



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

COMMON ABBREVIATIONS

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



04 March 2025

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 11 March 2025 at 6:30pm.

Lindy Deitz
Chief Executive Officer

Agenda Summary

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1. OPENING

Australian National Anthem

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

Acknowledgement of Country

I would like to acknowledge the Dharawal people whose ongoing connection and traditions have nurtured and continue to nurture this land. I pay my respects and acknowledge the wisdom of the Elders – past, present and emerging and acknowledge all Aboriginal people here tonight.

Council Prayer

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

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2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 11 February 2025

Officer's Recommendation

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

Report

That the Minutes of the Ordinary Meeting of Council held 11 February 2025 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 11 February 2025 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 11 February 2025.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 11 February 2025

Present

- Councillor S Berbari
- Councillor J Cotter
- Councillor K Halabi
- Councillor K Hunt
- Councillor D Lound
- Councillor C McEwan
- Councillor W Morrison
- Councillor M Oates
- Councillor A Rahman
- Councillor T Triebels
- Councillor I Wisniewska
- Councillor A Zahra

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson.

Council Prayer

The Council Prayer was presented by the Chief Executive Officer.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apology of Councillor J Rivera, M Khalil and M Chowdhury be accepted.

001/2025 The Motion on being Put was **CARRIED**.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 10 December 2024

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

That the Minutes of the Ordinary Council Meeting held 10 December 2024, copies of which have been circulated to each Councillor, be taken as read and confirmed.

002/2025 The Motion on being Put was **CARRIED**.

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

5. MAYORAL MINUTE

5.1 Australia Day Awards and Honours

It was **Moved** Councillor Lound:

That the information be noted.

003/2025 The Motion on being Put was **CARRIED**.

6. PETITIONS

7. CORRESPONDENCE

7.1 Upper Water Canal Corridor Gilead – Access for fauna crossing

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

That the letter be received and the information be noted.

004/2025 The Motion on being Put was **CARRIED**.

7.2 Menangle Creek Rezoning, Koala Corridor

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

That the letter be received and the information be noted.

005/2025 The Motion on being Put was **CARRIED**.

7.3 Our Call to the Federal Government for Support

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

That the letter be received and the information be noted.

006/2025 The Motion on being Put was **CARRIED**.

7.4 Improving Koala Safety along Appin Road

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

That the letter be received and the information be noted.

007/2025 The Motion on being Put was **CARRIED**.

8. REPORTS FROM OFFICERS

8.1 Appointment of Independent Audit, Risk and Improvement Committee Members

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

That Council endorse:

1. Ms Rhonda Wheatley be re-appointed as an independent member of the Audit, Risk and Improvement Committee until 31 December 2026
2. Ms Sally Pearce be appointed as an independent member of the Audit, Risk and Improvement Committee until 31 December 2027
3. Mr Charbel Abouraad be appointed as an independent member of the Audit, Risk and Improvement Committee until 31 December 2028
4. That the independent members be remunerated as outlined in the report.

008/2025 The Motion on being Put was **CARRIED**.

8.2 ARIC and Internal Audit Charters

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

That Council adopt the Audit, Risk and Improvement Committee and Internal Audit Charters.

009/2025 The Motion on being Put was **CARRIED**.

8.3 Significant Development Applications

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

That the information be noted.

010/2025 The Motion on being Put was **CARRIED**.

8.4 Australian Local Government Association - National General Assembly 2025 - Call for Motions

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

1. That Council endorse the attendance of the Mayor and the Chief Executive Officer and/or delegate/s and staff to the 2025 National General Assembly of Local Government in Canberra from 24-27 June 2025.
2. That interested Councillors advise the Executive General Manager, Planning and Corporate Services of their attendance at the 2025 National General Assembly of Local Government in Canberra from 24-27 June 2025.

011/2025 The Motion on being Put was **CARRIED**.

8.5 Reports and Letters Requested

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

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

012/2025 The Motion on being Put was **CARRIED**.

8.6 Investments and Revenue Report - November and December 2024

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

That the information be noted.

013/2025 The Motion on being Put was **CARRIED**.

8.7 Revised Sundry Debtor Recovery Procedures Policy

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

1. That the revised Sundry Debtor Recovery Procedures Policy as attached to this report be adopted.
2. That the Sundry Debtor Recovery Procedures Policy review date be set at 30 December 2028.

014/2025 The Motion on being Put was **CARRIED**.

8.8 Quarterly Business Review Statement as at 31 December 2024

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

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

015/2025 The Motion on being Put was **CARRIED**.

8.9 Chief Executive Officer Delegation of Authority

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

1. That Council revoke any previous delegation of the functions of the Council to the Chief Executive Officer of the Council.
2. That Council delegate under section 377 of the *Local Government Act 1993* the functions of Council as detailed in the attached Instrument of Delegation of Authority.

016/2025 The Motion on being Put was **CARRIED**.

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

Nil

12. URGENT GENERAL BUSINESS

Nil

13. PRESENTATIONS BY COUNCILLORS

1. On Wednesday, 11 December 2024, Councillor Karen Hunt, alongside Councillor Morrison, represented the Mayor at the Australian Wildlife Society's head office on Queen Street for the launch of the Society's new initiative, the Home for Koalas Project. The Hon. Stephen Kamper MP, Minister for Lands and Property, Sport, Multiculturalism, and Small Business, served as the guest speaker, sharing his enthusiasm and passion for koalas, as well as for Australia's broader native wildlife. Minister Kamper expressed particular joy that 3 students from Campbelltown Public School, along with their teacher Ed Story, were present, as it is essential for future generations to continue vital conservation efforts. President Stephen Grabowsky and CEO Patrick Medway AM also spoke, outlining the Society's work since its founding in 1909. The Home for Koalas Project aims to raise funds to purchase trees and land to create safe habitats for koalas. The Koalatown initiative has already contributed to the regeneration of key koala habitats across the local government area, and Homes for Koalas will build on these efforts. Donations made to the project are fully directed toward wildlife conservation, and the Australian Wildlife Society encourages everyone to become a member and support their work via social media or through their website.
2. Councillor Karen Hunt on Saturday, 14 December 2024 represented the Mayor at Campbelltown Performing Arts High School's performance of Shrek the Musical. The talented students once again delivered outstanding performances in their character roles, providing an enjoyable experience for their families, friends, and local and visiting community representatives. Councillor Hunt expressed gratitude to Principal Leah McKeown and her staff for another successful year at Campbelltown Performing Arts High School and looked forward to the next stage production.
3. On Friday, 20 December, Councillor Karen Hunt represented the Mayor at the Lakas Filipina Inc. celebration of its 5th anniversary. Since its inception, Lakas Filipina has been dedicated to improving access to healthcare and education for women while empowering them to achieve the goals and opportunities they deserve. With an all-women Board, supported by their husbands, the organisation's work reflects the strength, empowerment, and positivity of their community. Councillor Hunt congratulated them on reaching this significant milestone and acknowledged the hard work and dedication that have made the organisation what it is today. She encouraged them to celebrate the achievements and progress made as Lakas Filipina continues to grow and make valuable contributions to the community.
4. On Sunday, 26 January 2025, Councillor Karen Hunt was honoured to represent the Mayor at Campbelltown's Australia Day celebrations in Koshigaya Park. It was great to see so many families enjoying the beautiful weather, finding their spots on the grass to take in the entertainment and surroundings. Councillor Hunt noted that Australia Day is a significant opportunity for the community to come together and celebrate the shared connections that unite us. It also enables reflection on past events that cannot be changed and acknowledge the many challenges with a shared commitment to moving forward and healing together as one.

5. Councillor Meg Oates represented the Mayor at the Marikit Santiago: Proclaim Your Death! exhibition opening at the Campbelltown Arts Centre. This is remarkable solo exhibition by Western Sydney-based artist Marikit Santiago, delving into themes of transformation, faith, and identity through immersive and collaborative art practices. Councillor Oates shared that Marikit Santiago won the 2024 La Prairie Art Award, is a multiple finalist in the Archibald Prize, and has won the Sulman Prize. Her work keeps evolving, mixing personal experiences with larger cultural and historical stories.
6. Councillor Meg Oates highlighted the new exhibitions at the Campbelltown Arts Centre, including the 'Friends Annual' and 'Focus' exhibitions, showcasing a diverse range of artworks by the centre's dedicated volunteers and supporters. These exhibitions offer a wonderful opportunity to experience the wealth of talent in the region, featuring various styles and mediums. Councillor Oates encouraged everyone to visit the arts centre to see these amazing exhibitions.
7. Councillor Ash Rahman expressed his happiness to see everyone back in the Council Chamber for a fresh start in 2025, hoping that each member brings new ideas and energy to serve the Campbelltown community. Reflecting on the holiday break, he shared it was a joyful and grateful time with family. He also thanked the Honourable Mayor Darcy Lound for hosting the Mayoral Dinner on December 10th, which he and his family enjoyed, along with the delicious food provided by Alkalizer's staff and business owner, Shefali Pall.
8. During the holiday season, Councillor Rahman had the pleasure of attending several community events including assisting the Kids of Macarthur Health Foundation by wrapping Christmas gifts at Macarthur Square in exchange for a gold coin donation. He also volunteered at the Macquarie Fields Salvos Store at Minto Mall for a similar initiative. He was heartened by the community's spirit of giving.
9. Councillor Ash Rahman, on 14 December, attended the Victory Day of Bangladesh Celebration at Wiley Park, Lakemba, alongside Hon. Tony Burke MP and many other community leaders. The event was beautifully organized by Zia Forum Australia and was a meaningful tribute to the day's significance.
10. Councillor Ash Rahman expressed that one of the season's highlights was celebrating New Year's Eve at Koshigaya Park, where around 25,000 people gathered to welcome the new year. The event brought the community together, with families enjoying picnics, fantastic music, and the best fireworks display Campbelltown has ever seen.
11. On 26 January, Councillor Rahman attended the Australia Day Celebration at Greg Percival Hall in Ingleburn where he had the honour of congratulating the award winners and nominees for their outstanding contributions to the community. He was also proud to share that his organisation, A-B Street Library, was nominated for the Community Group Initiative of the Year Award, presented by Mayor Darcy Lound.
12. In closing, Councillor Rahman thanked the Mayor, Deputy Mayor, fellow Councillors, Chief Executive Officer Lindy Deitz, Executive General Manager Planning and Corporate Services Jai Rowell, Executive General Manager Placemaking and Services Ben Hoyle, Executive Director City Transformation Jim Baldwin, and all Council Executives and staff for their dedication and hard work in ensuring the smooth operation of the City. He is looking forward to another great year ahead.

13. In January, Councillor Isabella Wisniewska attended a Mr Perfect BBQ at Koshigaya Park. Mr Perfect is a community organisation that connects men across Australia through relaxed, free BBQs, providing a space to chat about life. Leigh Ninham, a passionate local volunteer, runs the Campbelltown BBQ's. Councillor Wisniewska described the event as "more than just a BBQ" – it's a wonderful way to build new connections within the community. She found it to be a "cup filling" experience and a fantastic opportunity to meet new people and hear some inspiring stories and encourages everyone to attend if they are able.
14. Councillor Isabella Wisniewska, on January 26 2025, attended the Australia Day Awards and Honours. Councillor Wisniewska acknowledged the hard work and dedication of the Council staff, as well as the nominees and winners of the awards. She expressed her admiration for the outstanding contributions of those recognised.
15. Councillor Wisniewska also attended the Australia Day citizenship ceremony which was a truly special event that she described as a beautiful representation of the diverse and vibrant community. It was a moment to celebrate the newcomers who have chosen to make Australia their home, further strengthening the unity and spirit of the community.
16. Councillor Cameron McEwan attended the official launch of the Bradbury underpass on 14 December 2024, alongside the Mayor and CEO. He encourages everyone to visit if they haven't yet, as artists Maddison Gibbs and Danielle Mate have transformed the underpass from a dark, unsafe space into a vibrant piece of art that enhances the city. The artwork, titled *Ngalambay* connects beautifully with the neighbouring Billabong and invites people to pause and enjoy the visual display. It also honours the cultural traditions of the local Dharawal women. Councillor McEwan urged everyone to read the artist's statement on the Council website for more details on the piece's significance. He also thanked Transport NSW for funding the project, hoping it inspires similar projects in the future.
17. Councillor Cameron McEwan, on 10 February, attended the Indian Subcontinent Disaster Preparedness Workshop, which is part of the ongoing Resilient Campbelltown project where he delivered the opening address on behalf of the Mayor. The workshop featured presentations from local emergency service representatives, including those from Australian Red Cross, Fire and Rescue NSW, NSW Health, NSW SES, and NSW Rural Fire Services. Although the event involved a lot of information due to the vast content covered, the community responded positively, asking insightful questions that showed their engagement and eagerness to learn. Councillor McEwan also praised the Council staff for their efforts in organizing this invaluable event.
18. In closing, Councillor Cameron McEwan thanked the hardworking council staff who were able to upgrade the AV system during the Christmas break which would allow those present in the chambers to hear each other in the room and those tuning in online to better hear and see the council meetings.
19. Councillor Adam Zahra began by welcoming back all Councillors and all council staff.
20. Councillor Adam Zahra attended the Australia Day Awards and Honour Ceremony, where he congratulated the winners and nominees for their outstanding contributions to the community. He also had the privilege of attending the citizenship ceremony on Australia Day, where it was heartening to see people from all backgrounds, excited and eager to

become Australians. Councillor Zahra extended his best wishes to all the new citizens, hoping they enjoy a fulfilling life as part of the Australian community.

21. Councillor Adam Zahra also attended the Australia Day event at Koshigaya Park, where he thoroughly enjoyed the lively music, the beautiful venue, and the overall positive atmosphere. He took the opportunity to thank the Council staff for organising such a fantastic event. Councillor Zahra expressed how proud he was of the community's celebration of Australia Day, highlighting how it was marked with respect, mateship, and a strong sense of patriotism. It was a wonderful reflection of the values that make the community so special.
22. Councillor Warren Morrison, alongside Deputy Mayor Karen Hunt, attended the launch of the Home for Koalas Project at the Australian Wildlife Society's head office on Queen Street. Councillor Morrison thanked and acknowledged the Hon. Stephen Kamper MP for attending, praising the program as a fantastic initiative. He also expressed his appreciation for all the staff and individuals behind the Society's work, now based in Campbelltown. Councillor Morrison highlighted how the Home for Koalas project, particularly in the Koalatown area, is a wonderful idea that will contribute significantly to koala conservation efforts.
23. On 6 February 2025, Councillor Warren Morrison attended the Special Speeds for Special Needs Disability Program alongside students from Mater Dei. They had an amazing time participating in this exciting program, which is run by Fastlane Karting Minto and led by Macarthur's own Ambassador for Disability, Mark Keaton. Mark did an excellent job engaging with the young adults, guiding them as they either drove or were chauffeured around the track, ensuring everyone had a fun and enjoyable experience.
24. Councillor Seta Berbari along with her fellow Councillors on 26 January attended the Australia Day Awards and Honours Ceremony. She congratulated all the winners and the nominees for outstanding contribution to the community. Councillor Berbari expressed how inspiring it was to see so many volunteers and community members working together to make Campbelltown a better place.
25. Councillor Seta Berbari then attended Australia Day Citizenship ceremony and expressed how heartwarming it was to welcome more member to the Australian family.
26. Councillor Seta Berbari also attended the Australia Day event at Koshigaya Park, where she enjoyed the lively entertainment and the variety of family-friendly activities on offer. The event was well-attended, with thousands of people coming together to celebrate. One of the highlights of the evening was the spectacular fireworks display, which wowed the crowd. Councillor Berbari took a moment to thank the Campbelltown Council staff for their hard work and dedication in organising such a fantastic and memorable night for the community.
27. Councillor Joshua Cotter thanked his Community First members for capturing the Australia Day events so well and expressed how he is looking forward to another great year of serving the people of Campbelltown.
28. The Mayor Darcy Lound extended his sincere gratitude to everyone who generously contributed to the Mayor's Christmas Appeal, making it a great success. On Christmas Day, the Mayor spent time at the Combined Churches Christmas lunch and witness

- firsthand the impact of the donated gifts. Her thanked the dedicated volunteers who made the event possible.
29. Mayor Darcy Lound extended a heartfelt thank you to everyone who attended the Council's New Year's Eve event at Koshigaya. The evening was filled with fantastic music, exciting rides, and delicious food stalls, culminating in two vibrant fireworks displays at 9 PM and midnight. A special thanks goes to Ally Redondo from C91.3 for serving as the emcee, as well as to the incredible Campbelltown City Council staff, whose dedication ensures the success of these events.
 30. Mayor Darcy Lound attended the the Macarthur Community Hub, highlighting the important work of the Macarthur Homelessness Steering Committee. Speaking on behalf of Camden Mayor, Ashleigh Cagney, and Wollondilly Mayor, Matt Gould, Mayor Lound reinforced their shared commitment to achieving tangible outcomes for those experiencing homelessness across the region. He extended his gratitude to the Hon. Rose Jackson MLC for her support of vital programs and infrastructure projects, as well as to Member for Campbelltown, Greg Warren MP, Macarthur Homelessness Steering Committee Chair Cathy Chopping, and the many community organisations that contributed to the success of the visit.
 31. Mayor Darcy Lound reflected on the Australia Day celebrations, emphasising the significance of the event in recognising outstanding community members and welcoming new citizens. It was a proud moment to witness the achievements of the award winners and to celebrate those who officially became part of the Australian community. Mayor Lound expressed sincere appreciation to the dedicated staff of Council, for their hard work in organising and delivering such a meaningful and well-executed event.
 32. Mayor Darcy Lound joined Greg Warren MP, South West Sydney Blues AFL President Chris Fretwell, and AFLNSWACT CEO Andrew Varasdi at Bob Prenter Reserve in Macquarie Fields to turn the first sod on a \$7.8 million upgrade to the reserve's amenities. This significant project will deliver a new two-storey clubhouse, enhanced player facilities, female-friendly changerooms, and a new amenities building beneath the existing grandstand for the mighty Blues. Mayor Lound expressed his gratitude to the NSW Government for its investment and to the Council for its contribution and efforts in bringing this project to life.
 33. Mayor Darcy Lound visited Bradbury Pre-School, the recipients of Campbelltown's Environmental Citizen of the Year award, to see firsthand the impressive environmental initiatives led by the children. Trudy and Jackie provided a tour showcasing the preschool's worm farm, Australian native beehive, and hens, along with ongoing educational programs focused on caring for the natural environment. Mayor Lound commended the children for their outstanding efforts and once again congratulated them on receiving the prestigious award.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

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

Item 14.1 Licence Agreements - Baby Health Centres

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 Assignment of Lease - Commercial Property, Milgate Arcade Campbelltown

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

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

017/2025 The Motion on being Put was **CARRIED**.

The Ordinary Meeting of Council was adjourned at 7:20 pm and reconvened as a meeting of the Confidential Committee at 7:22 pm.

Recommendations of the Confidential Committee

14.1 Licence Agreements - Baby Health Centres

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

1. That Council agree to enter into Licence Agreements over the baby health centres located in Campbelltown and Ingleburn based on the terms as outlined within the body of the report.
2. That all and any documentation associated with the new Licence Agreements are signed by way of delegated authority by the Chief Executive Officer (or her authorised delegate) under Section 377 of the *Local Government Act, 1993*.

018/2025 The Motion on being Put was **CARRIED**.

14.2 Assignment of Lease - Commercial Property, Milgate Arcade Campbelltown

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

1. That Council endorse the proposed Assignment of Lease and sublease of Shop 4 and 4a Milgate Arcade on terms set out in this report.
2. That all and any documentation related to this transaction is signed by way of delegated authority by the Chief Executive Officer or her authorised delegate under Section 377 of the *Local Government Act 1993*.

019/2025 The Motion on being Put was **CARRIED**.

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

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

020/2025 The Motion on being Put was **CARRIED**.

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 7:24 pm.

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

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

021/2025 The Motion on being Put was **CARRIED.**

There being no further business the meeting closed at 7:26 pm.

Confirmed by Council on <<enter date>>

..... General Manager Chairperson

4. STATEMENT OF ETHICAL OBLIGATIONS AND DECLARATIONS OF INTEREST

Statement of Ethical Obligations

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

Declarations of Interest

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

7.1 Raby Road Congestion

Officer's Recommendation

That the letters be received and the information be noted.

1. Letter from the Mayor to The Hon Jo Haylen MP, Minister for Transport dated 20 November 2024.
2. Letter from The Hon John Graham MLC, Minister for Roads to the Mayor dated 30 January 2025.

Attachments

- 7.1.1 Letter from Mayor Darcy Lound to The Hon Jo Haylen MP, Minister for Transport re Raby Road Congestion (contained within this report) [↓](#)
- 7.1.2 Response letter from The Hon John Graham MLC to the Mayor re Raby Road Congestion (contained within this report) [↓](#)

Office of the Mayor



20 November 2024

The Hon Jo Haylen MP
Minister for Transport
Via Online Portal

Dear Minister,

Raby Road Congestion

I am the newly elected Mayor of Campbelltown. As a Labor Mayor, I am excited by the prospects of working with you and the Minns Government to deliver great outcomes for the Campbelltown community and the wider Macarthur, the fastest growing region in Australia.

At its meeting on 12 November 2024, Council resolved as follows:

1. That Council write to the Minister of Transport, The Hon. Jo Elizabeth Haylen, MP in support of reducing the Raby Road traffic congestion between Campbelltown Road and onramp to M31, as agreed and actioned for review and consideration by Transport for NSW in the May 2024 Campbelltown Council Traffic Committee.

I implore your government to consider this issue and understand any improvements that may be made to Raby Road to resolve the current congestion.

I'd be happy to meet with you to discuss this, and other transport issues in Campbelltown and the wider Macarthur Region.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "D", is placed to the right of the text "Yours sincerely,".

Signature removed

Darcy Lound
Mayor of Campbelltown

DOC-24-330592

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

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The Hon John Graham MLC

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



Ref: 02267136
Your Ref: DOC-24-330592

Councillor Darcy Lound
Mayor
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Dear Darcy,

Thank you for your correspondence to the Minister for Transport about congestion on Raby Road between Campbelltown Road and the on-ramp to the M31. As this matter falls within the Roads portfolio, your correspondence was referred to me.

I appreciate you raising your concerns and asked Transport for NSW to advise me on this matter.

I am pleased to note Transport for NSW will contact Council officers directly to discuss the congestion concerns raised in your correspondence, and see how it can assist.

I note Transport for NSW also meets regularly with Council to discuss matters, such as traffic flow, on a bi-monthly basis.

I trust this information is of assistance.

Sincerely,

Signature removed

John Graham MLC

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

30/1/25

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

02 7225 6030
nsw.gov.au/ministergraham

7.2 Closure of the Community Justice Centres

Officer's Recommendation

That the letters be received and the information be noted.

1. Letter from the Mayor to The Hon Michael Daley MP, Attorney General of NSW dated 3 February 2025.
2. Letter from Mr Greg Warren MP, Member for Campbelltown to the Mayor dated 19 February 2025.

Attachments

- 7.2.1 Letter from Mayor to The Hon Michael Daley MP, Attorney General dated 3 February 2025 (contained within this report) [↓](#)
- 7.2.2 Letter from Mr Greg Warren MP to the Mayor re Community Justice Centre Closures (contained within this report) [↓](#)

Office of the Mayor



3 February 2025

The Hon Michael Daley MP
Attorney General of NSW
Via: Online portal

Dear Attorney,

Closure of the Community Justice Centres

We are extremely disappointed to learn of the Government's decision to close Community Justice Centres (CJCs) on 30 June 2025. The impacts of this closure include the following:

- Local government is one of the highest referrers to the CJC. Campbelltown has the highest referral rate to the CJC in Sydney Metropolitan Region for dispute resolution services.
- Campbelltown CJC has an office and registry in Railway Street Campbelltown co-located with Campbelltown Court. This office is accessible to our community, adjacent to public transport and free timed parking.
- Our correspondence often includes information about the CJC to assist in resolving neighbourhood disputes relating to fences, boundary issues, noise, overgrown land, roaming cats, dogs, trees and similar issues. Our compliance officers refer community members to the CJC on a daily basis.
- The CJC provides free and effective mediation. Our community experiences significant levels of socio-economic disadvantage and will struggle to support private engagement of dispute resolution services following the closure.
- Our compliance team receive calls from members of the community for issues outside Council's remit or regarding situations in which we've exhausted all possible actions under current legislation. In these situations, customers are referred to the CJC for mediation.
- We understand that when matters escalate to court proceedings, it is expected that the parties have attempted to resolve the dispute prior, through the CJC or similar.
- Particularly in Western Sydney, our Court system is burdened by lengthy delays. This closure would result in more impost on the court system, with more un-represented parties that have not been able to access out of court dispute resolution.

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Office of the Mayor



- With the population growth in the Macarthur region, increasing density, and proximity of dwellings to each other, disputes between neighbours are increasing, particularly with disputes in smaller lots relating to air conditioning noise, water tanks, animals etc.
- The CJC's Facts and Figures 2022-23 reports that 79% of neighbourhood disputes taken to mediation, resulted in agreement and resolution by parties. The closure of the CJC will mean that these disputes will remain unresolved and will inevitably escalate.

We are concerned that the closure of the CJC will lead to an increase in unresolved neighbourhood disputes, resulting in a substantial increase of issues expected to be resolved with assistance from Councils. Local government is not in a position to assist with the resolution of disputes.

We implore the Government to reconsider this decision and support the ongoing service of the Community Justice Centre.

Yours sincerely,

Signature removed

Cr Darcy Lound
Mayor of Campbelltown

CC: Mr Greg Warren MP, Member for Campbelltown

DOC-25-23699



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Greg Warren MP



MEMBER FOR CAMPBELLTOWN



19/02/2025
Cr Darcy Lound
Mayor of Campbelltown City Council
Via email:

Dear Mayor Cr Lound,

Thank you for your correspondence regarding the closure of the Community Justice Centres in Campbelltown and across the state.

I note our meeting on January 30 where this matter was raised, and I thank you for the opportunity to address this matter formally.

I have been briefed by the office of the Attorney General of NSW, the Hon. Michael Daley and have been advised of the following:

People in NSW have many avenues to access mediation services that help them resolve their disputes quickly and informally where possible and appropriate. As these have become more widely available the demand for Community Justice Centres (CJCs) has fallen significantly.

The NSW Government will be closing Community Justice Centres from 30 June 2025. The Community Justice Centres Act 1983, which establishes and governs the operation of the service, will also be repealed.

The Government will continue to connect people with alternate services and resources that can help them resolve matters outside of the court system, through services such as LawAccess which provides comprehensive information about legal rights and advice about how best to deal with disputes.

While the services provided by CJCs will no longer be available from 30 June 2025, the Department of Communities and Justice will establish a new in-house service to deal with disputes currently required under legislation to be referred to CJCs for mediation (primarily being those under the Crimes (Domestic and Personal Violence) Act 2007). This service will be operational by 1 July 2025.

Please do not hesitate to contact me should you require further information.

Yours sincerely,

Signature removed

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☎️ (02) 4625 3344 📠 (02) 4626 3640 📧 Campbelltown@parliament.nsw.gov.au
🌐 www.gregwarrenmp.com.au 📺 GregWarrenCampbelltown 📺 @GregWarren_ 📺 greg_warren_mp

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

7.3 Macarthur Metro

Officer's Recommendation

That the letters be received and the information be noted.

1. Letter from the Mayor to The Hon Anthony Albanese MP, Prime Minister dated 20 February 2025.
2. Letter from the Mayor to The Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government dated 20 February 2025.
3. Letter from the Mayor to The Hon Peter Dutton MP, Leader of Opposition dated 20 February 2025.
4. Letter from the Mayor to The Hon Bridget McKenzie, Shadow Minister for Infrastructure, Transport and Regional Development dated 20 February 2025.

Attachments

- 7.3.1 Letter from Mayor Darcy Lound to The Hon Anthony Albanese MP Prime Minister (contained within this report) [↓](#)
- 7.3.2 Letter from Mayor Darcy Lound to The Hon Catherine King MP Minister for Infrastructure (contained within this report) [↓](#)
- 7.3.3 Letter from Mayor Darcy Lound to The Hon Peter Dutton MP Leader of Opposition (contained within this report) [↓](#)
- 7.3.4 Letter from Mayor Darcy Lound to The Hon Bridget McKenzie Shadow Minister for Infrastructure (contained within this report) [↓](#)

Office of the Mayor



20 February 2025

The Hon. Anthony Albanese MP
Prime Minister
Via Portal

Dear Prime Minister,

Re: Macarthur Metro

In the lead up to the 2025 election, Campbelltown is calling on the incoming government to support the Macarthur Region with commitment to delivery of the Macarthur Metro by 2030, in accordance with the Western Sydney Transport Infrastructure Panel Report (April 2023).

This vital piece of infrastructure would enable connection to Western Sydney Airport and Bradfield for the most significant growth corridor in Australia and would connect key strategic centres in our region.

Attached is a one-page summary of the project for your information.

I'd welcome an opportunity to discuss this opportunity with you at your earliest convenience.

Signature removed

Cr Darcy Lound
Mayor of Campbelltown

CC: Dr Mike Freeland, Member for Macarthur

DOC-25-41516

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Macarthur Metro

This vital piece of mass transit infrastructure would enable connection to Western Sydney Airport and Bradfield for the most significant growth corridor in Australia, and connecting key strategic centres.

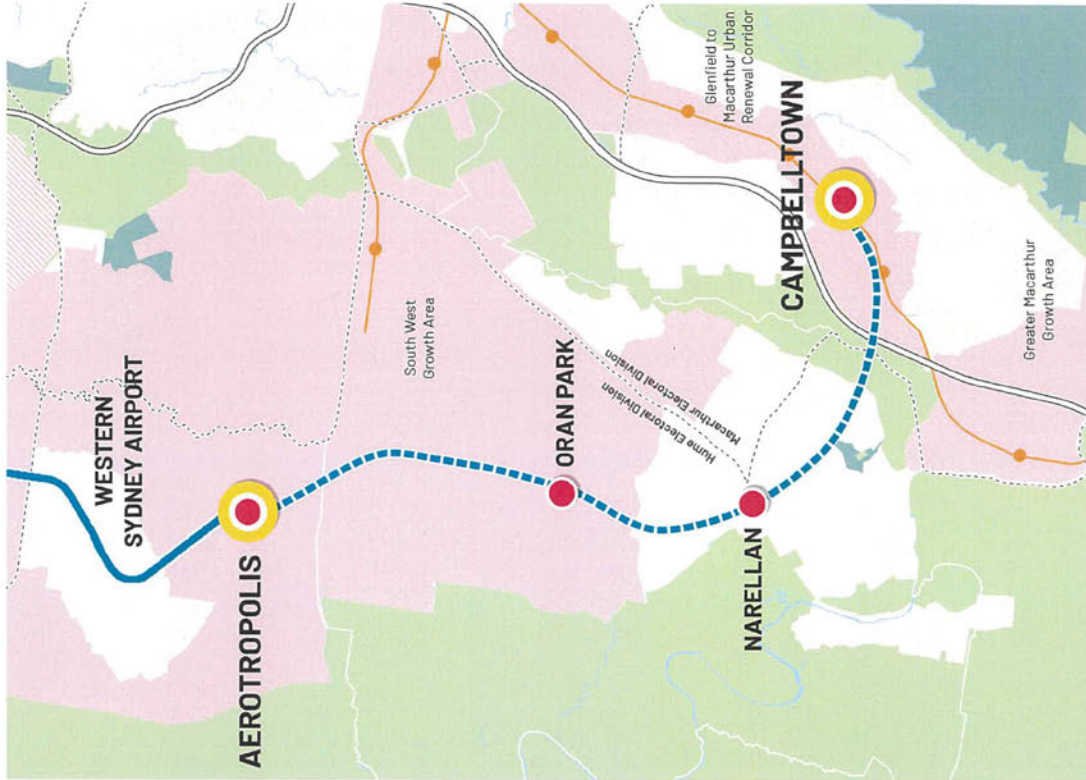
Suburb	Bradfield, Oran Park, Narellan, Mount Annan and Campbelltown
Electoral divisions	Macarthur and Hume
Status	Final business case currently underway but no commitment of funding for delivery
Cost estimate	\$20 billion <small>Strategic costing is estimate only. Based on project construction without provision for additional land acquisition</small>

Project benefits

- Unlocks housing and growth: Enables over 90,000 dwellings in latent capacity across various precincts in the South West Growth Area and Greater Macarthur Growth Area.
- Contribute to Net Zero target: Investment into public transport for the Macarthur region, government would help reduce car dependency, stabilise vehicle kilometres travelled and reduce embodied carbon.
- Realises investment in Western Sydney Airport: Through a connection between the fastest growing region in Australia and the new airport, the Australian government can leverage connections to industry, skilled workers, travellers and tourism.
- Stronger regional economy: Strengthens Campbelltown as the Metropolitan Centre of the Macarthur region by enabling public transport into Campbelltown City Centre, enabling activation and job creation through urban renewal including hectares of existing government-owned land.

Identified for prioritisation

- The project is identified as a high priority (Project P4) in the Western Sydney Transport Infrastructure Panel Report (April 2023), which recommends:
 - Immediate prioritisation of funding for planning and development work
 - Immediate prioritisation of final business case for a mass transit link between the Aerotropolis (Bradfield) and Campbelltown-Macarthur
- The Western Sydney Transport Infrastructure Panel identified the funding for early property acquisition/hardship requests and early works, including interim use of corridor for bus rapid transit within 2-5 years, and prioritisation of funding for commencement of the works within 6-10 years of 2023.
- Corridor preservation and future rail connections to Western Sydney Airport are also identified on the Infrastructure Australia Priority List.



Office of the Mayor



20 February 2025

The Hon. Catherine King MP
 Minister for Infrastructure
 Minister for Transport
 Minister for Regional Development
 Minister for Local Government
 Via: Portal

Dear Minister,

Re: Macarthur Metro

In the lead up to the 2025 election, Campbelltown is calling on the incoming government to support the Macarthur Region with commitment to delivery of the Macarthur Metro by 2030, in accordance with the Western Sydney Transport Infrastructure Panel Report (April 2023).

This vital piece of infrastructure would enable connection to Western Sydney Airport and Bradfield for the most significant growth corridor in Australia and would connect key strategic centres in our region.

Attached is a one-page summary of the project for your information.

I'd welcome an opportunity to discuss this opportunity with you at your earliest convenience.

Signature removed

Cr Darcy Lound
Mayor of Campbelltown

CC: Dr Mike Freeland, Member for Macarthur

DOC-25-41517



ABN: 31-459 914 087

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Macarthur Metro

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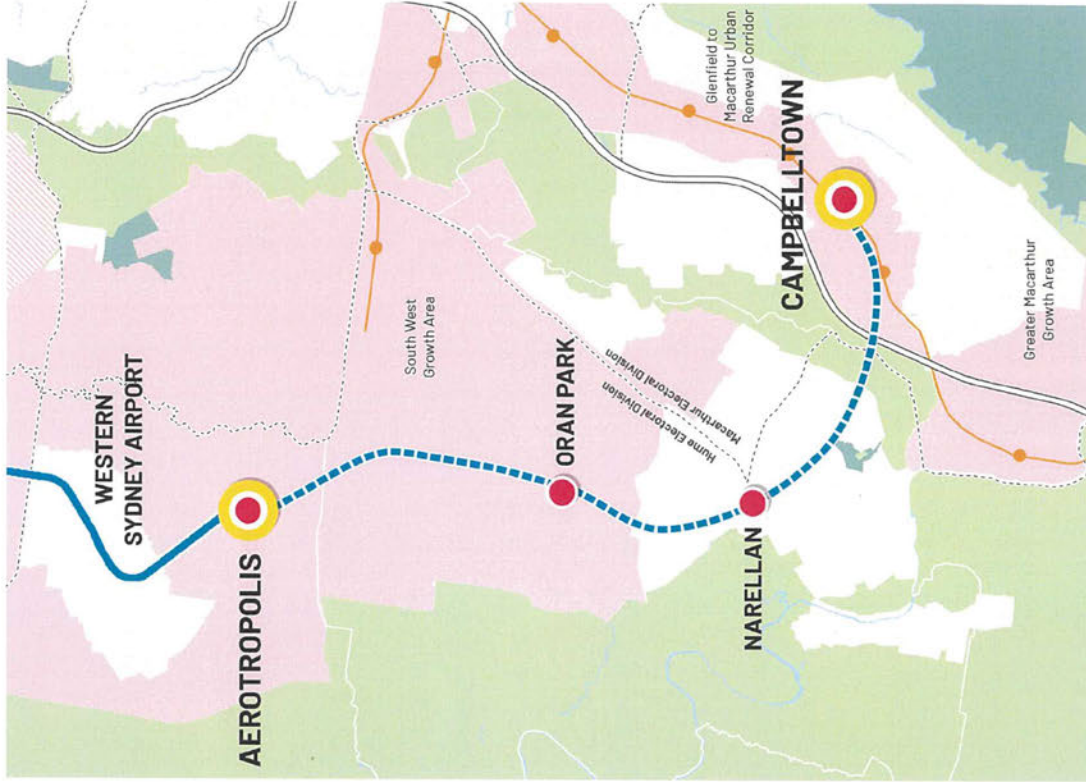
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- Corridor preservation and future rail connections to Western Sydney Airport are also identified on the Infrastructure Australia Priority List.



Office of the Mayor



20 February 2025

The Hon. Peter Dutton MP
 Leader of Opposition
 Via email: Email removed

Dear Mr Dutton,

Re: Macarthur Metro

In the lead up to the 2025 election, Campbelltown is calling on the incoming government to support the Macarthur Region with commitment to delivery of the Macarthur Metro by 2030, in accordance with the Western Sydney Transport Infrastructure Panel Report (April 2023).

This vital piece of infrastructure would enable connection to Western Sydney Airport and Bradfield for the most significant growth corridor in Australia and would connect key strategic centres in our region.

Attached is a one-page summary of the project for your information.

I'd welcome an opportunity to discuss this opportunity with you at your earliest convenience.

Signature removed

Cr Darcy Lound
Mayor of Campbelltown

DOC-25-41520



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Macarthur Metro

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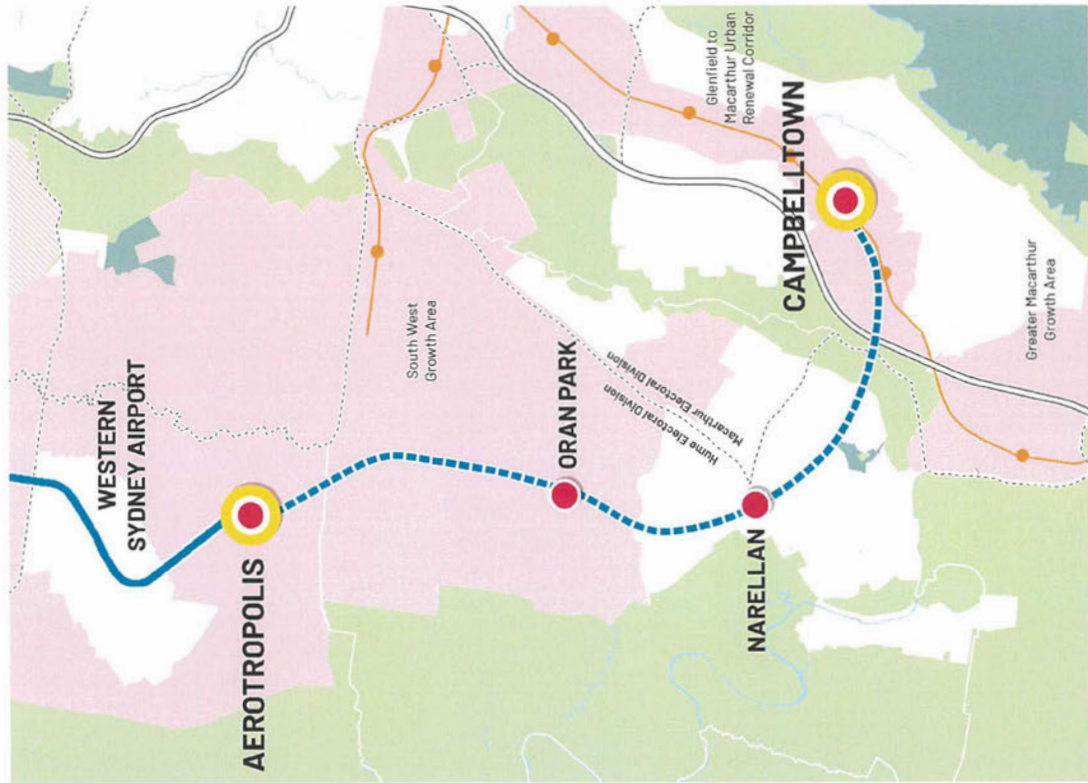
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- Corridor preservation and future rail connections to Western Sydney Airport are also identified on the Infrastructure Australia Priority List.



