henry Lowrie) who helped build such a fine house would die under somewhat circumstances. Within the year, Michael Byrne would almost lose everything after being charged with manslaughter (BdG, 2002, 7-8). Byrne was tried, though not found guilty, of kicking a man to death (knocking him down and severely injuring, and striking in several places with a brass-headed hunting whip by Byrne, after attending the Capeoture Races: (BdG, 2002, 8) for non-payment of a debt. Byrne himself was made insolvent in 1844, after having built (in 1841 - Lucas & McGinnis, 2012; between 1839 and 1842 (Tzannetis, 1987, 10) Glenavlin, the finest stone house in the town (Oakman, W., in Broadbent, Clarke & Oakman, 2006). Another of the stonemasons who may have built Glenavlin was John Roach who did work for Michael 'at a building in Campbelltown' and 'erecting a Tomb at the Burial Ground in Campbelltown (which may have been for Michael's father, Hugh 'Vesly' Byrne, who died in 1842 (BdG, 2002, 8).

By the 1840s various members of the Byrne family were experiencing financial difficulties, including Michael who by 1844 owed his brother-in-law, John Keighran (publican) the sum of 880 pounds 17s 3d. As partial payment of the debt John accepted the property in Lithgow Street and a 36 acre farm also owned by Byrne (in 1842. In 1844, Michael sought voluntary insolvency, and Keighran became the owner of Glenavlin. (BdG, 2002, 8).

Catherine Byrne, one of Michael's sisters, married John Keighran at Campbelltown in 1828. Between 1831-44 Keighran was licensee of the 'Bargo Tavern', West Bargo. He lent money to Michael Byrne and in 1844, after his brother-in-law became insolvent, the house was transferred to Keighran in part settlement of the debt. John and Catherine had 15 children, ten sons and ten daughters. Like the Byrne family, Keighran was passionate about horse racing. He developed his own private race track just outside Campbelltown, which he leased to the Campbelltown Turf Club in 1851 for 5 shillings a year. He also bought Richmond Villa, which adjoined Glenavlin, and a number of other town allotments in Campbelltown. In 1850s he built a steam-operated flour mill on the Bow Bowing Creek on the Liverpool Road north of the township (BdG, 2002, 10).

Keighran is believed to have taken up residence in Glenavlin, along with wife Catherine, sometime in 1853. They would eventually have thirteen children. Even though the death of both parents little more than a year apart in 1858, the property passed to two of their sons, John and Patrick, as joint tenants. The property was mortgaged to pay debts of the John and Catherine's estate and the house was let to tenants. In 1864 John Keighran, who lived in Albany, was declared bankrupt. Like his father before him he had been a publican but when business fell away he turned to farming and opened a butcher's. These were also unsuccessful, so after repurchasing his estate he went to Melbourne as a drover to help support himself and a large family. His interest in Glenavlin was sold by the official assignee for 3 pounds in 1870. It was bought on behalf of William Cyprian Curtis whose wife was Rose Keighran, bringing his share of the property back into the Keighran family (BdG, 2002, 11).

Glenavlin was let to John Kidd, JP in 1876 and he remained a tenant until 1878 when it was sold to the Fairbairns brothers, Edwin and William (Tzannetis, 1987, 10).

Michael Byrne died in 1878 and was buried in the Irish corner of the Roman Catholic Cemetery in Campbelltown (Oakman, W., in Broadbent, Clarke & Oakman, 2006). He and Jane Byrne (nee Watley) had ten children (BdG, 2002, 10).

The Fairbairns brothers were prominent businessmen in Campbelltown who owned over 44 properties within the town by 1884. From 1878-1881 'Glenavlin Hall' was the residence of Edwin Fairbairn and his family. Local painter and decorator Mr R. Campion redecorated the house for Edwin, painting the stair hall to resemble marble and signing his name on a section of the marbling upstairs. Edwin married Anna Bray of Darfield in 1868. Their children numbered eight (four in the time they lived at Glenavlin). Despite these setbacks, in the 1881 census there were still 11 people (John and Catherine, five males and six females. Soon afterwards, the family moved out (BdG, 2002, 12).

From 1891-1904 the property remained in the joint ownership of the Fairbairns brothers at the end of which time they divided their assets with Edwin retaining Glenavlin (Ld 91/3046, 2002, 12-13). Edwin vacated the house shortly after and it was variously tenanted (one tenant was Dr William Mawson, brother of the Antarctic explorer, Sir Douglas (1915-41913). In 61912 a Mrs Whittingham rented Glenavlin as a school, but that venture was short-lived and by May 1914 it had closed (BdG, 2002, 13) until 1920 when it was sold to tenant Samuel Bunell. He was born in Campbelltown in 1850. His parents were Hannah and William, an emigrated convict who was a chemist, stockbroker, auctioneer and dealer and farmer. Samuel arrived in Gulgong in 1877 and married Mercy Pruffer in 1874. Between 1877-83 their family lived in the Sydney area before returning to Gulgong in 1883 to manage Samuel's brother-in-law's store during a long illness. About 1882 Samuel and family returned to Campbelltown to build a large shop in Queen Street. He let it and lived in Gulgong for a time, before returning to Campbelltown. From 1889-13 Samuel Bunell was Mayor of Campbelltown. He and Mercy had 8 children (four died as infants). After the marriage of their children, Samuel and Mercy moved into Glenavlin, renting it in 1914 and buying in 1920. Their daughter Mercy (c.1878) married Edward and son Edward (Ted) Samuel King moved in with them when the young lad was 18 months old. In about 1924 Samuel's brother was reunited with the family at Campbelltown (BdG, 2002, 13).

Samuel died in 1925 and his brother returned to Kogarah. Mercy lived on at Glenavlin, in which she had a life interest. Her grandson Ted King lived there until he graduated in Dentistry at Sydney University in 1934. She died, aged 91, in 1944 and was buried beside her husband in the Presbyterian cemetery, Campbelltown. According to the terms of a family agreement, Samuel's property was to be divided equally between his children. Daughter Hilda Davidson received Glenavlin as her share. She was a Sunday School teacher at St David's, a youth fellowship and scout leader and church organist for many years (BdG, 2002, 14).

Glenavlin was added in November 1962 to the Cumberland County Council's register of historic buildings (Tzannetis, 1987, 10).

Glenavlin remained in the ownership of the Bunell family until 1965 when it was acquired by the (then) State Planning Authority (SPA) for \$35,000 (Lucas interview, 2011). 'The Department's stated intention was put into effect after the death of Hilda Davidson in 1967 (BdG, 2002, 16).