Office of the Mayor



20 February 2025

The Hon. Bridget McKenzie
Shadow Minister for Infrastructure
Shadow Minister for Transport
Shadow Minister for Regional Development
Via email: Email removed

Dear Senator,

Re: Macarthur Metro

In the lead up to the 2025 election, Campbelltown is calling on the incoming government to support the Macarthur Region with commitment to delivery of the Macarthur Metro by 2030, in accordance with the Western Sydney Transport Infrastructure Panel Report (April 2023).

This vital piece of infrastructure would enable connection to Western Sydney Airport and Bradfield for the most significant growth corridor in Australia and would connect key strategic centres in our region.

Attached is a one-page summary of the project for your information.

I'd welcome an opportunity to discuss this opportunity with you at your earliest convenience.

Signature removed

Cr Darcy Lound
Mayor of Campbelltown

DOC-25-41519

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Macarthur Metro

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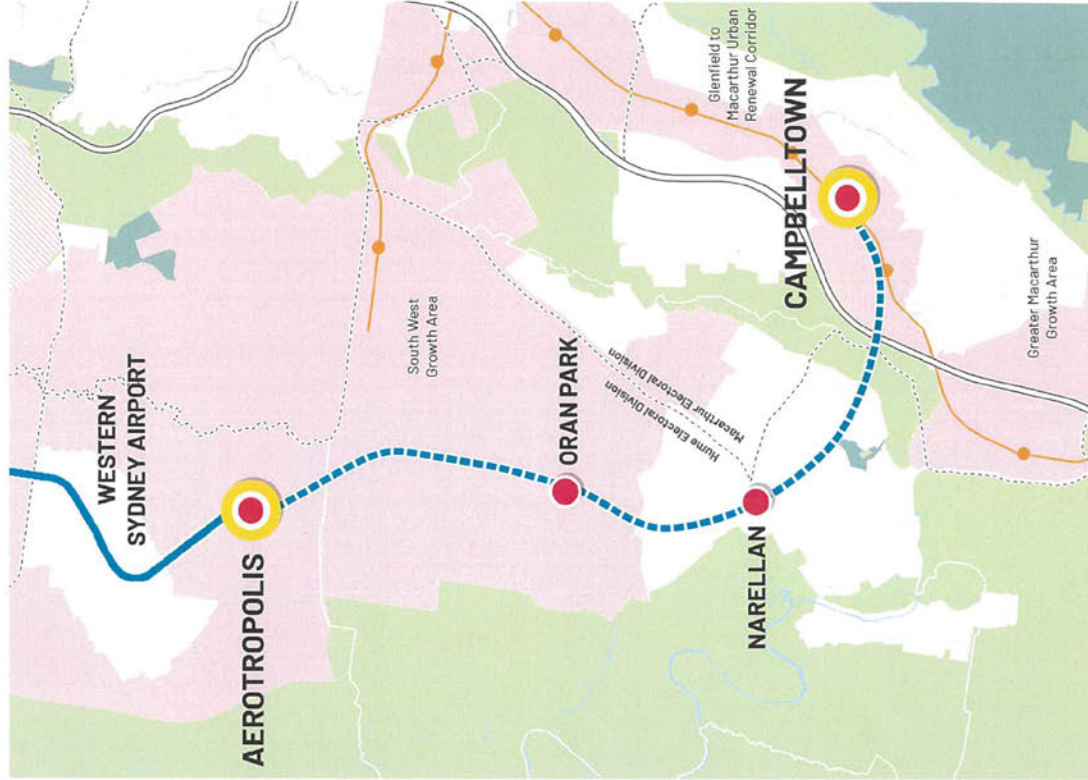
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- Corridor preservation and future rail connections to Western Sydney Airport are also identified on the Infrastructure Australia Priority List.



7.4 Community and Justice Precinct

Officer's Recommendation

That the letters be received and the information be noted.

1. Letter from the Mayor to The Hon Mark Dreyfus KC, MP, Attorney General dated 20 February 2025.
2. Letter from the Mayor to The Hon Michaelia Cash, Shadow Attorney General dated 20 February 2025.

Attachments

- 7.4.1 Letter from Mayor Darcy Lound to The Hon Mark Dreyfus KC MP Attorney General (contained within this report) [↓](#)
- 7.4.2 Letter from Mayor Darcy Lound to The Hon Michaelia Cash Shadow Attorney General (contained within this report) [↓](#)

Office of the Mayor



20 February 2025

The Hon. Mark Dreyfus KC, MP
Attorney General
Via: Portal

Dear Attorney General,

Re: Our Community and Justice Precinct

Campbelltown is calling on the Australian Government to commit to a business case to investigate the opportunity of a Federal Circuit and Family Court of Australia in the South West Community and Justice Precinct, in Campbelltown.

The proposed Community and Justice Precinct represents a key investment opportunity for new infrastructure and services to the growing Western Sydney community.

Early planning of the Precinct has benefitted from collaboration between the Commonwealth and New South Wales Governments and Campbelltown City Council. The NSW Department of Communities and Justice and Campbelltown City Council have now signed a Heads of Agreement to enable the expansion of NSW courts in the Precinct including District, Children's, and Local Courts. There is a window of opportunity for the Federal Court to also have a presence in the Precinct to support the Western Sydney catchment.

Now is the time to move beyond planning to commit to addressing community needs and support the financial case for delivery.

Attached is a summary of the project for your information.

I'd welcome an opportunity to discuss this opportunity with you at your earliest convenience

Signature removed

Cr Darcy Lound
Mayor of Campbelltown

CC: Dr Mike Freeland, Member for Macarthur

DOC-25-41521

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**CAMPBELLTOWN
CITY COUNCIL**



**OUR COMMUNITY
AND JUSTICE
PRECINCT**



WE ARE CALLING FOR FEDERAL COMMITMENT TO INVESTIGATE A FEDERAL CIRCUIT AND FAMILY COURT OF AUSTRALIA IN THE SOUTH WEST SYDNEY COMMUNITY AND JUSTICE PRECINCT

The proposed South West Sydney Community and Justice Precinct represents a key investment opportunity for new infrastructure and services to support the growing Western Sydney community.

Based in the Campbelltown City Centre, early project planning has benefitted from collaboration between the Commonwealth, New South Wales Governments and Campbelltown City Council.

Now is the time to move beyond planning to commit to addressing community needs and support the financial case for delivery.

On 12 November 2024, Campbelltown City Council approved a Heads of Agreement with NSW Department of Communities and Justice enabling the expansion of the NSW Courts within the Precinct, including District, Children's and Local Courts and to set aside land for this purpose.

Commitment: \$5m for investigations including:

- an updated demand analysis across 2041 and 2051 horizons
- an updated set of functional requirements for the courts including building and digital specifications
- an analysis of potential savings and benefits in travel time through having local services
- commercial model options including operational leasing from NSW government or other private party.





WHY CAMPBELLTOWN?



Population increase of 21% in 5 years.

Macarthur has grown from 291,684 in 2016 to 351,816 in 2021. This growth is expected to accelerate to reach 558,317 in the next 15 years.



Approximately 50% of all new dwellings in the Western Parkland City are **located within the Macarthur Region.**

The Western Parkland City of Sydney will be Australia's 3rd largest city. It does not have access to a Federal Court

To accommodate this growth, the Greater Sydney Region Plan established a vision for a metropolis of three cities including the Eastern Harbour City, the Central River City and the Western Parkland City. With the Western Parkland City set to double in population by 2056, Campbelltown City Centre is poised to lead the first decade of growth. Prompted by population growth, the construction of the Western Sydney Airport and investment in infrastructure through the Western Sydney City Deal, we must act now to realise its potential as the metropolitan centre at the heart of the Macarthur region.

The Macarthur region is in Sydney's outer south-western suburbs, between 30-75 kilometres south of the Sydney CBD. The region is made up of three local government areas; Camden, Campbelltown City and Wollondilly Shire.

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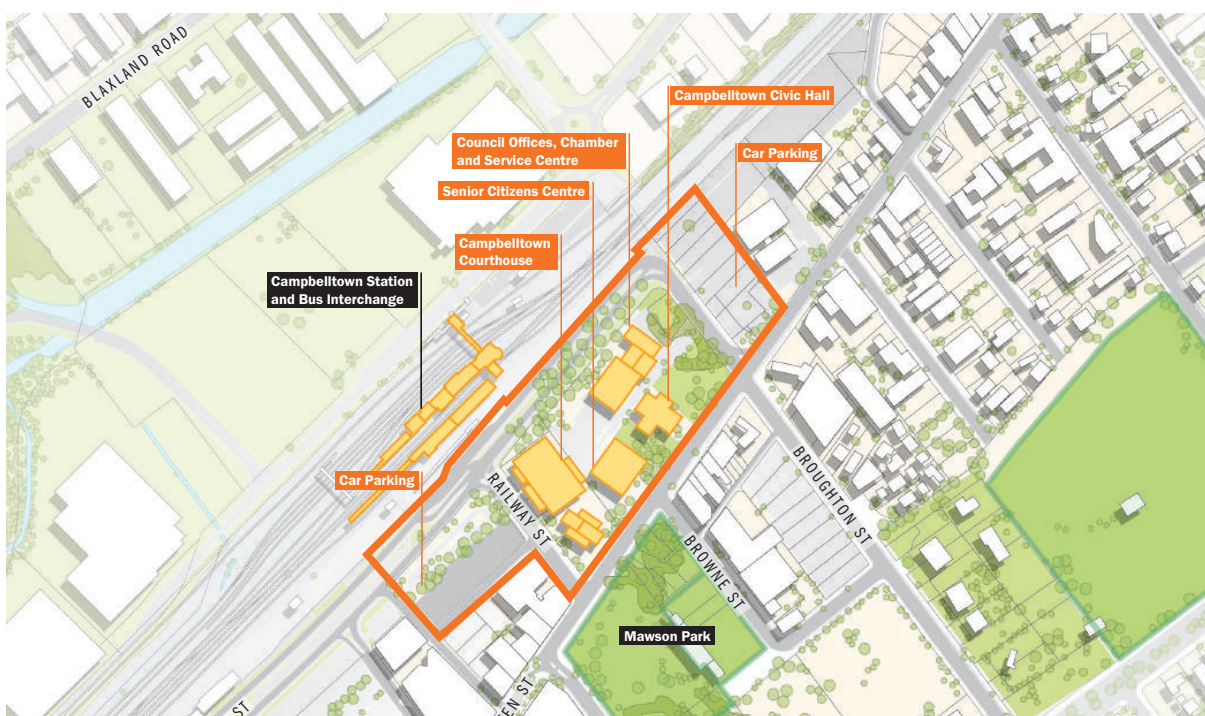
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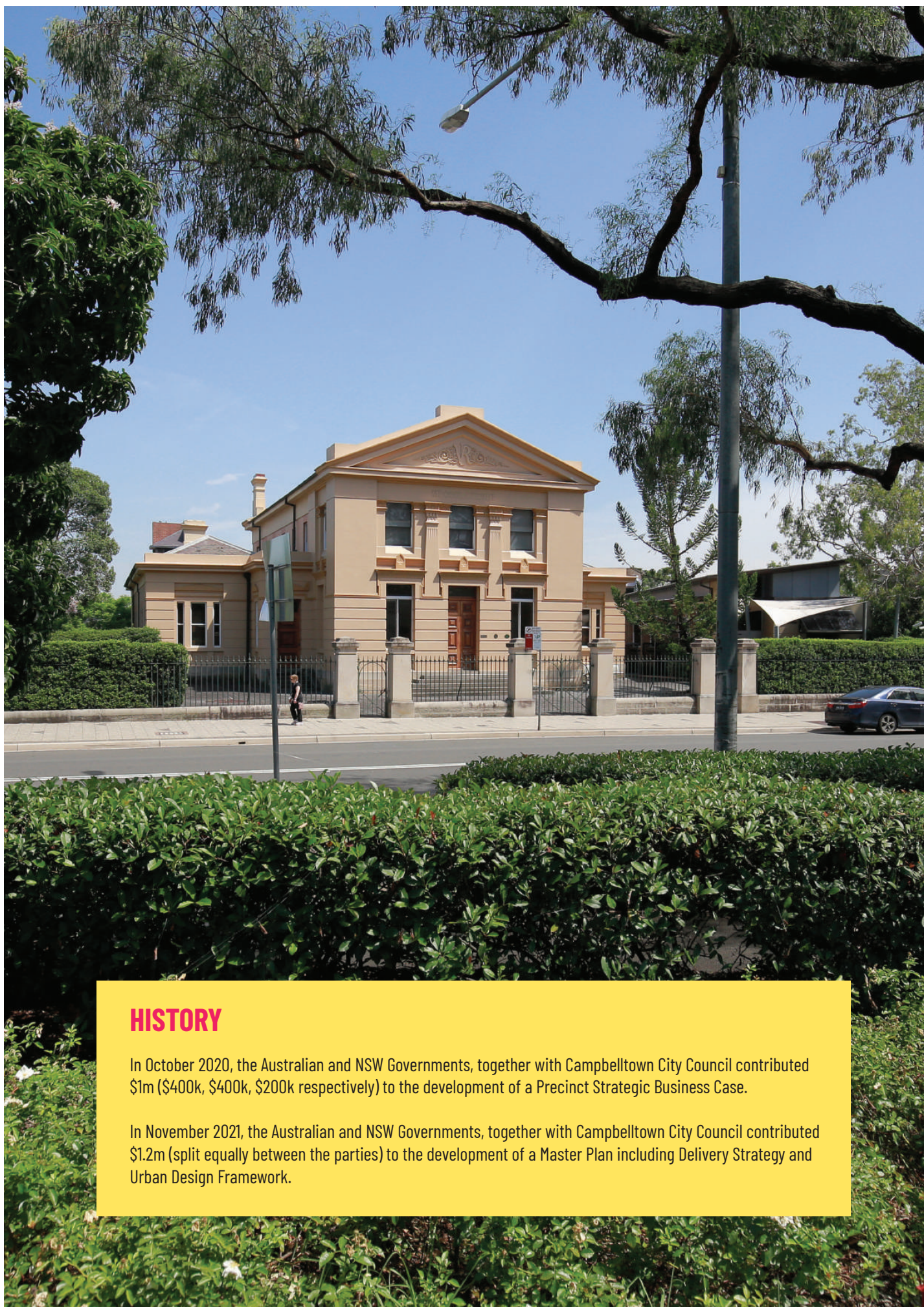
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Community and Justice Precinct: Current 5ha site in Council/NSW Government ownership



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2. Focus on housing delivery, particularly around transport nodes
3. Market conditions: cost of land and costs of development

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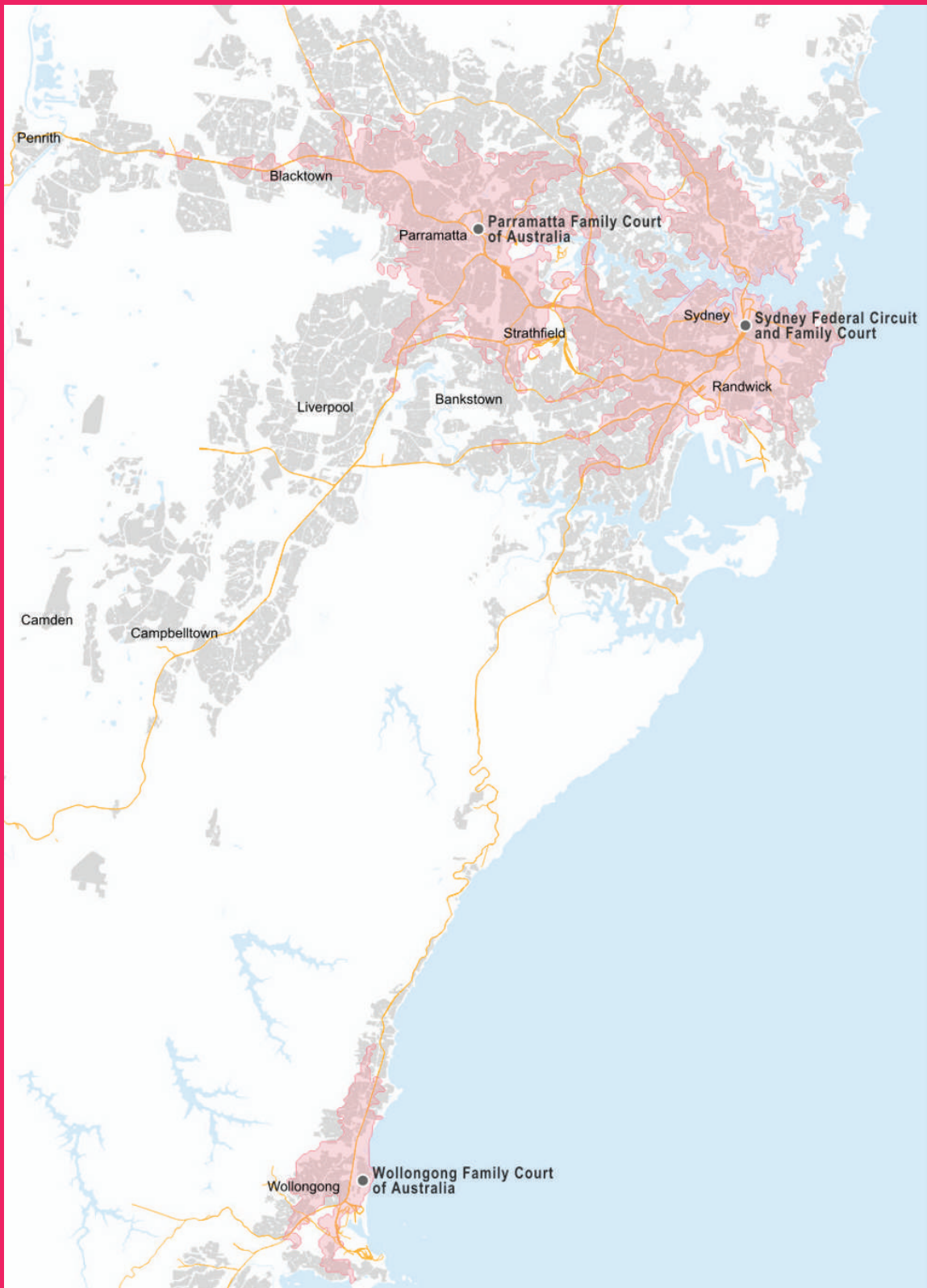
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Office of the Mayor



20 February 2025

The Hon. Michaelia Cash
Shadow Attorney General
Via email: senator.cash@aph.gov.au

Dear Senator,

Re: Our Community and Justice Precinct

Campbelltown is calling on the Australian Government to commit to a business case to investigate the opportunity of a Federal Circuit and Family Court of Australia in the South West Community and Justice Precinct, in Campbelltown.

The proposed Community and Justice Precinct represents a key investment opportunity for new infrastructure and services to the growing Western Sydney community.

Early planning of the Precinct has benefitted from collaboration between the Commonwealth and New South Wales Governments and Campbelltown City Council. The NSW Department of Communities and Justice and Campbelltown City Council have now signed a Heads of Agreement to enable the expansion of NSW courts in the Precinct including District, Children's, and Local Courts. There is a window of opportunity for the Federal Court to also have a presence in the Precinct to support the Western Sydney catchment.

Now is the time to move beyond planning to commit to addressing community needs and support the financial case for delivery.

Attached is a summary of the project for your information.

I'd welcome an opportunity to discuss this opportunity with you at your earliest convenience

Signature removed

Cr Darcy Lound
Mayor of Campbelltown

DOC-25-41522

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

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



ABN: 31 459 914 087



**CAMPBELLTOWN
CITY COUNCIL**



**OUR COMMUNITY
AND JUSTICE
PRECINCT**



WE ARE CALLING FOR FEDERAL COMMITMENT TO INVESTIGATE A FEDERAL CIRCUIT AND FAMILY COURT OF AUSTRALIA IN THE SOUTH WEST SYDNEY COMMUNITY AND JUSTICE PRECINCT

The proposed South West Sydney Community and Justice Precinct represents a key investment opportunity for new infrastructure and services to support the growing Western Sydney community.

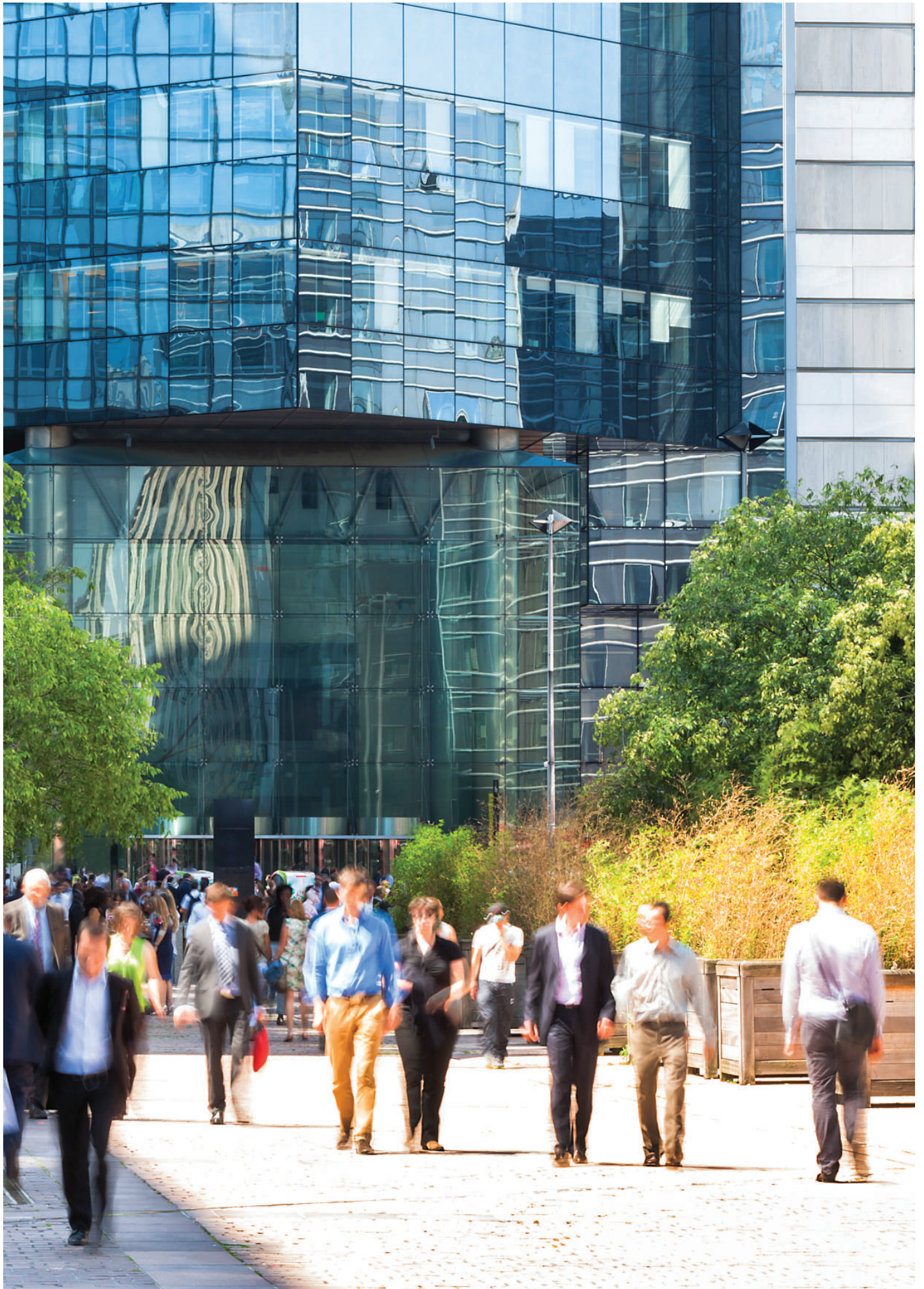
Based in the Campbelltown City Centre, early project planning has benefitted from collaboration between the Commonwealth, New South Wales Governments and Campbelltown City Council.

Now is the time to move beyond planning to commit to addressing community needs and support the financial case for delivery.

On 12 November 2024, Campbelltown City Council approved a Heads of Agreement with NSW Department of Communities and Justice enabling the expansion of the NSW Courts within the Precinct, including District, Children's and Local Courts and to set aside land for this purpose.

Commitment: \$5m for investigations including:

- an updated demand analysis across 2041 and 2051 horizons
- an updated set of functional requirements for the courts including building and digital specifications
- an analysis of potential savings and benefits in travel time through having local services
- commercial model options including operational leasing from NSW government or other private party.





WHY CAMPBELLTOWN?



Population increase of 21% in 5 years.

Macarthur has grown from 291,684 in 2016 to 351,816 in 2021. This growth is expected to accelerate to reach 558,317 in the next 15 years.



Approximately 50% of all new dwellings in the Western Parkland City are **located within the Macarthur Region.**

The Western Parkland City of Sydney will be Australia's 3rd largest city. It does not have access to a Federal Court

To accommodate this growth, the Greater Sydney Region Plan established a vision for a metropolis of three cities including the Eastern Harbour City, the Central River City and the Western Parkland City. With the Western Parkland City set to double in population by 2056, Campbelltown City Centre is poised to lead the first decade of growth. Prompted by population growth, the construction of the Western Sydney Airport and investment in infrastructure through the Western Sydney City Deal, we must act now to realise its potential as the metropolitan centre at the heart of the Macarthur region.

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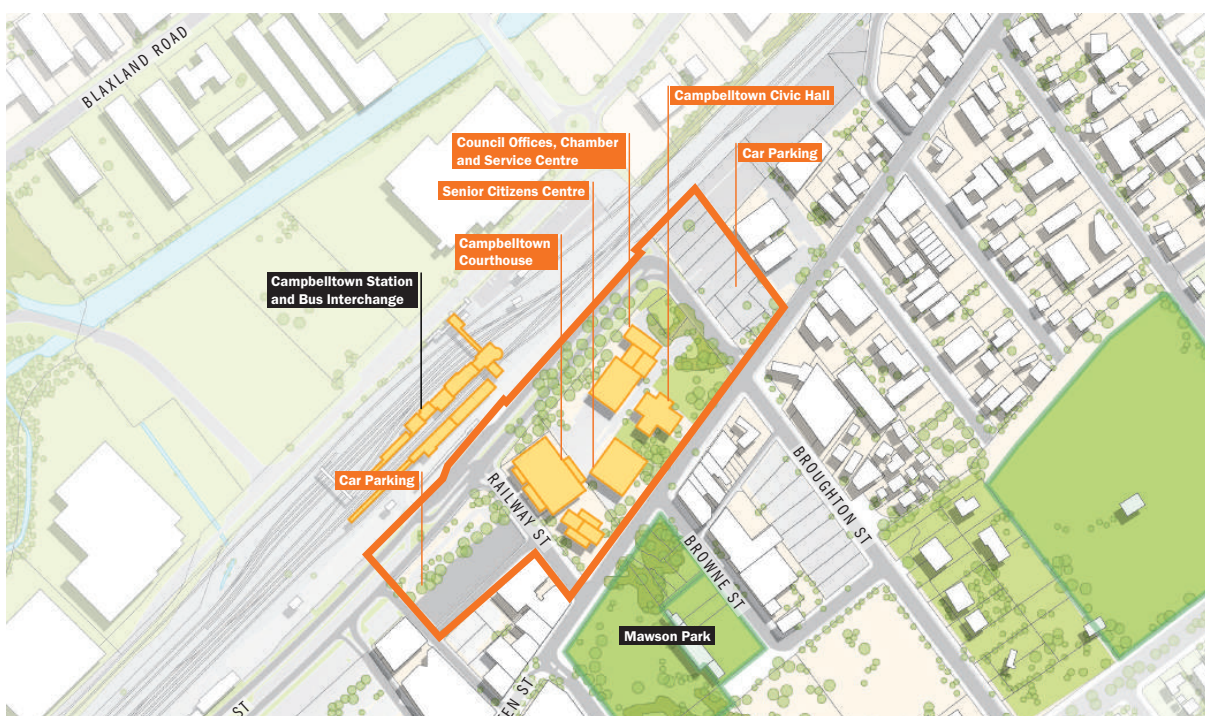
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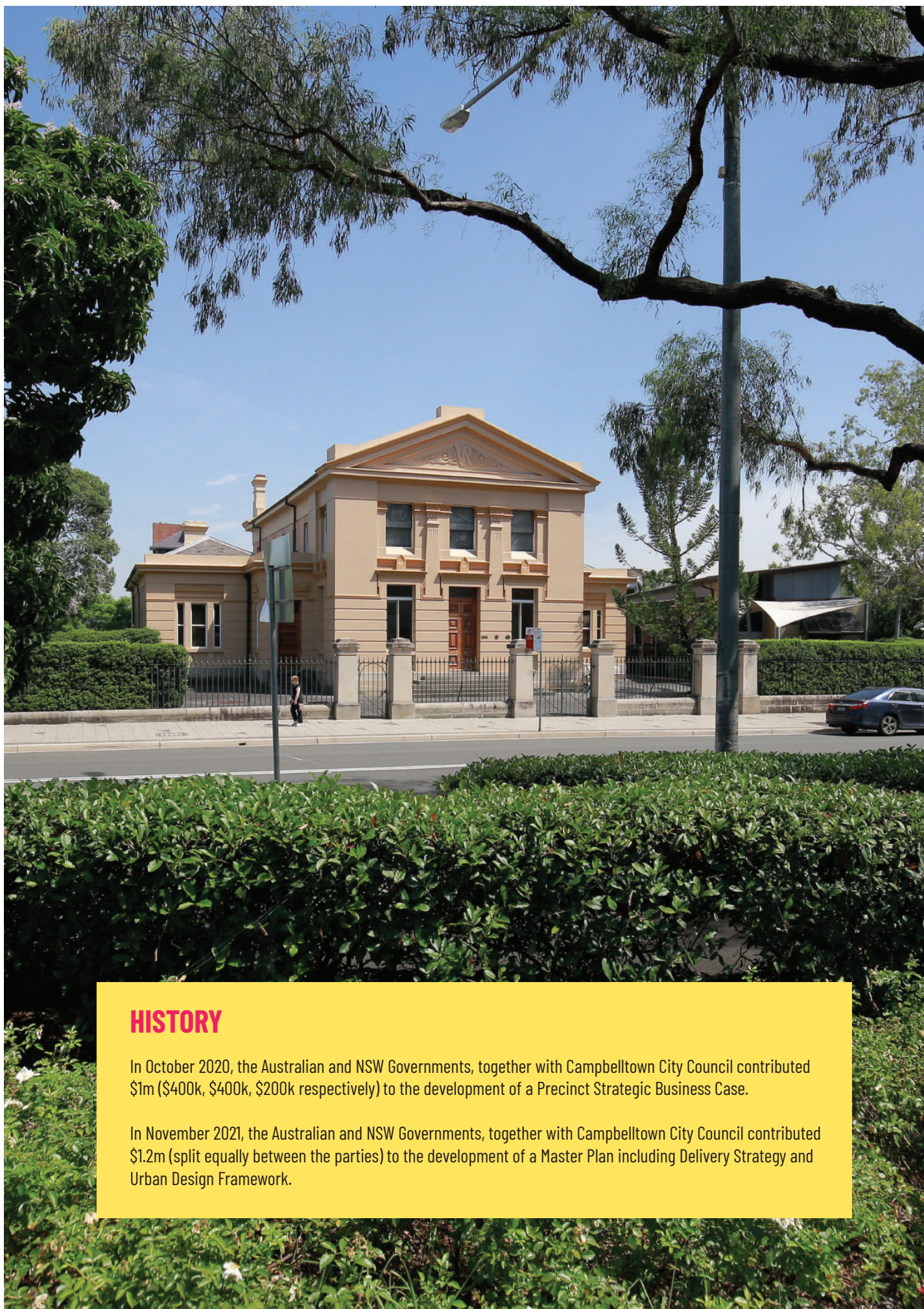
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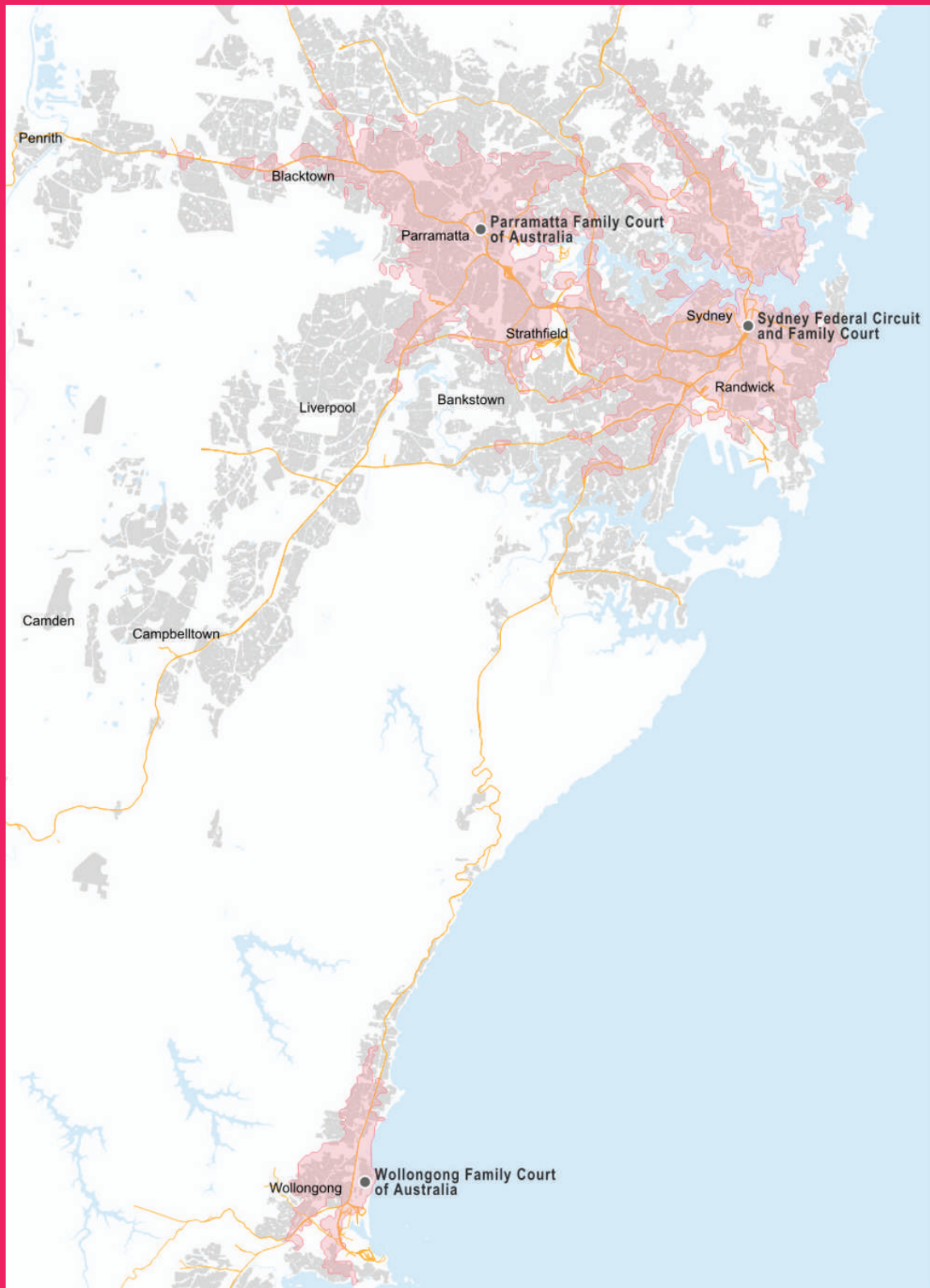
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8. REPORTS FROM OFFICERS

8.1 Macarthur Grange Planning Proposal, Draft Development Control Plan and Planning Agreement - Post Exhibition Report

Reporting Officer

Executive Manager Planning and Development
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
2 Places For People	2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive 2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

Delivery Program

Principal Activity
PA Building Development and Controls

Officer's Recommendation

1. That Council endorse the Macarthur Grange Planning Proposal as amended, at attachment 2.
2. That Council exercise its delegated functions for local plan-making and make the amendment to Campbelltown Local Environmental Plan 2015.
3. That Council adopt the site-specific Development Control Plan (as amended) at attachment 3 and notify its decision within 28 days of the date of this decision.
4. That Council endorse the Planning Agreement (as edited) at attachment 4 and authorise the Chief Executive Officer, on behalf of Council, to execute the Planning Agreement with the owners of Lot 3900 DP1170905 Raby Road.
5. That Council note that work is continuing on the development of the Strategic Framework for the Scenic Hills.

Executive Summary

The Macarthur Grange Planning Proposal seeks to enable the development of a Neighbourhood Scheme Community Title Subdivision of 52 environmental living lots, a “hospitality” precinct (approximately 3-4 ha), dedication of a linear open space ridge-aligned park, and a hilltop conservation reserve.

It is supported by a draft site-specific Development Control Plan and a Planning Agreement.

It was initially submitted and endorsed by Council on 12 July 2022. A copy of Council’s resolution is attachment 1.

A positive Gateway Determination was issued on 6 December 2023. The Gateway conditions required certain actions prior to public exhibition.

The Macarthur Grange Planning Package was placed on public exhibition from 9 October 2024 until 8 November 2024. This was extended to 15 November 2024 upon a request from the community.

In response, 10 submissions were received from Agencies/Authorities, and 14 from the community, including 2 neighbouring property owners and the Scenic Hills Association. Of the 14 submissions received from the community, 6 supported the Planning Proposal, 6 objected to the Planning Proposal (including the Scenic Hills Association), and 2 adjoining owners supported the proposed outcome but raised a range of issues, focusing principally on the site-specific Development Control Plan.

The key issues raised by Agencies/Authorities focused on the need for requisite supporting infrastructure, enhanced accessibility and safety, and total physical and visual catchment management. These matters have been resolved through changes to the planning proposal and draft development control plan.

The community submissions not supporting the proposal raised issues of inconsistency with state, district, and local planning policies, focusing in particular on an erosion of the Scenic Hills landscape.

The adjoining owners raised issues of existing and long-term access, and in the case of the eastern owner, the need for a more wholistic planning approach that integrated perceived similar development potential.

All submissions have been considered and addressed in refinements to the “planning package.” Post-exhibition, the Planning Proposal (attachment 2) and the draft Development Control Plan (attachment 3) have been amended to respond to comments received and issues raised by the public agencies, adjoining neighbours and the general public/community. In addition, the Planning Agreement (attachment 4) has been amended for minor technical reasons. Most importantly, the intent/commitment of the planning proposal, the draft Development Control Plan and the Planning Agreement remains unchanged.

This report recommends that Council endorse the Planning Proposal for finalisation, adopt the site-specific Development Control Plan and endorse the Planning Agreement, this report also recommends that Council use its’ delegated local plan making power to make the amendment to the Campbelltown Local Environment Plan 2015.

Purpose

The purpose of this report is for Council to consider the outcome of the public exhibition of the Macarthur Grange Planning Package, including the Macarthur Grange Planning Proposal, the draft Site Specific Development Control (draft DCP) and draft Planning Agreement (PA) and to seek Council's endorsement to amend Campbelltown Local Environmental Plan 2015 (CLEP 2015), adopt the draft DCP (as amended) and authorise the Chief Executive Officer to execute the PA. In addition, this report seeks Council's endorsement to continue preparing an overarching Scenic Hills Strategy to protect the scenic hills from further development.

Property Description	Macarthur Grange, Raby Road, VARROVILLE NSW
Lot and DP:	Lot 3900, DP 1170905
Application No:	PP-2023-2012
Applicant	File Planning and Development Services
Owner	Toscz Investments Pty Ltd.

History

In 2011, the landowner nominated the site for urban development under the NSW Government's Potential Home Sites Program. The site was deemed unsuitable in 2013 by the department due to its separation, lack of utilities, and development pressures in the Scenic Hills.

The landowner submitted a planning proposal in 2016 to enable the development of 529-569 residential lots. This proposal was refused by Council at its Ordinary Meeting on 16 February 2016. A more detailed history is provided in attachment 1.

The current Macarthur Grange Planning Proposal was supported by Council at its Ordinary Meeting of 12 July 2022 where Council resolved to support the proposal and request a Gateway Determination by the former Department of Planning and Environment (the Department). A copy of Council's resolution is at attachment 1.

The Planning Proposal was supported by a draft DCP and letter of irrevocable offer in respect of on-site infrastructure commitments, land dedications and associated embellishments/works.

The initial Gateway Determination required resubmission. After extensive review and the provision of additional information, the then Department of Planning and Environment issued a positive Gateway Determination 6 December 2023.

The Macarthur Grange Planning Package was placed on public exhibition for the period between 9 October 2024 and 8 November 2024 and was subsequently extended to 15 November 2024 upon request from the community.

The Site

The site, known as Macarthur Grange, Varroville, is identified as Lot 3900, DP 1170905. The site has an area of 129.5 ha, of which 71.9 ha is currently used by the Macarthur Grange Golf Club on the northern portion. The remaining land on the southern end of the site contains remnant Cumberland Plain vegetation and cleared low density grazing patches.

The irregularly shaped site is bounded by Raby Road to the north, Gregory Hills Drive to the South, and borders the Camden Local Government Area (LGA) boundary to the west. Land to the west of the site comprises new housing developments as part of the South West Growth Area (SWGAs) which has been developed for urban purposes (Refer to Figure 1).

A number of watercourses and riparian corridors run through the site including Bunbury Curran Creek through the southern portion.

The site is located within the Scenic Hills Protection Area and is further identified as Steep land for the Scenic Hills and Escarpment Preservation Area under the CLEP 2015.



Figure 1: Aerial Map - Macarthur Grange Site

There are significant utilities that traverse the site as described below and shown in Figure 2:

- Three high pressure gas pipelines that transect the western portion of the site - the Eastern Gas Pipeline (EPG) and Jemena Gas Network pipeline (JGN) under the ownership of Jemena, and Moomba to Sydney Ethane Pipeline runs parallel to JGN and under the ownership of Gorodok Pty Ltd (APA Group);

- Transgrid’s 132kV overhead transmission cables within a 60 m wide easement that transect the centre of the site;
- Endeavour Energy’s 66KV overhead transmission cable that transects the southern boundary of the site; and
- Telstra network cables to the north of the site.

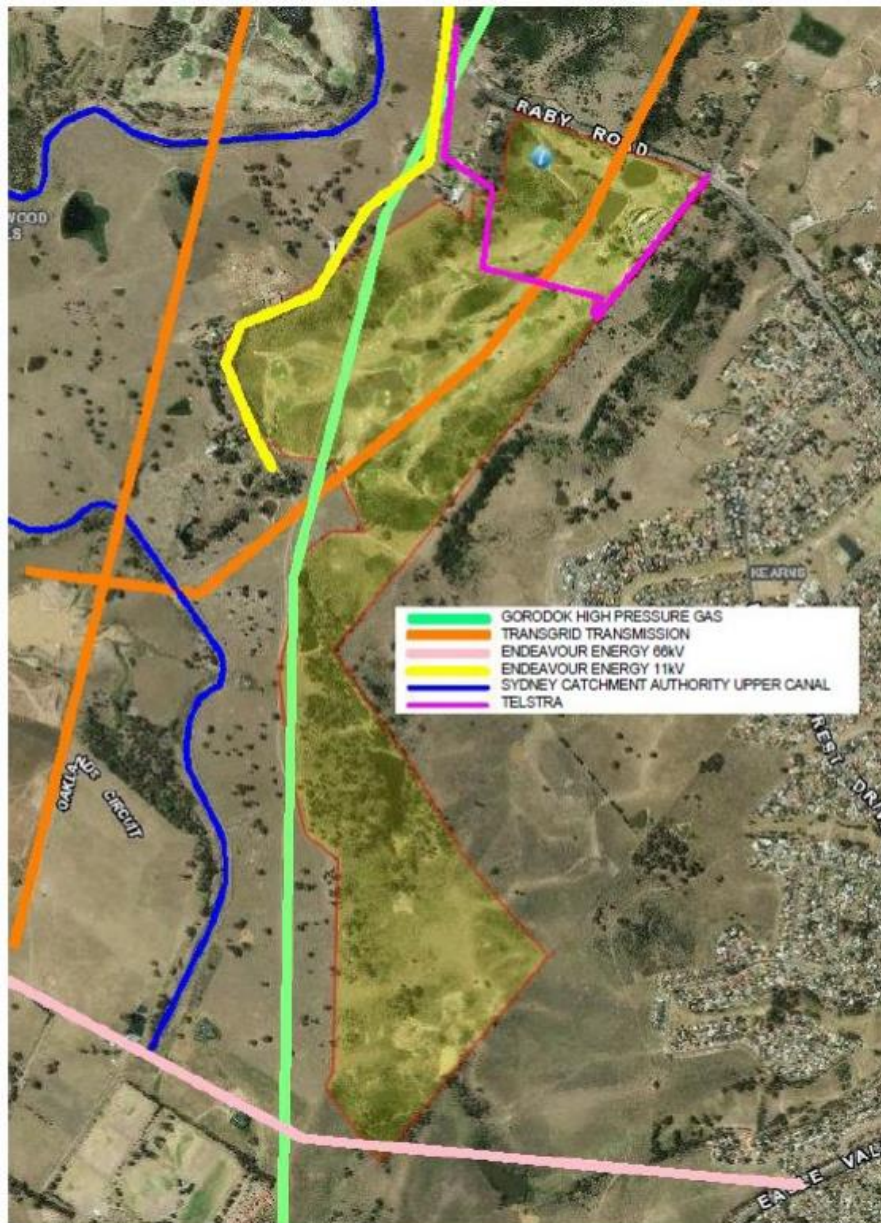


Figure 2: Easements traversing Macarthur Grange Site

Planning Proposal Overview

The Planning Proposal seeks to amend CLEP 2015 by changing the land zoned C3 Environmental Management to Part C4 Environmental Living, part RE1 Public Recreation, part C2 Environmental Conservation and retain a residue parcel zoned C3 Environmental Management.

The primary objective of the proposal is to amend the minimum lot size requirements to facilitate the creation of 52 environmental living lots under a community title scheme. Additionally, the proposal seeks to allow for a function centre, restaurant, and café within the existing clubhouse precinct fronting Raby Road.

The proposal does not seek to change the existing maximum building height of 9 m under CLEP 2015.

A Concept Master plan, exhibited as part of the draft DCP, outlined the following key elements:

- 52 Environmental Living lots within a community title setting, ranging in size between 5,000 m² to more than 3 ha
- A rehabilitated riparian area
- A hilltop conservation reserve
- An eastern ridgeline linkage
- A western linear "regional" ridgetop open space system, incorporating a walking and cycling trail, two pocket parks, and supporting infrastructure.

The ridgetop open space link is identified as the first stage of a potential cycle/pedestrian network that could ultimately connect the Australian Botanic Gardens (Mount Annan) with the Western Sydney Parklands (Liverpool).

The Planning Proposal that was considered and adopted by Council at its meeting of 12 July 2022 was refined and more comprehensively documented having regard to the Council resolution of support and the conditions of the Gateway Determination.

Principal actions in this regard included review and embellishment of the supporting documentation comprising:

- The Visual Assessment
- The Landscape Framework
- The Biodiversity Assessment – including a biodiversity management strategy
- The Riparian Area Assessment
- The Traffic Impact Assessment
- The Urban Design and Landscape Reports
- The draft DCP
- The draft Planning Agreement
- Provision for executive housing in a master planned "enclosed valley" community title development. (52 lots of minimum area 5,000 m².)

The Planning Proposal was further refined following public exhibition. Detailed information on the proposed amendments made post-exhibition is provided in the Planning Proposal Post-Exhibition Amendments section of this report. A copy of the amended Planning Proposal is at attachment 2.

Draft Site-Specific Development Control Plan (draft DCP)

The draft DCP was compiled to provide finer grained controls with an objective of facilitating the delivery of the concept master plan vision.

Specifically, it details the vision and development objectives in a context setting manner and provisions in respect of:

- Subdivision – seeking to minimise the impact on the natural environment and scenic landscape qualities.
- Earthworks – to minimise earthworks and in particular cut and fill and attendant adverse outcomes including visual amenity.
- Built form and design – to minimise adverse visual impact and optimise existing landscape retention.
- Landscaping and landscaped area – to maximise landscaped area, including complementary planting and minimise impervious areas.
- Fencing – maximise the use of open/rural style fencing to ensure a minimum visual intrusion on the scenic landscape.
- Access and circulation routes are to provide safe and convenient access and facilitate alternate movement areas.
- Public open space and the Hilltop conservation area – to maintain the landscape character and biodiversity value of the open space and conservation areas, whilst facilitating greater access to the scenic hills for the wider public.
- Vegetation management on private land – to ensure protection/conservation of vegetation on private lands.
- Riparian corridors – to rehabilitate, enhance and maintain the water quality and ecological function of corridors.
- Aboriginal heritage – to ensure appropriate management of indigenously significant areas and artefacts.
- Bushfire management – to ensure appropriate management of bushfire prone areas.

The draft DCP was further refined following public exhibition. Detailed information on the proposed amendments made post-exhibition is provided in the draft DCP Post-Exhibition Amendments section of this report. The revised draft DCP is attachment 3.

Provision of Infrastructure and the Draft Planning Agreement (draft PA)

A draft Planning Agreement (draft PA) has been prepared to address the immediate community infrastructure needs associated with the proposal. Additionally, it provides broader district and regional infrastructure benefits. The draft PA is attachment 4.

The initial irrevocable letter of offer to address infrastructure impacts and broader ranging develop commitments was further refined in the form of a draft PA.

The principal elements/commitments contained in the draft PA have been referenced in passing previously and are summarised in the following table extracted from the draft PA.

Part 1 – Dedication Land

Column 1 Item	Column 2 Nature and extent of Contribution Item	Column 3 Public Purpose	Column 4 Timing	Column 5 Contribution Value (\$)
1	Regional Open Space linkage Land identified as 'Regional Open Space Linkage' being the proposed RE1 – Public Recreation Land and having an area of approximately 19.2ha, inclusive of the two (2) Local Lookout Parks	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$6,080,000.00
2	Eastern Ridgeline Linkage Land identified as 'Eastern Ridgeline Linkage' being the proposed C2 – Environmental Conservation Land and having an area of approximately 6.4ha	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$1,280,000.00
3	Hilltop Conservation Reserve Land identified as 'Hilltop Conservation Reserve' being the proposed C2 – Environmental Conservation Land and having an area of approximately 33.7ha	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$5,055,000.00
Total Dedication Land Contribution Value				\$12,415,000.00

Part 2 – Works

Column 1 Item	Column 2 Nature and extent of Contribution Item	Column 3 Public Purpose	Column 4 Timing	Column 5 Contribution Value (\$)
1	Western Ridgeline Open Space Work identified as 'Western Ridgeline Open Space'	Public Open Space	Prior to the issue of the first Subdivision Certificate for the Development	\$1,297,579.00
2	Lookout Park No.1 Work identified as 'Lookout Park No.1'	Public Open Space	Prior to the issue of the first Subdivision Certificate for the Development	\$540,639.00
3	Lookout Park No.2 Work identified as 'Lookout Park No.2'	Public Open Space	Prior to the issue of the first Subdivision Certificate for the Development	\$235,415.00
Total Works Contribution Value				\$2,073,633.00

The draft PA exceeds a typical developer contribution payable under the Campbelltown Local Infrastructure Contributions Plan 2018 of \$1.040 million. The significant dedication of land and preliminary embellishment, including 3 m wide pathway, landscaping and maintenance for 1 year, was always part of the positive legacy that supported the proponent Planning Proposal Request and has been further expanded to include the Hilltop Conservation Reserve of 33 ha (valued at \$5.055 million); an asset with significant biodiversity stewardship and passive access opportunities.

Public Exhibition of the Planning Package

Prior to public exhibition, the Macarthur Grange Planning Proposal was refined in accordance with the Council's resolution of 12 July 2022 and the Gateway Determination of 6 December 2023.

In responding to the Gateway requirement for further clarity of the biodiversity conservation strategy for the site, the negotiated dedication to Council of a Hilltop Conservation Reserve of 33.7 ha was offered and reflected in the draft PA. Enhanced mapping was also provided.

The draft PA as described previously, evolved from the irrevocable letter of offer in respect of on-site infrastructure and land dedication.

Prior to public exhibition, the draft DCP was also refined to provide enhanced controls with the objective of delivering the concept master plan vision.

The planning package was exhibited for 30 days, from Wednesday, 9 October 2024, to Friday, 8 November 2024. Upon request, the exhibition period was extended until Friday, 15 November 2024.

The engagement process resulted in 10 submissions from Agencies/Authorities comprising:

1. Jemena, owner of gas pipelines
2. APA (Gorodok Pty Ltd), owner of one of the gas pipelines
3. Department of Climate Change, Energy, the Environment and Water (Water)
4. Department of Climate Change, Energy, the Environment and Water (Heritage)
5. Sydney Water
6. Endeavour Energy
7. Telstra Infra Co
8. Transport for NSW
9. NSW Rural Fire Service
10. Camden Council

Many of the issues raised have resulted in additional development controls within the draft DCP, particularly in setting clear expectations for the Development Application stage. Additionally, some concerns required the introduction of a local provisions clause in the amendment to CLEP 2015 to ensure that future development of the site appropriately addresses the safety concerns raised by Jemena and APA and to strengthen the protection of the scenic quality of the site.

The key issues raised in the Agency/Authority submissions are outlined below, with a comprehensive assessment provided in attachment 5.

The engagement process also resulted in 14 submissions from the community (refer to attachment 6) including adjoining property owners (to the immediate east and west) and the Scenic Hills Association.

Of the 14 submissions received, 2 submissions were supportive of the Planning Proposal but raised various issues primarily related to the DCP, 6 submissions supported the Planning Proposal, and 6 submissions objected to the Planning Proposal.

The Community submissions are addressed thematically in this section of the report. A full summary of the community submissions forms attachment 6.

Agency/Authorities Submissions

1. Jemena

The Eastern Gas Pipeline (EGP) in NSW is owned and operated by Jemena. This high-pressure transmission pipeline transports natural gas from Longford (Victoria) to Sydney and passes through the site. Jemena has provided specific guidelines to follow during the Development Application (DA) stage. The following key issue was raised:

Issue

Concern with safety risk and impacts on the pipeline which traverse the site.

Comment

Safety risks are acknowledged. It is noted that design solutions in similar situations in the Camden LGA have been achieved.

An Encroachment Safety Management Study (ESMS) is required to accompany any future development application (DA) and include liaison with Jemena. The draft DCP has been amended to include this requirement as part of a new DCP section 3.8 Provision and Maintenance of Public Infrastructure.

2. APA (Gorodok Pty Ltd)

Gorodok Pty Ltd (APA) has one highly pressurised pipeline located within a 6 m wide easement (2375527) on the subject site being for the Moomba to Sydney Ethane Pipeline (Wilton to Botany Section). This easement is located within Jemena's 24.385 m wide easement (Central Trunk – Wilton to Horsley Park). APA raised the following main issues:

Issues

Concern with lack of identification of gas pipelines that traverse the site and the attached safety risk and accessibility/crossing requirements and the minimum lot size of 2 ha, for lots impacted by the pipeline.

Comment

As the master plan that was exhibited as part of the draft DCP, does not reflect the safety requirement of the APA, Jemena and the Rural Fire Service, the DCP has been amended to delete the Concept Master plan. An annotated Structure Plan is included in its place. The Structure plan is supported by principles that will guide the preparation of a revised master plan at a later stage.

Reference to the DCP in section 10.7 certificates will highlight to future purchasers the presence of the pipelines and attached safety issues.

It is also proposed to include a minimum lot size of 2 ha for any lot impacted by the pipelines, as required by the APA submission.

The draft DCP has been updated to include a comprehensive section (Section 3.8 – Provision and Maintenance of Public Infrastructure) that outlines the key requirements of public agencies.

Additionally, the draft DCP now requires the master plan to be informed by the outcomes of consultation with public agencies.

3. **Department of Climate Change, Energy, the Environment and Water (Water)**

Issue

The management of lower order flow paths were highlighted needs to be accommodated in design and development.

The need for Vegetation Management Plans, Sediment and Erosion Control measures and management of any dam removal was highlighted.

Comment

The DCP has been amended to include objectives and provisions to reinforce the integration of riparian zones and lower order flow paths and management of vegetation. Sedimentation and erosion control are matters related to the development application stage.

4. **Department of Climate Change, Energy, the Environment and Water (Heritage)**

Issue

Potential negative impact upon the State Listed "Upper Canal System" heritage item and the need for a Heritage Impact Statement (HIS).

Comment

The site is located at a minimum distance of 130 m from the canal, extending to over 1,500 m at its farthest point. In addition to this substantial separation, the majority of the proposed development is situated in the lower areas of the site, which are visually removed from the canal. Further, the development is buffered by a ridge-aligned open space corridor and is separated from the canal by significant Camden urban development.

Given this context, a Heritage Impact Statement (HIS) is not considered necessary. Additionally, following consultation with Heritage NSW (post-submission), additional controls have been incorporated into the draft DCP to address potential impacts from service infrastructure and to require consultation at the DA stage.

The Planning Proposal does not seek to increase the maximum building height on the site (currently 9 m), and no adverse impacts on the Upper Canal System are anticipated.

Issue

An assessment of likely relics has not occurred. A Historical Archaeological Assessment must be undertaken and management Strategy/Archaeological Research Design and Excavation Methodology undertaken if required.

Comment

The prospect of European relics and management, if needed, will be established in a future Archaeological Heritage Assessment at DA stage. The draft DCP has been amended accordingly to strengthen the development controls for heritage protection and requires the preparation of Historical Archaeological Assessment at the DA stage.

Issue

The Aboriginal Heritage Due Diligence Assessment (AHDDA) undertaken is not considered sufficient and a comprehensive Aboriginal Cultural Heritage Assessment Report (ACHAR) should be prepared to inform the Proposal.

Comment

The draft DCP has been amended to require an ACHAR at the DA Stage.

5. Sydney Water**Issue**

Water servicing is dependent upon the commissioning of the Currans Hill Reservoir (expected to be 2025) and a unique design (including potentially hydraulic modelling) to address some of the elevated ground levels.

Comment

Bulk reticulated water will be available to service the site. The final infrastructure design can be deferred to DA stage and may potentially include hydraulic modelling and require detailed consultation with Sydney Water. The draft DCP has been amended to reference this requirement (Refer to new Section of the draft DCP, 3.8 Provision and Maintenance of Public Infrastructure)

Issue

Wastewater service infrastructure is not immediately available.

Comment

Wastewater servicing is not deemed to be an ultimate constraint.

Sydney Water do indicate that ultimately the site could be serviced by the West Camden Treatment Plant, via the Gregory Hills network.

The exact nature of the service system would be established in response to significant hydraulic modelling at the DA stage in liaison with Sydney Water.

The draft DCP has been amended accordingly to request consultation with Sydney Water and the undertaking of hydraulic modelling. (Refer to new Section of the draft DCP, 3.8 Provision and Maintenance of Public Infrastructure)

6. Endeavour Energy**Issue**

Endeavour Energy "recommended approval" subject to a diverse and detailed range of standard conditions and advice in respect of easements, extension/augmentation of the distribution network, future engagement of an Accredited Services Provider (ASP), siting of substations, future underground cabling, retention of safety clearance, vegetation setbacks/clearances and duty of care in the vicinity of electricity infrastructure and street lighting requirements.

Comment

The draft DCP has been amended to include comprehensive provisions in respect of the provision and maintenance of electricity infrastructure and related safety standards (Refer to Section 3.8 Provision and Maintenance of Public Infrastructure).

7. Telstra Infra Co**Issue**

Telstra Infra Co has provided comprehensive information and requirements in respect of protection and accessibility of existing and proposed telecommunication assets, including the existing mobile phone tower.

Comment

The draft DCP has been amended including a focus at DA Stage on future access to the existing mobile phone tower and optical services, cable and electricity "feed" and appropriate liaison in respect of the placement of future roads and footpaths.

8. Transport for NSW**Issue**

The principal access should integrate with the proposed Raby Road upgrade.

Comment

The proposal has demonstrated to be feasible for short-term development, incorporating a two-stage right-hand turn movement using a "seagull" configuration. The applicant has provided an additional map, shown in Figure 3 below, illustrating a concept design for site exit arrangements until the Raby Road upgrade is implemented.

In the long term, it will integrate with the Raby Road upgrade, which includes the removal of right-turn movements.

The draft DCP has been amended to require consultation with Transport of NSW for the design and construction of the intersection at Raby Road, as Raby Road is classified as a Regional/State Road.



Figure 3: Interim Concept Design – Proposed Raby Road Seagull Intersection

Issue

Increased illumination of Raby Road may be required to create a safe traffic environment

Comment

The draft DCP has been amended to require submission and implementation of an appropriate lighting strategy with any future DA.

Issue

An emergency vehicle access strategy is required to facilitate appropriate access if the major access is compromised.

Comment

Emergency access points have been identified on the Structure Plan, with an additional requirement that emergency routes be designed at the preparation of the Master Plan and the Subdivision DA.

9. **NSW Rural Fire Service**

Issue

The bushfire hazard is such that the northern precinct with frontage to Raby Road should be a through road and a secondary access point should also be provided.

Comment

It is not possible to provide in effect three access points to Raby Road i.e. the major access, through road access and emergency access. The allotment width, road geometry and speed environment of Raby Road do not permit three access points. A secondary access point to Raby Road should provide only emergency access, thereby fulfilling the through road objective.

An additional emergency access from the southern extremity of the northern precinct has also been identified in the draft DCP, thereby providing a further through road emergency opportunity.

There is a further potential opportunity, that needs to be explored at the subdivision stage, to connect to Mayfield Place (currently partially public road) and provide a through access road to Camden LGA (Refer to Figure 4)

The draft DCP has been amended to clarify secondary/emergency access opportunities, and a note has been added referencing the potential opportunity to connect the site through to Mayfield Place in Camden LGA

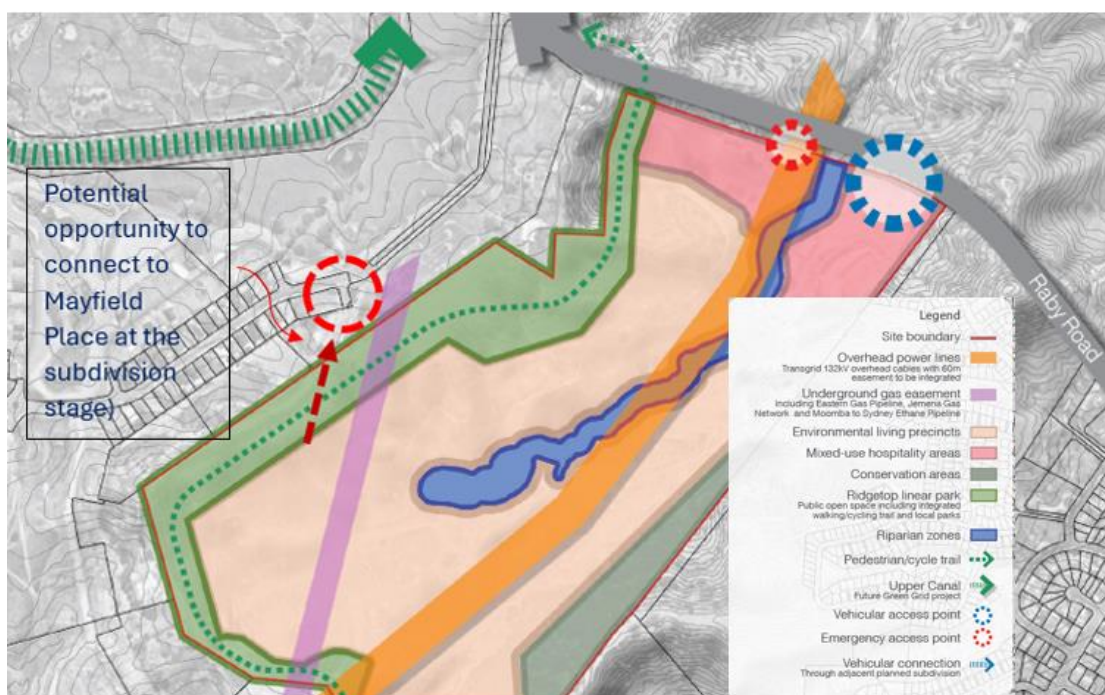


Figure 4: Potential Opportunity (to be explored) to connect to Mayfield Place Public Road in Camden LGA at the subdivision stage.

10. **Camden Council**

General support to the proposal and the prospects of beneficial integration of development in both LGAs, particularly in respect of the blue green grid opportunities and active transport in the form of pedestrian/cycle routes.

Issue

Request that the emergency access to Mayfield Place is limited to emergency circumstances only and the secondary access shown in the draft DCP should be removed.

Comment

These concerns are acknowledged; however, there is a clear necessity for emergency access through Mayfield Place. This requirement has been emphasised by the Rural Fire Service and the owners of the high-pressure gas pipeline (APA Group, and Jemena). The specifics of the emergency access route will be finalised during the master plan and subdivision DA stage.

The exhibited draft DCP included a concept master plan, which is not recommended for adoption at this time. This concept has now been replaced by an annotated structure plan. A requirement has been included in the draft DCP, mandating the preparation of a master plan as part of the subdivision DA.

Community Submissions

Council received 14 submissions from the community. Six submissions were in support of the proposal, two were neutral and six objected to the proposal. The following is a thematic discussion of the community submissions.

Support for the Planning Proposal

Six submissions communicated support for the Proposal. Matters underpinning the support included:

- It would fill a housing product void
- it would bring value to the area
- there exist ample golf courses in the area
- it would benefit many families and individuals

Main Issues raised by community group, residents and adjoining neighbours.**Issue 1: Protection of the Scenic Hills**

Five submissions raised concern that the Proposal threatened the protection of the Scenic Hills directly and potentially as a future negative precedent catalyst.

Comment

The Council remains committed to preserving the unique qualities of the Scenic Hills. This nuanced and sustainable strategy for the subject precinct includes:

- Rehabilitation and Conservation - The proposal provides for the rehabilitation and long-term conservation of the riparian zone and significant remnant vegetation.
- Public Access - the proposal enables public access to the Scenic Hills, currently privately owned, allowing enjoyment of lookouts and walking tracks. This is considered a unique and invaluable public benefit, provided as part of the Planning Agreement (PA) at no cost to the Council.
- Diverse Housing Opportunities - The proposal offers opportunities for a housing segment not catered for in recent years.

However, as identified by the Campbelltown Local Planning Panel, there is a need to finalise a strategic planning framework for the Scenic Hills.

Issue 2: Adverse impact on cultural and rural landscape

Comment

The proposal clearly recognises the complexity of the landscape unit and its constituent elements and their cohesiveness and through comprehensive multi-tiered investigations has sought to provide a nuanced wholistic response.

Issue 3: Potential of cumulative negative impacts and precedent

Comment

The subject proposal should not necessarily be seen as a precedent with potentially cumulative negative impacts. The Scenic Hills landscape unit comprises a series of unique precincts woven together as a residue of European settlement and country/natural environment influences.

The finalisation of a strategic framework to ensure quality sustainable outcomes is required and is able to occur as this proposal progresses.

Issue 4: Extension of developments in Camden

Comment

The housing outcomes in Camden are largely a result of the NSW Government's South West Growth Area planning, which has been criticised for its lack of sensitivity towards the Scenic Hills landscape. Camden Council is striving to protect a ridgeline at RL 141; however, the pervasive spread of housing is evident.

In contrast, the current proposal differs significantly from housing development in Camden in terms of density and location. Notably, over 50 per cent of the site is dedicated to conservation, maintaining an enhanced natural state. Additionally, the proposal mandates a maximum yield of 52 environmental living lots with a minimum subdivision size of 5,000 m². This approach ensures the development outcome is distinctly different on either side of the Scenic Hills.

Issue 5: Inconsistency with Planning Policy

The principal argument advanced in support of the inconsistency claim related to State and local planning strategy.

Comment

The Proposal is consistent with the Greater Sydney Region Plan and Western City District Plan, as is attested to in the granting of a positive Gateway Determination.

The Western City District Plan in particular identified limited opportunities for rural-residential development, that have no adverse impacts on the amenity of the local area and positive environmental, social and economic outcomes accrue to the Metropolitan Rural Area (MRA).

The Proposal provides for the rehabilitation and conservation of the significant tract of woodland comprising the hilltop conservation area, the riparian corridor and open space linear park, provision for limited unique housing stock and an overall wholistic outcome supported also by the former Greater Cities Commission.

Issue 6: Inconsistency with Prevailing Minimum Lot Size**Comment**

The proposal retains the existing 100 ha minimum lot size for the more sensitive areas of the site, while allowing for the discrete placement of 52 carefully regulated rural residential allotments, varying in size from 5,000 m² to 3 ha. Approximately 50 per cent of the site is designated for environmental conservation and open space purposes and will be dedicated to the Council.

It's important to note that the 100 ha minimum lot size is a rather blunt planning tool for managing Scenic Hills landscape impacts, aside from preventing fragmentation. In contrast, the proposed approach, supported by detailed specialist studies, offers a more nuanced and refined outcome.

Issue 7: The need for Supporting infrastructure**Comment**

The proposal will include an upgrade to the Raby Road intersection in consultation with Transport for NSW.

The site is close to amenities such as shops, schools, and commercial services in Kearns, Gregory Hills, and Emerald Hills.

The development application process already includes requirements that prevent approval unless it has been demonstrated that future development will have access to essential services and infrastructure.

Existing transmission lines, gas pipelines, and a mobile phone tower will require detailed planning during the preparation of a master plan at the DA stage.

Issue 8: The site is not suitable for this proposal**Comment**

The site's strategic suitability has been demonstrated through alignment with state, district, and local strategic planning contexts, as detailed in the Planning Proposal. A comprehensive suite of technical studies supports the Planning Proposal. A Master plan is required to be prepared to further address site constraints at the DA stage. Further technical studies with greater detail will be required as supporting documents to a future development application and to inform the future masterplan.

The site's capacity to integrate satisfactorily with adjoining properties and its foundational role in establishing the proposed green link between the Australian Botanic Garden and Western Sydney Parklands, further affirm its suitability.

Issue 9: Private Access Road and Adjoining Western Boundary Properties

A right of carriageway servicing properties on the western boundary partially impacts the development site and has raised owner concerns in respect of impacts on the constructed "road" (Mayfield Place), including emergency access, future pedestrian/cycle use and Council control of part of the "road".

Comment

A portion of Mayfield Place is a public road, while the remainder is a private road designated as a Right of Carriageway (RoC), providing access to rural residential properties within Camden LGA. This RoC partially traverses the area of the site proposed for rezoning to RE1 Public Recreation. Refer to Figure 5 below:



Figure 5: Right of Carriageway

The Proponent proposes transferring the RoC within their site to the Council, ensuring continued access for adjoining property owners and aligning future pedestrian and cyclist pathways within it.

Emergency access arrangements are proposed to be obtained through the RoC, however, this matter is intended to be further investigated and refined at the Master Plan stage and subsequent DA stage.

The Proponent suggested a boundary adjustment to entirely situate the RoC within land owned by adjoining property owners within Camden LGA at no cost to them. While this could resolve certain issues, it would result in some landowners having properties under the jurisdiction of 2 councils, potentially leading to complications such as paying rates to both Camden and Campbelltown Councils, unless a Local Government Area (LGA) boundary adjustment is implemented. Additionally, this approach would not resolve the emergency access that is required. The necessity for emergency egress through the RoC is required given that three high-pressure gas pipelines cross the site. In the event of an incident, it is imperative that future residents can evacuate the site by vehicle without crossing over these pipelines.

This matter must be addressed as part of the master plan and the subdivision DA, particularly concerning areas north of the gas pipelines. If providing adequate emergency access proves not feasible, development in this portion of the site, which currently includes eight lots according to the exhibited master plan, should not proceed.

Issue 10: Impact and implication for adjacent land holding

No formal opposition was raised; however, the following concerns were highlighted: the Proposal should not be considered in isolation, and it fails to address the implications for surrounding agricultural uses and the future development potential of the adjoining land to the east, particularly its interface with the existing suburb of Kearns.

Comment

While the comment is acknowledged, there is no justification for delaying the finalisation of the Proposal. The commitment to preparing a Scenic Hills Strategic Framework is the appropriate mechanism for considering and addressing any future development potential of the Scenic Hills.

Issue 11: Lookout Adverse Impacts

Concern is expressed that potential "overlooking" will restrict future development opportunities on the land to the east.

Comment:

Future development, being adversely impacted, is considered unlikely in terms of both the viewing act and future development prospects. Any future development will be subjected to further consultation in respect of the necessary Plan of Management and would need to go through the required processes.

Issue 12: Lack of Consideration of Future Development Opportunities of Adjoining Land to the East**Comment:**

The adjoining land to the east does not exhibit many of the qualities that characterise the subject site, and any future proposals for the redevelopment of the land within the scenic hills will need to be the subject of comprehensive investigations through their own planning process.

Issue 13: Access to adjacent landholdings to the east should be master planned**Comment:**

The eastern flanking property owner in continuing to press the development potential of their landholding, suggests integrated access should be planned for their holding by leveraging off an upgraded Macarthur Grange principal site access.

Such access would need to traverse the locality defining significant eastern ridge, as well as potentially impacting significant vegetation along the interface. The practicality of such access is not supported and has not been reflected in the draft DCP.

Planning Proposal Post Exhibition Amendments

Following its exhibition, the planning proposal has been amended. The amendments made are a direct result of submissions from the community and public authorities as detailed above. The table below provides a summary of the main proposed amendments to the publicly exhibited planning proposal including the reason for the proposed change.

The actual drafting of the amendment to the CLEP 2015 will be undertaken by Parliamentary Counsel.

Exhibited Provisions	Proposed Amendment	Reason
Rezone the site from C3 to C2, C4, C3 and RE1	No change	N/A
Introduce a subdivision clause in Part 4 of the CLEP 2015	Clause moved to Part 7 of CLEP 2015	Clause 7 is a better fit for the proposed provisions
Min Lot size of 5,000m ² with maximum density of 2.5 <u>dwgs/ha</u>	Min lot size of 5,000m ² . Density control is maximum of 52 environmental living lots.	Specifying the maximum number of lots (which was noted in the planning proposal) is a more precise control for the density of the site.
Amend Schedule 1 Additional Permitted Uses to allow a future function centre, restaurant and café with consent.	Clause moved to Part 7 of CLEP 2015.	All provisions relating to the land will be contained within a single part of CLEP 2015, with the introduction of a single clause. (Clause 7.33)
Objectives or intended outcomes for the planning proposal were exhibited along with the proposed LEP changes.	Objectives now included in the amending clause.	Stating the objectives within the LEP clause places a greater emphasis on the desired outcomes for the site.
6 ha lot to be created around golf club was indicated in the planning proposal.	Clause now identifies 3-4ha lot.	Discussions with proponent led to a better definition of the required site area for hospitality related uses.

Draft DCP - Post Exhibition Amendments

The draft DCP has been the subject of significant review to address issues raised by adjoining property owners to the immediate east (Kearns) and west (Gledswood Hills), issues raised by the agencies/authorities and certain issues raised in the submissions from the community.

The main amendments are:

- The Concept Master Plan has been removed and replaced with an annotated Structure Plan, supported by underpinning principles in respect of design, environmental management and a safety management framework (Refer to Section 3.1 and Figure 2 in attachment 3)
- The requirement to prepare a Master Plan has been included (Section 3.1.1 of the draft DCP, attachment 3).
- A new section has been introduced detailing comprehensive provisions in respect of the provision and maintenance of public infrastructure and safety management requirements (Refer to Section 3.8 Maintenance and Provision of Public Infrastructure).
- Revised principles of accessibility are documented and reflected notionally in Figure 2 (Refer Section 3.7 of the draft DCP, attachment 3).

- The need for final evacuation emergency access opportunities is highlighted in the context of bushfire and gas pipeline main safety (Section 3.7.11 of the draft DCP, attachment 3).
- The need for future plans of management for the land to be dedicated to Council is highlighted (refer to note under Section 3.9 of the draft DCP, attachment 3)
- Enhanced riparian management provisions have been introduced, including the need for a Total Water Cycle Management Plan (Section 3.2.7 of the draft DCP, attachment 3)
- European and Aboriginal Heritage provisions have been expanded.
- Setbacks from Raby Road have been introduced to ensure protection of scenic quality (refer to Figure 2 Structure Plan and Section 3.2.11 of the draft DCP, attachment 3).
- A requirement of a minimum site area of 2ha for allotments impacted by the gas pipelines has been included (refer to Section 3.2.9 of the draft DCP, attachment 3).

Planning Agreement Post Exhibition Refinement

The draft PA includes minor administrative changes that do not alter the intent nor purpose of the agreement. The amendments include:

- The wording for the trigger of when Schedule 3 Items are to be delivered has been slightly amended. The changes do not alter the timing, they simply improve clarity of the timing.
- The Annexure 1 – Land Dedication Map has been replaced. The revised Map details the same land to be dedicated as listed in Schedule 3, only without the zoning layer attached.

Gateway Determination

A Gateway Determination was issued by the Department on 6 December 2023 following an extensive review. The determination required Council to meet several conditions before proceeding with finalising the plan, including consultation with various public agencies and public exhibition of the plan.

All Gateway Determination conditions have now been satisfied. attachment 7 provides a table outlining how each condition has been addressed and complied with.

Next Step

Should Council support the Planning Proposal, draft DCP, and PA, the next step will be to work directly with the Parliamentary Counsel to draft and finalise the plan, as Council has been granted delegation to make this plan.

Regarding the draft DCP, Council must notify the public of its decision to adopt it within 28 days, including a commencement date. In this instance, the commencement date will be advertised to align with the gazettal of the amendment to the CLEP 2015.

For the draft PA, Council can delegate authority to the CEO to execute the agreement on its behalf.

Conclusion

The Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement were the subject of exhaustive review prior to a positive Gateway Determination being issued, including consultation at a strategic level with the former Greater Cities Commission.

Subsequently the exhibited planning package was revised to be consistent with the Gateway Determination. All Gateway conditions have been satisfied, as documented in attachment 7.

The broad ranging consultation/engagement undertaken at the recent public exhibition stage has led to significant refinement/enhancement of the draft Development Control Plan and minor adjustments to the Planning Agreement, thereby presenting a more rigorous planning framework for consideration of a future master plan and development application seeking to realise the planned outcomes.

It is recommended that Council endorse the revised Macarthur Grange "Planning package" comprising the Planning Proposal, draft site-specific Development Control Plan and Planning Agreement for finalisation; it being noted that liaison with Parliamentary Counsel may influence the final form of the LEP amendment sought by the Planning Proposal, but not the intent.

Without compromising the subject Proposal (including the Development Control Plan and Voluntary Planning Agreement); the passage of the Planning Proposal is noted to have raised the need at agency and community level, for a Scenic Hills Strategic Framework. Such a framework has been commenced.

The subject Proposal, without doubt, charts an important but delicate step into the Scenic Hills landscape. Importantly, it represents the product of detailed engagement/consultation and refinement and the delivery of a unique housing product in a conserved and rehabilitated natural landscape.

The planning proposal will enable the public to access the scenic hills and enjoy lookouts and walking tracks, which is considered a unique and invaluable public benefit.

The revised planning proposal package is accordingly recommended for endorsement and plan making finalisation.

Attachments

- 8.1.1 Council Report and Minutes 12 July 2022 (contained within this report) [↓](#)
- 8.1.2 Macarthur Grange Planning Proposal March 2025 (contained within this report) [↓](#)
- 8.1.3 Draft Macarthur Grange DCP (post exhibition)(contained within this report) [↓](#)
- 8.1.4 Planning Agreement (post exhibition)(contained within this report) [↓](#)
- 8.1.5 Public Authority Submissions Summary - Macarthur Grange (contained within this report) [↓](#)
- 8.1.6 Public Submission summary - Macarthur Grange (contained within this report) [↓](#)
- 8.1.7 Macarthur Grange Gateway Determination - Response (contained within this report) [↓](#)



8. REPORTS FROM OFFICERS

8.1 Planning Proposal - Macarthur Grange Golf Club

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 support and forward the Planning Proposal, forming attachment 1 to the Department of Planning and Environment for Gateway Determination.
2. That the applicant be advised of Council's decision.
3. That Council reinforce its desire for an open space corridor between the Australian Botanic Garden (Mount Annan) and the Western Sydney Parklands.