In 1969 architect John Fisher (member of the Institute of Architects, the Cumberland County Council Historic Buildings Committee and on the first Council of the National Trust of Australia (NSW) after its reformation in 1960) was commissioned by the State Planning Authority to restore the first five houses in Campbelltown, which had been resumed under the Cumberland County Council Scheme. They included Glenavlin house and stables (Lucas & McGinnis, 2012). Tzannetis (1987, 10; and Fowler, 2002, 16) note that it was the firm Fisher, Jackson & Hudson commissioned to carry out the restoration works.

(Heritage architect) Clive Lucas of Fisher, Jackson and Hudson and Lucas recalls this as the conservation project where he first used the then innovative heritage principle of researching and understanding the fabric of a place before attempting conservation, including the use of paint samples to establish original paint schemes (Lucas interview, 2011).

The upstairs drawing room was restored to its original proportion by removing a partition. The verandah rooms were linked to the main house by several new doorways which, with the Edwardian bathroom alterations upstairs, were made to conform to the original style of the building. The stair hall marbling, complete with columns (c.1850), had survived under wallpaper and was restored. By careful scraping of successive paint layers it was possible to accurately establish the original room for restoration. The front upstairs bedrooms and drawing room were repainted in their late-Victorian colours. Other rooms are original. The weathering effect of oil-based paints is appropriate to historic buildings and oil paint was used on all woodwork. Several later room decorations were restored to Bunell's Australian tastes, inspiration and ideas during the 3rd of the last (18th) century (Tzannetis, 1987, 10).

A formal function was held on 11/4/1970 to mark the occasion with some dignitaries arriving in an original Governor Macquarie era coach with many residents and visitors dressed in period costume (CAHVS, 2020). This happened as part of the (Captain) Cook Bicentennial celebrations (BdG, 2002, 16).

The house was tenanted by the Oakman family from 1970 to 1999 to Lloyd and Patricia Oakman and their two sons. At the same time the stables were rented and are used as a resource centre by the Campbelltown and Airds District Historical Society (BdG, 2002, 17; Nicholas, pers.com., 6/10/2013). With the permission of the state government and Campbelltown City Council, the Society built the Alex Goodall Rural Exhibition Centre in the grounds (BdG, 2002, 17).

The Society's fire and new collection of early Australian colonial furniture and English Georgian items, although not originally belonging to Glenavlin, comes partly from the district and adds greatly to the charm and significance of the place as a town house. Glenavlin is open for public inspection each Sunday and other times by special arrangement (Tzannetis, 1987, 10). Warwick Oakman would go on to become a noted antique dealer, based in Hobart, and later in Richmond, Tasmania (Stuart Reed, pers.com., 6/2/2021).

In 2002, the State Planning Authority handed management of Glenavlin to Campbelltown City Council, at the same time presenting a cheque for \$500,000 to restore the house and stables (BdG, 2002, 17).

So that restoration could take place, the Historical Society was ordered to close the Stables Museum and vacate the premises. Under the supervision of Otto Cserhalmi and Patrens, restoration was carried out in 2002 (BdG, 2002, 18).

The Campbelltown & Airds District Historical Society now manage the building and garden, running displays, meetings, events (Nicholas, pers.com., 6/10/2013).

In April 2020 the Campbelltown & Airds District Historical Society will celebrate the 50th anniversary of the passing of Glenavlin from private to public ownership. The Society will hold a function on 4 April 2020 with an official welcome, morning tea and sharing of memories - this is open to all. The guest book of the 11/4/1970 handover ceremony will be available for viewing, as will the opportunity to identify some indecipherable signatures in it (CAHVS, 2020).

Heritage Inventory Listing

Historic Themes Table

Records Retrieved 34

National Theme ▼	State Theme	Local Theme
Tracing the evolution of a settlement's special environments	Exploration	Gardens
Tracing the evolution of a settlement's special environments	Exploration	Changing the environment
Peopling the continent	Fishing	Irish migrants
Peopling the continent	Fishing	Irish commercial and retail activities
Marking the phases of life	Social institutions	Unknown
Marking the phases of life	Social institutions	Associations with Michael Byrne, publican
Marking the phases of life	Social institutions	Associations with Michael Byrne, publican
Governing	Land tenure	resumption for heritage conservation
Governing	Land tenure	Developing roles for government - providing museums
Governing	Land tenure	Developing roles for government - conserving cultural and natural heritage

1 2 3 4 >

Page 1 of 4 10 items per page

Uses

Current Use

House museum, events and public interpretation

LARGE VIEW

Former Uses

Aboriginal land, town lot, town villa residence

LARGE VIEW

CLOSE

Assessment

Criteria (a)

Historical Significance

Glenside is of historical significance as one of the oldest urban townhouses surviving in the township of Campbelltown. It is of further historical significance for its association with early and prominent families of the Campbelltown district and for its link to a way of life which has long since disappeared.

LARGE VIEW

Criteria (c)

Aesthetic/Technical Significance

Glenside is of high aesthetic significance as a particularly fine Colonial Georgian sandstone residence retaining much of its 1840s fabric intact. The stables buildings are also of high aesthetic significance as are the grounds which give an indication of the early outillage of the property. The house combined with its grounds are important as reminders of the setting of early town houses with their generously landscaped grounds. Both the building and grounds make a considerable contribution to the historic townscape of Campbelltown.

LARGE VIEW

Criteria (d)

Social/Cultural Significance

Glenside is of high social significance for its association with several prominent Campbelltown families and for its demonstration of the early pattern of life in the original township.

LARGE VIEW

Criteria (e)

Research Potential

Glenside is of high technical/research significance for its demonstration of colonial building techniques and for its use of local building materials and craftsmen, particularly the stonemasons, some of whom were convicts.

LARGE VIEW

Criteria (f)

Rarity

Glenside is a rare surviving example of an 1840s townhouse to survive with much of its 1840s fabric and grounds intact, indicating the stature of such houses at the time of their construction.

LARGE VIEW

Heritage Inventory Listing

Criteria(g)

Representative

Glenalvon is an excellent example of an 1840s townhouse in the Colonial Georgian style.

LARGE VIEW

Integrity/Intactness

Updated 26/03/1999

Glenalvon has survived with much of its significant 1840s fabric intact and the original outlage and setting of the property can still be interpreted. The property has high overall integrity.