Executive Summary

1. File Planning Pty Ltd on behalf of Toscu Investments Pty Ltd has submitted a Planning Proposal Request (PPR) (attachment 2) seeking approval to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) that applies to land generally known as the Macarthur Grange Golf Course, Varroville (Lot 3900, DP 1170905).
2. The PPR seeks to amend the CLEP 2015 to change the lands zoned C3 Environmental Management to Part C4 Environmental Living, RE1 Public Recreation, C2 Environmental Conservation
3. The PPR also seeks to amend the minimum lot size that applies to the land to allow for lot size ranging from 5,000 m² to 40 ha under a neighbourhood scheme.
4. The PPR does not propose to amend the existing maximum building height of 9 m under the CLEP.
5. The land is located in the Metropolitan Rural Area and Scenic Hills Protection area as identified in the Greater Sydney Region Plan – A Metropolis of Three Cities, the Western City District Plan and the Campbelltown Local Strategic Planning Statement (CLSPS).

Ordinary Council Meeting

12/07/2022

6. Council has long promoted the strategic importance of the Scenic Hills and the important role this landscape unit has in providing a sensory buffer to urban development areas of Campbelltown, Camden and Liverpool, and a landscape backdrop to the urban areas of Campbelltown.
7. Council has previously resolved to strongly oppose to allow the opportunity for an increase in residential development within this landscape unit.
8. Council's recently adopted CLSPS identifies the opportunity to connect the Western Sydney Parklands to include the Scenic Hills, the Australian Botanic Garden and open space areas along the Nepean River.
9. Council's Local Housing Strategy identifies, in part, that as the number of knowledge based jobs increase in Campbelltown, the demand for a diversity of housing styles suited to executives or business owners will increase, including well placed semi-rural lifestyle housing which should form part of Council's housing supply strategy.
10. The PPR (subject to minor amendments as outlined in this report), proposes strategic open space connections via a residential development model of not more than 2.5 dwellings per hectare, with remaining land to form part of the neighbourhood association to ensure ongoing management of the environmental and scenic attributes of the land. This form of density is low when compared to Kearns / Raby which range around 18-22 dwellings per hectare and Macarthur Gardens and Willowdale of around 25 dwellings per hectare.
11. If supported, the Planning Proposal (PP) at attachment 1 generally adopts the proponents PPR. The only recommended change is to require that subdivision occur in accordance with the *Community Land Development Act 1989* and that further visual analysis from more distant views, associated with the East Edge Scenic Protection Lands occur in relation to rezoning of the "Southern Point" land.
12. Should Council support the progressing of an amended proposal as detailed in attachment 1, the matter would be submitted to the NSW Planning Portal for Gateway Determination.

Purpose

To assist Council in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Property Description	Lot 3900 DP 1170905
Application No	1961/2020/E-PP
Applicant	Michael File Pty Ltd.
Owner	Toscuz Investments Pty Ltd.
Provisions	Campbelltown Local Environmental Plan 2015 Section 9.1 Ministerial Directions Greater Sydney Region Plan

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Western City District Plan
Campbelltown Community Strategic Plan
Campbelltown Local Strategic Planning Statement
Campbelltown Local Housing Strategy
State Environmental Planning Policies
Campbelltown (Sustainable City) Development Control Plan 2015

Date Received 24 June 2020

Subject Site Macarthur Grange Golf Club, Raby Road, Varroville

The land subject to the PPR is identified as Macarthur Grange, Varroville and is known as Lot 3900, DP 1170905 and has an area of 129.5 ha. The land is located approximately 8 kilometres west of the Campbelltown CBD and is bounded by Raby Road to the north and Gregory Hills Drive to the South. The land borders the Camden–Campbelltown Local Government Area boundary to the west and is situated within the Scenic Hills Protection Area.

The site is occupied by an operational golf course known as Macarthur Grange Golf Club which utilises approximately 71.9 ha of the 129.5 ha of the northern most land. The balance of the land comprises largely degraded Cumberland Plain vegetation and cleared low density grazing patches.

The immediate Raby Road frontage, extending to a depth of approximately 300 m is visible to varying degrees. Beyond this, the valley is less prominent, and is screened by vegetation and hidden by the variable topography.

The topography of land to the immediate west of the site forms a broad plateau which is located within the Camden Local Government Area and forms part of the South–West Growth Centre. Land within the growth centre has been developed for urban purposes with allotments ranging from 375 m² to 2 ha. The land immediately adjacent to the western boundary is proposed for 800 m² subdivision and is zoned C4 Environmental Living.

History

In 2011, the landowner nominated the site for urban development in accordance with the NSW Government's review of housing opportunities on landowner nominated sites (Potential Home Sites Program).

The site was omitted from further review by the Department of Planning and Infrastructure (now known as Department of Planning and Environment) in 2013, on the basis that the site was not suitable for development. Reasons included separation of the site, lack of utility supply and development pressures within the Scenic Hills.

Notwithstanding this outcome, the land owner lodged a PPR that was considered by Council at its Ordinary Meeting on 16 February 2016. The PPR sought approximately 529–569 residential allotments on land zoned mainly R2 Low Density Residential.

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Council resolved to refuse the application for the following reasons:

- a. Inconsistency with Council's policy position on residential development within the Scenic Hills.
- b. Inconsistency with former Sydney Metropolitan Strategy - 'A Plan for Growing Sydney 2014'.
- c. Inconsistency with the Ministerial Directions 2.1 Environmental Protection Zones and 7.1 Sydney Metropolitan Strategy.
- d. Inconsistency with the former Campbelltown Local Environmental Plan - District 8 (Central Hills Lands) objectives.
- e. Inconsistency with the zones and objectives of the CLEP 2015.
- f. Inconsistency with the objectives of Campbelltown Local Planning Strategy 2013.
- g. Fails to demonstrate how the visual impacts will be managed and minimised.

Council's resolution was based on its long standing policy position to protect the Scenic Hills, which first appeared in the 1973 Three City Structure Plan and remains in the current Greater Sydney Region Plan - A Metropolis of Three Cities.

In particular, the proposal was assessed to be inconsistent with a potential parkland/strategic link between the Western Sydney Parklands and the Australian Botanic Gardens at Mount Annan.

Although the proposal was accompanied by a Visual Impact Assessment, it did not consider the 'Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands' prepared in 2011 for Council by Paul Davies Pty Ltd, nor was a Visual Analysis Report prepared.

Current Planning Proposal Request

On 24 June 2020, a revised PPR was lodged by File Planning Pty Ltd on behalf of the land owner as provided in attachment 2.

The PPR seeks to amend the CLEP 2015 by:

- a. Rezoning the site from E3 Environmental Management to a range of zones including E2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation.
- b. Amend the Minimum Lot Size from 100 ha to part 5,000 m², 8 ha, 10 ha and 40 ha.
- c. Amend Schedule 1, Additional Permitted Uses for the land fronting Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café.

The supporting Concept Masterplan proposes approximately 53 Environmental Living lots within a community title setting, including a ridgetop open space system with walking and cycling trails and 2 'lookout/pocket' parks and supporting infrastructure and facilities.

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The applicant argues the PPR would provide a public benefit via:

- a. Preservation of the Scenic Hills via protection of ridges, important views and native vegetation through strategic bio-certification and a stewardship agreement.
- b. Providing public access and the first stage of a walking trail that would connect the Western City Parklands to the Mt Annan Botanic Gardens.
- c. Provision of large lot, lifestyle homes that are currently under-represented in the LGA's planning.

The proposal is supported by the following technical studies:

- Urban Design Study (including visual assessment)
- Draft Site Specific Development Controls
- Ecological Assessment
- Riparian Assessment
- Traffic and Transport Assessment
- Aboriginal Heritage Assessment
- Contamination Assessment
- Servicing and Infrastructure Report

On 17 November 2020 and 17 May 2022, Councillors were briefed on the proposal and raised issues consistent with the previous reasons for refusal and concerns raised regarding the precedent the proposal would set should it proceed.

A site visit with a number of Councillors was also held on the afternoon of 17 June 2022.

Campbelltown Local Planning Panel Advice

The Local Planning Panel (the Panel) considered the PPR in February 2021 which also involved a site inspection. Due to weather constraints on the day, the Panel were not able to visit the "southern Point" of the site. Notwithstanding, the following advice was provided:

1. The Panel received a briefing from the applicant upon making a request in accordance with the Operational Guideline, held at 2:33 pm to 2:55 pm prior to commencement of the Ordinary meeting. The briefing covered the following issues:
 - a. The history and significance of the Scenic Hills.
 - b. The need to develop an overall delivery strategy to secure the environmental, scenic and cultural values for the community.
 - c. The viability of the current use (golf course).

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- d. The delivery and implementation approach and potential public benefits – it was acknowledged that these had not yet been formalised or formally discussed with Council.
 - e. The financial feasibility of a community scheme in maintaining both the infrastructure and the environmental assets within the community title structure.
 - f. The public access linkage from Raby Road and the advantage of a continuous RE1 zone to ensure clear delineation of public and private land so as to create a publicly accessible corridor along the length of the Scenic Hills over time.
2. Prior to commencement of deliberation, the Panel Chair queried the agenda and report title for the site as being within the suburb of Kearns. Upon confirmation by staff, it was clarified the site is located partly with the suburbs of Kearns and Varroville.
 3. The Panel notes the "northern part" of the proposal (north of the scenic lookout located approximately at the midpoint of the site) demonstrated potential for some site-specific merit given that it:
 - a. Generally respects one of the Council's "Scenic Hills" policy aims of shielding any development from the existing urban area in Campbelltown.
 - b. Potentially would contribute to the retention and management of significant vegetated land in the Scenic Hills achieved through the C2 Environmental Conservation zone within a community title subdivision.
 - c. Proposes to dedicate land to the community by rezoning land RE1 Public Recreation and thereby provides for public access which does not currently exist, noting that the masterplan requires access to proposed RE1 Public Recreation land through a future community title estate and that this has the potential to create ongoing access, liability and maintenance issues that will render Council somewhat limited in its ability to resolve.
 4. The "southern part" of the proposal does not demonstrate strategic and site-specific merit given that it is conceived in isolation from existing and potential future land uses in the vicinity, potential adverse visual impact and to permit the efficient and orderly development of the land.
 5. The proposal in an amended form, permitting development on the northern part of the subject land, and inclusive of the Council officer recommendations, would better demonstrate strategic merit and tangible community benefits by way of a continuous RE1 Public Recreation Zone commencing at Raby Road, thence along the ridgeline and terminating at the midpoint lookout.
 6. It is considered the presentation of future proposals for limited development in the Scenic Hills is probable, and in this regard, it would be desirable for the Council to develop a more detailed delivery strategy that supports provision for public access, dedication of land and scenic and environmental protection in consultation with landowners to secure implementation of Council's policy aim for the Scenic Hills. This should be considered holistically across the Scenic Hills and not just for this one site.

Report

This report considers the strategic context of the PPR in relation to State and local planning policies and the potential impacts of the proposal.

1. Strategic Context

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

1.1 Greater Sydney Region Plan - A Metropolis of Three Cities

The Greater Sydney Region Plan - Metropolis of Three Cities (GSRP) has been prepared by the NSW State Government to guide Greater Sydney land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 665,000 new homes by 2031. The GSRP identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

The land is located in the Metropolitan Rural Area (MRA) which is described by the Plan to comprise farmland, mineral resources, and distinctive towns and villages in rural and bushland settings. Although the land shares some of the environmental attributes of the MRA, it has limited potential to be used for more productive rural uses due to topography, soils, vegetation and urban encroachment from the west.

A detailed assessment of the PPR against the relevant Directions and Objectives of the GSRP is provided in attachment 1 and further discussed in Section 1.7 below.

1.2 Western City District Plan

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

The PPR is generally not inconsistent with the WCDP and the following more relevant planning priorities:

- W16 Protecting and enhancing scenic and cultural landscapes: Ridgelines, scenic and cultural landscapes should be protected and assist with linking walking, cycling paths, bushland to the Western Sydney Parklands.
- W17 Better Managing Rural Areas: Limited growth of rural-residential may be considered where there are no adverse impacts on the amenity of the local area, and the development provides incentives to maintain and enhance the environmental, social and economic values of the rural area.

An assessment of the PPR against the relevant Directions and Priorities of the WCDP is provided in attachment 1 and discussed in Section 1.7 below.

1.3 Consideration of State Environmental Planning Policies

The PPR is considered generally consistent with relevant State Environmental Planning Policies (SEPP) that apply to the site. A detailed list of the SEPPs and statement of consistency is provided in attachment 1.

1.4 Consideration of Section 9.1 Ministerial Directions

The PPR is considered generally consistent with Section 9.1 directions issued by the Minister for Planning with the exception of:

- 1.1 Implementation of Regional Plans: give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.
- 3.1 Conservation Zones: to protect and conserve environmentally sensitive areas.

A detailed commentary in respect of the relevant Section 9.1 directions forms attachment 1 and is discussed in Section 1.7 below.

1.5 Campbelltown Community Strategic Plan 2017-2027

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

CSP Outcome	Statement of Consistency
Outcome 1	
A vibrant, liveable city	<ul style="list-style-type: none"> • The proposed environmental living allotments would provide a niche form of housing choice that is not well represented in the locality. • The proposed titling of the development as a community scheme provides opportunity to identify and manage common lands for landscape screening, environmental management, stormwater management, access and maintenance, consistent with the values of the Scenic Hills, and to prevent incidental or subsequent development of the lands in a way that is inconsistent with the objective of the proposal.
Outcome 2	
A respected and protected natural environment	<ul style="list-style-type: none"> • The Proposal aims to minimise impacts on the natural environment by undertaking strategic bio-certification of environmentally significant vegetation to be managed within a single stewardship agreement. Management of these lands would fall within the proposed community scheme to ensure long term management obligations are met, by the members of the scheme.
Outcome 3	
A thriving, attractive city	<ul style="list-style-type: none"> • The applicant is offering to zone and dedicate land to support public access from Raby Road to Badgally Road, with associated

	<p>lookout parks along the ridgeline to form a potential walkable future link to the Western Sydney Parklands and the southern Macarthur area.</p> <ul style="list-style-type: none"> • Additional permitted use of the existing club house/function centre may support greater economic use of the facility for the benefit of future and surrounding residents.
Outcome 4	
A successful city	<ul style="list-style-type: none"> • The proposed large lot environmental living allotments would provide a form of housing that is identified by Council's Housing Strategy, and uniquely located as required to attract knowledge jobs to Campbelltown.

1.6 Campbelltown Local Strategic Planning Statement

The CSLPS details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 20 years. The CLSPS 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 CLSPS responds to the Regional and District Plans and to the community's documented aspirations. The document establishes planning priorities to ensure that the Campbelltown LGA thrives now and remains prosperous in the future, having regard to the local context. The specific actions relevant to the PPR are discussed below:

CLSPS Action	Comment
<p>2.5: Contain urban development to existing urban areas and within identified growth and investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area (MRA).</p>	<p>The Scenic Hills Protection area (SHPA) was recognised by the 1973 Three City Structure Plan and provides limited access to the public due to being held in fragmented private ownership. The role of the SHPA is to provide a buffer to urban development areas of Campbelltown, Camden and Liverpool.</p> <p>In 2007, the NSW Government gazetted the South West Growth Centre which includes the now developed estates of Gregory Hills, Gledswood Hills within the Camden LGA, and Willowdale with the Campbelltown LGA. These estates have been constructed on the western plateau lands of the Scenic Hills landscape which is considered to have eroded the concept in that area.</p> <p>Notwithstanding, the Scenic Hills still perform an important landscape function and structural element in the relationship with and providing a distinct difference between Camden and Campbelltown LGAs. The Scenic Hills in the Campbelltown LGA are highly undulated and form a significant buffer between the 2 areas (Kearns and Gregory Hills).</p> <p>The PPR argues that this function could still be preserved if sensitively managed to ensure that development is limited to specific pockets of land that:</p>

	<ul style="list-style-type: none"> • are not visible along key view lines • preserve ridge lines • support public access and connectivity to regional attractions; and • manage environmental attributes with no cost to Council <p>Planning Priority 17 and Objective 29 of the WCDP provide for limited consideration of rural residential development 'where there are no adverse impacts on the amenity of the local area and development provides incentives to maintain and enhance the environmental, social and economic values of the MRA'.</p> <p>The proposed development of large lot housing on land zoned C4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP. Similar forms of community title subdivision exist other MRA lands within the Sydney Metropolitan Area.</p> <p>The applicant's Urban Design Study, which includes a Visual Impact Assessment of important views from Council's Scenic Hills Visual Study, suggests that future dwellings would not be visible from important view corridors.</p> <p>Further independent review of this study as a Condition of Gateway Determination would be appropriate to confirm its findings, particularly in relation the "Southern Point" lands.</p>
<p>3.6: Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.</p>	<p>Areas of environmental significance could be protected through bio-certification and a stewardship agreement within a community titled scheme without any financial cost to the wider Campbelltown community.</p> <p>The stewardship agreement would provide an ongoing funding source for the revegetation, management and conservation of the site, with management of the scheme to be administered by the Community Association. This would ensure individual allotments are not required to manage vegetation.</p>
<p>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</p>	<p>The WCDP proposes a blue-green grid from the Western Sydney Parklands to the Mount Annan Botanic Gardens along the State heritage listed, Sydney Upper Water Canal.</p> <p>Public access to the Scenic Hills is currently very limited, with potential public recreation opportunities limited to Council's Varroville Reserve, or by the authority of existing land owners like those that own the Macarthur Grange, or limited to those that play or are able to play golf.</p> <p>The applicant proposes to address this action and allow public access into the Scenic Hills area by including a walking trail with 2 lookout parks that would provide the first part of a potential linkage from the Western City Parklands to the Mt Annan Botanic Gardens.</p> <p>This outcomes would form part of a voluntary planning agreement to construct and dedicate the land to Council.</p>
<p>5.6: Work in collaboration with relevant stakeholders to</p>	<p>The Draft Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands were considered by Council at its meeting on 18 October 2011, where the Study was adopted as an important contributory</p>

<p>review and implement the recommendations of the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands study</p>	<p>element to the preparation of Draft CLEP 2014 (then known as Draft CLEP 2013).</p> <p>The subject site was included in the report entitled "Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands" prepared in 2011 for Council by Paul Davies Pty Ltd in association with Geoffrey Britton (the Visual Study).</p> <p>It is part of Unit 2 (E-LU2) in the Visual Study which is described as playing 'a critical role in defining many of the Campbelltown LGA's most significant historic and contemporary views.' The golf course part of the subject site is described as a 'valley with high scenic quality' while the remainder of the site is described as containing 'high quality hidden valleys'.</p> <p>Although the Planning Proposal Request has undertaken a view assessment from prominent viewpoints looking towards the site, it largely discounts the visual importance of the valley in favour being a development opportunity.</p> <p>Since drafting of this plan, urban encroachment has altered the setting of the landscape and may justify a revision of this principle such that preservation of the important external views are maintained, with access to the wider scenic hills and valley areas made open to the public for their enjoyment.</p>
<p>5.11 Promote community management of scenic and cultural landscapes in the LGA</p>	<p>The proposal would provide for both private and public management of the important scenic and cultural landscape.</p>
<p>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</p>	<p>Informal advice from WaterNSW indicates that community access to the Canal for recreation uses is unlikely given risk associated with the protection of the water supply and user safety. Exclusion fencing of the Canal currently exists in housing estates such as the Willowdale development, where access is not permitted.</p> <p>The current proposal provides an opportunity to achieve a similar outcome on land that would, after dedication in accordance with the proposed VPA, be under the care and control of Council.</p> <p>Community access would provide significant public benefit via the provision of a recreation activity not currently available. Access to ridges and scenic locations is not currently available and would provide an important first step in implementing a connection from the Mount Annan Botanic Gardens to the Western Sydney Parklands.</p>
<p>6.20: Retain agricultural opportunities in the Scenic Hills, Kentlyn and Wedderburn, and support opportunities to enhance and grow these opportunities</p>	<p>Generally the land within the Scenic Hills tends to have low agricultural potential due to its relative steepness and associated shallow and highly erodible soils. The more productive 'valley floor' of the site is particularly limited in scale and would not support an economic agricultural use.</p>

<p>6.23: Investigate opportunities for agri-tourism and related pursuits in the Scenic Hills</p>	<p>Agri-tourism would generally be unsuitable for the site given its topography, poor soils, limited size and nearby urban uses.</p>
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In summary, the PPR is considered generally consistent with the actions of the CLSPS with the exception of Council’s policy on urban containment.

The proposal to apply the C4 Environmental Living zone to support large lot housing is generally consistent with the concept of rural-residential development, which would typically involve allotments ranging from 5,000 m² to 20,000 m² (or 1 to 5 acres).

For the subject proposal, this would equate to a residential density of approximately 2.5 dwellings per hectare which is well below contemporary residential subdivision density of 15 – 25 dwellings per hectare.

1.7 Draft Local Housing Strategy 2020

The Draft Campbelltown Local Housing Strategy’s (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.

Council has prepared the CLHS to align with the updated CLEP 2015 and WCDP, which is directly relevant to the future zoning of the subject land. Council considered a submission report at its meeting on 29 September 2020, where Council resolved to adopt the Local Housing Strategy and forward it to the Department of Planning and Environment for endorsement. Conditional approval was issued on 8 July 2021 and sets a revised 2021-26 housing target range of 7,100 – 8,250 dwellings.

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

The 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 proposal is generally consistent with the above objectives with the exception of urban containment, which is the policy position of Council to limit future housing growth to already zoned areas. In this regard, the applicant suggests the PPR is more akin to 'rural living' than 'urban development' and therefore could be considered as the density of development would be 2.5 dwellings per hectare. Standard residential development is usually between 15 to 25 dwellings per hectare.

Condition 8 of DPE's approval of the Local Housing Strategy requires that future iterations consider the Metropolitan Rural Area and outline specific actions to protect the rural, environmental and natural attributes of the Campbelltown City LGA. As demonstrated in other rural lands, environmental attributes often deteriorate without active management of the land. Sensitive community title development has the potential to ensure land is managed and conserved in a holistic and sensitive manner to manage biodiversity and scenic valued.

1.8 Campbelltown Local Environmental Plan 2015

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

A summary of the existing planning framework, proposed amendment and evaluation is summarised below. Attachment 1 provides the suggested Planning Proposal amendments to the CLEP 2015 required to support the amendment.

CLEP 2015 Current	Proposed Amendment	Comment
Land Use Zoning Map		
The subject land is zoned C3 Environmental Management.	The PPR seeks to rezone the site to the following: <ul style="list-style-type: none"> • C4 Environmental Living • C2 Environmental Conservation • RE1 Public Recreation 	Notwithstanding Council's policy position of urban containment, use of the C4 Environmental Living zone is considered the most appropriate alternate land use zone. As outlined below, the objectives of the C4 zone are compatible with the intended outcomes of both the Metropolitan Rural Area and Scenic Hills.
Height of Building Map		
The site current has a height limit of 9 m.	The PPR does not seek to change the height limit of 9 m.	The height of buildings limit of 9 m remains consistent with the existing residential development of Kearns, Eschol Park and Eagle Vale. Although there is scope to restrict the RL's to cater for single story development, it may result in further earthworks to establish larger building platforms and should be further investigated.
Minimum Lot Size		
The minimum lot size within the subject land is 100 ha	The PPR seeks to amend the minimum lot size to the following:	Concern is raised that an amendment to the minimum lot size map would not facilitate

	<ul style="list-style-type: none"> • 5,000 m² • 10,000 m²(1 ha) • 80,000 m²(8 ha) • 40 ha 	<p>community title subdivision and retain opportunity for Torrens subdivision.</p> <p>Alternatively, it is recommended that lot size be addressed under Part 4 of CLEP 2015 as a subdivision standard. This would support subdivision under the <i>Community Land Development Act 1989</i> and would mean that a restricted subdivision only occurred pursuant to Community Title Legislation.</p>
<p>Additional Permitted Uses</p>		
<p>The LEP does not have an additional permitted use for the identified land.</p>	<p>The PPR proposes an amendment to Schedule 1 to enable the following uses of the land occupied by the exiting Club house:</p> <ul style="list-style-type: none"> • Function Centre • Restaurant or Café 	<p>It is considered that any additional uses be limited to uses that are ancillary to the needs of the future community and future recreation use that would arise from the proposal.</p> <p>Therefore, a function centre, restaurant or café would be considered suitable uses on both economic and aesthetic grounds, and given its current existence, would not by way of its inclusion, result in a reduction or adverse impact on the current landscape.</p>

In summary, should Council support the PPR for progression, the following amendments are recommended and detailed in attachment 1:

- amend the zoning layout to support an open space ridgeline trail that is entirely located on higher reaches of the site as per attachment 1.
- not proceed with amendments to the Minimum Lot Size Map.
- consider the need to reduce the permitted height of building map to only support single storey, split level development.
- propose a new local provision under Part 4, to require subdivision under the *Community Land Development Act 1989* with a minimum lot size of 5,000 m² and a maximum of 53 residential allotments, or residential density of 2.5 dwellings per hectare.
- limit additional permitted uses to a function centre, restaurant, café or the like.
- increase the setback for development adjoining Raby Road to minimise visual impact.

The objectives and permitted uses of the C4 Environmental Living zone under the CLEP 2015 are:

Zone C4 Environmental Living

1. Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To conserve the rural and bushland character of land that forms the scenic eastern edge of Campbelltown's urban area.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To maintain significant stands of native vegetation and wildlife and riparian corridors.
- To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.

2. Permitted without consent

Home occupations.

3. Permitted with consent

Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Horticulture; Home-based child care centres; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Tank-based aquaculture; Viticulture; Water supply systems.

4. Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

Comment: The C4 Environmental Living zone would cater for 'lifestyle lots' to minimise the extent of development permissible. This zone does not support complying development and would ensure that local development is appropriately assessed via development applications.

Clause 7.6 'Scenic Protection and Escarpment Preservation'

- (1) The objectives of this clause are as follows:
 - (a) To recognise and protect the scenic, environmental, cultural and historic qualities of the Scenic Hills and the landscape setting of Campbelltown.
 - (b) To protect visual aesthetic amenity and views to and from the Scenic Hills.
 - (c) To reinforce the visual dominance of landscape over built form.
 - (d) To ensure development on land to which this clause applies is appropriate for the location and is located and designed to minimise its visual prominence in the landscape.
- (2) This clause applies to land identified as 'Escarpment Preservation Area' on the Environmental Constraint Map.
- (3) Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) Measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development on the natural and visual environment of the land.
 - (b) The external surfaces of any building consist of prescribed materials.
 - (c) The development will incorporate measures to preserve the scenic qualities of, and views to and from, the land.
 - (d) Measures will be taken to reduce any potential land use conflict.
 - (e) The development will maintain the existing natural landscape and landform and will not affect the stability of the land.
- (3A) Development consent must not be granted to development on land identified as "Scenic Preservation Area" on the Environmental Constraint Map unless the consent authority is satisfied that the development will not impact on the following:
 - (a) the environmental value, scenic value and character of the land,
 - (b) the ridge and view lines of the land.

Comment: The proposal would be capable of meeting the above objectives and criteria, subject to strict building siting, materials and cut and fill requirements. The proposed C4 Environmental Living zone would not permit complying development and require all development to be consistent with a site specific development control plan.

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The suggested amendments to the zoning scheme as recommended above, would further protect the ridge line and landscape setting of Raby Road and require land along this frontage to form part of the community lot and be landscaped accordingly. Further, the proposal to bio-certify vegetation to be managed on a common lot would secure the ongoing protection of this vegetation.

The urban design report submitted in support of the PPR sets out how the proposal would be capable of meeting the above criteria subject, and details the results within a Visual Impact Assessment. Although the results indicate low to moderate visual impact, the analysis should take a more regional approach to evaluating distant views of the site.

Clause 7.8 Development on steep land in the Scenic Hills

- (1) This clause applies to land identified as 'Development on steep land (Scenic Hills)' on the Environmental Constraint Map.
- (2) A person must not carry out development on land having a gradient of more than 16 per cent except with development consent.
- (3) Subclause (2) does not require a person to obtain development consent for the excavation or filling of land if the level of the land to be excavated or filled will not, when excavation or filling has been completed, vary by more than 0.5 m from the natural level of land.
- (4) In deciding whether or not to grant development consent under this clause, the consent authority must consider the following:
 - a. The proposed excavation or filling
 - b. The means whereby the stability of the land will maintained,
 - c. The existing vegetation and any proposed

Comment: The PPR is supported by a draft development control plan that identifies future building platforms in the lower reaches of the landscape. Important vegetation would be managed within a community lot via a strategic bio-certification strategy.

Should the PPR be supported for Gateway Determination, further assessment of the geology and topography would be required to ensure the geotechnical stability of proposed building envelope locations.

1.9 Campbelltown (Sustainable City) Development Control Plan 2015

Should Council support the PPR for progression, Macarthur Grange would be subject to a Site Specific Development Control Plan located in Volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP).

Progression of this plan would occur should a Gateway Determination be supported.

2. Environmental Evaluation

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

2.1 Traffic

The applicant has commissioned a traffic study to address future traffic or parking implications in respect of the PPR.

The results of this survey informed a SIDRA traffic model to calculate existing and future level of service (LoS) at the entry intersection as summarised below:

Intersection Conditions	Level of Service	
	AM Peak	PM Peak
Current Operating Conditions	D	F
Post Development Operating Conditions	F	E
Proposed Right Turn Treatment	B	B

Note. LoS is depicted on a sliding scale from A - Good Operation to F- Unsatisfactory with excessive queuing.

To achieve a future level of service 'B', the applicant has proposed a two stage right turn solution, similar to the exiting Raby Road/Gledswood Hill Drive intersection. Opportunity may also exist to provide a connection to Badgally Road subject to approval from the adjoining land owner and requirements of the NSW Rural Fire Service.

The cost of any intersection improvements would be responsibility of the applicant.

2.2 Biodiversity

The applicant has commissioned a flora and fauna assessment to identify and develop strategies to avoid, minimise and mitigate potential impacts to areas of high ecological value.

The site contains the following Plant Community Types (PCTs):

- PCT 835 Forest Red Gum - This PCT is referenced with the River-Flat Eucalyptus Forest and is about to be listed under the *Environmental Protection and Biodiversity Conservation Act 1999*.
- PCT 850 Grey-box
- PCT 1071 Freshwater/Artificial Wetlands
- Exotic Cleared Lands

The assessment recommends that biodiversity certification and a site wide stewardship agreement is the preferred assessment pathway. Unlike the Mt Gilead Stage 1 Bio-certification Agreement that was executed in 2019 under the provisions of the *Threatened Species Act*, the *Biodiversity Conservation Act 2016* allows the owners of land to make an application directly to the Minister.

This would ensure that biodiversity impacts are addressed upfront as part of the strategic planning process and would not require assessment at the development application stage.

2.3 Riparian Constraints

The applicant has commissioned a Riparian Corridor Study which identifies that the majority of watercourses on the site would be retained. A central riparian corridor would be a key feature of the development, with the existing dams near Raby Road to be restored to a natural creek.

The applicant proposes this land could form part of an open space network that is dedicated to Council. As the preferred open space strategy is to seek dedication of a ridgeline trail, the low lying riparian areas would be better managed within the proposed community scheme.

2.4 Bushfire

The applicant has commissioned a Bushfire Opportunity and Constraints Assessment to inform future stages of the proposal. The assessment identifies the proposal is capable of meeting the NSW Rural Fire Service, Planning for Bushfire Protection 2019 requirements. Further assessment would be required to support strategic bio-certification and to ensure protected vegetation is compatible with proposed building envelopes and associated Bushfire Attack Level (BAL) construction standards.

Should Council support progression of the PPR, consultation with the NSW Rural Fire Service would occur as a Gateway requirement.

2.5 Stormwater

The applicant has submitted a preliminary strategy to manage stormwater that applies the principles of Water Sensitive Urban Design (WSUD). These include:

- reducing the quantity of stormwater runoff
- improving the quality of stormwater runoff
- protecting and restoring creeks and rivers
- improving wildlife habitat
- improving the appearance of streets and parks
- cooling of the environment by retaining water

The strategy identifies that less than 2 per cent of the land (129.5 ha) would be non-permeable and supported by a network of detention areas and substantial riparian area to be centrally located at the lower elevations to the north of the site.

Should Council support progression of the PPR, all water quality devices would be located within the community lot and under the community scheme.

2.6 Utility Services

There are four significant utility services that intersect the site. These include high pressure gas pipelines, Transgrid's 132 kV overhead transmission cables, Endeavour Energy's 66 kV overhead transmission cables and Telstra network cables.

To service the proposed development, the following would be required:

- Potable Water: There is potential for Currans Hill reservoir to cater for the development. Extension of the network would be required with an in-line booster station to service higher areas of the site.

- Waste Water: Connections to Camden West would need further investigating to ensure capacity is achievable, further assessment and hydraulic modelling would need to be undertaken. On lot septic systems would not be supported.
- Electricity: South Leppington Zone substation is scheduled to undergo future upgrading. A formal application would be required to secure consumption capacity.
- National Broadband Network: A formal application to the National Broadband Network would need to be submitted for potential lead-in telecommunication infrastructure.
- Natural Gas: An extension of the gas main from Epping Forest Drive and Elbe Place would need to be investigated.
- Gas Pipelines: The Eastern Gas Pipeline, Jemena Gas Network Pipeline and the Moomba to Sydney Ethane Pipeline transect the site. Depending on the location of sensitive uses/development of a Safety Management Study may be need.

Based on the above, the site is capable of being serviced. Further consultation with Sydney Water, Transmission authorities and Pipeline authorities would be required if supported for Gateway referral.

Should the proposal proceed, Clause 7.10 of CLEP 2015 would apply which requires that development consent must not be granted unless essential services are available and arrangements made.

The proposed location of future dwelling in proximity to Transgrid's 132 kV over-head powerlines may raise some community concern about Electric and Magnetic Fields (EMF). The Australian Radiation and Protection and Nuclear Safety Agency's (ARPANSA) public information on the issue says:

"The scientific evidence does not establish that exposure to the electric and magnetic fields found around the home, the office or near powerlines causes health effects."

In this regard, any future development would be required to locate outside of registered easements.

3. Infrastructure Delivery

The proposal includes the zoning of land for public open space that would require a voluntary planning agreement. If supported, the Agreement would define the scope of work and timing for construction and hand-over of land and works associated with the proposed walking trail and 3 lookout parks.

Standard contributions would also be required pursuant to the Campbelltown Local Infrastructure Plan 2018.

4. Formal Consultation

A guide to preparing local environmental plans has been prepared by the Department of Planning, Industry and Environment (DPIE) to assist councils in preparing planning proposals and LEPs. Should Council resolve to proceed with the Planning Proposal, and Gateway Authorisation is issued by the DPIE, consultation would be undertaken in accordance with the Gateway Determination requirements.

5. Delegation Process

The preparation of a draft Planning Proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to proceed with the draft Planning Proposal to Gateway Determination, the DPIE would confirm the technical studies required and relevant parts of the draft Planning Proposal to be updated or amended prior to public exhibition.

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

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

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).

On the grounds that the PPR is generally inconsistent within Ministerial Directions 1.1 and 3.1, it is recommended that Council not exercise the Authorisation in this instance.

Conclusion

The subject site has operated as an 18 hole golf course with an associated club house/reception centre following a development consent being issued by Council in February 1998. The site was unsuccessfully nominated in December 2011 under the previous NSW Government's Owner nominated sites program for residential development.

A previous Planning Proposal Request seeking approximately 529 - 569 lots was refused by Council in 2016.

The resubmitted Planning Proposal Request now seeks a substantially reduced development footprint, proposing a community titled development of up to 53 environmental living allotments whereby more than 50 per cent of the site would be zoned for public recreation or environmental conservation. With a total site area of 129.5 hectares, development would not exceed 2.5 dwellings per hectare.

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On the grounds that the Local Planning Panel has provided advice that the Planning Proposal Request has (in part) site specific merit, it is recommended that Council endorse an application for Gateway Determination, noting that the proposal would represent a variation to Council's policy of urban containment.

In this instance, the variation is considered not unreasonable as the proposal is considered generally consistent with the Campbelltown Local Strategic Planning Statement commitment to support private and public management of the important scenic and cultural landscape. This would also form a workable alternative to the Water Canal which has been ruled out by Water NSW for public recreation.

Attachments

8.1.1 Planning Proposal (contained within this report) [↓](#)

8.1.2 Planning Proposal Request - Due to size (86 pages)(distributed under separate cover)

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8. REPORTS FROM OFFICERS

Meeting note: Having declared an interest in Item 8.1 Councillor Brticevic and Councillor Hunt left the Chamber at 6:49pm and did not take part in the discussion or vote on the matter.

8.1 Planning Proposal – Macarthur Grange Golf Club

Meeting note: Mr Sam Haddad addressed the meeting.

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

1. That Council support and forward the Planning Proposal, forming attachment 1 to the Department of Planning and Environment for Gateway Determination.
2. That the applicant be advised of Council's decision.
3. That Council reinforce its desire for an open space corridor between the Australian Botanic Garden (Mount Annan) and the Western Sydney Parklands.
4. That the subdivision occur in accordance with the *Community Land Development Act 1989*.
5. That a further visual analysis for more distant views associated with the East Edge Scenic Protection Lands occur in relation to zoning of the "Southern Point" land.

A Division was **Moved** Cr Oates, **Seconded** Cr Lound in regard to the Resolution for Item 8.1 with those Voting for the Motion being Councillors G Greiss, W Morrison, M Khalil, M Stellino, J Cotter, M Chivers, M George, J Chew and R Munro.

Voting against the Motion were Councillors D Lound, M Chowdhury and M Oates.

139/2022 The Motion on being Put was **CARRIED**.

Meeting note: At the conclusion of the discussion regarding Item 8.1 Councillor Brticevic and Councillor Hunt returned to the Chamber at 7:45pm.

8.2 Development Application Status

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

That the information be noted.

140/2022 The Motion on being Put was **CARRIED**.

8.3 Investments and Revenue Report – May 2022

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



Planning Proposal

Macarthur Grange Golf Course
(Raby Road, Varroville/ Kearns)

Proposed amendment of Campbelltown Local Environmental Plan 2015

Post Public Exhibition
March 2025

(This Planning proposal shall be read in conjunction with the draft DCP and the draft VPA)

List of Abbreviations

CLEP 2015 means Campbelltown Local Environmental Plan 2015

CLHS means Campbelltown Local Housing Strategy

CLSPS means Campbelltown Local Strategic Planning Statement

CSP means Campbelltown Community Strategic Plan

DA means Development Application

DCP means Development Control Plan

DPHI means Department of Planning Housing and Infrastructure

EP&A Act 1979 means Environmental Planning and Assessment Act 1979

GSRP means Greater Sydney Regional Plan

LGA means local government area

MRA means Metropolitan Rural Area identified in the GSRP

m means metres

PP means Planning Proposal

PPR means Planning Proposal Request

RFS means NSW Rural Fire Service

CSCDCP means The Campbelltown (Sustainable City) Development Control Plan 2015

SEPP means State Environmental Planning Policy

SHPA means Scenic Hills Protection Area

sqm means square metres

WCDP means Western City District Plan

Overview

This Planning Proposal seeks to facilitate a long-term sustainable land use strategy for an important component of Campbelltown local government area's long established and highly valued Scenic Hills landscape. The Planning Proposal has been designed to preserve and rehabilitate the biodiversity, landscape values and local character of the area in perpetuity. The Proposal will also provide the template for new public access to significant hilltop locations through a north south green corridor that has longer term potential to link the important regional open space locations of the Australian Botanic Gardens, Mount Annan and the Western Sydney Parklands. Finally, it will provide for limited rural residential housing sensitively placed in the landscape.

The Greater Sydney Region Plan (GSRP) includes an objective to protect scenic and cultural landscapes. The Western City District Plan (WCDP) expands on this to include actions to *Protect and enhance scenic and cultural landscapes* and to *identify and protect ridgelines, scenic and cultural landscapes specifically the Scenic Hills*. The WCDP also recognises the potential for limited growth of rural residential development including to support protection of scenic landscapes.

The Campbelltown Local Strategic Planning Statement (CLSPS) also seeks to protect the Scenic Hills and includes actions around protecting the environmental, heritage and agricultural values of the Scenic Hills and to connect the Scenic Hills to the wider open space network. The protection of the Scenic Hills has been a long-held priority of Council dating back to the 1973 Three Cities Structure Plan. The Campbelltown Local Planning Strategy from 2014 dealt extensively with the role and protection of the Scenic Hills area and included an action to 'propose and implement a development model for the Scenic Hills'.

Whilst the 2014 Local Planning Strategy has been superseded by the CLSPS, Council continues to support a sensitive development model for the Scenic Hills, provided this can maintain the unique values of this landscape.

The potential for limited development within the Scenic Hills is also contemplated in Council's Local Housing Strategy endorsed in April 2023. The Local Housing Strategy notes that:

Establishing locations for large lot housing that do not detract from vistas to the Scenic Hills would assist the LGA to attract professionals in higher income brackets to the LGA. In this regard it includes an action for Council: to identify suitable locations for executive housing and large lot environmental living. The Planning Proposal is consistent with this action of the Local Housing Strategy.

The Proposal's key principles of preserving ridgetops, providing new public access, maintaining and improving existing vegetation and accommodating rural residential development that is in harmony with the natural environment and provides a sustainable development model that could serve as a positive precedent for the preservation of the landscape values of the wider Scenic Hills landscape, while at the same time facilitating and enhancing the connectivity of Sydney's green grid and providing new places for the public to enjoy, are considered worthy of support.

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Approximately 50 per cent of the site is proposed to be zoned for public recreation or environmental conservation purposes with the remainder zoned environmental living, a zone with direct objectives of preserving the Scenic Hills.

Visual Impact Assessments have been prepared to support the Planning Proposal and demonstrates that the future built form will be generally hidden from view from most viewpoints, with impacts on views from Raby Road and Gregory Hills Drive considered to be particularly limited, acceptable and able to be further mitigated through landscape planting.

The Planning Proposal seeks to implement a long-term sustainable strategy to preserve the character of the area with statutory protection for ridgelines, existing significant vegetation and facilitate a north south green corridor to be dedicated to Council.

The Planning Proposal represents a unique once in a generation opportunity to provide a long-term sustainable use for the area, that creates significant public benefits rehabilitates and preserves the natural environment and sensitively provides a unique housing opportunity.

Council considers that the Planning Proposal is consistent with the relevant State, Regional, District, and local strategic planning context and has strategic merit. Council is also of the view that site specific issues have been satisfactorily addressed for the Proposal to proceed to public exhibition/ engagement, in accordance with the Gateway Determination issued by the former Department of Planning and Environment and subsequently amended (Refer to Attachment '1').

Background

For a period of over a decade several rezoning concepts were submitted for Council's consideration. These proposals were not progressed due to an incompatibility with Council's vision and 'policy position' in respect of conservation of the Scenic Hills.

On 24 June 2020, a Planning Proposal Request (PPR) for the subject site was lodged by File Planning Pty Ltd on behalf of the landowner. This PPR has been the catalyst for this Planning Proposal.

The PPR sought to amend the Campbelltown Local Environmental Plan 2015 by:

- a) rezoning the site from C3 Environmental Management to a range of zones including C2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation
- b) amend the Minimum Lot Size from 100 ha to part 5,000 m², 8 ha, 10 ha and 40 ha; and
- c) amend Schedule 1, Additional Permitted Uses for the land fronting Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café.

The supporting Concept Masterplan proposed:

- 52 Environmental Living lots within a community title setting,
- a ridgetop open space system with walking and cycling trails and 2 'lookout/pocket' parks and supporting infrastructure and facilities,
- a large hilltop conservation reserve, and
- One Torrens Title lot of 3-4 ha surrounding the existing golf club and associated parking area.

The Concept masterplan has subsequently been replaced by an annotated Structure Plan which will inform a more detailed Master Plan, and subsequent Development Application.

The resultant Planning Proposal, is considered to provide public benefits, including:

- a) preservation of the Scenic Hills via protection of ridges, important views and native vegetation (including a hilltop conservation reserve);
- b) provision of public access and the first stage of a walking trail that would connect the Western City Parklands to the Australian Botanic Gardens-Mount Annan; and
- c) provision of large lot, lifestyle homes that are currently under-represented in the LGA's planning and will provide further housing diversity.

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The proposal is supported by the following technical studies:

- Urban Design Study
- Draft Site-Specific Development Control-Plan
- Ecological Assessment
- Riparian Assessment
- Bushfire Assessment
- Traffic and Transport Assessment
- Aboriginal Heritage Assessment
- Contamination Assessment
- Servicing and Infrastructure Report and addendum report
- Visual Impact Assessment (as amended).

After significant review of the PPR, Campbelltown City Council in July 2022 supported the Planning Proposal compiled from the PPR and a recommendation that it be forwarded to the Department of Planning and Environment (DPE) with a request for a Gateway Determination. The Planning Proposal was submitted to DPE for Gateway assessment in August 2022.

In November 2022, DPE wrote to Council, as a delegate of the Minister for Planning, requesting that Council resubmit the Planning Proposal-accompanied by additional information in respect of the following:

- enhanced visual analysis, focussing on more distant views to the south precinct
- consultation with the Greater Cities Commission in respect of the future of the strategic directions of the Scenic Hills and Metropolitan Rural Area
- justification of alignment with the CLSPS, CLHS and relevant Ministerial Directions
- confirmation of the ability of relevant service providers to service the proposed development outcome

The Planning Proposal was updated accordingly, and a conditional Gateway Determination issued on 6 December 2023. (Refer to attachment "1")

The Site

The land which is the subject of the Planning Proposal is identified as Macarthur Grange Golf Course, Varroville (with part of the site extending to Kearns) and is known as Lot 3900, DP 1170905 Raby Road and has an area of 129.5 ha. The land is located approximately eight kilometres west of the Campbelltown CBD and is bounded by Raby Road to the north and Gregory Hills Drive to the South. The land borders the Camden-Campbelltown Local Government Area boundary to the west and is situated within the Scenic Hills Protection Area.

The site is occupied by an operational golf course known as Macarthur Grange Golf Club which utilises approximately 71.9 ha of the 129.5 ha. The balance of the land comprises largely degraded Cumberland Plain vegetation and low intensity grazing patches.

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The immediate Raby Road frontage, extending to a depth of approximately 300 m is visible to varying degrees. Beyond this, the valley is less prominent and is generally screened by vegetation and hidden by the variable topography.

The topography of land to the immediate west of the site forms a broad plateau which is located within the Camden Local Government Area and comprises part of the South-West Growth Centre. Land within the Growth Centre has been developed for urban purposes with allotments ranging from 375 m² to 2 ha, with little mature vegetation evidenced. The land immediately adjacent to the western boundary is proposed for 800 m² subdivision and is zoned C4 Environmental Living.



Figure 1 Subject Site/Location Map

Statutory Planning Context

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

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

Table 3: Campbelltown Local Environmental Plan 2015 Proposed Amendments

CLEP 2015 Current	Proposed Amendment
Mapping	
<p>Zoning</p> <p>The subject site is zoned E3 Environmental Management</p>	<p>The Planning Proposal seeks to largely rezone the site from C3 Environmental Management to a range of zones including C2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation as shown in Attachment 2. A limited part of the site is to remain zoned C3.</p>
<p>Minimum Lot Size</p> <p>The current minimum lot size is 100ha.</p>	<p>The Planning Proposal seeks to implement the environmental living lots subdivision as a Neighbourhood Scheme pursuant to the Community Land Development Act 2021. An additional clause under Part 7 of CLEP 2015 will support minimum 5,000m² lots for this part of the site only.</p> <p>For further information, refer to proposed amendment to Clause 7.32.</p>
<p>Land Reservation</p> <p>The land reservation acquisition map identifies land required for a public purpose such as open space roads and utilities.</p>	<p>The Planning Proposal seeks to update the Land Reservation Acquisition Map based on the updated Land Zoning Map, where land is reserved exclusively for a public purpose, being public open space and will be dedicated to Council in accordance with a Planning Agreement.</p>
Clauses	
<p>Part 7 Additional local provisions</p>	<p>7.32 Use of certain land at Lot 3900 DP117095 Raby Road Kearns</p> <p>(1) This clause applies to Lot 3900 DP117095 Raby Road Kearns, identified as "43" on the Additional Permitted Uses Map.</p> <p>(2) The objectives of this clause are to:</p> <ul style="list-style-type: none"> a. Preserve visual quality b. Facilitate limited environmental living development

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CLEP 2015 Current	Proposed Amendment
	<p>c. Provide for limited hospitality-based use</p> <p>d. Ensure appropriate safety in respect of natural and infrastructure hazards.</p> <p>(3) The visual objective is to be achieved principally by:</p> <p>a. identifying an appropriately sized lot around the existing Macarthur Grange Golf Club building and associated facilities and permitting with consent a range of hospitality-based uses,</p> <p>b. retaining sight lines to the south from Raby Road across the land,</p> <p>c. permitting community title subdivision of the of the land to create a limited number of sensitively designed environmental living lots, and</p> <p>d. Facilitating natural environment rehabilitation and conservation.</p> <p>(4) Development for the purpose of subdivision in accordance with the Community Land Development Act 2021 for a neighbourhood scheme is permitted with development consent, provided that:</p> <p>a. each lot, other than a lot comprising neighbourhood property, to be created by the subdivision shall have an area not less than 5,000m² and</p> <p>b. the total number environmental living lots on the land shall not exceed 52.</p> <p>(5) For the purposes of this clause, environmental living lot means a lot created by subdivision under Community Land Development Act 2021, on which a dwelling house is or will be erected.</p> <p>(6) Torrens Title subdivision of the land to create one lot of between 3 and 4 hectares in area around the existing club building and facilities, with the remainder of the land to be created as a residue lot, is permitted with development consent, provided that:</p> <p>(7) The use of the land identified in clause (7) for the purposes of a function centre, restaurant and cafe is permitted with development consent.</p>

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Campbelltown (Sustainable City) Development Control Plan, 2015

The Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP) provides development guidelines and site-specific controls to support the delivery of CLEP 2015.

The Planning Proposal is supported by a draft site-specific Macarthur Grange amendment to Volume 2 of the Campbelltown (Sustainable) City Development Control Plan 2015. The draft DCP comprise a series of aims, objectives and controls compiled, in concert with the proposed LEP amendment, to deliver the Macarthur Grange Vision.

The site-specific DCP has been amended post-exhibition to address public infrastructure provisions, environmental protection, maintenance and safety. The amendments have been detailed in the Council’s report (meeting date 11 March 2025).

Draft Voluntary Planning Agreement (VPA)

The Planning Proposal is also accompanied by a draft Voluntary Planning Agreement (VPA) which proposes significant land dedications and works. The intended land dedication and rehabilitation and embellishment actions are considered to produce significant local and district level community and environmental outcomes. The total value of land dedications and embellishments are detailed in the tables below:

Part 1 – Dedication Land

Column 1 Item	Column 2 Nature and extent of Contribution Item	Column 3 Public Purpose	Column 4 Timing	Column 5 Contribution Value (\$)
1	Regional Open Space linkage Land identified as 'Regional Open Space Linkage' being the proposed RE1 – Public Recreation Land and having an area of approximately 19.2ha, inclusive of the two (2) Local Lookout Parks	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$6,080,000.00
2	Eastern Ridgeline Linkage Land identified as 'Eastern Ridgeline Linkage' being the proposed C2 – Environmental Conservation Land and having an area of approximately 6.4ha	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$1,280,000.00
3	Hilltop Conservation Reserve Land identified as 'Hilltop Conservation Reserve' being the proposed C2 – Environmental Conservation Land and having an area of approximately 33.7ha	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$5,055,000.00
Total Dedication Land Contribution Value				\$12,415,000.00

Part 2 – Works

Column 1 Item	Column 2 Nature and extent of Contribution Item	Column 3 Public Purpose	Column 4 Timing	Column 5 Contribution Value (\$)
1	Western Ridgeline Open Space Work identified as 'Western Ridgeline Open Space'	Public Open Space	Prior to the issue of the first Subdivision Certificate for the Development	\$1,297,579.00
2	Lookout Park No.1 Work identified as 'Lookout Park No.1'	Public Open Space	Prior to the issue of the first Subdivision Certificate for the Development	\$540,639.00
3	Lookout Park No.2 Work identified as 'Lookout Park No.2'	Public Open Space	Prior to the issue of the first Subdivision Certificate for the Development	\$235,415.00
Total Works Contribution Value				\$2,073,633.00

Part 1 – Objectives or Intended Outcomes

- (a) To establish a long-term management arrangement for the site to provide certainty for the community regarding the future use of the land and the ongoing protection of this part of the Scenic Hills.
- (b) To ensure that future development within the site maintains the landscape character and scenic qualities of the Scenic Hills Landscape Unit
- (c) To ensure that future development within the site responds to the topography and the location of significant vegetation
- (d) To provide a mix of lot sizes, ranging from 0.5ha to in excess of 3ha, accommodating a diverse environmental / rural residential community within a neighbourhood scheme.
- (e) To provide potential for a range of uses on the land surrounding the golf club building including function centre, restaurant and café.
- (f) To provide for a north-south walking and cycle link along the perimeter of the Site connecting to existing cycle paths, potential future trails through the Scenic Hills and wider planned Sydney Green Grid projects
- (g) To provide a series of 'lookout parks' at key high points in the landscape connected by the walking and cycle path
- (h) To establish a Hilltop Conservation Area to protect and restore major areas of contiguous significant vegetation and facilitate limited constrained public access, educational opportunities and structured emergency access.
- (i) To enhance the integration with the Gregory Hills and Gledswood Hills communities

Part 2 - Explanation of provisions

The Planning Proposal intends to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to:

- rezone the site from C3 Environmental Management to a range of zones including C2 Environmental Conservation, C4 Environmental Living and RE1 Public Recreation and retrain a residue part of the site with a C3 zoning.
- Introduce a new clause 7.32 in Part 7 Additional local provisions, which provides relevant objectives and permits:
 - subdivision of the land to create one torrens title lot of 3-4ha surrounding the existing golf club facility,
 - the use of the proposed golf club lot for the purposes of a function centre, restaurant and cafe with development consent, and
 - community title subdivision to create a maximum of 52 environmental living lots with a minimum lot size of 5,000m².

Part 3 – Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

No, the Proposal is the product of an owner-initiated Planning Proposal Request.

The protection of the Scenic Hills, and in particular its role as a scenic buffer between Camden and Campbelltown LGAs, has been a long-held objective of Council and is formalised in various State and local government strategies including the Greater Sydney Region Plan, Western City District Plan, Campbelltown LSPS and Campbelltown Local Housing Strategy.

Table 1: Background Studies and Reports

Specialist Technical Studies / report	Author	Date
Planning Proposal Report	FPD Planning	9 June 2020
Urban Design Report	Architectus Australia	24 May 2024
Draft Site Specific Development Controls	FPD Pty Ltd	28 May 2020
Flora and Fauna Assessment	EcoLogical Australia	7 June 2024
Riparian Constraints Assessment	EcoLogical Australia	7 June 2024
Preliminary Bushfire Assessment Report	EcoLogical Australia	30 August 2024
Traffic Impact Assessment	The Transport Planning Partnership	19 June 2024
Aboriginal Heritage Due Diligence Assessment	EcoLogical Australia	3 June 2024
Contamination Assessment	Senversa	21 May 2020
Servicing and Infrastructure Report	Craig and Rhodes	25 May 2020
Updated Master Plan and covering letter	Architectus and FPD Planning	10 September 2020
Addendum Servicing and Infrastructure report	Craig and Rhodes	6 February 2023
Visual Impact Assessment (as amended)	Architectus	9 February 2023

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

Yes. A Planning Proposal to amend Campbelltown Local Environmental Plan 2015 is the only relevant means of achieving the intended outcomes.

Section B – Relation to Strategic Planning Framework

3. Will the Planning Proposal give effect to the objective and actions of the applicable regional or district plan or strategy (including and exhibited draft plans or strategies)

Greater Sydney Region Plan

The Greater Sydney Region 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 817,000 new jobs and 725,000 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 Planning Proposal against the relevant Directions and Objectives of the GSRP is provided in table 2. The Planning Proposal is generally consistent with the GSRP particularly as the proposal seeks to ensure that development outcomes meet contemporary expectations.

Western City District Plan - Connecting Communities

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

The Plan reinforces the Greater Sydney Region Plan actions of maintaining and enhancing the Metropolitan Rural Area and limiting urban development to the Urban Area.

The key actions relating to the site are set out within Planning Priority 16 Protecting and enhancing scenic and cultural landscapes and Planning Priority 17: Better managing rural areas. The Plan highlights that scenic landscapes within the Western City District, including the Scenic Hills between Campbelltown and Camden, create a distinct setting for neighbouring urban communities.

The Plan also sets out the following in relation to rural residential development under Planning Priority 17: Better managing rural areas:

Rural-residential development is not an economic value of the District's rural areas and further rural-residential development is generally not supported. Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area. This could include the creation of protected biodiversity corridors, buffers to support investment in rural industries and protection of scenic landscapes.

The proposal is directly in alignment with this aspect of the WCDP. The site is not currently used for productive agricultural uses and such uses are unlikely to be suitable given the proximity to existing and planned low density residential communities. Further, agricultural use of the land would be likely to further degrade the biodiversity values of the site. The proposal would provide for limited growth of rural-residential development which

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would not impact on the amenity of the local area. This has been demonstrated through the preparation of a visual impact assessment and through preparation of a traffic study.

The proposal for the site would facilitate the long-term protection of a component of the Scenic Hills, as well as providing rehabilitation and protection in perpetuity of degraded Cumberland Plain Woodland and riparian areas. This is in directly alignment with the District Plan.

The following table provides an assessment of the Planning Proposal against the relevant aspects of the Greater Sydney Region Plan and their realisation at the level of the Western City District Plan.

Table 2: Greater Sydney Region Plan / Western City District Plan Objectives and Planning Priorities

A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
Objective 1 – Infrastructure supports the three cities	<p>The site abuts the expansive urban release areas in the Camden Local Government Area, with existing and proposed perimeter development serviced and/or capable of being serviced with requisite infrastructure.</p> <p>The Proposal is supported by a Servicing and Infrastructure Report prepared by Craig and Rhodes in May 2020 (as amended by way of an Addendum Report compiled in January 2023).</p> <p>The addendum Servicing and Infrastructure Report has confirmed the site can be adequately serviced by water and sewer once planned bulk upgrades are delivered by Sydney Water.</p> <p>Advice has also been received from Endeavour Energy that there is currently capacity available to service the site.</p> <p>A Traffic and Transport Assessment has also been carried out which notes that overall, there would be no adverse traffic implications resulting from the proposed development, subject to upgrade of the intersection from the site to Raby Road, including a potential reconfigured intersection in the event of an upgraded Raby Road.</p>	Yes
Objective 2 – Infrastructure	Under the Region Plan, the site is not located within an Urban Area, Urban Renewal Area, Land Release Area, or Urban Investigation Area. As the site is not within an	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
aligns with forecast growth	<p>identified growth area, supporting infrastructure required for new residential development would need to be either installed or upgraded at the cost of the proponent.</p> <p>Most of the site is currently not serviced by any infrastructure for water, sewer, electricity, gas or telecommunications.</p> <p>However, the site adjoins the land release areas in the Southwest Growth Area (SWGA), and the Servicing and Infrastructure Report and Addendum notes that the site can be serviced by water, sewer and electricity through extensions of services from the SWGA.</p> <p>Water and sewer can be serviced via either conventional or alternative means once the bulk water and sewer upgrades are delivered at the Currans Hill reservoir and West Camden Sewer Treatment Plant.</p> <p>The site's electricity demands can also be serviced by Endeavour Energy's South Leppington 11kV feeder SL1432.</p>	
Objective 3 – Infrastructure adapts to meet future needs	<p>The baseline trunk infrastructure is in place and/or planned for the Camden LGA interface infill development can adapt <u>for new infill opportunities</u>.</p> <p>It is eminently appropriate for infrastructure provision to <u>adapt</u> and to leverage off the same.</p> <p>The reality of the MRA adapting with a rural focus is most remote as is discussed later.</p>	Yes
Objective 4 – Infrastructure use is optimised	The previously referenced service infrastructure attached to the development of the Camden LGA urban perimeter should be leveraged off by the Proposal.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W1 – Planning for a City Supported by Infrastructure	Refer to commentary in respect of Objectives 1-4 (inclusive) GSRP.	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
A Collaborative City		
Greater Sydney Region Plan	Justification	Consistency
Objective 5 – Benefits of growth realised by collaboration of governments, community and business	The realisation of the vision underpinning the Planning Proposal will require collaboration with various government agencies, Council, the development sector and existing and envisaged community.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W2 – Working Through Collaboration	Refer to Commentary in respect of Objective 5 GSRP	Yes
A City for People		
Greater Sydney Region Plan	Justification	Consistency
Objective 6 – Services and infrastructure meet communities changing needs	<p>The Proposal in implementation as a Community Title Scheme will ensure base level social infrastructure outcomes, supported by relevant social infrastructure contributions.</p> <p>The proposed community will additionally have access to diverse open space and recreation opportunities and the transport network can support the proposed growth without the need for major upgrades, but for enhanced access.</p>	Yes
Objective 7 – Communities are healthy resilient and socially connected	Community access to the social infrastructure cited at Objective 6 will mean that future residents would be capable of living a healthy, resilient and socially connected lifestyle.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W3 – Providing services and social infrastructure to meet peoples changing needs	Refer to commentary in respect of Objective 6, of GSRP	Yes
Planning Priority W4 – Fostering healthy, creative, culturally rich and	Refer to commentary in respect of Objective 7 of GSRP	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
connected communities		
Housing the City		
Greater Sydney Region Plan	Justification	Consistency
Objective 10 – Greater Housing Supply	The Proposal although not in the urban renewal corridor or designated urban release area would contribute in a modest way to diverse housing supply in Campbelltown LGA and Western City District.	Yes
Objective 11 – Housing is more diverse and affordable	The Proposal, in providing a small supply of larger environmental living lots in a high amenity non-urban context, would importantly contribute to a form of housing underrepresented in Council's Local Housing Strategy. It would, however, unlikely address affordability, given its nature.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W5 – Providing housing supply, choice and affordability with access to jobs, services and public transport	Refer to commentary in respect of Objectives 10 and 11 of GSRP. Additionally, it will likely leverage off skilled jobs and utilise specialist services at the Western Sydney Airport and Aerotropolis and Campbelltown Metropolitan Cluster Specialist employment opportunities. Access will also be available to higher order bus services in Raby Road.	Yes
A City of Great Places		
Greater Sydney Region Plan	Justification	Consistency
Objective 13 – Environmental heritage identified, conserved and enhanced	The Proposal is cognisant of the prevailing environmental heritage qualities of the scenic hills landscape unit and seeks to be particularly sensitive to the nature, form, amount and placement of the proposed housing. Additionally, the Proposal seeks to rehabilitate the environmentally sensitive woodland and riparian areas. Furthermore, it seeks to importantly balance the sensitive integration of embellished publicly accessible, strategic ridgetop lands, subject to management of lands of Aboriginal sensitivity.	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
	Many of these unique conservation and accessibility outcomes are represented in the draft DCP and VPA.	
Western City District Plan	Justification	Consistency
Planning Priority W6 – Creating and renewing great places and local centres and local centres and respecting the District’s heritage	The District’s Heritage at the subject local scale is respected as detailed in Objective 13 of the GSRP.	Yes
A Well Connected City		
Greater Sydney Region Plan	Justification	Consistency
Objective 14 – A Metropolis of Three Cities – integrated land use and transport creates walkable and 30 minute cities	<p>The Proposal seeks to leverage off its relatively accessible setting having regard to the higher order Raby Road and its relative proximity to the Campbelltown Regional City Centre and emergent Western Sydney Aerotropolis.</p> <p>The Proposal will have limited access to a potentially upgraded Raby Road and be limited ultimately to “left in left out” movements, with east bound movement from the northern precinct facilitated at traffic management facilities. All movements are deemed to be safe and justified in the accompanying traffic impact assessment, with acceptable impacts on the local traffic network.</p> <p>Regional connectivity will also be enhanced by the proposed ridgetop open space network as a stage in a regional recreation trail connecting the Australian Botanic Garden Mount Annan and Western Sydney Parklands (Liverpool).</p>	Yes
Western City District Plan	Justification	Consistency
Planning Priority W7 – Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	Refer to commentary in respect of Objective 14 of the GSRP.	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
Jobs and Skills for the City		
Greater Sydney Region Plan	Justification	Consistency
Objective 20 – Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	The Airport and Aerotropolis will be attracting in part a highly skilled workforce some of whom may be seeking alternate environmental living opportunities. Significant local construction and maintenance employment opportunities will attach to the Proposal.	Not Inconsistent
Western City District Plan	Justification	Consistency
Planning Priority W8 – Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis	Refer to commentary in respect of Objective 20 of GSRP.	Not Inconsistent
A City in its Landscape		
Greater Sydney Region Plan	Justification	Consistency
Objective 25 – The coast and waterways are protected and healthier	Central to the Proposal is the rehabilitation and conservation of on-site waterways identified in a Riparian Constraints Assessment. The subject Assessment importantly informed the Site Master Plan (and subsequent annotated structure Plan) and which highlights the establishment and management principles for the significant waterways. The principal rehabilitated riparian corridor will be maintained as a sustainable natural system (association lot) in the Neighbourhood Scheme.	Yes
Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced	The draft DCP has been amended to reference Total Catchment Management Principles and highlight sediment and erosion control measures and regards to lower order drainage lines. The Proposal seeks to dedicate significant vegetation including a-33.7 ha hilltop conservation reserve within the area of highest biodiversity value for future conservation initiatives including potentially biodiversity stewardship agreements.	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
	<p>The Proposal will provide a framework for rehabilitation and protection in perpetuity of currently degraded Cumberland Plain Woodland.</p> <p>Areas proposed for residential lots, road, walking trails and the lookout parks are proposed to be located in areas with nil or low biodiversity value.</p> <p>Future development would be supported by vegetation management plans which would identify opportunities to manage and enhance existing vegetation.</p>	
Objective 28 – Scenic and cultural landscapes are protected	<p>The proposal will support the protection of the Scenic Hills by applying a development model which is compatible with the character of the Scenic Hills and will ensure its long-term protection.</p> <p>The proposal will protect views of the Scenic Hills from the public realm through limiting development to large lots supporting modest dwellings nestled into the landscape allowing the grassy paddocks and native vegetation to dominate views of the site.</p> <p>The Visual Impact Assessment provides a thorough view analysis of the Scenic Hills. The views assessed typically represent locations in the public domain where a relatively significant number of people are likely to congregate or pass, and potentially, experience a view of the proposal. The visual analysis in the report shows that the viewpoints have a negligible, low, or moderate visual impact rating</p>	Yes
Objective 29 – Environmental, social and economic values in rural areas are protected and enhanced	<p>This objective is acknowledged to deliver targeted outcomes for the MRA.</p> <p>The centrality of agricultural production and agribusiness activities is not a quality that has universal application to all lands in the MRA.</p> <p>In areas with particularly marginal soils, unreliable rainfall and modest to steep slopes agricultural related activities will invariably not succeed, particularly in an environment of “inflated” property values.</p> <p>Attempts to increase agricultural productivity through the application of capital typically entails controlled climate structures and or large sheds which are incompatible to a large extent with the prevailing scenic qualities and invariably associated with neighbour</p>	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
	<p>conflicts surrounding odour, noise and vehicle movements.</p> <p>The positive natural environment conservation outcomes (woodland and riparian rehabilitation) and social and economic outcomes (green grid public recreation and large lot housing and hospitality focussed precinct) associated with the Proposal are identified to be key functions of the MRA; whilst limited place based rural residential development (C4 Environmental Living Lots) in this case is accepted as an appropriate land use in unique circumstances as evidenced in the subject case.</p>	
Objective 30 – Urban Tree Canopy is increased	<p>The Proposal seeks to conserve the important vegetation remnants, corridor linkage opportunities and rehabilitate the riparian zone, with no significant loss in biodiversity values and potential to maintain and increase tree canopy cover.</p> <p>Furthermore, significant street tree planting is envisaged together with extensive amenity planting associated with the proposed dwellings/ residential use.</p> <p>Finally, the linear park and proposed lookouts will be the subject of significant strategic landscape planting. Thematic plantings are also proposed to embellish the existing club house precinct</p>	Yes
Objective 31 – Public open space is accessible, protected and enhanced	<p>The Proposal seeks to leverage of its unique setting in providing a foundation link in a future green grid corridor link between the Western Sydney Parklands and Australian Botanic Garden Mount Annan.</p> <p>Public access will be available to celebrate a currently non-accessible strategic ridge equating generally to the primary horizon line.</p> <p>The ridge is largely denuded of significant trees but provides opportunities for development of an accessible landscape spine.</p> <p>The commitment to foundation level embellishment is highlighted in the accompanying draft VPA</p>	Yes
Objective 32 – The Green Grid	<p>A key underpinning feature of the Proposal is the ridge aligned linear park that proposes to facilitate walking</p>	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
links parks, open spaces, bushland and walking and cycling paths	<p>and cycling through a designated corridor in the Scenic Hills, with strategic parks a feature.</p> <p>The proposed corridor will importantly establish a foundation for an ultimate corridor linking the Australian Botanic Gardens, Mount Annan and the Western Sydney Parklands on an alignment mirroring that depicted in the GSRP.</p> <p>(Refer again to the draft VPA)</p>	
Western City District Plan	Justification	Consistency
Planning Priority W12 – Protecting and improving the health and enjoyment of the District’s waterways	Refer to commentary in respect of Objective 25 of GSRP.	Yes
Planning priority W14 – Protecting and enhancing bushland and biodiversity	Refer to commentary in respect of Objective 27 of GSRP.	Yes
Planning Priority W16 – Protecting and enhancing scenic and cultural landscapes	Refer to commentary in respect of Objective 28 of GSRP.	Yes
Planning Priority W17 – Better managing rural areas	<p>Refer to commentary in respect of Objective 29 of GSRP.</p> <p>Planning Priority 17 also acknowledges the potential for <i>limited rural-residential development where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area.</i></p> <p>The proposal is directly in alignment with this aspect of the District Plan.</p>	Yes
Planning Priority W18 – Delivering high quality open space	Refer to commentary in respect of Objective 31 of GSRP.	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
An Efficient City		
Greater Sydney Region Plan	Justification	Consistency
Objective 33 – A low carbon city contributes to net zero emissions by 2050 and mitigates climate change	<p>The Proposal would provide a permeable and accessible movement network.</p> <p>The revised BASIX provisions will also apply to future development on the site, supporting net zero emissions.</p>	Yes
Objective 34 – Energy and water flows are captured used and reused	<p>Water management would be addressed by private stormwater management and implementation of BASIX requirements at the dwelling construction stage.</p> <p>Additionally, solar energy capture is likely at the residential and mixed-use scales.</p>	Yes
Objective 35 – More waste is used and recycled to support the development of a circular economy	The prospects of recycling are enhanced at the neighbourhood scale in the proposed community title styled residential development and mixed-use precinct.	Yes
Western City District Plan	Justification	Consistency
Planning Priority W19 – Reducing carbon emissions and managing energy, water and waste efficiency	Refer to commentary in respect of Objectives 33 – 35 inclusive in GSRP.	Yes
A Resilient City		
Greater Sydney Region Plan	Justification	Consistency
Objective 37 – Exposure to natural and urban hazards is reduced	<p>Appropriate flood and bushfire hazard management strategies underpin the Proposal.</p> <p>Preliminary engagement with the RFS in accordance with the Gateway Determination raised no objection to the Proposal, but referenced the future DA consideration of a through road and a secondary emergency access, such assess is denoted notionally on the draft DCP Structure Plan for both the northern and southern precincts and will be further refined in the Masterplan/ Development Application phase.</p>	Yes
Objective 38 – Heat waves and	Opportunities to proactively address potential urban heat island at the scale of the Proposal exist; being reflected in:	Yes

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A City Supported by Infrastructure		
Greater Sydney Region Plan	Justification	Consistency
extreme heat are managed	<ul style="list-style-type: none"> • Appropriate building materials • Passive solar design principles adopted in dwellings • Rehabilitation and revegetation of the woodland additional green corridor plantings and opportunities for significant domestic plantings. 	
Western City District Plan	Justification	Consistency
Planning Priority W20 – Adapting to the impacts of urban and natural hazards and climate change	Refer to commentary in respect of Objectives 37 and 38 of GSRP.	Yes

4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Campbelltown Local Strategic Planning Statement (CLSPS)

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

A statement of consistency with the LSPS is summarised below:

CLSPS Action	Comment
2.5: Contain urban development to existing urban areas and within identified growth and	The protection of the Scenic Hills, and in particular its role as a scenic buffer between Liverpool and Campbelltown LGAs, has been a long-held objective of Council.

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CLSPS Action	Comment
<p>investigation areas, in order to protect the functions and values of scenic lands, environmentally sensitive lands and the Metropolitan Rural Area (MRA).</p>	<p>The Scenic Hills Protection Area (SHPA) was recognised by the 1973 Three City Structure Plan and provides limited access to the public due to its being held largely in fragmented private ownership. The role of the SHPA is to provide a buffer to urban development areas of Campbelltown, Camden and Liverpool.</p> <p>The Campbelltown Local Planning Strategy from 2014 dealt extensively with the role and protection of the Scenic Hills area and included an action to 'propose and implement a development model for the Scenic Hills'. In 2007, the NSW Government gazetted the Southwest Growth Centre which includes the now developed estates of Gregory Hills, Gledswood Hills within the Camden LGA, and Willowdale with the Campbelltown LGA. These estates have been constructed on the western plateau lands of the Scenic Hills landscape which is considered to have eroded the concept in that area.</p> <p>Notwithstanding, the Scenic Hills still perform an important landscape function and structural element in the relationship with and providing a distinct difference between Camden and Campbelltown LGAs. The Scenic Hills in the Campbelltown LGA are highly undulated and form a significant buffer between the 2 areas (Kearns and Gregory Hills).</p> <p>The PPR argued that this function could still be preserved if sensitively managed to ensure that development is limited to specific pockets of land that:</p> <ul style="list-style-type: none"> • are not visible along key view lines • preserve ridge lines • support public access and connectivity to regional attractions; and • manage environmental attributes with no cost to Council <p>Planning Priority 17 and Objective 29 of the WCDP provides for the limited consideration of rural residential development 'where there are no adverse impacts on the amenity of the local area and development provides incentives to maintain and enhance the environmental, social and economic values of the MRA'.</p> <p>The proposed development of large lot housing on land zoned C4 Environmental Living could be considered a form of rural-residential development as envisaged by the WCDP. Similar forms of community title subdivision exist in other MRA lands within the Sydney Metropolitan Area, delivering boarder social and ecological outcomes generally.</p>

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CLSPS Action	Comment
	<p>The Visual Impact Assessment of important views from Council's Scenic Hills Visual Study identified locations, suggests that future dwellings would not be visible from important view corridors.</p> <p>The Proposal is importantly consistent with not only the scenic qualities and MRA objectives, but it is also consistent with the CLSPS, and CLHS, which have evolved to nominate limited sensitive large lot environmental housing opportunities, as promoted in the Proposal.</p>
<p>3.6: Identify and promote the conservation of environmental heritage and sensitive environmental areas including the Georges River Corridor Landscape, Scenic Hills and Wedderburn.</p>	<p>Areas of environmental significance are proposed to:</p> <ul style="list-style-type: none"> • be dedicated to Council for conservation initiatives as the hilltop conservation reserve • rehabilitated in the context of the central riparian zone. • preserved on individual allotments and subject to an overarching Vegetation Management Plan • subject to additional Aboriginal sensitivity investigations
<p>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</p>	<p>The WCDP proposes a blue-green grid from the Western Sydney Parklands to the Mount Annan Botanic Gardens along the State heritage listed, Sydney Upper Water Canal. The prospects of achieving a corridor with public access on the subject alignment have met with opposition from Water NSW as custodians of this critical piece of Greater Sydney water infrastructure.</p> <p>Public access to the Scenic Hills is currently very limited, with potential public recreation opportunities limited to Council's Varroville Reserve, or by the authority of existing land owners like those that own the Macarthur Grange.</p> <p>The applicant proposes to address this action by including a walking trail with two lookout parks that would provide the first part of a potential linkage from the Western City Parklands to the Australian Botanic Gardens- Mount Annan.</p> <p>The subject concept would not be inconsistent with preliminary Scenic Hills Strategic Framework investigations that focusses upon the corridor linkages in the Scenic Hills landscape unit and mechanisms to achieve enhanced strategic access.</p> <p>This outcome is central to the draft VPA.</p>
<p>5.6: Work in collaboration with relevant stakeholders to review and</p>	<p>The Draft Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands was considered by Council at its meeting on 18 October 2011, where the Study was adopted as an important contributory element to the preparation of Draft</p>

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CLSPS Action	Comment
implement the recommendations of the Visual Analysis of Campbelltown’s Scenic Hills and East Edge Scenic Protection Lands study	<p>CLEP 2014 (then known as Draft CLEP 2013) and ultimately adopted as CLEP 2015.</p> <p>The study was entitled “Visual Analysis of Campbelltown’s Scenic Hills and East Edge Scenic Protection Lands” prepared in 2011 for Council by Paul Davies Pty Ltd in association with Geoffrey Britton (the Visual Study) and included the subject site.</p> <p>This site is part of Unit 2 (E-LU2) in such Study, which is described as playing ‘a critical role in defining many of the Campbelltown LGA’s most significant historic and contemporary views.’ The golf course part of the subject site is described as a ‘valley with high scenic quality’ while the remainder of the site is described as containing ‘high quality hidden valleys’.</p> <p>The applicant’s revised Visual Impact Assessment of important views identified in the Study, suggests that future dwellings would not be visible from important view corridors, both local and more distant.</p>
5.11 Promote community management of scenic and cultural landscapes in the LGA	The Proposal would proactively provide for both private and public management of the important scenic and cultural landscape.
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	<p>Advice to date from WaterNSW indicates that community access to the Canal for recreation uses is unlikely given the risk associated with the protection of the water supply and user safety. Exclusion fencing of the Canal currently exists in housing estates in Gregory Hills and Gledswood hills, where access is not permitted. Accordingly, public access along this alignment is unlikely to be able to be achieved.</p> <p>The current Proposal importantly provides an opportunity to achieve a similar outcome on land that would, after dedication in accordance with the proposed VPA, be under the care and control of Council.</p> <p>Community access would provide significant public benefit via the provision of a recreation activity not currently available. Access to ridges and scenic locations is not currently available and would provide an important first step in implementing a green grid connection from the Australian Botanic Gardens – Mount Annan to the Western Sydney Parklands.</p>
6.20: Retain agricultural	Generally the land within the Scenic Hills tends to have low agricultural potential due to its relative steepness and associated

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CLSPS Action	Comment
opportunities in the Scenic Hills, Kentlyn and Wedderburn, and support opportunities to enhance and grow these opportunities	shallow and highly erodible soils. The more productive 'valley floor' of the site is particularly limited in scale and would not support an economic agricultural use. Enhanced agricultural productivity would typically result in the introduction of highly obtrusive climate controlled farming and / or intensive animal husbandry both requiring construction of large sheds. Furthermore, there would be associated odour management and noise emission issues. These types of uses would not be compatible with the values of the Scenic Hills or the adjacent low density residential areas.
6.23: Investigate opportunities for agri-tourism and related pursuits in the Scenic Hills	Agri-tourism is unlikely to be viable on the subject holding given the likely inability to establish a sustainable agricultural activity to leverage off, for the reasons cited previously.

Campbelltown Local Housing Strategy (CLHS)

The Campbelltown Local Housing Strategy (CLHS) was adopted by Council on 29 September 2020 and conditionally approved by the Department on 8 July 2021. It was updated and adopted by Council on 11 April 2023 to address the then DPHI conditional approval.

The CLHS states that the Scenic Hills between Campbelltown and Camden are to be protected in alignment with the Western City District Plan.

A key objective of the LHS is to: *To focus new housing within the existing urban area and designated growth areas to protect the important semi-rural character of the LGA and the Metropolitan Rural Area.*

The Local Housing Strategy outlines the following action of relevance to this Planning Proposal which seeks to increase housing diversity in accordance with the following:

Council will identify suitable locations for executive housing and large lot environmental living

In this regard it states that:

There is a need to attract talent to Campbelltown to support the implementation of the Reimagining Campbelltown City Centre Masterplan. Growth in the health, education and justice sectors will attract professionals and executives to the Campbelltown LGA. Providing housing stock that is attractive to the needs of professionals and their families will enable the LGA to capture the demand from this group.

The LGA is fortunate to offer pleasant semi-rural lifestyle opportunities which, when combined with high quality housing, provides an ideal opportunity to attract professionals and executives with families. Establishing locations for large lot housing that do not detract from vistas to the scenic hills would assist the LGA to attract professionals in higher incomes to the LGA. Stakeholders have identified the scenic hills as being important to the semi-rural character and identity of Campbelltown. DPE has indicated that Council must protect the Metropolitan Rural Area from encroachment of urban development.