LARGE VIEW

CLOSE

References

References Table

Records Retrieved 10

Title	Author	Year Y	Link	Type
Glenalvon Historic House (entry in RSWP)	Campbelltown and Airs District Historical Society	2020		Written
personal communication (email 8/10/2013)	Nicholas, Gerni	2013		Written
"Johns Fisher - 1924-2012 - champion of the state's structures"	Lucas, Clive & McGinness, Mark	2012		Written
Oral history interview with Clive Lucas	Interviewed by Bronwyn Hanna	2011	View Details	Written
Furnishing the Colonial Burglar	Oakman, Warwick, in Broadbent, J., Clarke, S.&C. and Oakman, W.	2008		Written
Glenalvon	Campbelltown and Airs District Historical Society	2007	View Details	Tourism
Glenalvon, Campbelltown NSW	Fowler, Verle	2002		Written
"Glenalvon"	Tzarnetis, Sylvia	1987		Written
Department of Environment and Planning - Historic Buildings - Status Report, 9/1987	Jill Bonney P.L.	1987	View Details	Written
Colonial Buildings Macarthur Growth Centre - Campbelltown Camden Apple	Helen Proudfoot (ed)	1977		Written

1

Page 1 of 1 10 items per page

Heritage Studies Table

Records Retrieved 5

Title	Year Y	Item Number	Author	Inspected By	Guidelines Used
Colonial Landscapes of the Cumberland Plain and Camden, NSW	2000	5045750	Geoffrey Britton and Colleen Morris for the NSW National Trust		Yes
Colonial Landscapes of the Cumberland Plain and Camden, NSW	2000	5045750	Morris, C., & Britton, G. NSW National Trust (for the Heritage Council of NSW)		Yes
Colonial Landscapes of the Cumberland Plain and Camden, NSW	2000	5045750	NSW Heritage Office		Yes
S.170 Register DUAP	1999	5045750	Paul Davies Pty Ltd		Yes
Campbelltown City Council Heritage Study	1994	5045750	Campbelltown City Council	Not known	Yes

1

Page 1 of 1 10 items per page

CLOSE

Procedures / Workflows

Records Retrieved 2

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received Y	Status	Outcome	Final Documents
32652	57(2)	Exemption to allow work	Standard Exemptions	Minister Coward	08/11/2020			
4217	57(2)	Exemption to allow work	Heritage Act - Site Specific Exemptions	caibwcc	07/08/1987			

1

Page 1 of 1 10 items per page

Standard exemptions for works requiring Heritage Council approval

CLOSE

Management

Recommended Management Table

Records Retrieved 3

Management Category	Management Name	Date Updated
Recommended Management	Review a Conservation Management Plan (CMP)	
Recommended Management	Prepare a maintenance schedule or guidelines	
Recommended Management	Carry out interpretation, promotion and/or education	

1

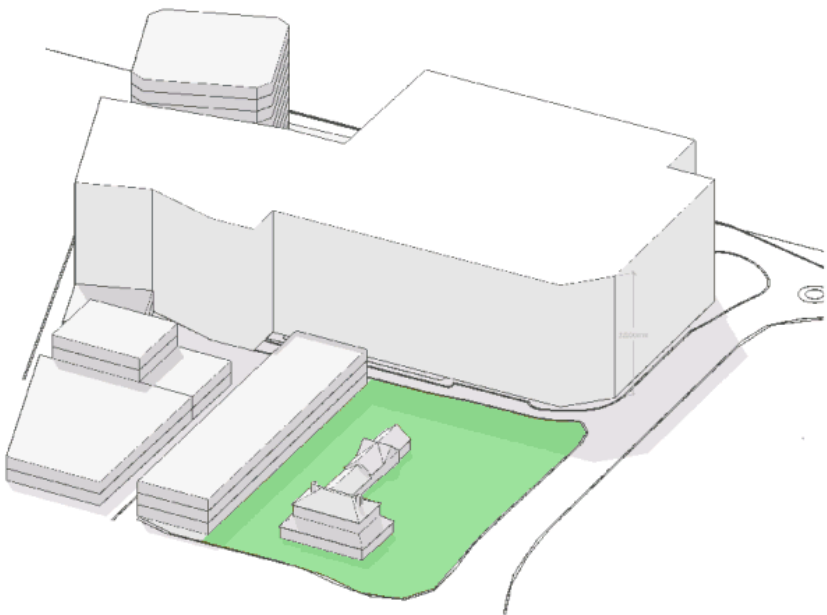
Page 1 of 1 10 items per page

Management Summary

Ongoing conservation and maintenance works as required by statutory planning controls, including conservation of the garden supervised by a specialist in historic garden conservation.

LARGE VIEW

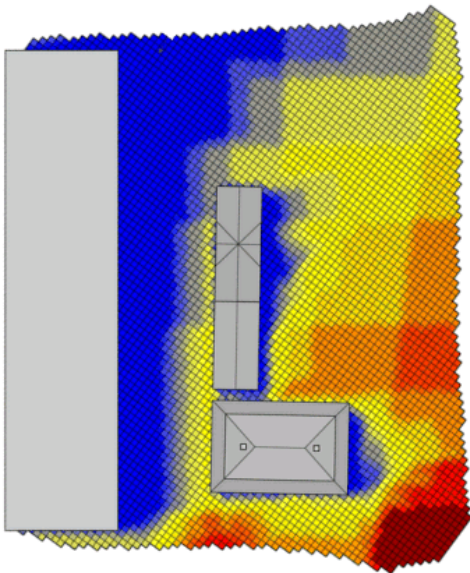
04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE



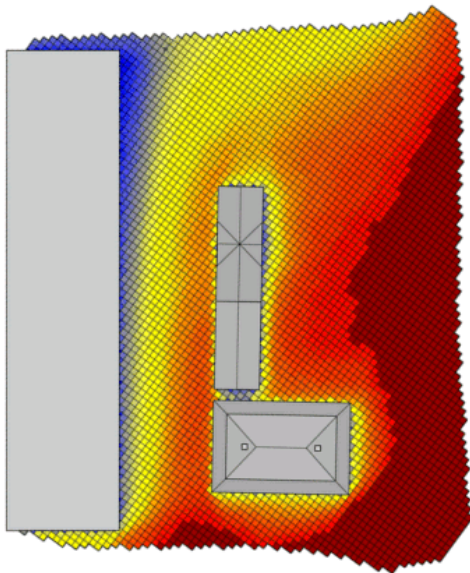
COMPLIANT MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