This aligns with the District Plan which allows for consideration of limited growth of rural-residential development including where this would protect biodiversity corridors and scenic landscapes.

The Planning Proposal is consistent with the Local Housing Strategy as it identifies a suitable location for large lot environmental living which does not detract from vistas to the Scenic Hills.

5. Is the Planning Proposal consistent with Council’s local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2032

The Campbelltown City Community Strategic Plan (CSP) is a ten (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 Planning Proposal is consistent with the CSP and will specifically facilitate delivery of the key outcomes through documented strategies as detailed below.

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Table 4: Consistency with Campbelltown Community Strategic Plan – Campbelltown 2032 (A City of opportunity for All)

CSP Outcome	Relevant Strategy
Outcome 1	
Community and Belonging	1.3.1 Acknowledge and protect our local cultural heritage 1.3.2 Respect and support our local Aboriginal history, wisdom and peoples
Outcome 2	
Community and Belonging	2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive. 2.1.2 Provide public places and facilities that encourage leisure, recreation and physical activity. 2.3.1 Ensure all in Campbelltown have access to safe, secure and affordable housing.
Outcome 3	
Enriched Natural Environment	3.1.1 Protect, rehabilitate and promote our natural areas, water ways and biodiversity. 3.1.2 Ensure urban development is considerate of the natural/environment.
Outcome 4	
Economic Prosperity	Although no express strategy of relevance, it is a central tenet of the subject Planning Proposal and Campbelltown Local Housing Strategy that large lot executive housing is important in supporting economic prosperity.
Outcome 5	
Strong Leadership	Although no express strategy, it is expected that leaders will potentially emerge from the future resident population, particularly in terms of advocacy for rehabilitation of the natural systems and promotion of the broader green corridor linkages to both the north and south.

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6. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies

NA

7. Is the Planning Proposal consistent with applicable State Environmental Planning Polices?

The following State Environmental Planning Policies (SEPPs) are relevant to the Planning Proposal.

Table 5: Consistency with State Environmental Planning Policy

Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
SEPP (Biodiversity and Conservation) 2021		
Vegetation in Non Rural Areas	N/A	<p>Not applicable.</p> <p>The proposal applies to land which is largely of rural character. Notwithstanding, the Planning Proposal does not seek approval for the removal of any trees.</p> <p>The proposal has been developed with a view to retaining native vegetation where possible. Relevant provisions of the SEPP will need to be addressed at DA stage.</p>
Koala Habitat Protection	Yes,	<p>The aim of Chapter 4 Koala habitat protection 2021 is to encourage the conservation and management of areas of natural vegetation that provide habitat for Koalas.</p> <p>Koalas have not previously been identified on the site; however the site includes vegetation identified by the SEPP as being potential Koala habitat.</p> <p>Council has in place a Comprehensive Koala Plan of Management (CKPoM) under Clause 17 of the Koala SEPP.</p> <p>Consistent with the requirements of this Plan, a Vegetation Assessment Report is required to assess whether future development envisaged under the Planning Proposal would adversely impact on core or potential koala habitat.</p>

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Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
		<p>It is noted, however, that the high level of vegetation retention associated with the proposal is expected to minimise any impacts on Koala habitat, however this would be further explored through appropriate assessment-at the DA stage.</p> <p>Additionally, the former Department of Planning and Environment in its Gateway deliberations was of the view that the former OEH now the NSW Department of Climate Change, Energy, the Environment and Water should be consulted during the public exhibition process.</p> <p>This Planning Proposal at Part 5 notes the intention do undertake such consultation.</p>
Georges River Catchment	Yes	<p>Chapter 11 Georges River Catchment seeks to manage development within Georges River Catchment to ensure its environmental qualities are maintained. It sets out aims, objectives and planning principles which relate to the management of the Georges River Catchment.</p> <p>Waterways on site are upper tributaries in the Georges River catchment. A Riparian Assessment has been prepared by Ecological Australia to ground truth riparian corridors within the site and identify riparian corridors that require retention, rehabilitation and protection through the establishment of riparian buffers. The recommendations of the assessment have been incorporated in the annotated Structure Plan and enhanced objectives and controls in the draft DCP, ensuring that the aims, objective and planning principles of Chapter 11 of the SEPP can be met.</p> <p>Further detail on the management of stormwater including adoption of water sensitive urban design principles with a Total catchment management context would be provided at development application stage, have been reinforced in the post-exhibition DCP.</p>
SEPP (Resilience and Hazard) 2021		

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Assessment Against State Environmental Planning Policies		
SEPP	Consistency	Evaluation
Remediation of Land	Yes	Chapter 4 Remediation of Land introduces planning controls for the remediation of contaminated land. The policy states that the planning authority must consider whether the land is contaminated, and if so that the land is suitable in its contaminated state for the permitted uses in the zone, or that the land requires remediation before the land is developed for that purpose. A Preliminary Site Investigation was undertaken by Senversa to assess the likelihood of contamination and consider whether additional assessment or remediation would be required. Senversa concluded that the site is likely to be suitable for the proposed use and that should any contamination be identified at the DA stage, including the presence of asbestos in buried services, then it should be assessed in-line with relevant guidelines at that time.
SEPP (Transport and Infrastructure) 2021	N/A	Not applicable
SEPP (Sustainable Buildings) 2022	Yes	State Environmental Planning Policy (Sustainable Buildings) 2022 requires all future residential developments to achieve mandated levels of energy and water efficiency, as well as thermal comfort. BASIX Certificates will be included as part of future DAs to demonstrate compliance with SEPP BASIX requirements.

8. Is the Planning Proposal consistent with applicable Ministerial Directions (S9.1 directions)?

The Planning Proposal is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (S9.1 directions). See Table 6 for an assessment of the proposal against the S9.1 Ministerial Directions.

Table 6: Consistency with Ministerial Directions

Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
Focus Area 1 – Planning Systems		
1.3 Approval and Referral Requirements		
The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Yes	The Planning Proposal does not contain provisions requiring concurrence or referral for future development applications.
1.4 Site Specific Provisions		
The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls	No But inconsistency justified	The Planning Proposal includes site specific subdivision controls to ensure the land is only capable of subdivision in accordance with the <i>Community Land Development Act 2021</i> for a Neighbourhood Scheme. Additional permitted use provisions for hospitality related uses are also introduced. The subject inconsistency is considered to be of minor significance as it will facilitate limited, quality, sustainable development of a unique site.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor		
The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.	N/A	The Proposal is not included in the Glenfield to Macarthur Urban Renewal Corridor
1.14 Implementation of Greater Macarthur 2040		
The objective of this direction is to ensure that development within the Greater Macarthur Growth Area is consistent with <i>Greater Macarthur 2040</i> dated November 2018.	N/A	The Proposal is not within the greater Macarthur Growth Area.
Focus Area 3 – Biodiversity & Conservation		
The Principles for Natural Environment & Heritage recognise the fundamental importance of protecting, conserving and managing NSW's natural environment and heritage. They help balance the needs of built and natural environments, respecting both the innate and economic value of the state's biodiversity and natural assets.		
3.1 Conservation Zones		
The objective of this direction is to protect and conserve environmentally sensitive areas.	No, but inconsistency justified	The direction requires that a Planning Proposal must: <ul style="list-style-type: none"> include provisions that facilitate the protection of environmentally sensitive areas not reduce the environmental protection standards for land within an environment protection zone (including by modifying the

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		<p>standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 Rural Lands.</p> <p>A proposal may be inconsistent with this direction if the Secretary of DPHI (or delegate) is satisfied that it is justified by a study prepared in support of the Planning Proposal that gives consideration to the objectives of the direction, being to protect and conserve environmentally sensitive areas.</p> <p>The Proposal is inconsistent with this direction as it seeks to reduce the conservation standards that currently apply to the land – i.e., rezoning part of the site from C3 Environmental Management to C4 Environmental Living and RE1 Public Recreation. Areas of C2 Environmental Conservation are also proposed.</p> <p>It is noted that the areas of highest ecological value are to be protected within the C2 zone which affords a higher level of protection than the existing C3 zone. Also, the Proposal is primarily for large lot rural residential living, with proposed lots large enough to generally avoid loss of environmental values.</p> <p>Recent biodiversity investigations in respect of the site have concluded that Council would unlikely be pursuing a Strategic Biodiversity Certification pathway, as a relevant management approach.</p> <p>The draft Voluntary Planning Agreement in its most recent iteration proposes the dedication of approximately 59ha of the site to Council, including the areas of the site with the greatest biodiversity significance located within the proposed 33ha Hilltop Conservation Area.</p> <p>It is noted that the proposed zoning regime has had regard to a biodiversity informed (Flora and Fauna Study)</p>

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Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
		annotated Structure Plan, underpinned by the avoid, minimise and mitigate principles. As part of the on-going management and public ownership, a Biodiversity Stewardship Agreement could potentially be entered into by Council in respect of the Hilltop Conservation Area.
3.2 Heritage Conservation		
The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Yes	<p>This direction sets out that a Planning Proposal must contain provisions that facilitate the conservation of Aboriginal objects or places that are protected under the <i>National Parks and Wildlife Act 1974</i>.</p> <p>The site does not include any recorded Aboriginal heritage items. An Aboriginal Heritage Due Diligence Assessment was prepared which identified areas of high and moderate archaeological potential.</p> <p>The assessment concluded that where areas of moderate and high archaeological potential would be impacted by future development, further assessment would be required at Development Application stage in the form of an Aboriginal Cultural Heritage Assessment (ACHA), which would include Aboriginal community consultation.</p> <p>The site is not listed as an item of environmental heritage having regard to its past European settlement, nor having cultural significance based on its landscape setting. Notwithstanding, the landscape context is to be sensitively managed.</p> <p>After post-exhibition consultation with the Department of Climate Change, Energy, the Environment and Water, action has been taken to reinforce requirements for Aboriginal Heritage investigations (ACHAR) and historical Archaeological Assessment in respect of European Heritage.</p>
Focus Area 4 – Resilience & Hazards		
The principles for resilience and Hazards aim to improve responses to natural and development-related hazards, and climate change. They support methods to consider and reduce risk. The principles promote healthy, resilient and adaptive communities, urban areas and natural environments.		

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Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
4.1 Flooding		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. 	N/A	<p>The site is not identified in the Campbelltown LEP or Council records generally as being flood prone, given the limited nature of Council records outside major urbanised catchments.</p> <p>Flood modelling will need to accompany future development applications and relevant riparian sensitive management introduced, if required.</p>
4.3 Planning for Bushfire Protection		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and encourage sound management of bush fire prone areas. 	Yes	<p>This direction applies to a Planning Proposal in proximity to bushfire prone land. It requires consultation with the NSW Rural Fire Service (RFS) following a Gateway decision and prior to public exhibition.</p> <p>The direction sets out requirements to ensure that a bushfire hazard of present is appropriately managed.</p> <p>A Bushfire Assessment was prepared to support the Planning Proposal. The report identifies limited hazards and suggests relevant management practices which can be readily implemented including Asset Protection Zone which are accommodated in the master plan.</p> <p>Pre-exhibition and public exhibition consultation has taken place with the RFS. No objections were raised to the Proposal, subject to future through road provision and emergency access formalisation at the DA stage. Notwithstanding, notional access, including emergency access provision has been identified and referenced in the draft DCP for both the northern and southern development precincts (refer to the annotated Structure Plan)</p>
4.4 Remediation of Contaminated Land		
<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal</p>	Yes	<p>The Planning Proposal is supported by a Preliminary Site Investigation undertaken by Senversa which assessed the likelihood of contamination and consider whether</p>

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Ministerial Direction	Consistency	Evaluation
authorities. (NB: <i>In order to meet the requirements of this Direction every site-specific Planning Proposal must include a Preliminary Site Inspection report.</i>)		additional assessment or remediation would be required. The assessment concluded that the site is likely to be suitable for the proposed use and that should any contamination be identified during redevelopment of the site, including the presence of asbestos in buried services, then it should be assessed in-line with relevant guidelines at that time and would be capable of remediation.
4.5 Acid Sulphate Soils (previously 4.1)		
The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	N/A	The site is not identified in the Campbelltown LEP as being subject of acid sulphate soils. Future DAs may adopt building in saline environments precautionary principles.
4.6 Mine Subsidence & Unstable Land		
The objective of this direction is 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 within a Mine Subsidence District.
Focus Area 5 – Transport & Infrastructure		
The Principles for Transport & Infrastructure support innovative, integrated and coordinated transport and infrastructure, that is well-designed, accessible and enduring. They seek to optimise public benefit and value by planning for modern transport and infrastructure in the right location and at the right time.		
5.1 Integrating Land Use and Transport		
The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: <ul style="list-style-type: none"> improving access to housing, jobs and services by walking, cycling and public transport, and increasing the choice of available transport and reducing dependence on cars, and reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and supporting the efficient and 	No, But justified	The direction requires the consideration of the principles of Integrating Land Use and Transport as outlined in key polices and guidelines. The direction allows for inconsistency with the Direction, where the Planning Proposal is in accordance with the relevant District Plan or is of minor significance. The proposal is inconsistent with this direction as it is approximately 4km from the closest major public transport node in Minto or Leumeah. The annotated Structure Plan proposes an internal road network to link the potential individual sites with access to Raby Road, where a local bus service is

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Ministerial Direction	Consistency	Evaluation
<p>viable operation of public transport services and providing for the efficient movement of freight.</p>		<p>available, with the prospects of a Raby Road stop possible.</p> <p>Whilst the site is relatively isolated from major public transport linkages, it is noted that the proposal is consistent with the District Plan as it relates to rural residential housing. Any traffic impacts associated with the proposal would be minor as demonstrated by the traffic study.</p> <p>Further the Proposal will enhance opportunities for walking and cycling through provision of the north-south open space linkage and will have limited access to bus services.</p>
5.2 Reserving Land for Public Purposes		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> • facilitate the provision of public services and facilities by reserving land for public purposes, and • facilitate the removal of reservation 	Yes	<p>A Planning Proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Secretary of DPIE (or delegate).</p> <p>The proposal includes land proposed to be zoned RE1 Public Recreation to be dedicated to Council in accordance with relevant provisions of its public infrastructure policy. The draft VPA addresses the proposed open space dedication.</p>
Focus Area 6 – Housing		
6.1 Residential zones		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> • encourage a variety and choice of housing types to provide for existing and future housing needs, • make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and • minimise the impact of residential development on the environment and resource lands. 	No, but justified.	<p>The Planning proposal is partially inconsistent with this direction, as it will provide housing choice while protecting the environmental values of the site. However, the inconsistency is justified in this instance. This direction applies to Planning Proposals which affect land within an existing or proposed residential zone, or where significant residential development is proposed to be permitted.</p> <p>Under the direction a Planning Proposal must include provisions that encourage the provision of housing that will:</p>

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Ministerial Direction	Consistency	Evaluation
		<ul style="list-style-type: none"> • broaden the choice of building types and locations available in the housing market, and • make more efficient use of existing infrastructure and services, and • reduce the consumption of land for housing and associated urban development on the urban fringe, and • be of good design. <p>The direction allows for inconsistency with the Direction, where the Planning Proposal is in accordance with the relevant District Plan.</p> <p>Whilst the site is located on the urban fringe, it is noted that the Proposal is consistent with the District Plan and Campbelltown Local Housing Strategy which identify the potential for rural residential / large lot housing where it does not detract from scenic landscapes and protects biodiversity corridors. Importantly, it broadens housing diversity</p>
Focus Area 9 – Primary Production		
The Principles for Primary Production support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.		
9.1 Rural zones		
The objective of this direction is to protect the agricultural production value of rural land.	Not applicable	<p>This direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).</p> <p>The Direction is not relevant to the Planning Proposal as it does not affect rural zones, notwithstanding its general rural character.</p> <p>Notwithstanding, it is noted that the site does not have any significance in terms of agricultural and primary production, given the low inherent agricultural values of the land and the current use as a golf course and vacant land subject of minor and intermittent grazing.</p>

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Assessment Against Relevant S9.1 Ministerial Directions		
Ministerial Direction	Consistency	Evaluation
9.2 Rural Lands		
<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> • protect the agricultural production value of rural land, • facilitate the orderly and economic use and development of rural lands for rural and related purposes, • assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State, • minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses, • encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land, • support the delivery of the actions outlined in the NSW Right to Farm Policy. 	Not applicable	<p>This Direction applies when a relevant planning authority prepares a Planning Proposal for land outside the local government areas of lake Macquarie, Newcastle, Wollongong and LGAs in the Greater Sydney Region (as defined in the <i>Greater Sydney Commission Act 2015</i>) other than Wollondilly and Hawkesbury, that:</p> <p>(a) will affect land within an existing or proposed rural or conservation zone (including the alteration of any existing rural or conservation zone boundary) or</p> <p>(b) changes the existing minimum lot size on land within a rural or conservation zone.</p> <p>The Direction does not apply to Campbelltown LGA and accordingly is not relevant to the Proposal.</p>

Section C – Environmental Social or Economic impact

9. 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?

A Flora and Fauna Assessment has been prepared by Ecological Australia to support the Planning Proposal.

The Assessment included targeted surveys across the site which identified a range of ecological values, including:

- Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest which is critically endangered under the Biodiversity Conservation Act 2016 (BC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) which was identified as corresponding to Plant Community Type 850 (PCT 850) being Cumberland Plain Woodland.
- River-flat Eucalypt Forest which is endangered under the BC Act and nominated for listing under the EPBC Act, which was identified as corresponding to Plant Community Type 835 (PCT 835).

Large areas of the site were identified as cleared or exotic vegetation, along with a small area of *Phragmites australis* and *Typha* Orientals coastal freshwater wetlands of the Sydney Basin Bioregion – Artificial wetland which is not listed under the BC Act or EPBC Act.

In respect of the Cumberland Plain Woodland, vegetation of good, moderate and poor condition was identified as well as areas of derived native shrublands and derived native grasslands. Whilst the shrublands and grasslands lack canopy trees, and in the case of grasslands lack mid storey vegetation, they are classified as Cumberland Plain Woodland and protected under the BC Act. The Cumberland Plain Woodland is largely located in the southern section of the site and along the ridgelines to the north.

River-flat Eucalypt Forest was identified as being poor quality and is predominantly located along the riparian areas through the centre of the northern section of the site.

The former Indicative Master Plan and subsequent annotated Structure Plan have been developed with a view to retaining native vegetation where possible. The most significant areas of high-quality Cumberland Plain Woodland have been predominantly located within the proposed Hilltop Conservation Area to be zoned C2 which would ensure their protection in perpetuity, after proposed rehabilitation.

Such land is to be dedicated to Council pursuant to the draft VPA. Upon receipt, Council will be responsible for compiling a Plan of Management to address the desired ecological outcomes, including potential biodiversity stewardship agreements and limited public and emergency access.

The subdivision layout provides for the location of dwellings to avoid areas of native vegetation, with the exception of some areas of Cumberland Plain Woodland derived

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native grassland at the south of the site. The road layout and open space has also sought to avoid areas of significant vegetation however some clearing would be required. The Flora and Fauna report identifies that a total 6.8ha of native vegetation would be cleared (22% of the total native vegetation), with the majority of this (6.1ha) being Cumberland Plain Woodland derived native grasslands or derived native shrublands.

The Flora and Fauna Assessment noted that the proposed rezoning, former Indicative Master Plan and subsequent annotated Structure Plan layout has undergone several design iterations which considered the ecological values present in the study area and the potential approvals pathways for each iteration. It concluded that the development footprint presented in the proposal has used the avoid, minimise and mitigate principles to retain areas of higher ecological constraint and value and concentrated development in generally cleared areas.

Since lodgement of the PPR, Council's Comprehensive Koala Plan of Management was endorsed by the then Department of Planning and Environment on 30 July 2020. Therefore, this requires a future applicant to undertake a Vegetation Assessment Report at DA stage to identify the location and diameter at breast height (dbh) of koala feed trees greater than 200mm and to maximize their retention. It is noted that the high level of vegetation retention associated with the proposal is expected to minimise any impacts on Koala habitat, however this would be further explored through the Vegetation Assessment Report at the DA stage.

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

Visual Impact

The proposal seeks to retain the rural and landscape character of the Scenic Hills by restricting development to large environmental / rural residential lots with modest dwellings nestled into the landscape allowing the grassy paddocks and native vegetation to dominate views of the site. This will significantly minimise visual impacts from the surrounding area as well as from proposed public domain areas within the site.

A Visual Impact Assessment was prepared (Architectus November 2023) which considered the visual impact of the proposal from five viewpoints surrounding the site which were selected based on the views identified in the 'Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands' report (October 2011), as well as their relative importance and likelihood to be of value to the wider landscape. The visual impact from two more distant viewpoints from the Campbelltown City Centre were also considered at the request of Council.

The views of the site from Sommes Place and Canadian Place within residential areas to the east, and Raby Road looking along the eastern site boundary were identified as having negligible impacts due to the site topography and existing vegetation. From these viewpoints the development would sit below the ridgeline and would be screened by existing vegetation. The view from Raby Road fronting the north of the site was identified as having a moderate impact noting that while the proposal does obstruct some elements of the existing view along the valley, the proposal is predominately screened by vegetation and with the low building height and wide building separation the visual impact is reduced.

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It was considered that these impacts could be mitigated through future landscape planting along the boundary edge that interfaces with Raby Road, as well as the re-vegetation of the existing riparian corridor, to provide an additional level of screening to the built form and retain the landscape character.

The Proposal is clearly seeking to avoid the demonstrably urban outcome that has come to characterise the areas to the west of Gregory Hills Drive that previously formed part of the Scenic Hills landscape unit within the Camden LGA.

The view from Gregory Hills Drive to the south of the site was identified as having low to moderate impact, noting that the proximity of the view to the proposal means it is apparent, however due to the existing vegetation, the topography sloping down to the southern corner, and the proposed built form away from the ridgeline, the distant views looking north over the Scenic Hills will not be obstructed. It was considered that these impacts could be mitigated through future landscape planting along the boundary edge that interfaces with Gregory Hills Drive to provide an additional level of screening to the built form and retain the landscape character.

The visual impact from the two viewpoints within Campbelltown Centre towards the Scenic Hills demonstrated that the proposal would not be visible from these vantage points as proposed built form would sit below the ridgeline.

It is considered that the visual impacts of the proposal for the views investigated are generally acceptable and could be further mitigated through landscape planting.

Scenic Hills

Council's long term strategic direction is for the ongoing protection of the Scenic Hills. This is reflected in the which seeks to protect the Scenic Hills and includes actions around protecting the environmental, heritage and agricultural values of the Scenic Hills and to connect the Scenic Hills to the wider open space network.

It is noted that the Campbelltown Local Planning Strategy from 2014 dealt extensively with the role and protection of the Scenic Hills area and included an action to 'propose and implement a development model for the Scenic Hills'.

Whilst the 2014 strategy has been superseded by the LSPS, Council continues to support a sensitive development model for the Scenic Hills, provided this can maintain the values of this landscape unit and deliver significant public benefit.

The potential for limited development within the Scenic Hills is also contemplated in the CLHS which was endorsed in April 2023. The CLHS notes that: *Establishing locations for large lot housing that do not detract from vistas to the scenic hills would assist the LGA to attract professionals in higher incomes to the LGA.* In this regard it includes an action for Council: *to identify suitable locations for executive housing and large lot environmental living.*

The Planning Proposal is directly consistent with this action.

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The Western City District Plan also highlights that limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area, including the protection of scenic landscapes.

The subject Proposal should not be considered to represent a precedent, given the unique attributes of the site.

Riparian

The Proposal is accompanied by a Riparian Constraints Assessment, prepared by Ecological Australia, to confirm the current condition of waterways within the site and requirements for riparian corridors. The assessment considered the regulatory framework of the Water Management Act 2000 and the prevailing Guidelines for Controlled Activities on waterfront land—Riparian corridors (2018) published by the Natural Resources Access Regulator (NRAR).

The assessment identified 21 first order and three second-order creeks within the site, along with a number of man-made dams. The riparian vegetation was identified as highly modified within the golf course precinct, comprising predominantly native species with exotic species scattered throughout for the southern extent of the site.

The assessment concluded that the 13 first order creeks, including 12 within the highly modified golf course area, did not meet the definition of a river under Water Management Act 2000, as they had no defined bed and banks. Further, there were three additional creeks which had no defined bed or banks upstream of the mapped dam. The assessment recommends that NRAR be engaged to support the 'removal' of these creeks, which would remove the need to address these areas as waterfront land under the Water Management Act 2000.

For waterways that meet the definition of a river, the NRAR Guidelines outline the need for a Vegetated Riparian Zone (VRZ) adjacent to the channel to provide a transition zone between the terrestrial environment and watercourse. The VRZ required to be established is as follows:

- 10m on each side the creek for first-order waterways
- 20m on each side the creek for second-order waterways

The NRAR Guidelines allow for non-riparian uses within the outer 50% of the VRZ as long as compensation (1:1 offset ratio) is achieved within the site. The inner 50% of the VRZ must be fully maintained and vegetated with native riparian species.

The Assessment concluded that the Proposal appropriately addresses the protection of riparian corridors and the establishment of appropriate Vegetated Riparian Zones, including through the application of the offsetting approach.

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Further consultation with the Department of Climate Change, Energy, Environment and Water (DCCEE) in respect of management of the riparian corridors occurred at the public exhibition/engagement phase.

The DCCEE submission accepted the general evaluation of water courses but reinforced the need for appropriate management of the lower order flow paths particularly during the final layout / DA process.

A Total Water Cycle Management approach has reinforced the DCCEE concerns in amendment to the draft DCP.

Bushfire

The site contains bushfire prone land (Vegetation Category 1,2 and 3 and Vegetation Buffer).

A Bushfire Assessment was undertaken by Ecological Australia in the context of Planning for Bushfire Protection 2019. The assessment identified suitable asset protection zones (APZs) from existing vegetation to be retained and areas of the site to be revegetated such as the riparian corridors.

Notional emergency access points to Badgally Road/Gregory Hills Drive via proposed residential access roads in adjoining development in the Camden LGA (southern precinct) and Raby Road (northern precinct) are depicted in the draft DCP and would be further evaluated at the DA stage. It is noted that the RFS in preliminary engagement identified the need to provide emergency alternative access, with such to be evaluated at the DA stage. Reinforcing/supplementary advice is expected from the RFS during the proposed public exhibition/authority engagement phase.

The proposed placement of dwellings downslope from remnant vegetation has resulted in easier management conditions than would have otherwise been the case. The site has also very low population density comparable to the surrounding area.

The assessment identified suitable asset protection zones (APZs) from existing vegetation to be retained and areas of the site to be revegetated such as the riparian corridors. The recommended APZs vary from 12m to 25m for residential uses and from 50m adjacent to the hotel / function centre which is identified as a Special Fire Protection Purposes. The recommended APZs based on the Indicative Master Plan are shown at Figure 24 and Figure 25 of the PPR.

The assessment also considered access arrangement to the site in the event of a bushfire and noted that the access / egress arrangements and the design of internal roads and property access will need to be further addressed at the DA stage. In particular, it noted that a secondary access / egress would be necessary. There are a number of opportunities, requiring further evaluation, to provide secondary access / egress to and from the site either as permanent or emergency arrangement via Badgally Road/Gregory

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Hills Drive and to Raby Road as cited above and depicted in the draft Development Control Plan.

The assessment also highlighted potential non compliances with Planning for Bushfire Protection 2019 including the absence of a perimeter road and a number of dead end roads which exceed 200m in length. The assessment notes that performance solutions may exist and would need to be negotiated with the NSW Rural Fire Service (RFS) through a Bush Fire Design Brief. The road layout is to be determined in the new master plan prior to DA stage.

Further consultation, occurred with RFS during the public exhibition. RFS reinforced the need from emergency access and a through road preference. Principles are shown notionally in the annotated Structure Plan and further detailed in the draft DCP. Final arrangements will be determined in the new master plan prior to DA stage.

Traffic

The Proposal is accompanied by a Traffic Impact Assessment which addresses future traffic and parking implications of the PPR.

The salient findings of this assessment are presented below.

- The existing site access on Raby Road via the Macarthur Grange Country Club access road is proposed to be maintained to provide access to the northern portion of the site.
- The service road, which extends off Gledswood Hill Drive, would potentially provide an alternative access for emergency vehicles.
- Access to the southern precinct of the site is proposed via the proposed adjacent stie access roads to Gregory Hills Drive-Badgally Road. This is subject to approval from the adjacent landowner/s.
- It is proposed to comply with car parking requirements specified in the Council's DCP.
- The proposed development could be expected to generate additional 37 trips and 41 trips in the AM and PM peak hour, respectively.
- Raby Road/Macarthur Grange site access intersection is currently performing at capacity with level of service "F" during the morning and afternoon peak periods. This is mainly due to the difficulty experienced by the right turning movement from the site access.
- It is recommended to upgrade this intersection to provide a two-stage right turn treatment. It is expected that the proposed treatment option would improve the

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intersection performance from level of serviced "F" to "C" or better, which is considered satisfactory.

- Notwithstanding this, it is noted that the nature of the Raby Road traffic environment is "declining" and a plan to upgrade the Raby Road traffic environment has been compiled. If the proposed Raby Road Upgrade is approved and constructed, the above recommended right treatment would not be required/available and proposed development would adopt the no right-turn restriction from the site into Raby Road as per Council's requirement. It is anticipated that the site access intersection would perform at level of service "B" or better under the proposed amended site access arrangements, which is considered satisfactory. Vehicles wishing to travel east/south would use the future signalised intersection of Raby Road / Gledswood Hill Drive and the roundabout on Gledswood Hill Drive to turn around. Although less than optimum, such a traffic manoeuvre is considered acceptable.

Formal consultation with Camden Council occurred during the public exhibition period. Accordingly, the integration of this precinct with proposed development in the Camden LGA is critical to its realisation, both in terms of primary and emergency access. Accessibility requirements in this regard are highlighted in the draft DCP.

Overall, there were considered to be no adverse traffic implications resulting from the proposed development, provided that either Raby Road Upgrade takes place, or the proposed two-stage right turn treatment is provided at the Raby Road/Macarthur Grange site access intersection.

The cost of any intersection improvements would be responsibility of the developer.

Aboriginal heritage

An Aboriginal Heritage Due Diligence Assessment has been prepared by Ecological Australia. The assessment included a search of the Aboriginal Heritage Information Management System which highlighted that no Aboriginal sites have previously been recorded in the study area. Based on a site inspection, desktop research and mapping of the site, the assessment identified several areas of high and moderate archaeological potential, predominantly located in the southern half of the site as illustrated in Figure 26 of the PPR.

The assessment concluded that where areas of moderate and high archaeological potential would be impacted by future development, further assessment would be required at the Development Application stage in the form of an Aboriginal Cultural Heritage Assessment (ACHA), which would include Aboriginal community consultation. The ACHA would be used to support a future Aboriginal Heritage Impact Permit application if Aboriginal sites cannot be avoided.

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The assessment also recommended that areas possessing archaeological potential should be considered for conservation where possible, and that an Aboriginal heritage management plan should be developed for the long-term management for the conservation areas.

The two areas of high archaeological potential are located within the proposed Hilltop Conservation Area and therefore would be unlikely to be impacted. Where areas of moderate archaeological potential are impacted an ACHA should be prepared at development application stage.

Contamination

A Preliminary Site Investigation was undertaken by Senversa to assess the likelihood of contamination and consider whether additional assessment or remediation would be required. The assessment concluded the following based on the review of the available information and the site inspection:

- The site appears to have been vacant prior to its current use as a golf course from the mid to late 1990s. The remainder of the site has remained vacant with the exception of occasional cattle grazing.
- Minor quantities of chemicals and fuels were observed in isolated locations at the site, including the club house and maintenance shed, however the potential risk of serious contamination is considered to be low and acceptable.
- It is possible that groundwater under the site has some level of nutrient impact from irrigation and the application fertiliser.
- It is also possible that areas of land may have been historically filled and may contain contamination such as asbestos.

Senversa considers that the site is likely to be suitable for the proposed use. However, considering the size of the site and the difficulty in inspecting certain areas and beneath existing buildings, there remains the potential that isolated and minor contamination may be present. Should contamination be identified during redevelopment of the site, including the presence of asbestos in buried services, then it should be assessed in-line with relevant guidelines at that time.

Easements

The Servicing and Infrastructure Report prepared by Craig and Rhodes (September 2020) highlighted significant utilities that traverse the site including:

- Three high pressure gas pipelines that transect the western portion of the Site
- Transgrid's 132kV overhead transmission cables within a 60-metre-wide easement that transect the centre of the Site
- Endeavour Energy's 66KV overhead transmission cable that transects the southern boundary of the Site
- Telstra network cables to the north of the Site.

The Report also noted that for the high-pressure gas pipelines that traverse the site, the requirements of the operator would need to be complied with at DA stage including no construction of buildings or structures or planting of vegetation within the easement, maintenance of a clear line of site must be along the easement, and no construction of physical barriers along the easement.

Consultation with Jemena and the APA Group managers of the Eastern Gas Pipeline and Moomba to Sydney Ethane Pipeline respectively raised a range of issues in respect of the easements attached to the subject pipelines including setbacks, crossings, proximate works plantings and maintenance and the need for a safety management study to underpin advancement of planning development. The Site specific DCP has been embellished to address these issues/requirements.

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

Economic impact

Although the Proposal is not expected to generate any significant economic impacts, the CLHS identifies that demand for large lot semi-rural housing is likely to increase as knowledge based jobs increase such as the recent expansion of the Campbelltown Hospital and similar; larger lots would also potentially attract business owners and accordingly thus attracting further jobs to the City.

There would also be economic benefits associated with construction work within the short term and with a small number of jobs associated with limited commercial use of the redeveloped golf club site. Establishment of home businesses with resulting positive economic impacts is also a real prospect.

Social Impact / social infrastructure

The proposal is not expected to generate any significant social impacts. The site is well located in close proximity of local services and facilities including local primary schools in nearby Kearns (2km) and Gledswood Hills (3km), a local centre at Kearns and a town centre at Gregory Hills (5km).

A local centre is also planned at Gledswood Hills adjacent to the school. District and regional facilities are accessible in Campbelltown centre (8km), which along with Leumeah Station (7km) provides access to the rail network via the T8 Airport and South line.

12. Is there adequate public infrastructure for the planning proposal?**Community Infrastructure:**

The Proposal includes the proposed dedication of land for public open space and conservation purposes and associated embellishment expectations as detailed in the accompanying draft Voluntary Planning Agreement.

Engineering Infrastructure / Utility servicing:

A Servicing and Infrastructure Report has been prepared by Craig and Rhodes (September 2020) to consider the capacity of surrounding infrastructure to service the site. An addendum report was also prepared by Craig and Rhodes (6 February 2023) which included the outcomes of additional consultation with utility providers as requested by DPE.

The addendum report found that the subject site can be serviced by water and sewer via either conventional or alternative means once the bulk water and sewer upgrades are delivered at the Currans Hill reservoir and West Camden Sewer Treatment Plant in late 2023 and understood to be in place.

The addendum report also noted that Endeavour Energy confirmed that at that point in time, there is capacity on South Leppington 11 kV Feeder SL1432 to supply proposed development, and that further network capacity investigations will need to be conducted when the formal connection of load application is submitted in the future.

Accordingly, based on this advice, the site is considered to be adequately serviced, subject to future investigations at DA stage.

NSW Housing Productivity Contribution

The provision and maintenance of public infrastructure and relevant access and safety provisions have been detailed as an amendment to the site-specific DCP.

Additionally, the proposal will generate a State Government Housing and Productivity contribution towards relevant state service infrastructure.

Section D – State and Commonwealth interests

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

The requirement to consult with public authorities has been confirmed by the former Department of Planning and Environment as a condition of Gateway Determination.

The Planning Proposal is at the post public exhibition/engagement phase. Apart from preliminary consultation with agencies/authorities by the Proponent detailed in the Planning Proposal Request Council has engaged with:

- The former Greater Cities Commission. (leading the former Department of Planning and Environment to issue a Gateway Determination)
- The NSW Rural Fire Service as an initial pre-exhibition Gateway requirement. (leading to no opposition to the Proposal subject to future consideration of a through road/ secondary emergency access).

The public exhibition/engagement phase entailed formal consultation with the authorities/agencies, entities and people detailed at Part 5 of this Proposal.

All state agencies referenced in the Gateway Determination submitted responses during the exhibition of the Planning Proposal. These submissions, together with the Council officers' comments, are documented in the Council report and in Attachment 4, dated 11 March 2025.

Part 4: Mapping

In seeking to achieve the PP objectives & outcomes the following map amendments are proposed:

Table 7: Mapping

Item	Mapping	Location
Changes to Zoning Map	1500_COM_LZN_001_020_20150428 1500_COM_LZN_007_020_20210420	Attachment 2
Changes to Land Reservation Map	New Map LRA 001 1500_COM_LRA_007_020_20171212	Attachment 3
Change to Clause Application Map	New Map CAP 001 1500_COM_CAP_007_020_20201021	Attachment 4

Part 5 - Community Consultation

Public consultation took place in accordance with the Gateway Determination and Councils Community Participation Plan. All relevant agencies and immediate local community interests were consulted during the assigned minimum public exhibition period.

The public exhibition/ consultation period extended from Wednesday, 9 October to Friday, 15 November 2024.

In this respect, the following Agencies/ Authorities were consulted

Agencies/Authorities including

- Transport for NSW
- Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- NSW Rural Fire Service
- Endeavour Energy
- Telstra
- Gas Pipeline Operators – Jemena and Gorodok Pty Ltd
- Camden Council

- 1) Nearby property owners in the Campbelltown LGA
- 2) Nearby property owners in the Camden LGA
- 3) The Scenic Hills Association
- 4) Local Aboriginal representatives

Additionally, landowners in the vicinity of the site were notified of the public exhibition in accordance with Council's Community Participation Plan and the Gateway Determination. Exhibition materials were made available on Council's website, the NSW Planning Portal, and in hard copy at Council's Administration Centre

Community Submissions

Fourteen submissions were received from community members in the Campbelltown area, six submissions were in support the Planning Proposal, 2 submissions were neutral, 6 submissions objected to the Planning Proposal. These submissions and their concerns are, addressed in detail in Council's report dated 11 March 2025. The objectors raised concerns protection of the Scenic Hills, adverse impact on cultural and rural landscape, Inconsistency with Planning Policy, Private Access Road and more.

Detailed responses to the issues raised are provided in the Council's report and in Attachment 5 of Council's report.

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Part 6 Project Timeline

Table 8: Project Timeline

Milestone	Timeline	Completed
Referral to Local Planning Panel	February 2021	✓
Council Endorsement of Planning Proposal	July 2022	✓
Referral for Gateway Determination 1	August 2022	✓
Gateway Determination 1	December 2022	✓
Referral for Gateway Determination 2	September 2023	✓
Gateway Determination 2	November 2023	✓
Post Gateway	December 2023	✓
Public Exhibition of planning proposal and referral to any required public authorities	9 October 2024 - 15 November 2024	✓
A report to Council on Submissions received	11 March 2025	
Send planning proposal to Parliamentary Counsel for finalisation	March 2025	
Making of LEP Amendment	April 2025	

Attachment 1: Gateway Determination



Department of Planning and Environment

Gateway Determination

Planning proposal (Department Ref: PP-2023-2012) allow for limited rural residential development and new conservation areas at the site known as Macarthur Grange.

I, the Director, Western at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the Environmental Planning and Assessment Act 1979 (the Act) that an amendment to the Campbelltown Local Environmental Plan 2015 to allow for limited rural residential development and new conservation areas at the site known as Macarthur Grange in Kearns should proceed subject to the following conditions:

1. Prior to exhibition, the planning proposal is to be amended:
 - (a) to provide the current and proposed maps associated with the Land Reservation Map and Clause Application Map.
 - (b) to include additional information to clarify the intended management of the biodiversity on the site, particularly in relation to the potential public access and walking trails through conservation areas.
 - (c) to confirm if a secondary access to Macarthur Grange is proposed in the southern half of the site and the proposed location of this.
 - (d) as necessary following consultation with NSW Rural Fire Service required under Ministerial Direction 4.3 Planning for Bushfire Protection
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022).

Exhibition must commence before the end of August 2024.
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
 - Transport for NSW
 - Environment and Heritage Group

PP-2023-2012 (IRF23/2505)

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- NSW Rural Fire Service
- DPE - Water
- Sydney Water
- Endeavour Energy
- Telstra
- Gas pipeline operators – Jemena and Gorodok Pty Ltd
- Camden Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.