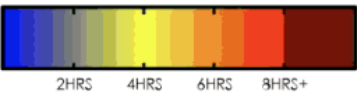


DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

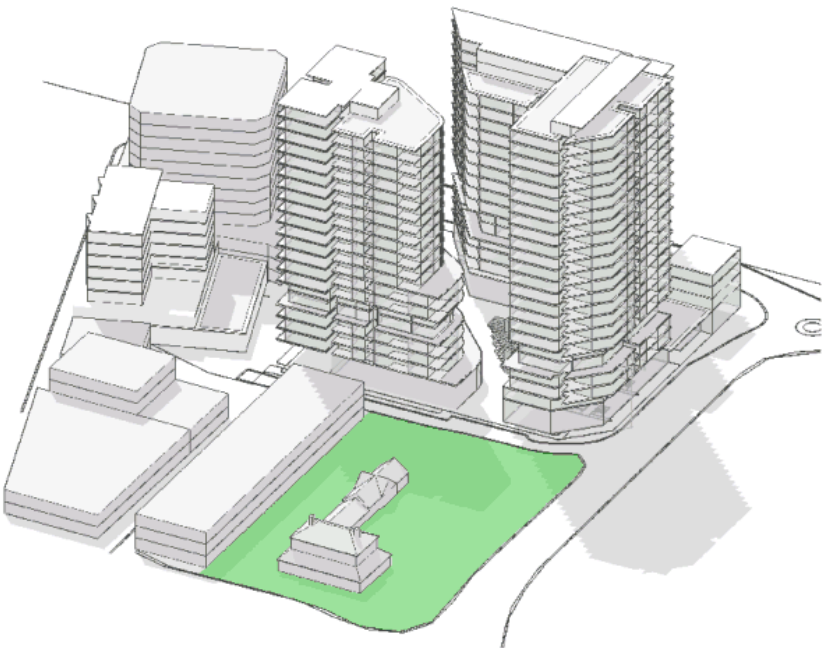


DATE ASSESSED: 21ST JUNE, YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

AMOUNT OF SOLAR ACCESS
BY COLOUR RANGE



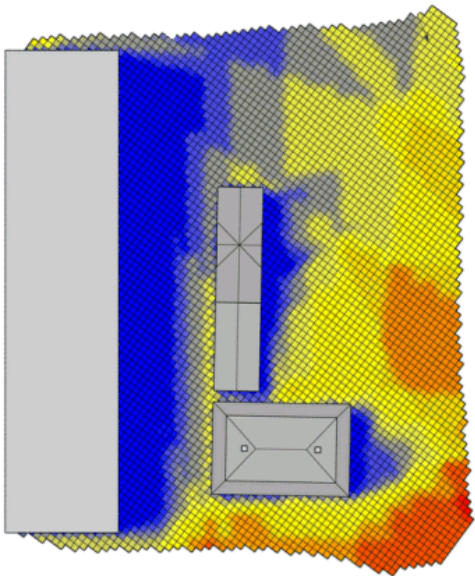
04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE



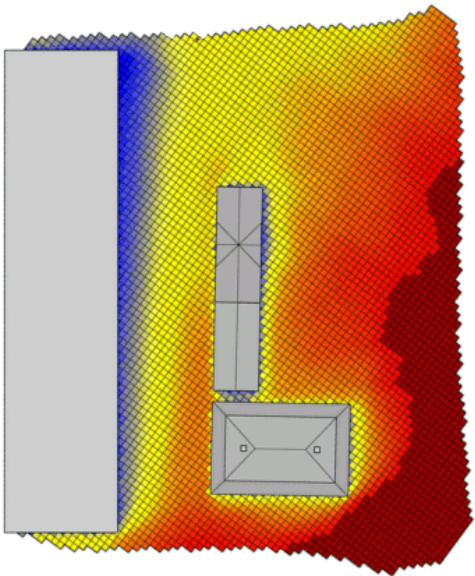
PROPOSED MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

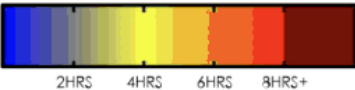


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TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)



DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

AMOUNT OF SOLAR ACCESS
BY COLOUR RANGE



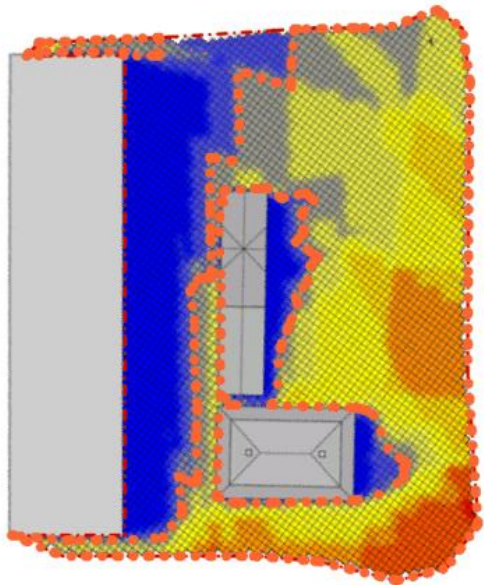
04 | PROPOSAL

SOLAR ANALYSIS OF ADJACENT SITE

URBAN DESIGN REPORT 0

155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

min 2 hrs of solar access
58%



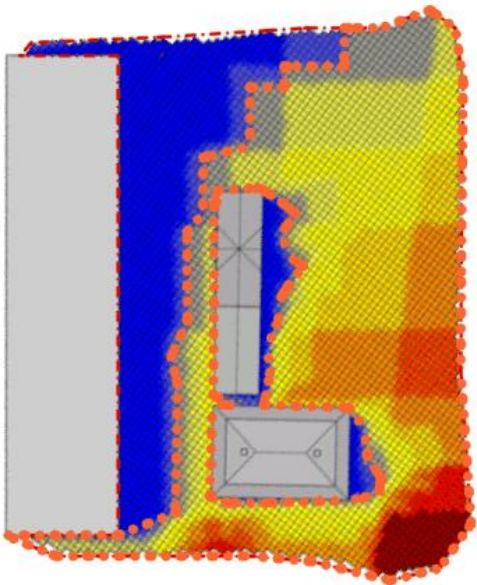
PROPOSED MASSING

DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

min 2 hrs of solar access
59%



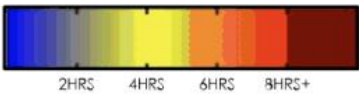
DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

COMPLIANT MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

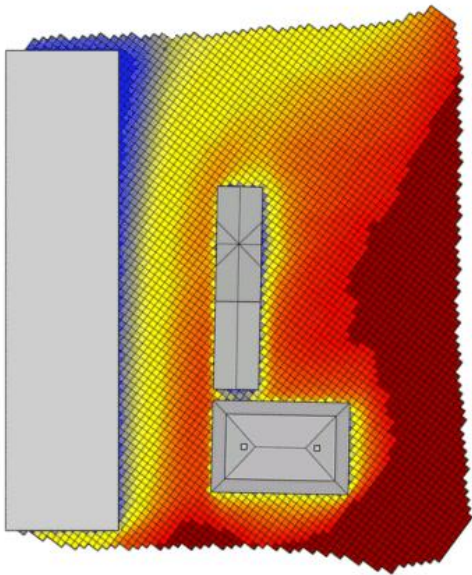
AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

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BY COLOUR RANGE



04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE

URBAN DESIGN REPORT 0
155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



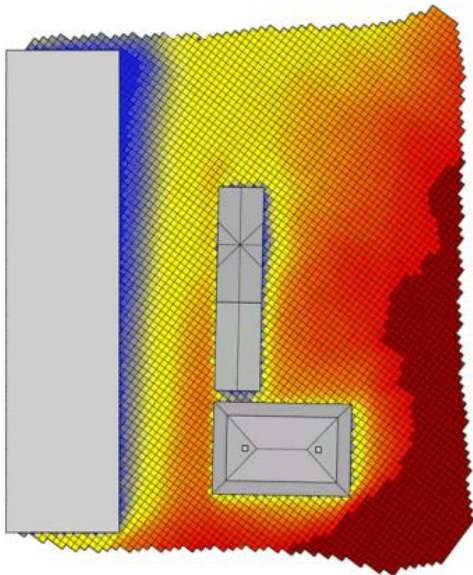
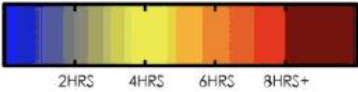
DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

COMPLIANT MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

AMOUNT OF SOLAR ACCESS
BY COLOUR RANGE

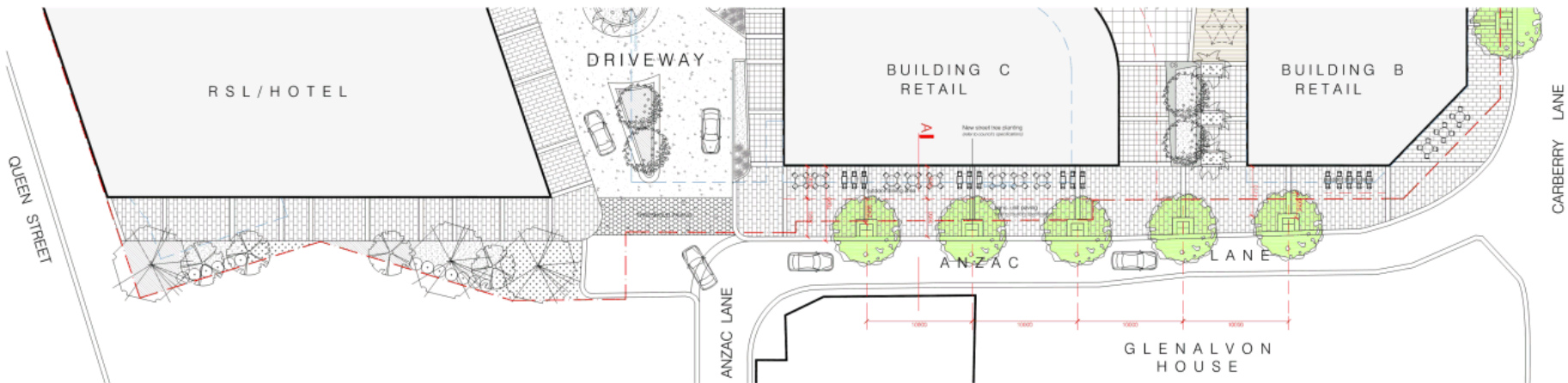


DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

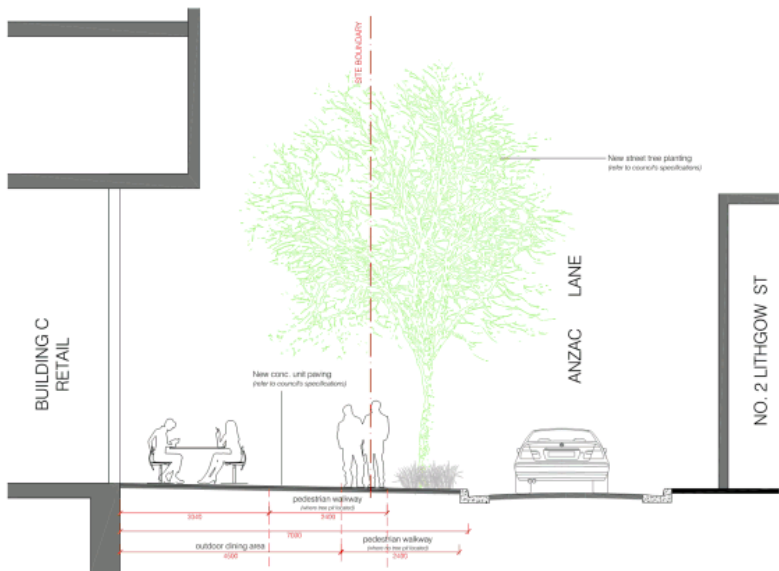
PROPOSED MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m



PUBLIC DOMAIN LANDSCAPE CONCEPT PLAN:anzac lane scale: 1:200

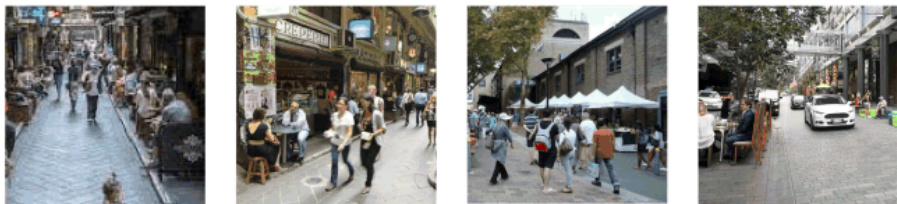


SECTION A : anzac lane frontage scale: 1:50

LEGEND

- Proposed street tree planting (refer to council's specifications)
- Proposed conc. unit paving (refer to council's specifications)
- Proposed threshold paving (refer to council's specifications)
- Site boundary

PROPOSED LANE WAY IMAGERIES



156-168 Queen St, 1 Carberry Lane &
3 Cordeaux St CAMPBELLTOWN NSW

Do not scale off this drawing. Use figured dimensions only. Resolve discrepancies with The Landscape Architect before proceeding. Copyright of this drawing and designs executed remains vested in CANVAS landscape architects. Copyright remains with The Landscape Architects. Reproduction of this document is not permitted without the approval of the Landscape Architect. Contractors to verify site conditions and dimensions.