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

Dated 6 December 2023



Adrian Hohenzollern
Director, Western, Metro West
Planning, Land Use Strategy &
Housing
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces

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Department of Planning, Housing and Infrastructure

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2023-2012)

I, Acting Director, Southern Western and Macarthur at the Department of Planning, Housing and Infrastructure, 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 6 December 2023 for the proposed amendment to the Campbelltown Local Environmental Plan 2015 as follows:

1. Amend condition 2:

From 'Exhibition must commence before the end of August 2024.'

To 'Exhibition must commence before the end of December 2024.'

2. Amend condition 6:

From 'The LEP should be completed on or before 6 December 2024.'

To 'The LEP must be completed by 6 April 2025.'

Dated 28 June 2024.

A handwritten signature in black ink, appearing to read 'Chantelle Chow'.

Chantelle Chow
Acting Director, Southern Western and
Macarthur
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

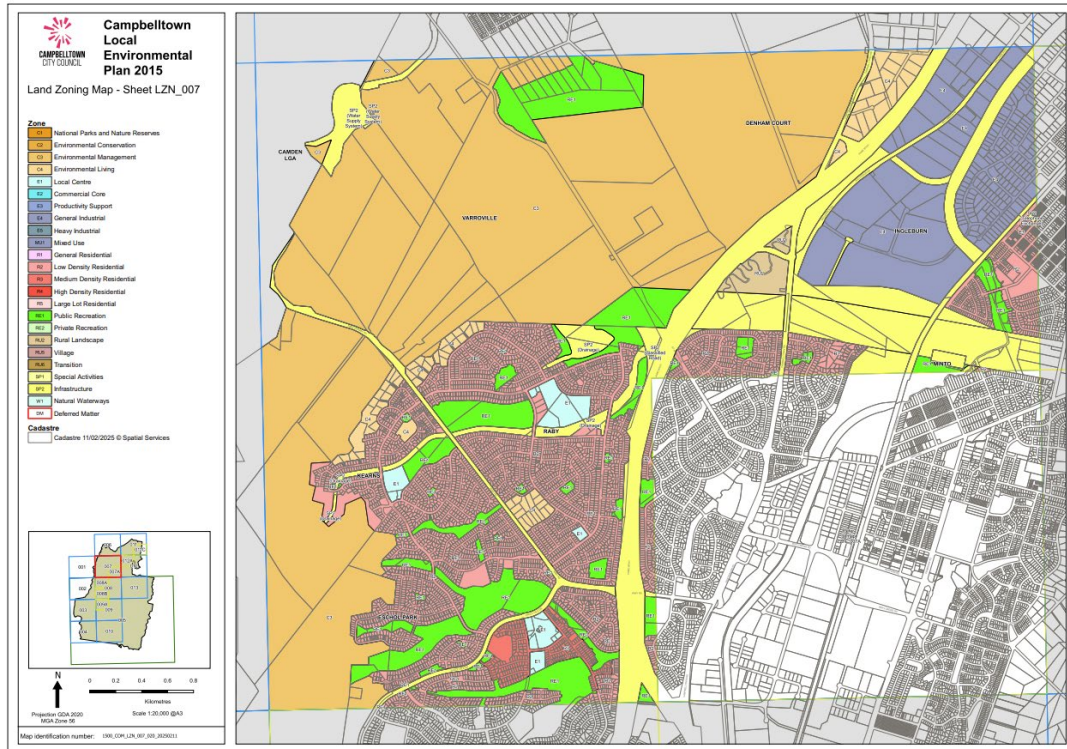
**Delegate of the Minister for Planning and
Public Spaces**

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Attachment 2: Changes to CLEP 2015 Zoning Map

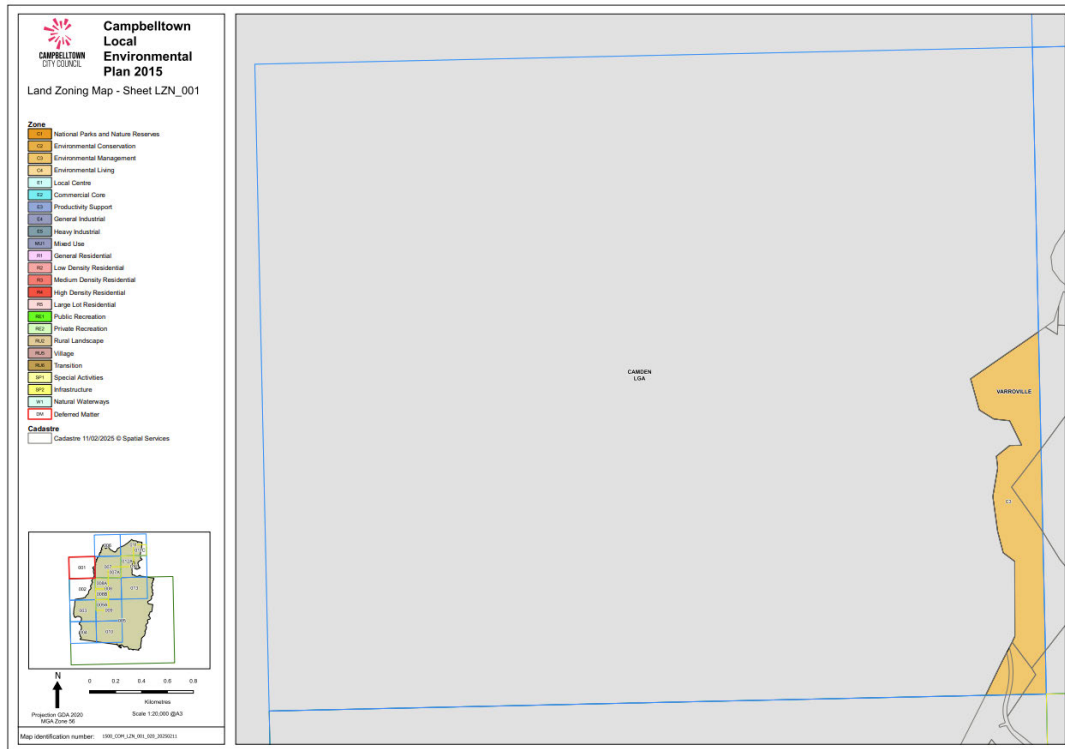
Existing Zone Maps



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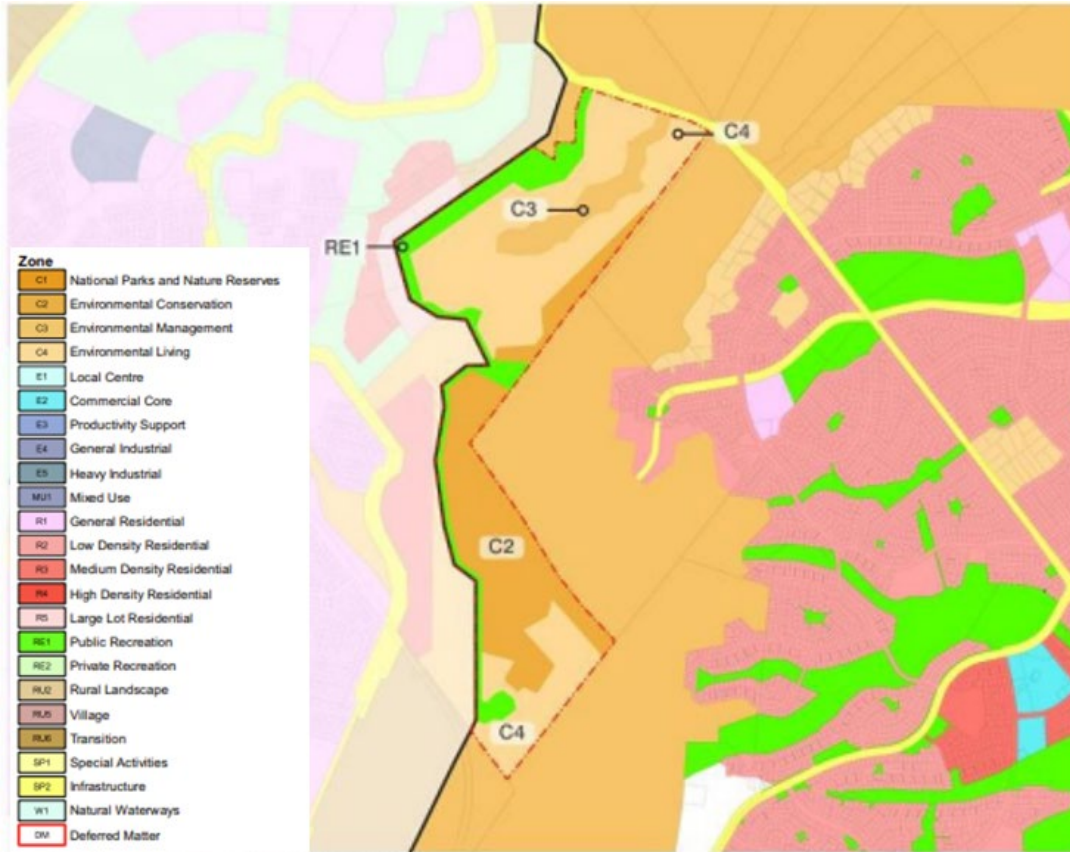
Existing Zone Maps



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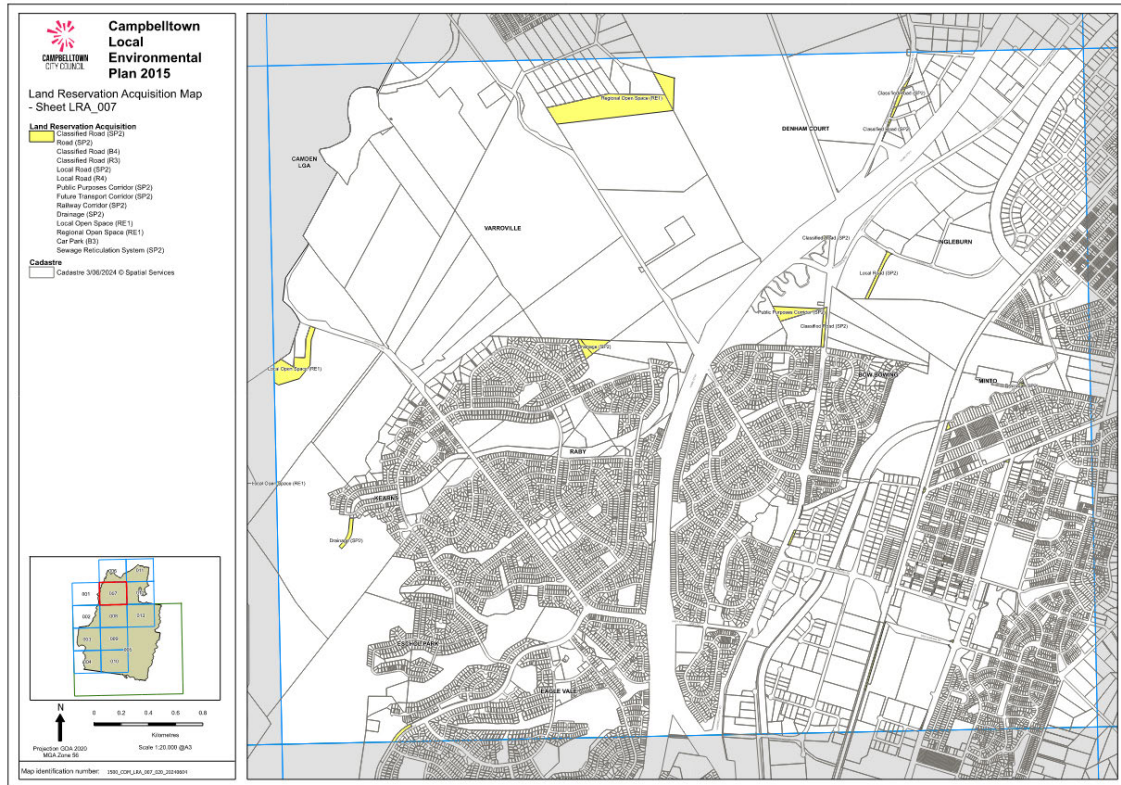
Proposed Land Zoning Map



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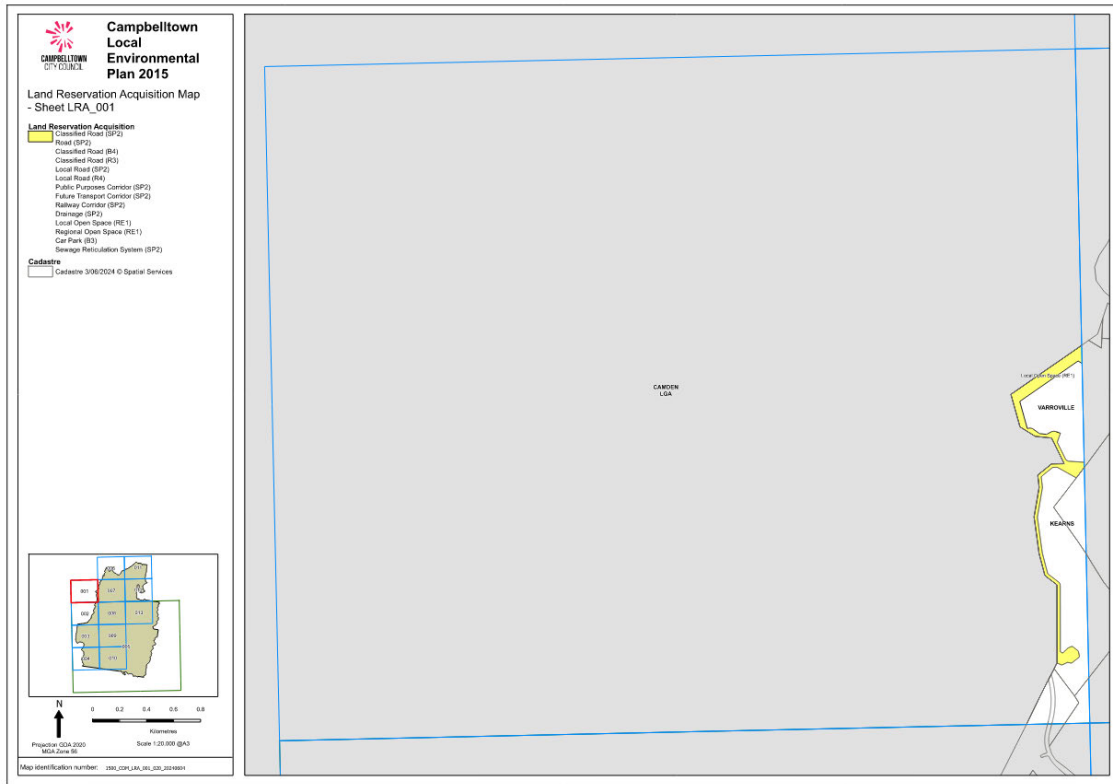
MACARTHUR GRANGE GOLF COURSE
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Attachment 3: Changes to Land Reservation Acquisition Map



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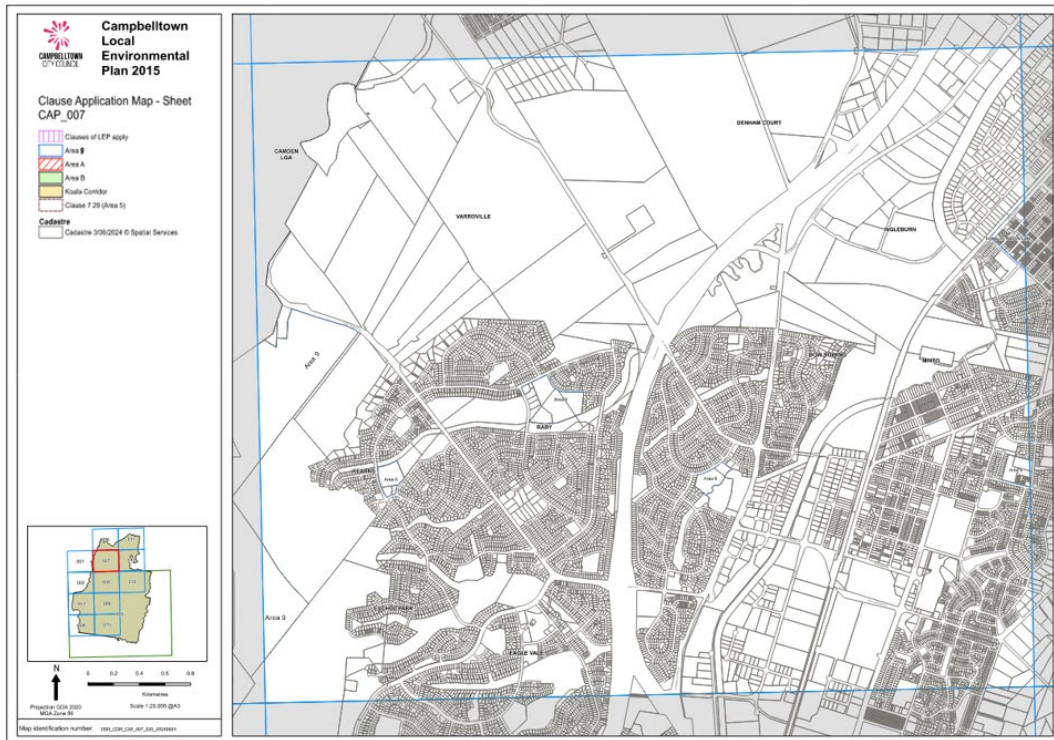
MACARTHUR GRANGE GOLF COURSE
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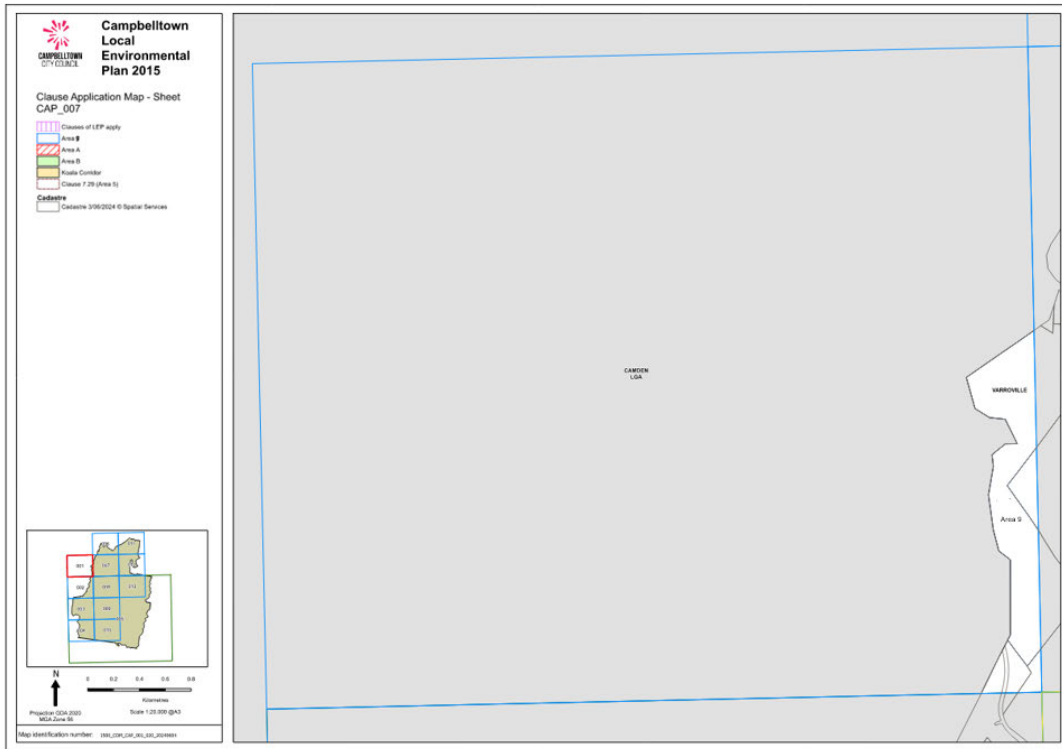
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Attachment 4: Changes to Clause Application Map



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Draft Part 19 Macarthur Grange Site-Specific Development Control Plan (Post Exhibition Version)

19 February 2025



Macarthur Grange Golf Course Site

Address: Raby Road, Varroville (Lot 3900 DP1170905)

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Background

This Part sets out site-specific development controls for the Macarthur Grange Golf Course site (Lot 3900 DP1170905).

This DCP was prepared to support a Planning Proposal for the site which seeks to progress an environmental / rural residential development across the site consistent with the character and scenic values of the Scenic Hills Landscape Unit.

As part of this DCP, an indicative structure plan has been prepared to inform the preparation of a more detailed master plan at the subdivision stage. The master plan shall accompany any development application for subdivision and shall maintain the rural landscape character, retain natural vegetation and aim to ensure that future development is nestled in the landscape.

The master plan, once prepared shall allow for:

- A maximum of fifty-two (52) environmental living lots under community title, ranging from 0.5ha to in excess of 3ha, suitable for residential development.
- A lot of 3 to 4 ha associated with the existing Macarthur Grange Golf Course Club building to be developed for a commercial use such as a function centre and/or restaurant / café.
- Emergency access and egress
- Parks and walking tracks

This site specific DCP will form Part 19 Macarthur Grange DCP under Volume 2 Site Specific Development Control Plans of the Campbelltown (Sustainable City) DCP 2015.

1 Introduction

1.1 Application

This Part sets out controls for land known as the Macarthur Grange Golf Course site being Lot 3900 in DP1170905 as shown in Figure 1.



Figure 1: Area of application

1.2 Purposes 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 2015*, for achieving the Council's endorsed vision for the Macarthur Grange Golf Course site (the site), through the establishment of specific objectives and controls. In doing so it provides a platform against which Council will assess future development applications within the site.

1.3 Relationship to other parts of the Campbelltown DCP

The controls applicable to development of land within the site are generally detailed in this Part. When a development control is not specified in this Part, development should be consistent with all other relevant controls of Volume 1 of the *Campbelltown (Sustainable City) DCP 2015*.

In particular, this Part should be read in conjunction with the following parts of Volume 1 of the *Campbelltown (Sustainable City) DCP 2015*:

- Part 2 Requirements Applying to All Types of Development
- Part 4 Rural Residential Development and Ancillary Rural Residential Structures
- Part 6 Commercial Development
- Part 14 Parking of Heavy Vehicles on Residential, Rural and Environmental Protection Land Premises.

Note: Despite the provisions in Table 14.3.1 of Part 14, the maximum number of heavy vehicles permissible on allotment may be further restricted in community title subdivisions on land zoned C4 (formerly E4).

The *Campbelltown City Council Engineering Design Guide for Development* also applies to development specified in this Part.

Where there is an inconsistency between this Part and any other part of the *Campbelltown (Sustainable City) DCP 2015*, this Part applies to the extent of the inconsistency.

2 Future character and development objectives

2.1 Future character statement

The open rural and bushland landscape character of the site will be largely maintained to protect the qualities of this section of the Scenic Hills Landscape Unit, whilst allowing for limited development. The predominantly rural character will be maintained and further include the retention and rehabilitation of native vegetation with scattered buildings that are nestled in the landscape.

Modest, single dwellings will allow the grassy paddocks and native vegetation to dominate views of the site, transitioning seamlessly into adjacent parts of the Scenic Hills. Generous environmental living lot sizes ranging from 0.5ha to 3ha facilitate sensitively landscaped dwelling contexts and ensure ecological protection of the land to maintain its environmental and scenic qualities for the future. Key riparian corridors will be retained and protected through establishment of vegetated buffers to improve water quality and ecological function.

The core values of the Scenic Hills will be retained by providing a layout and built form outcome compatible with the rural and landscape character of the area, whilst delivering a development model which ensures its protection in the long term.

Limited commercial activities will be established on land surrounding the existing Golf Club house building adjacent to Raby Road potentially including a, function centre and/or restaurant / café with the layout and design respecting the scenic qualities of the area.

Public access to this part of the Scenic Hills will be provided through an extensive north-south walking and cycling link with opportunities for future connection to existing cycle paths, potential trails through the adjacent areas of the Scenic Hills and planned Sydney Green Grid projects. The walking and cycle path will connect riparian open space, local parks at key lookout points, and an extensive Hilltop Conservation Area. The Conservation Area will provide the long-term protection and restoration of high-quality contiguous Cumberland Plain Woodland vegetation.

2.2 Development Objectives

1. To ensure individual lots are distributed to maintain the rural and landscape character and scenic qualities of the Scenic Hills Landscape Unit.
2. To ensure that subdivision pattern, road layout and buildings respond to the topography and the location of significant vegetation and drainage lines
3. To ensure buildings are appropriately located within the landscape to protect significant vegetation, facilitate sensitive soft landscaping and minimise visual impacts.
4. To provide a mix of lot sizes, ranging from 0.5ha to around 3ha, accommodating a diverse environmental / rural residential community.
5. To provide a road network that facilitates safe, convenient and legible access to the site and is consistent with the rural and landscape character of the area.
6. To provide for a north-south walking and cycle link through the site connecting to existing cycle paths, potential future trails through the Scenic Hills and wider planned Sydney Green Grid projects with minimum conflicts and maximum safety.
7. To provide riparian open space and a series of 'lookout parks' at key high points in the landscape connected by the walking and cycle path.
8. To establish a Hilltop Conservation Area to protect and restore the most significant areas of contiguous native vegetation.
9. To ensure European and Aboriginal cultural heritage is acknowledged and appropriately managed.

10. To ensure bushfire hazards are appropriately managed, including emergency access.
11. To retain, rehabilitate, protect and maintain significant riparian corridors, enhance their water quality and ecological function and ensure the maintenance of existing flow regimes.
12. To ensure existing service infrastructure is not compromised and appropriate service infrastructure is provided in an economic and environmentally sensitive and safe manner.

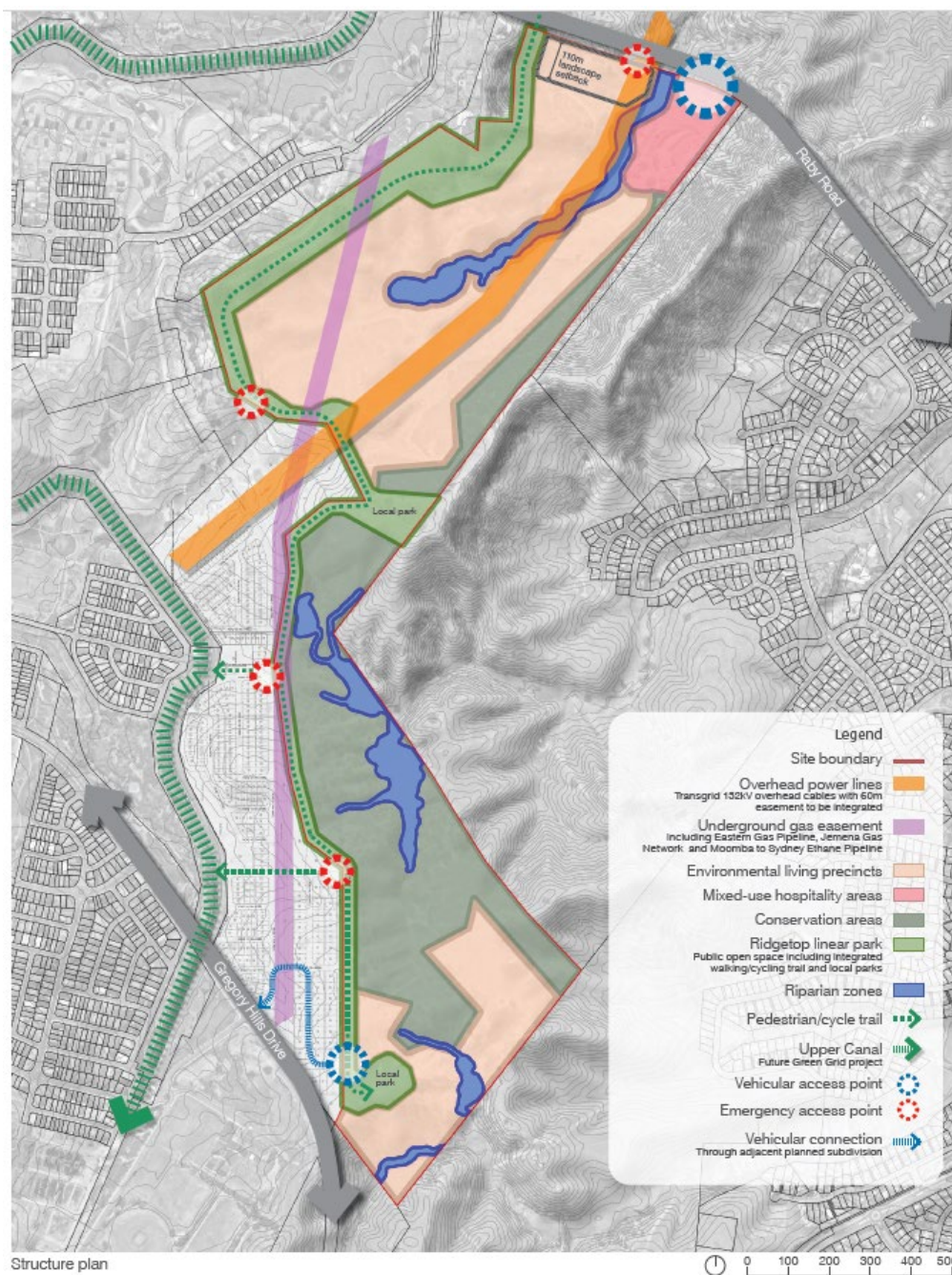


Figure 2: Structure Plan

3 Provisions

3.1 General provisions and Master Plan

Objectives

To ensure that development is consistent with the Future Character Statement and Development Objectives outlined in Sections 2.1 and 2.2 of this Part.

Controls

1. A master plan shall be prepared in accordance with the Structure Plan at Figure 2 and the objectives and development controls set out in this Part under section 2.2.
2. Where variation from the structure plan is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives set out in Sections 2.1 and 2.2 of this Part.
3. In addition to the above requirements (3.1.1 and 3.1.2), the preparation of the masterplan shall be informed by:
 - a. the outcome of consultation with infrastructure providers including Sydney Water,
 - b. the outcome of consultation with public agencies including but not limited to the Department of Climate Change, Energy, the Environment and Water;
 - c. safety and access requirements identified through consultation and compliance with the requirements of public agencies, including, but not limited to, APA (Gas pipelines owner), Jemena (Gas pipeline owner), Telstra and Endeavor Energy,
 - d. the outcome of a comprehensive geotechnical investigation to be carried out by the proponent,
 - e. a comprehensive Water Cycle Management Plan including a stormwater management plan for the entire site.
4. Building envelopes suitable for a dwelling and ancillary buildings shall be identified for each environmental living lot on the master plan to ensure that the Vision and Development Objectives set out in Sections 2.1 and 2.2 of this Part will be satisfied.

3.2 Subdivision

Objectives

- To ensure that the subdivision is undertaken as a Neighborhood Scheme, pursuant to the Community Land Development Act 2021 and appropriate management provisions are enacted.
- Ensure that the subdivision pattern responds to the physical characteristics of the land, including landscape setting, topography and landform, significant vegetation, heritage sensitivity and drainage patterns.
- Ensure that future environmental living lots can accommodate a dwelling and associated buildings / structures having regard to the constraints of the land including significant vegetation, topography (including drainage lines), views to and from the land, heritage sensitivity, bushfire hazard, safety measures in relation to gas pipeline easements and asset protection zone requirements.

- Ensure that subdivision and associated development is compatible with the future character statement and scenic and broad ranging environmental values of the Scenic Hills.
- To limit the size, number and distribution of lots across the site to ensure that development maintains an environmental / rural residential character.
- Provide safe connections to the surrounding street network, and pedestrian, cycleways and public open space networks.
- To ensure clarity in respect of management of non-public infrastructure and public infrastructure.
- To facilitate ready and practical access for maintenance of public open space and publicly owned/controlled conservation lands.

Controls

1. Subdivision is to be generally in accordance with the structure plan at Figure 2 and approved master plan.
2. The total number of environmental living lots created within the Neighborhood Scheme shall not exceed 52 lots.
3. Subdivision is not to result in the creation of battleaxe lots.
4. Subdivision applications are required to demonstrate how safe access (including emergency access) can be provided to the surrounding road network.
5. Subdivision applications are to be accompanied by a visual impact assessment which demonstrates that the subdivision works, and construction do not result in adverse visual impacts in the context of the Scenic Hills, including its heritage qualities.
6. All non-public infrastructure in the subdivision shall be provided and managed as part of a neighborhood scheme pursuant to the relevant Community Titles legislation.
7. A Water Cycle Management Plan (WCMP) for the entire site including impacts on adjoining properties and roads must be prepared and submitted with the subdivision development application on the site.
8. Future subdivision shall be designed to address any impacts of flooding.
9. Any environmental living lot that is impacted by the Sydney to Moomba gas pipeline, shall have a lot size of not less than 2 ha.
10. Building envelopes (suitable for a dwelling and ancillary buildings) consistent with the Master Plan shall be identified for each environmental living lot on the plan of subdivision to ensure that the Vision and Development Objectives set out in Sections 2.1 and 2.2 of this Part will be satisfied.
11. No buildings or structures shall be erected on land within 110 metres of Raby Road. This area shall be used for landscaping purposes only to ensure visual protection.
12. All future developments must comply with the Council's Engineering Design for Development (as amended), Volume 1, Part 2, 2.10 of the Campbelltown (Sustainable City) DCP and the Western Sydney Engineering Design Guidelines and NSW Rural Fire Service current version of Planning for Bushfire Protection.
13. Asset Protection Zones, water quality treatments, detention basins/structures etc. should be located outside of the designated riparian corridors and appropriately accommodated within the developable land footprint. Identification of footprints.

14. The subdivision design shall ensure unrestricted practical access for all maintenance vehicles/equipment seeking to access public open space and publicly owned/controlled conservation lands.

Important Note: There is a potential opportunity, that needs to be explored at the master plan/subdivision stage, to connect to Mayfield Place (currently partially public road) and to provide a through public access road in the Camden LGA.

3.3 Earthworks

Objectives

- To limit the extent of cut and fill and encourage design of buildings to respond to the existing contours of the land.
- To minimise the visual and physical impact of development (including support infrastructure) and to maintain the scenic and broad ranging environmental values of the Scenic Hills.
- To encourage stepped or inset building forms that blend with and follow the landscape rather than excessive cut and fill.
- To ensure site responsive service infrastructure installation.

Controls

1. For any dwelling or associated building the maximum level of cut shall not exceed 1m below the ground level (existing) and the maximum level of fill shall not exceed 1m above ground level (existing), when measured at any corner of the building platform.
2. All service infrastructure proposed shall be accompanied by a comprehensive statement of environmental effects that also details minimisation of earthworks impacts and appropriate management

Note: The provisions set out in Volume 1, Section 2.8 Cut Fill and Floor Levels of this DCP shall be complied with.

3.4 Built form and design

Objective

- To ensure that the building form, design and materials minimise visual impacts, respect prevailing heritage qualities and retain the rural, landscape and scenic character of the Scenic Hills.

Controls

1. Building design and materials are to be consistent with the relevant provisions of Part 4 Rural Residential Development and Ancillary Rural Residential Structures of Volume 1 of the SCDCP.
2. Dwellings, associated buildings, structures, and car parking areas are to be located within the building envelope identified on the master plan and subdivision plan.
3. Development shall comply with the requirements of Part 4 Rural Residential Development and Ancillary Rural Residential Structures of this DCP.

3.5 Landscaping and landscaped area

Objectives

- To maximise landscaped area and limit the amount of impervious area.
- To maintain the landscape and rural character of the site and ensure consistency with the scenic values and heritage qualities of the Scenic Hills.

Controls

1. A minimum of 50% of the site area shall consist of Landscaped Area, this may include lawn, deep rooted trees, native vegetation, garden beds and mulched areas.
2. A minimum of 75% of the front setback area shall be Landscaped Area.
3. Landscaping should be provided in accordance with the requirements of Volume 1, Section 2.5 Landscaping of this DCP.
4. Development should minimise any impacts on existing native vegetation and prevailing landscape qualities, including through necessary bushfire asset protection zones.
5. Landscaping and tree planting shall be, where relevant, consistent with the requirements of public agencies requirements relating to tree plantings near public assets.
6. The area of the site that is within 110 metres of Raby Road shall be used for landscaping purposes only to ensure visual protection.

Note: Landscaped Area is defined in the Campbelltown Local Environmental Plan 2015 as follows:

“a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.”

3.6 Fencing

Objectives

- To ensure that fencing does not adversely impact on the rural and landscape and heritage qualities of the Scenic Hills.

Controls

1. Fencing shall be a maximum height of 1.2m and be of an open style consistent with traditional rural timber and post and rail and/or wire construction.
2. Fencing shall comply with all other relevant requirements of Part 4 Rural Residential Development and Ancillary Rural Residential Structures of this DCP.
3. Raby Road frontage shall be the subject of an integrated landscape and fencing treatment in keeping with the high visual quality of the locality.
4. No fencing shall be of a type that blocks open landscape views (i.e. pre painted profile metal or lapped and capped timber fencing).

3.7 Access and circulation

Objectives

- Provide a road network that facilitates safe, convenient and legible access to the site
- Provide safe and accessible connections to the existing/proposed road network, including emergency access and egress and access for maintenance.
- Provide a road network that is consistent with the proposed environmental / rural residential character and maintains the scenic and heritage values of the Scenic Hills.
- Provide a north-south pedestrian and cycleway connection through the site which links proposed areas of open space and the bushland reserve and can potentially connect to existing cycleways and wider planned Green Grid projects.
- Limit access from Raby Road to one principal access.
- To minimise the visual impact of driveways and parking areas within individual lots.

Controls

1. The master plan and subdivision plan shall include one principle point of access from Raby Road, a detailed street network, pedestrian and cycle network, and access to the existing/proposed road network. The road network shall be designed in consultation with Council and Transport for NSW.
2. The intersection with the Raby Road shall be designed and constructed in consultation with Transport for NSW.
3. Figures 3, 4 and 5 are provided as examples of street sections that can be accommodated within the subdivision.
4. The street design and network shall balance access, safety, earthworks, utilities provision, amenity and maintenance.
5. The collector road servicing the subdivision, accessed from Raby Road, shall be a two way street, designed generally in accordance with the street section shown on Figure 3 below.
6. All roads shall be constructed to Council's road design specifications and dedicated to Council. Council's road design specifications are included in the Council's Engineering Design for Development (as amended) and the Western Sydney Engineering Design Guidelines.
7. The design of the local street network is to:
 - a. Create a safe environment for walking and cycling with safe crossing points,
 - b. Take into account the site's topography and view lines to and from the site,
 - c. Minimise earthworks,
 - d. Provide frontage to maximise surveillance of open space,
 - e. Retain existing trees, where appropriate, within the road reserve, and
 - f. Readily accommodate immediate service infrastructure requirements and facilitate access to higher order infrastructure where required.
8. The location of access driveways to individual lots should consider the natural features, topography and existing vegetation of the site.

9. Any roads or driveways that are proposed to impact on public infrastructure shall be designed and located in accordance with the requirements of the relevant public authority (including service providers) who own and/or manage the public infrastructure asset.
10. Public road access including emergency access must be available to both the northern and southern precincts of the site (refer to Figure 2 Structure Plan) .
11. Provide safe and accessible connections to the existing road network, including alternative access for emergency services as indicated on Figure 2 Structure Plan.
12. A secondary emergency access point shall be provided to Raby Road in a safe location.
13. Any future development application for subdivision to create environmental living lots shall include a plan outlining protocols for emergency vehicle access, with contingency routes in the event that the primary access is compromised.
14. Any existing rights of carriageway and easements for services within the site shall be incorporated and dealt with appropriately in any subdivision design.