0 1 2 5 10 20 scale 81:200A1 81:400A3



dwg title
public domain
landscape concept plan:
anzac lane

scale: 1:200 & 50 @a1
dwg no.: PD-L101
Client:
Rony Warden

revision	date
P1 client's approval	09/10/20
A council submission	20/10/20
B amendments	25/01/21













8.21 Referral to Audit

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

1. That the 2020-21 General Purpose and Special Purpose Financial Reports be referred to audit.
2. That the Mayor, Deputy Mayor, General Manager 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 2021 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 2020-21 General Purpose Financial Report and Special Purpose Financial Report have been completed and arrangements have been made with Council's independent auditor, Audit Office of New South Wales, to complete the end of year audit.

Section 416 of the *Local Government Act 1993* stipulates that Council's financial reports for the year must be prepared and audited within a four 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 is scheduled for 12 October 2021.

The actual operating result on an accruals basis, excluding capital expenditure, is a surplus around \$38 million after capital grants and contributions revenues and a surplus of around \$2 million before capital grants and contributions revenues. This is a preliminary result pending any valuation changes to fixed assets and any final accrual adjustments, however is not expected to materially change. The notable items affecting the operating result for 2020-21 includes the following:

- Increase of some \$4 million in rates attributable to the increase in the rate peg and growth through supplementary issues and strata developments
- Increase of up to \$1 million in user charges and fees as a result of near normal utilisation of services and facilities that were impacted by closures in 2020
- Increase of \$4 million in operating grants, being for local roads and community infrastructure \$2.6 million, streets as shared spaces 'on Q' of \$1 million and an additional \$400,000 towards the establishment of tree canopy in Rosemeadow
- A net decrease of some \$11 million in capital grants and contributions. This is predominately attributable to a decrease in asset dedications of \$17 million, the receipt of \$1.9 million towards the Badgally Road upgrade, \$2.9 million towards Raby Road and \$600,000 in progress funding claimed for the Billabong Parklands project.
- A decrease in interest revenues of \$2 million directly attributable to the economic impact on global interest rates.

Council maintained a balanced budget throughout the 2020-21 financial year for ordinary operations in accordance with the original budget, with adjustments reported as part of the quarterly financial reviews. In accordance with the resolution made by Council in December 2020, \$13 million of Council's unrestricted cash holdings, accumulated from prior year surpluses, has been allocated for the Billabong Project.

The actual funded result for the 2020-21 financial year excluding this adjustment is a budget surplus of \$1.5 million, largely attributable to the decreased liability associated with workers compensation claims. The result is also subject to carry over works to be re-voted into the 2021-22 financial year. The carry over works, 'Expenditure Allocation Revotes Report' will be presented to Council next month. 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 significant changes in the presentation of the financial reports in accordance with the Code of Accounting Practice.

The 2020-21 Financial Reports have been 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. The financial reports are considered to fairly represent Council's financial position and operating result for the period.

Council is now required to refer the Financial Reports to the external auditor, Audit Office of New South Wales for audit. Council is also required to convene an Annual General Meeting within 5 weeks of receipt of the Auditor's Reports and as reported above, the Annual General Meeting has been planned for 12 October 2021.

Attachments

Nil

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 3 August 2021.

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	Non Pecuniary – Significant Interests	
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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 3 August 2021

Present The Mayor, Councillor G Brticevic
 Councillor M Chivers
 Councillor M Chowdhury
 Councillor B Gilholme
 Councillor K Hunt
 Councillor P Lake
 Councillor D Lound
 Councillor R Manoto
 Councillor B Moroney
 Councillor W Morrison
 Councillor M Oates
 Councillor T Rowell

1. ACKNOWLEDGEMENT OF LAND

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

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apologies from Councillor G Greiss and Councillor B Thompson be received and accepted.

Note: Councillor R George has been granted a leave of absence from Council incorporating all meetings until further notice.

141 The Motion on being Put was **CARRIED**.

3. CONFIRMATION OF MINUTES**3.1 Minutes of the Ordinary Meeting of Council held 13 July 2021**

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

That the Minutes of the Ordinary Council Meeting held 13 July 2021, copies of which have been circulated to each Councillor, be taken as read and confirmed, subject to minor amendments from Councillor Hunt.

142 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 Ben Gilholme – Item 8.5 – Ingleburn CBD – Planning Proposal and Development Control Plan. Councillor Gilholme declared a pecuniary interest in the area and will leave the meeting.

Non Pecuniary – Significant Interests

Councillor Darcy Lound – Item 8.8 – Macarthur Football Club Community Partnership Funding Report. Councillor Lound advised he is the Chairman of Macarthur Football Association and will leave the meeting.

Non Pecuniary – Less than Significant Interests

Councillor Darcy Lound – Item 8.3 – Outcome of Public Exhibition – Campbelltown RSL – Planning Proposal and Site Specific Development Control Plan. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Darcy Lound – Item 8.4 – Outcome of Public Exhibition – The Meadows, Ingleburn Gardens – Planning Proposal and Site Specific Development Control Plan. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Darcy Lound – Item 8.5 – Ingleburn CBD – Planning Proposal and Development Control Plan. Councillor Lound advised he is a member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Ben Gilholme – Item 8.3 – Outcome of Public Exhibition – Campbelltown RSL – Planning Proposal and Site Specific Development Control Plan. Councillor Gilholme advised he is an alternate member of the Sydney Western City Planning Panel and will leave the meeting.

Councillor Ben Gilholme – Item 8.4 – Outcome of Public Exhibition – The Meadows, Ingleburn Gardens – Planning Proposal and Site Specific Development Control Plan. Councillor Gilholme advised he is an alternate member of the Sydney Western City Planning Panel and will leave the meeting.

Other Disclosures

Nil

5. MAYORAL MINUTE

5.1 Community Service Awards - Colin Elliott OAM and Malaemie Fruean OAM

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

1. That Colin Elliott OAM and Malaemie Fruean OAM be presented with Community Service Awards in recognition of their contributions to the Campbelltown community.
2. That Colin Elliott OAM, Malaemie Fruean OAM and Allan Connolly OAM be acknowledged for receiving an Order of the Medal of Australia in the 2021 Queen's Birthday Honours.

143 The Motion on being Put was **CARRIED** unanimously.

6. PETITIONS

7. CORRESPONDENCE

Nil

8. REPORTS FROM OFFICERS

8.1 Development Application Status

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

That the information be noted.

144 The Motion on being Put was **CARRIED**.

8.2 Outcome of Public Exhibition - Amendment 11 to the Campbelltown (Sustainable City) Development Control Plan

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

1. That Council adopt draft Amendment No.11 to Volume 1 and Volume 2 of Campbelltown (Sustainable City) Development Control Plan 2015 as shown in attachments 1 and 2 of this report with the inclusion of the changes listed in this report under the Summary of Proposed Changes to the SCDCP.
-

-
2. That Council give public notice of its decision in accordance with the Environmental Planning and Assessment Regulation 2002.
 3. That Amendment No.11 to Volume 1 and Volume 2 of Campbelltown (Sustainable City) Development Control Plan 2015 come into effect on the date of the public notice.
 4. That all people who made a submission be advised of this decision.

A Division was recorded in regard to the Resolution for Item 8.2 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, D Lound, R Manoto, B Gilholme, M Chivers, B Moroney, P Lake, W Morrison and T Rowell.

Voting against the Resolution were Nil.

145 The Motion on being Put was **CARRIED** unanimously.

Meeting note: Having declared an interest in Items 8.3, 8.4 and 8.5 Councillor Lound and Councillor Gilholme left the meeting at 6:55 pm and did not take part in the discussion or vote on the matters.

Procedural Motion

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

That Item 8.20 – Supplementary Information – Campbelltown RSL – Planning Proposal and Site Specific Development Control Plan be brought forward to be considered in conjunction with Item 8.3.

146 The Motion on being Put was **CARRIED**.

8.3 Outcome of Public Exhibition – Campbelltown RSL – Planning Proposal and Site Specific Development Control Plan

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

1. That Council forward to the Minister for Planning and Public Spaces, the Campbelltown RSL Planning Proposal at attachment 9 to this report, and request that subject to the matters raised by Heritage NSW being adequately resolved through the finalisation process, the amendment to the Campbelltown Local Environmental Plan 2015 be made.
 2. That Council request the inclusion of a satisfactory arrangements clause within Campbelltown Local Environmental Plan, 2015 preventing consent being granted to any development application for the construction of new buildings on 3 and 11 Cordeaux Street or 1 Carberry Lane until such time as the draft site specific development control plan has been adopted.
-

-
3. That the Council not adopt the draft site specific development control plan, and a further report be provided to Council on the proposed site specific development control plan once the planning proposal has further progressed.
 4. That affected land owners and all those who made a submission during the public exhibition period be advised 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 Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, M Chivers, B Moroney, P Lake, W Morrison and T Rowell.

Voting against the Resolution were Nil.

147 The Motion on being Put was **CARRIED** unanimously.

8.4 Outcome of Public Exhibition - The Meadows, Ingleburn Gardens - Planning Proposal and Site Specific Development Control Plan

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

1. That Council adopt the Planning Proposal at attachment 1, to rezone Lot 39 DP 280076, Webber Circuit, Bardia from RE2 Private Recreation to R3 Medium Density Residential.
2. That subject to recommendation 1, Council exercise its plan making function, via the General Manager the functions of the Minister for Planning under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*, pursuant to the Instrument of Delegation dated 14 October 2012.
3. That the State agency submission authors be advised of Council's decision.

A Division was recorded in regard to the Resolution for Item 8.4 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, M Chivers, B Moroney, P Lake, W Morrison and T Rowell.

Voting against the Resolution were Nil.

148 The Motion on being Put was **CARRIED** unanimously.

8.5 Ingleburn CBD - Planning Proposal and Development Control Plan

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

1. That the revised Ingleburn CBD Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway determination.
2. That subject to the receipt of a satisfactory Gateway determination, the Planning Proposal be exhibited along with the attached Draft Site Specific Ingleburn CBD Development Control Plan Amendment and supporting studies.
3. That a further report be presented to Council outlining options for a design excellence process for the development of the future car park site for a mixed use building and a public park. This report is to consider the appropriateness of this site for a possible iconic building.
4. That a further report be presented to Council outlining options for developer contributions planning for the Ingleburn CBD.

A Division was recorded in regard to the Resolution for Item 8.5 with those voting for the Motion being Councillors G Brticevic, M Oates, M Chowdhury, K Hunt, R Manoto, M Chivers, B Moroney, P Lake, W Morrison and T Rowell.

Voting against the Resolution were Nil.

149 The Motion on being Put was **CARRIED** unanimously.

Meeting note: At the conclusion of the discussion regarding Items 8.3, 8.4 and 8.5 Councillor Gilholme returned to the meeting at 7:11 pm.

Procedural Motion

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

That Item 8.8 – Macarthur Football Club Community Partnership Funding Report be brought forward to be considered after Item 8.5.

150 The Motion on being Put was **CARRIED**.

8.6 Re-establishment of South Area Alcohol Free Zones

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

1. That Council re-establish Alcohol Free Zones over the streets, footpaths and car park areas detailed in the attachments to this report.
2. That the Alcohol Free Zones referred to in Recommendation 1 commence on 25 December 2021 and that a public notice advising of Council's decision be placed on Council's website.
3. That the Alcohol Free Zones referred to in Recommendation 1 be sign-posted in accordance with Council's standard Alcohol Free Zone template including a contact phone number of the appropriate Police Local Area Command.
4. That the Alcohol Free Zones referred to in Recommendation 1 be reviewed prior to the expiration of the re-establishment period, being 24 December 2025.
5. That the Alcohol Free Zones footpath stencils be replaced where considered necessary.

151 The Motion on being Put was **CARRIED**.

Note: Councillor Moroney voted against the motion.

8.7 Grey Headed Flying Fox Camp Management Plans

Meeting note: A written submission from Mr James Bucknall was read at the meeting.

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

1. That Council approve the Draft Grey Headed Flying Fox Camp Management Plans for Campbelltown and Macquarie Fields.
2. That existing Grey Headed Flying Fox colonies at Campbelltown and Macquarie Fields will be managed in situ into the future.
3. That a further report be provided to Council outlining details of the proposed Residential Assistance Program following its investigation.

152 The Motion on being Put was **CARRIED**.

Meeting note: Item 8.8 was moved by a procedural motion to follow Item 8.5. Having declared an interest in Item 8.8 Councillor Lound did not take part in the discussion or vote on the matter.

8.8 Macarthur Football Club Community Partnership Funding Report

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

That the information be noted.

153 The Motion on being Put was **CARRIED**.

Meeting note: At the conclusion of the discussion regarding Item 8.8 Councillor Lound returned to the meeting at 7:13 pm.

8.9 Investments and Revenue Report - June 2021

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

That the information be noted.

154 The Motion on being Put was **CARRIED**.

8.10 Reports and Letters Requested

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

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

155 The Motion on being Put was **CARRIED**.

8.11 Corporate Sponsorship of Council Activities Policy Review

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

1. That the revised Corporate Sponsorship of Council Activities policy as attached to this report be adopted.
2. That the Corporate Sponsorship of Council Activities policy review date be set at 30 June 2024.

156 The Motion on being Put was **CARRIED**.

8.12 Proposed Christmas / New Year Amended Operating Hours

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

1. That Council approve the proposed amended operating hours of Council facilities during the 2021-22 Christmas/New Year period.
2. That Council approve the proposed Staff Appreciation day being Friday 24 December 2021.

157 The Motion on being Put was **CARRIED**.

8.13 Electronic Signature Policy

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

1. That the Electronic Signature Policy as attached to this report be adopted.
2. That the Electronic Signature Policy review date be set at 30 September 2022.

158 The Motion on being Put was **CARRIED**.

8.14 Submissions by Council Policy

It was **Moved** Councillor Moroney, **Seconded** Councillor Lake:

1. That the Submissions by Council Policy as attached to this report be adopted.
2. That the Submissions by Council Policy review date be set at 30 June 2024.

159 The Motion on being Put was **CARRIED**.

8.15 Sundry Debtor Write-offs July 2021

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

That the sundry debtors as listed in the attachment totalling \$38,964.21 be written off as uneconomical to recover.

160 The Motion on being Put was **CARRIED**.

8.16 2021 and 2022 Council Meeting Calendar

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

1. That the 2021 Council meeting calendar, confirming the Council meeting dates for September, October and November 2021 be noted and adopted.
2. That the first ordinary Council meeting for 2022 be scheduled on 8 February 2022.

161 The Motion on being Put was **CARRIED**.

8.17 Progress Report - January to June 2021

It was **Moved** Councillor Gilholme, **Seconded** Councillor Lake:

That Council receive and note the 6 monthly progress report, which outlines the progress of principal activities and commitments for the January-June 2021 period.

162 The Motion on being Put was **CARRIED**.

8.18 Campbelltown 2027 End of Term Report on Progress

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

1. That Council receive and note the End of Term Report 2017-2021.
2. That Council note the End of Term Report will be made publically available as an attachment to the Annual Report 2020-2021. The attachment will be published on Council's website by 30 November 2021.

163 The Motion on being Put was **CARRIED**.

8.19 Campbelltown City Collection - Donation by Raquel Ormella

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

That Council endorse to withdraw the artwork donation 'Pick me' by Raquel Ormella, for acquisition as a part of the Campbelltown City Council collection.

164 The Motion on being Put was **CARRIED**.

8.21 Referral to Audit

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

1. That the 2020-21 General Purpose and Special Purpose Financial Reports be referred to audit.
2. That the Mayor, Deputy Mayor, General Manager 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 2021 Annual General Meeting.

165 The Motion on being Put was **CARRIED**.

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Local Events for Car Enthusiasts

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

That Council investigate the feasibility of using the Plough Inn Road commuter car park at Leumeah, for the purposes of organised vehicle Show and Shine events, and to help facilitate community engagement with like-minded enthusiasts.

166 The Motion on being Put was **CARRIED**.

11.2 Chess Boards in Local Parks

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

That Council prepare a report investigating the feasibility of setting up tables with affixed chess boards in our local parks and appropriate public areas for our community to enjoy.

167 The Motion on being Put was **CARRIED**.

11.3 Heritage Funding for Local Councils

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

1. That Council request the NSW Government to significantly increase the amount of funding available to Local Councils to assist in the protection, ongoing maintenance and enhancement of Heritage Buildings, Heritage Structures and Heritage Sites in their Local Government Areas.
2. That this item be submitted to LGNSW as a motion for the LGNSW annual conference.

168 The Motion on being Put was **CARRIED**.

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Masood Chowdhury on 23 June attended the Rotary Club Ingleburn Changeover dinner where Syed Akram Ullah was elected as the new president. Councillor Chowdhury thanked the outgoing president Gail Taylor for her leadership and congratulated Mr Ullah and the new leadership team.
2. The Mayor, Councillor George Brticevic acknowledged Rose and Hans who run the Arts Centre Café. While the café has been impacted with COVID-19 restrictions, Hans and Rose along with volunteers and employees have kept their kitchen open preparing and cooking meals for the vulnerable and homeless. The café produced 730 meals last week. The Mayor echoed the thanks from Hans and Rose for the generosity of businesses and customers who have donated funds or produce to help the café provide meals for the community.

3. The Mayor, Councillor George Brticevic passed on his thanks and appreciation to Mavlana from King Kebab House, Campbelltown. While his business has been impacted due to COVID-19 restrictions, Mavlana donated 10 x \$100 vouchers to be distributed to the community to assist during these challenging times. Councillor Brticevic passed on the vouchers to local charities We are Community and Shining Stars Foundation.
4. The Mayor, Councillor George Brticevic congratulated the Director City Delivery and the team for the work on Seddon Park and Kennett Park, Glenfield. While the construction work has stopped due to COVID-19 restrictions and LGA lockdown once completed the park will provide football fields, cricket fields, a youth space and an exercise area. Councillor Brticevic looks forward to the completion of the sports facility and the value it provides local residents.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

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

Item 14.1 Development Fields Road, Macquarie Fields

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

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

169 The Motion on being Put was **CARRIED**.

The Ordinary Meeting of Council was adjourned at 8:33 pm and reconvened as a meeting of the Confidential Committee at 8:34 pm.

Recommendations of the Confidential Committee

14.1 Development Fields Road, Macquarie Fields

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

1. That the current DA for the construction of 5 townhouses at 5-7 Fields Road, Macquarie Fields be withdrawn.
2. That the land be retained as vacant land in Council ownership to enable further investigation of future options for the site.

170 The Motion on being Put was **CARRIED**.

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

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

171 The Motion on being Put was **CARRIED**.

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8:36 pm. The Mayor read the recommendations from the Confidential Committee for Item 14.1.

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

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

172 The Motion on being Put was **CARRIED**.

There being no further business the meeting closed at 8:38 pm.

Confirmed by Council on

..... General Manager Chairperson



CONFIRMATION OF COUNCIL'S ORDINARY MEETING MINUTES

At the Council Meeting held 14 September 2021 the following Council minutes were adopted:

There being no further business at the meeting of 3 August 2021, the meeting closed at 8:38 pm.

Confirmed by the Chairperson:

A handwritten signature in black ink, appearing to read "G. McIntyre", is written over the text "Confirmed by the Chairperson:".