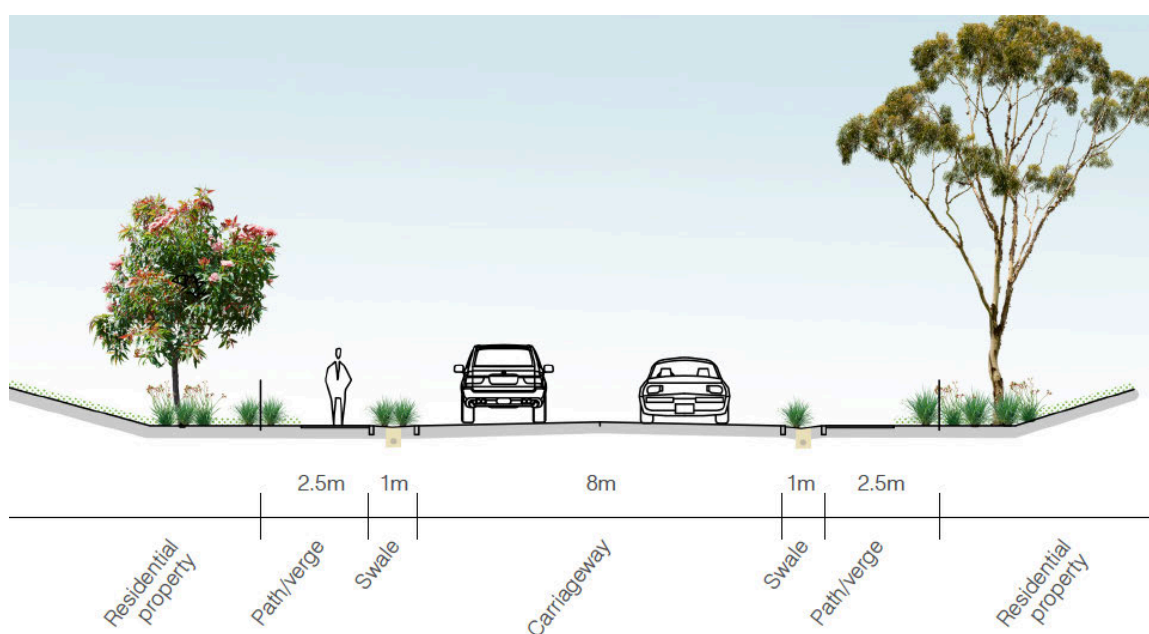


Figure 3: Typical street section – Local Road (15m reserve)

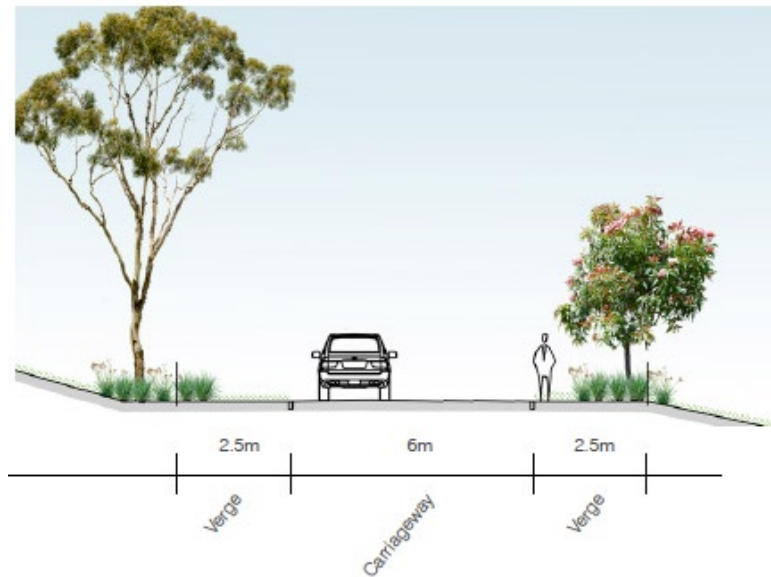


Figure 4: Typical street section – Accessway (11m reserve)

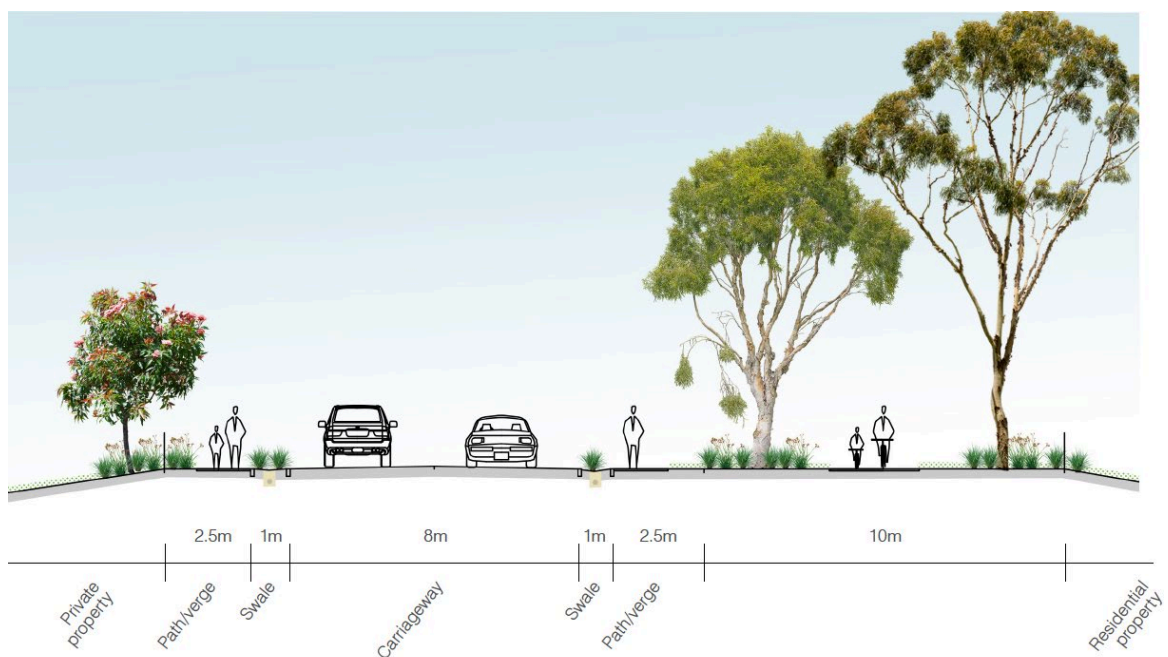


Figure 5: Typical street section – Local Road with pedestrian / cycle green link (15m + 10m reserve)

3.8 Provision and Maintenance of Public Infrastructure

Objectives

- To ensure that the existing public infrastructure is not compromised by future development, and remains accessible for maintenance by relevant service providers.
- To ensure adequate future public service infrastructure is planned, funded, and provided in a timely manner, meeting the requirements of relevant public agencies and which respects the sensitivities of the site.

- To ensure the safety, functionality, and integrity of electricity infrastructure in all stages of development.
- To support the progressive undergrounding of electricity infrastructure in line with modern urban planning practices.

Controls

1. Development applications for subdivision must include evidence of consultation with the relevant infrastructure providers/agencies and compliance with their requirements including (but not limited to) Jemena, APA, Telstra, Endeavour Energy, and Sydney Water. This evidence must demonstrate adherence to the standards and guidelines of the respective agencies.
2. **Gas Infrastructure**
 - a. An Encroachment Safety Management Study (ESMS) in relation to the existing high-pressure gas line (Currently owned/managed by Jemena) must be prepared by a qualified professional and submitted to Council as part of the development application for subdivision. This study must involve engagement with Jemena and APA to ensure safety and compliance.
3. **Water, Wastewater, and Trade Waste Services**
 - a. The development application for the subdivision must include sufficient information/studies demonstrating compliance with Sydney Water's requirements for servicing the development.
 - b. The provision of reticulated water and wastewater must be supported by a detailed technical analysis, assessing the capacity of the relevant network including hydraulic modeling if required. All studies must be prepared in consultation with Sydney Water.

Note: Where the proposed development is anticipated to generate trade wastewater, the applicant must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. The applicant must wait for the issue of a permit before any business activities can commence.

4. Provision and Maintenance of Electricity Infrastructure

- a. **Underground Cabling Requirements**

All new electricity cabling and reticulation infrastructure within the development must be installed underground.
- b. **Substation Installation and Protection**
 - Any required pad-mounted substations must be located within the property in accessible and flood-free areas.
 - Substations and associated cabling not within public roads or reserves must be protected through appropriate property tenure arrangements, such as easements.
 - Substation design and location must comply with Endeavour Energy's standards, including access, safety, and fire ratings.
- c. **Maintenance Access and Safety Clearances**

- All development must maintain safe distances from overhead and underground power lines in accordance with *SafeWork NSW Work Near Overhead Power Lines Code of Practice 2006*.
 - Driveways and access roads must be designed to prevent vehicle impacts on electricity infrastructure and to provide unobstructed access for maintenance.
- d. Vegetation Management
- Landscaping must comply with Endeavour Energy's vegetation management guidelines to prevent interference with power lines or underground cabling.
- e. Load Assessment and Connection – Subdivision Stage
- An Accredited Service Provider (ASP) must be engaged to assess the electricity load requirements and facilitate connection to the network.
 - Extensions or upgrades to the electricity network must be undertaken as required to meet the additional load demands of the development.
- f. Streetlighting and Public Infrastructure
- The adequacy of existing streetlighting must be reviewed, and upgrades made where necessary to support increased pedestrian and vehicular traffic, including the Raby Road access.
 - Streetlighting designs and installations must comply with Endeavour Energy's standards and requirements.
- g. Emergency Contact and Public Safety
- Public safety measures must be designed and incorporated , including appropriate signage, to minimise risks near electricity infrastructure.
5. **Telecommunications Infrastructure:**
- a. Existing mobile phone towers, spatial fiber service cables, and associated electricity feeds must remain operational and accessible by Telstra 24/7.
 - b. Roads and footpaths proposed within the development must consider Telstra's asset protection requirements. Engagement with Telstra is required for approvals, relocations, and compliance.

3.9 Public Open Space and Hilltop Conservation Area

Objectives

- Maintain the landscape character of the site to support the protection of the scenic values and heritage qualities of the Scenic Hills.
- To protect and enhance significant vegetation within public open space
- To establish a Hilltop Conservation Area to protect, restore and manage the most significant areas of contiguous native vegetation and support future limited public access.
- To protect and facilitate sustainable management of key riparian corridors.

- To provide a series of local parks at key high points within the site connected by a walking and cycle path, that are developed and managed to ensure minimisation of adverse interface impacts and also consider emergency and maintenance access.
- To ensure any vehicle accessibility attached to the linear ridge aligned public open space corridor does not adversely impact on the safety and amenity of any proposed active transport routes (pedestrian/cycle).

Note: It is noted that management of public open space is a matter for a future Plan of Management, pursuant to the Local Government Act, 1993

Controls

1. Provision of public open space areas is to be undertaken generally in accordance with the Figure 2 Structure Plan.
2. A Landscape Concept Plan outlining the management and design of public open space areas is to be submitted with the associated subdivision application.
3. Where proposed open space includes native vegetation including Cumberland Plain Woodland or River-Flat Eucalypt Forest Endangered Ecological Communities a Vegetation Management Plan is to be submitted with the relevant subdivision application outlining how vegetation is to be retained, restored, and protected.
4. Pedestrian and cycle routes shall be designed to achieve maximum safety and amenity

3.10 Vegetation Management

Objectives

- Optimise conservation of significant vegetation within private landholdings.
- Optimise tree retention to maintain the landscape character of the site.
- To minimise adverse impacts of vegetation management on interface boundaries

Controls

1. A Vegetation Management Plan is to be submitted with any development application for subdivision, detailing how significant vegetation will be retained, protected and maintained within individual lots. Subdivision of lots shall include Section 88B Positive Restrictions to ensure the retention and ongoing maintenance of significant vegetation on private land, where applicable.
2. Asset protection zones are to be located to minimise impacts on significant vegetation where possible.
3. A Vegetation Management Plan/s shall be prepared for all vegetation in Neighborhood lots and public ownership, including a particular focus on interface boundaries.

3.11 Riparian corridors

Objectives

- To retain, rehabilitate and protect significant riparian corridors and enhance their water quality and ecological function.

- To ensure an appropriate and sustainable management strategy is in place for land which is retained as a neighbourhood property.
- To ensure natural flow regimes are not altered.

Controls

1. Riparian corridors are to be retained, rehabilitated protected in accordance with the *Guidelines for Controlled Activities on waterfront land—Riparian corridors* (2018) published by the Natural Resources Access Regulator (NRAR), including the establishment of a vegetated riparian zone (VRZ) as follows:
 - a. 10m on each side the creek for first-order waterways
 - b. 20m on each side the creek for second-order waterways.
2. Siting of building envelopes shall exclude riparian corridors.
3. Where retained riparian corridors are not dedicated to Council they are to be maintained within individual lots or within a neighborhood scheme pursuant to the relevant Community Titles legislation.
4. The design and construction of works or activities within a watercourse or adjoining waterfront land should be undertaken in accordance with the *Controlled activities – Guidelines for instream works on waterfront land*, published by the then Department of Planning and Environment.

Note: Natural flow regimes are to be retained

3.12 Aboriginal Heritage

Objectives

- Ensure areas identified as archaeologically or culturally significant are managed appropriately.

Controls

1. An Aboriginal Cultural Heritage Assessment (ACHA) is to be undertaken and submitted with any development application(s) for subdivision within the precinct, in accordance with relevant guidelines, identifying, describing and assessing and impacts on Aboriginal cultural heritage values on the land. This should confirm the need or otherwise for an Aboriginal Heritage Impact Permit (AHIP)
2. All rehabilitation of conservation, open space and riparian areas shall have regard to Aboriginal Cultural Heritage Values.

3.13 European Heritage

Objectives

- Ensure any relics associated with European occupation are identified and appropriately managed.
- Ensure that infrastructure connections to service the development will not impact on the Water Canal

Controls

1. A Historical Archaeological Assessment is to be submitted with development applications for subdivision within the precinct

2. If relics are identified and cannot be managed in situ an Archaeological / Research Design and Excavation Methodology must be prepared and enacted.
3. Any infrastructure connections required to service the development must not impact the heritage listed Water Canal. If there is any potential impact on the Water Canal due to site servicing or redevelopment, consultation with Heritage NSW is required.

3.14 Bushfire management

Objectives

- To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.
- To ensure sound management of bushfire-prone areas.

Controls

1. Reference is to be made to the current version of Planning for Bushfire Protection in subdivision planning and design and development.
2. APZs and construction standards are to be accurately mapped and detailed for each affected lot on plans submitted with development applications.
3. Where an APZ will require removal of native vegetation, an ecological report may be required.
4. Provide safe and accessible connections to the existing road network, including alternative access for emergency services as indicated on Figure 2 street network plan including emergency access.

Planning Agreement
Macarthur Grange Golf Club (Lot 3900 DP1170905)

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

Toscuz Investments Pty Limited (ABN 16 114 547 170) (**Developer**)

Marsdens Law Group
Level 1
49 Dumaresq Street
CAMPBELLTOWN NSW 2560

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Ref: 45 2598



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Planning Agreement – Macarthur Grange Golf Club (Lot 3900 DP1170905)

**Planning Agreement
Macarthur Grange Golf Club (Lot 3900 DP1170905)**

Parties

Council	Name	Campbelltown City Council
	Address	Civic Centre Cnr Queen and Broughton Streets Campbelltown NSW 2560
	ABN	31 459 914 087
Developer	Name	Toscuz Investments Pty Limited
	Address	66-70 Koala Way Horsley Park NSW 2175
	ABN	16 114 547 170

Background

- A** The Developer owns the Land.
- B** The Land is subject to a planning proposal (PP-2023-2012) (**Planning Proposal**), which received Gateway Determination on 6 December 2023.
- C** The Planning Proposal, once gazetted, will facilitate the Instrument Change.
- D** Following the Instrument Change, the Developer intends to apply for Development Consent to allow it to carry out the Development.
- E** The Developer has offered to enter into a planning agreement and make Development Contributions in connection with the Instrument Change, and in connection with carrying out the Development, on and subject to the terms of this document.

Operative Provisions

1 Agreement

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

Planning Agreement – Macarthur Grange Golf Club (Lot 3900 DP1170905)

2 Definitions and interpretation

2.1 Defined terms

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

2.2 Interpretation

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

3 Application and operation of document

3.1 Planning agreement

This document is a planning agreement:

- (1) within the meaning set out in section 7.4 of the Act; and
- (2) governed by Subdivision 2 of Division 7.1 of Part 7 of the Act.

3.2 Application

This document is made in respect of the Instrument Change and applies to:

- (1) the Land;
- (2) the Development; and
- (3) the Instrument Change.

3.3 Operation

This document operates:

- (1) as a deed from the date that it is executed by both parties; and
- (2) as a planning agreement for the purpose of the Act from the date that the Instrument Change takes effect.

3.4 Further agreements relating to this document

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

4 Application of s7.11, s7.12 and s7.24

4.1 Application of s7.11 and s7.12

This document:

- (1) excludes the application of section 7.11 of the Act to the Development; and

Planning Agreement – Macarthur Grange Golf Club (Lot 3900 DP1170905)

(2) excludes the application of section 7.12 of the Act to the Development.

4.2 Consideration of Benefits

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

4.3 Application of Division 7.1, Subdivision 4

This document does not exclude the application of Division 7.1, Subdivision 4 of the Act to the Development.

5 Provision of Development Contributions generally

5.1 Developer must make Development Contributions

- (1) The Developer must make Development Contributions to Council in accordance with this document, and in particular in accordance with **Schedule 3**.
- (2) **Schedule 3** has effect in relation to Development Contributions to be made by the Developer under this document and, in particular, the Developer must, subject to the terms of this document, deliver each Item comprising Works or Dedication Land in accordance with **Schedule 3**.

5.2 No limit created by Contribution Value

- (1) A Contribution Value specified in relation to a Development Contribution does not define or limit the extent of the obligation to provide that Development Contribution.
- (2) Further to paragraph (1), the Developer is not entitled to any payment, credit or off-set to the extent that any costs incurred by it in making a Development Contribution exceed the relevant Contribution Value.

5.3 Council’s obligation to apply Development Contributions

Council will use its best endeavours to apply each Development Contribution made by the Developer under this document towards the public purpose for which it is made.

5.4 Indexation

Unless an indexation methodology is specified in **Schedule 3** in relation to a Contribution Value (in which case that indexation methodology will apply to that Contribution Value), each Contribution Value will be increased quarterly (with the calculation to be made as from the date the relevant Development Contribution is required to be provided to Council under this document) in accordance with the following formula:

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

where:

A = the indexed amount;

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

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

D = the Index most recently published before the commencement date of the Development Consent.

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

6 Procedures relating to the dedication of Land

6.1 Works to be Completed prior to dedication

Unless Council gives its prior written consent or unless otherwise set out in this document to the contrary, the Developer must not dedicate or transfer any part of the Dedication Land in accordance with this document unless any Works required to be carried out on that part of the Land have either been:

- (1) Completed; or
- (2) deferred in accordance with clause 8.2 to a date after the date that the relevant Dedication Land is required to be dedicated under this document.

6.2 Dedication Land

- (1) The Developer must dedicate the Dedication Land to Council free of any trusts, estates, interests, covenants and Encumbrances by the time specified in **Schedule 3**.
- (2) The Developer must meet all costs (including legal and registration costs) associated with the dedication of the Dedication Land in accordance with paragraph (1), including any costs incurred by Council in relation to that dedication.

6.3 Dedication process

- (1) A Development Contribution comprising the dedication of any Dedication Land is made for the purposes of this document when:
 - (a) a deposited plan is registered in the register of plans held with the Registrar General that:
 - (i) dedicates the relevant part of the Land as a public road (including a temporary public road) under the *Roads Act 1993* (NSW); or
 - (ii) creates a public reserve or drainage reserve under the *Local Government Act 1993* (NSW); or
 - (b) Council is otherwise registered as the proprietor of the relevant Land.
- (2) For the purpose of paragraph (1)(b), the Developer will give Council:
 - (a) for execution by Council as transferee, an instrument of transfer under the *Real Property Act 1900* (NSW) in registrable form relating to the land to be dedicated under this document;
 - (b) any consent required by an interested party in the relevant land; and

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- (c) any document which, when registered, will remove any Encumbrances registered on the title of that land, excluding any Permitted Encumbrances.
- (3) The Developer must ensure that upon dedication or transfer all Encumbrances other than Permitted Encumbrances are removed from the title of any part of the land dedicated to Council under this document.

6.4 Remediation of Land to be dedicated to Council

- (1) All land to be dedicated to Council under the document must be:
 - (a) remediated to Residential “A” land use criteria as defined in National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in 2013, unless Council agrees in writing to another measure, standard or guideline (at its absolute discretion); and
 - (b) free from any on-site containment or capping of contaminated soil.
- (2) The remediation activities needed to achieve the requirements of paragraph (1) must be defined in a Remedial Action Plan including remedial methodology, validation criteria and validation procedures.
- (3) The Remedial Action Plan referred to in paragraph (2) must be prepared, or reviewed and approved, by a consultant engaged by the Developer at its cost who is certified under a contaminated land consultant certification scheme as recognised by the New South Wales Environment Protection Authority.

7 Procedures relating to Works

7.1 Design and Specification

- (1) Before commencing construction of any Item of Work, the Developer must submit to Council for its approval:
 - (a) the Detailed Design for the Work; and
 - (b) a report from a suitably qualified and experienced Quantity Surveyor which estimates the cost to complete the relevant Item of Work in accordance with the Detailed Design.
- (2) At any time prior to the receipt of the Detailed Design of a Work under paragraph (1), Council may provide the Developer with a direction to vary that Item of Work, subject to any such variation:
 - (a) not unreasonably or substantially increasing the cost and timeframe to Complete the Work;
 - (b) not resulting in a change to the matters identified as core elements for that Work under the DCP; or
 - (c) not being inconsistent with this document or any Development Consent for the Development.
- (3) If, within thirty (30) days of the date of submission referred to in paragraph (1):

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- (a) Council notifies the Developer in writing of its approval of the Detailed Design, the Developer must carry out and Complete the relevant Item of Work in accordance with that Detailed Design;
- (b) Council fails to notify the Developer in writing that it:
 - (i) approves or does not approve of the Detailed Design; or
 - (ii) does not require the Developer to make modifications to be made to that Detailed Design,

Council is taken to have approved the Detailed Design of the Item of Work and the Developer may carry out and Complete the Work in accordance with that Detailed Design; or
- (c) Council notifies the Developer in writing that it does not approve of the Detailed Design or requires the Developer to make modifications identified in that notice, the Developer may:
 - (i) amend the Detailed Design and submit to Council the amended Detailed Design, in which case the Developer must submit any such amended Detailed Design to Council under paragraph (1); or
 - (ii) if the Developer does not agree with the modifications requested by Council, refer the matter for expert determination or mediation under this document.
- (4) For the purpose of clarity, paragraph (2) applies to any amended Detailed Design submitted by the Developer.

7.2 Standard of construction of Work

Any Work that the Developer is required to carry out under this document must be carried out in accordance with:

- (1) this document;
- (2) the Detailed Design for the Work approved under clause 7.1;
- (3) the requirements of any approval, consent, permission or licence issued by a relevant Authority;
- (4) any Australian standards and other laws applicable to the Work; and
- (5) in a proper and workmanlike manner.

7.3 Access for Works

- (1) The Developer must permit Council, its officers, employees, agents and contractors to enter the Land or any other land at any time, upon giving reasonable prior notice, to:
 - (a) inspect, examine or test any Work; or
 - (b) remedy any breach by the Developer in carrying out a Work.

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- (2) Where Council, its officers, employees, agents and contractors enter the Land for the purposes outlined within this clause 7.3, Council must abide by all reasonable work, health and safety requirements of the Developer.
- (3) Council may at its absolute discretion and in accordance with Council policies and any applicable law from time to time permit the Developer to enter and occupy any land owned or controlled by Council for the purposes of enabling the Developer to comply with their obligations under clauses 9 and 10 of this document, provided that, at all times, the Developer complies with Council's reasonable written directions, as well as Council's policies.

7.4 No credit or reimbursement

If the Developer's actual cost of carrying out the Works are greater than the Contribution Value for those Works, the Developer is not entitled to claim credit or reimbursement, as the case may be, for the difference.

7.5 Protection of people and property

The Developer must ensure to the extent reasonably practicable in carrying out any Work that:

- (1) all necessary measures are taken to protect people and property;
- (2) unnecessary interference with the passage of people and vehicles is avoided; and
- (3) nuisances and unreasonable noise and disturbances are prevented or mitigated to the greatest extent possible.

8 Variation of scope or timing for provision of Works

8.1 Variation to the scope of a Work

- (1) The Developer may request that Council approve in writing a variation to the scope of any Item of Work.
- (2) For the purposes of determining whether to approve a variation under paragraph (1), Council may consider the DCP and whether the variation prejudices the provision of public services or public amenities for the Development.
- (3) The scope of an Item of Work is not to be varied unless Council and the Developer, acting reasonably, agree in writing to the variation.

8.2 Deferral of the timing of Completion of an Item of the Works

- (1) Notwithstanding any other provision of this document, if the Developer forms the view at any time, that:
 - (a) it is unable to Complete any Item of Work by the time specified in Part 1 of **Schedule 3**; or
 - (b) it believes that there is a risk of damage to any Item of Work if they are delivered by the time required in Part 1 of **Schedule 3**.

(**Deferred Works**), then the Developer may seek Council's approval to defer the Completion of the relevant Item of Work by providing written notice to Council:

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- (c) identifying the relevant Item of Work that the Developer proposes to defer;
 - (d) specifying the reason for the request to defer the Completion of that Item of Work; and
 - (e) identifying the anticipated or proposed time for Completion of the relevant Item of Work.
- (2) Council, acting reasonably, must give the Developer a written notice within thirty (30) Business Days of the date upon which the Developer serves written notice upon Council in accordance with paragraph (1) stating:
- (a) whether or not it consents to the deferral of the Deferred Works;
 - (b) the revised date for Completion required by Council; and
 - (c) any reasonable conditions Council requires with respect to the deferral (including any requirement for additional Security on account of that deferral, which is to be determined by Council acting reasonably in consultation with the Developer and only to the extent necessary to ensure that Council holds adequate security based on the then estimated cost to complete the relevant Item of the Works).
- (3) If Council consents to the deferral of the Deferred Works, then the following applies:
- (a) The Developer must comply with any conditions required by Council under paragraph (2) above.
 - (b) Provided the Developer satisfies those conditions, the Developer will not be in breach of this document as a result of a failure to achieve Completion of the relevant Deferred Works by the time for Completion specified in this document.
 - (c) The time for completion of the Deferred Works under this document is the revised date for Completion specified by Council under paragraph (2)(b) above.

9 Provisions with respect to the Completion of the Works

9.1 Developer must notify

The Developer must provide a Completion Notice to Council within ten (10) Business Days of the Developer believing it has achieved Completion of any Item of Work.

9.2 Inspection

Council must inspect the Item of Work set out in a Completion Notice within ten (10) Business Days of the receipt of that Completion Notice.

9.3 Council to notify

- (1) Within the earlier of:
 - (a) ten (10) Business Days of inspecting the Item of Work identified in a Completion Notice; and
 - (b) twenty (20) Business Days from the receipt of the relevant Completion Notice,

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Council must provide notice in writing to the Developer that:

- (c) Council is satisfied that the Item of Work has been Completed; or
 - (d) Council is not satisfied that the Item of Work has been Completed, in which case the notice must also detail Council's reasons for that decision.
- (2) If Council provides a notice to the Developer under paragraph (1)(c) or does not provide the Developer with notice in accordance with paragraph (1), then the Item of Work set out in the Completion Notice will be deemed to have been Completed, and the Development Contribution comprising that Item of Work will be recognised as having been provided for the purpose of this document, on the date nominated in the Completion Notice.
- (3) Where Council serves notice on the Developer pursuant to paragraph (1)(d) the Developer must:
- (a) carry out such works as are required to address the matters set out in the notice within three (3) months from the date it is issued by the Council unless otherwise agreed by the Council; or
 - (b) serve a notice on the Council that it disputes the matters set out in the notice.
- (4) If the Developer serves notice on the Council in accordance with paragraph (3)(b) the expert determination process at clause 16 will apply.

9.4 Developer's further notification

- (1) Where the Developer rectifies the Works in accordance with clause 9.3(3)(a) it must serve upon the Council a new Completion Notice for the Item of Work it has rectified (**New Completion Notice**).
- (2) The provisions of clauses 9.1 to 9.4 (inclusive) apply to any New Completion Notice issued by the Developer.

9.5 Works-as-executed-plan

No later than sixty (60) days after an Item of Work is Completed in accordance with this document, the Developer must submit to Council:

- (1) a full works-as-executed-plan for the relevant Item of Work; and
- (2) the technical or operation manual, specifications and warranties (if any) for any product that forms part of the relevant Item of Work.

9.6 Hand-over of Works

- (1) Subject to anything to the contrary in this document, Council accepts responsibility for an Item of Work on the later of:
 - (a) the date when the Item of Work is Completed for the purposes of this document; or
 - (b) if the Work is carried out on Land which is to be dedicated to Council under this document, the date of dedication of that Land.

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- (2) The Developer, at its own cost, must repair and make good to the satisfaction of Council (acting reasonably) any loss or damage to a Work from any cause whatsoever which occurs before the Work is Completed for the purposes of this document.

10 Procedures relating to the rectification of defects

10.1 Definition of Defects Liability Period

In this clause 10 the following definitions apply:

- (1) **Building Works** has the same meaning as in the Act.
- (2) **Defects Liability Period** means twelve (12) months from the date the Work is Completed for the purposes of this document.

10.2 Council may issue Rectification Notice

- (1) During the Defects Liability Period, Council may give to the Developer a Rectification Notice.
- (2) A Rectification Notice must contain the following information:
- (a) the nature and extent of the Defect;
 - (b) the work Council requires the Developer to carry out in order to rectify the Defect; and
 - (c) the time within which the Defect must be rectified (which must be a reasonable time).

10.3 Developer must comply with Rectification Notice

The Developer must comply with a Rectification Notice at its own cost, according to the terms of that notice and to the satisfaction of Council, acting reasonably.

10.4 If the Developer fails to comply with a Rectification Notice

- (1) Council may enter upon the Land for the purpose of satisfying a Rectification Notice where the Developer has failed to comply with the Rectification Notice, but only after giving the Developer not less than ten (10) Business Days written notice of its intention to do so.
- (2) If Council elects to exercise the step-in rights granted to it under paragraph (1) then:
- (a) Council may:
 - (i) enter upon any part of the Land to which it requires access in order to satisfy the obligations of the Developer in accordance with the Rectification Notice; and
 - (ii) rectify the relevant Defects in accordance with the Rectification Notice; and
 - (b) the Developer must not impede or interfere with Council in undertaking that work.

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- (3) Where Council exercises its step-in rights in accordance with this clause 10.4, Council may:
- (a) call upon the Defects Security provided by the Developer pursuant to clause 13.1 for any reasonable costs in Council completing the relevant Defects in accordance with the Rectification Notice; and
 - (b) in the event that the Defects Security does not cover all of Council's reasonable costs of rectifying the Defects in accordance with the Rectification Notice, Council may recover those additional costs:
 - (i) by calling upon any Security provided by the Developer to Council pursuant to clause 13; or
 - (ii) as a debt due in a court of competent jurisdiction.

10.5 End of the Defects Liability Period

- (1) By no later than ten (10) Business Days prior to the end of the Defects Liability Period:
- (a) Council will undertake a final inspection of the relevant Item of Work; and
 - (b) Council may either:
 - (i) by way of written notice to the Developer, confirm that the Item of Work is acceptable to Council, acting reasonably; or
 - (ii) issue a Rectification Notice to the Developer if it identifies any part of the Item of Work which is not acceptable to Council, acting reasonably.
- (2) If Council issues a Rectification Notice under paragraph (1)(b)(ii), the Developer must comply with the Rectification Notice at its own cost, according to the terms of that Rectification Notice and to the satisfaction of Council, acting reasonably (and for the purpose of clarity, clause 10.4 applies with respect to any such Rectification Notice).
- (3) Council may not issue a further Rectification Notice under paragraph (1) for any additional unacceptable parts of the Item of Work that were not identified in the Rectification Notice issued under paragraph (1)(b)(ii).
- (4) If Council does not issue a Rectification Notice within ten (10) Business Days after undertaking a final inspection of the Works under paragraph (1)(a), the Works will be deemed to be acceptable to Council.
- (5) If Council issues a Rectification Notice under paragraph (1), the Defects Liability Period for the Item of Work the subject of that Rectification Notice does not end for the purpose of this document until the relevant matters set out in that Rectification Notice have been addressed in accordance with this document.

11 Council may withhold Subdivision Certificate

11.1 Subdivision Certificate for Final Lots

- (1) The Developer may only make, or cause, suffer or permit the making of, an application for a Subdivision Certificate that creates a Final Lot in the Development if, at the date of the application, the Developer is not in breach of its obligation to make Development Contributions under this document.

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- (2) If an application for a Subdivision Certificate that creates a Final Lot in the Development is made in spite of paragraph (1), Council may withhold the issue of that Subdivision Certificate until the Developer has made all Development Contributions under this document required to be made prior to that Subdivision Certificate being issued.

11.2 Council may withhold Subdivision Certificates

- (1) The Developer acknowledges and agrees that the issue of a Subdivision Certificate may be withheld if, at the relevant time, the Developer is in breach of any obligation to make Development Contributions under this document until such time as:
- (a) the breach is rectified; or
 - (b) Council calls upon the Security provided by the Developer in respect of the Development Contributions to which the breach relates and any amount required to be paid by the Developer under this document on account of that breach over and above the amount of the Security is paid in full.
- (2) For the purpose of clarity, Council may not withhold the issue of a Subdivision Certificate if the Developer has not met its obligations to maintain and manage Works after those Works have been Completed.

12 Security for the dedication of land

12.1 Council may acquire

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

- (1) for compensation in the amount of \$1.00 without having to follow the pre-acquisition procedures under the Just Terms Act; and
- (2) at any time determined by Council.

12.2 Agreement to acquire

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

12.3 Additional comfort for Council

- (1) If, as a result of an acquisition referred to in clause 12.1, Council is required to pay compensation to any person other than the Developer, the Developer must reimburse Council for that amount upon a written request being made by Council.
- (2) The Developer indemnifies and keeps indemnified Council against all Claims made against Council as a result of any acquisition by Council of the whole or any part of the Land that is required to be dedicated under this document.
- (3) The Developer must promptly do all things necessary, and consent to Council doing all things necessary, to give effect to this clause 12, including without limitation:
 - (a) signing any documents or forms;

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- (b) giving land owner's consent for the lodgement of any Development Application;
- (c) producing certificates of title (or other relevant documents evidencing title) to the Registrar-General under the *Real Property Act 1900* (NSW); and
- (d) paying Council's costs arising from this clause 12.

12.4 Developer must not deal with property

- (1) The Developer must not during the term of this document sell, transfer, mortgage, charge or grant a lease or license or any other right of occupancy to any person over the Land to be dedicated to Council without first obtaining Council's consent in writing.
- (2) Council may, at its absolute discretion, refuse its consent or give consent with conditions.

13 Security for carrying out of Work

13.1 Provision of Security

Subject to paragraph 13.2, prior to the issue of a Construction Certificate for any stage of the Development where an Item of Work must be Completed and prior to the issue of a Subdivision Certificate with respect to that stage, the Developer must provide Council with separate Bank Guarantees:

- (1) for the amount equivalent to the Contribution Value for the relevant Item of Works (**Primary Security**); and
- (2) for an amount equivalent to ten percent (10%) of the Contribution Value for the relevant Item of Works (**Defects Security**),

(collectively referred to as the **Security**).

13.2 Floating Security

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

13.3 Council may call on Security

If the Developer is indebted to Council under this document, without limiting any other remedies available to it, Council may call on any Security held by Council at that time.

13.4 Top up of Security

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

13.5 Release of Primary Security

Unless:

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- (1) Council has made a demand against the Primary Security provided to it;
- (2) if applicable, the Development Contributions on account of which that Security was provided have not been provided;
- (3) at the relevant time the relevant Item of Works to which the Primary Security relates has not been Completed; or
- (4) at the relevant time the Developer has not remedied a breach of this document of which it has been given notice by Council,

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

13.6 Release of Defects Security

Unless:

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

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

13.7 Indexation of value of Security value

The Developer must ensure that, on an annual basis from the date of commencement of this document, that the Security then held by Council is calculated in accordance with the indexed amount of the Contribution Values under clause 5.4.

14 Registration of this planning agreement

14.1 Obligation to register

- (1) This document must be registered on the title of the Land pursuant to section 7.6 of the Act.
- (2) The Developer must:
 - (a) do all things necessary to register this document on the title of the Land; and
 - (b) pay any reasonable costs incurred by Council in connection with that registration.

14.2 Obligations of Developer

- (1) The Developer, at its own expense must, promptly after this document comes into operation, and before the issue of any Construction Certificate or Subdivision Works

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Certificate for the Development, take all necessary and practical steps, and otherwise do anything that the Council reasonably requires, to procure:

- (a) the consent of each person who:
 - (i) has an estate or interest in the Land; or
 - (ii) is seized or possessed of an estate or interest in the Land; and
- (b) the execution of any documents;

to enable the registration of this document in accordance with clause 14.1.

- (2) The Developer, at its own expense, will take all necessary and practical steps to:
 - (a) lodge this document with the Registrar-General as soon as reasonably practicable after this document comes into operation but in any event, no later than thirty (30) business days after that date; and
 - (b) allow the registration of this document by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this document is lodged for registration.

14.3 Removal of this document from title of the Land

- (1) After the Developer has satisfied their obligations in accordance with this document, Council will do all things necessary to remove this document from the title to the Land as quickly as practicable.
- (2) From time to time, the Developer, by notice in writing, may request that Council facilitate the removal of this document from the title to any part of the Land.
- (3) This document will be removed from the title to any part of the Land if the Developer gives Council a written notice requesting such removal and:
 - (a) the Developer satisfies Council that the Developer has fulfilled its obligations to make Development Contributions under this document with respect to that part of the Land from which a removal is being sought; and
 - (b) the Developer is not otherwise in default of any of its material obligations under this document.

15 Enforcement

- (1) Any party may enforce this document in any court of competent jurisdiction.
- (2) For the avoidance of doubt, nothing in this document prevents:
 - (a) a party from bringing proceedings in the Court to enforce any aspect of this document or any matter to which this document relates; and/or
 - (b) Council from exercising any function under the Act or any other Act or Law relating to the enforcement of any aspect of this document or any matter to which this document relates.

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16 Dispute resolution - expert determination

16.1 Application of this clause

- (1) This clause applies to a dispute under this document about a matter that the parties agree can be determined by an appropriately qualified expert (**Expert Determination Dispute**).
- (2) An Expert Determination Dispute is taken to arise if a party gives the other parties a notice in writing specifying particulars of the dispute and requiring it to be determined by an appropriately qualified expert (**EDD Notice**).
- (3) If the parties disagree over whether a dispute is properly an Expert Determination Dispute, then any party may refer that issue to the Chief Executive Officer (**CEO**) of the professional body that represents persons with the relevant expertise, for a determination of that issue. The CEO's determination is final and binds the parties.

16.2 Selection and engagement of Expert

- (1) If an EDD Notice has been given under clause 16.1, the parties must use all reasonable endeavours to agree on a person who is independent of the parties, and is qualified in fields which are relevant to the issues comprising the Expert Determination Dispute, as the expert to determine the issues.
- (2) If the parties have not reached agreement on an expert within ten (10) Business Days of the giving of the relevant EDD Notice, either party may refer the dispute to the President of the NSW Law Society to nominate an expert to determine the dispute.
- (3) The parties must use their best endeavours to finalise the terms of the expert's retainer and appoint the expert as soon as possible and, in any event, within ten (10) Business Days after the expert has been agreed or nominated in accordance with this clause 16, and which must include directions to the expert to undertake the determination of the Expert Determination Dispute in accordance with this clause 16.
- (4) If the expert appointed under paragraph (3) dies or resigns, or the parties agree to replace the expert, then paragraphs (1), (2) and (3) re-apply as if a notice was given under clause 16.1 in respect of the same issues on the day on which all parties became aware that the expert has died or resigned or they agree to replace the expert.

16.3 Expert no longer independent

If the expert becomes aware at any stage of any circumstance that might reasonably be considered to adversely affect the expert's capacity to act independently or impartially:

- (1) the expert must inform the parties immediately;
- (2) the appointment of the expert will terminate unless the parties agree otherwise; and
- (3) if they agree to replace the expert, the parties must promptly do all things necessary to do so.

16.4 Role of the expert

- (1) The parties acknowledge and agree that the expert should, and they will use their best endeavours to ensure that expert will:

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- (a) issue his or her determination with respect to the Expert Determination Dispute as soon as possible;
- (b) treat all information provided to him or her in relation to the Expert Determination Dispute as confidential;
- (c) act as an expert and not as an arbitrator;
- (d) act independently of the parties, and act fairly and impartially as between the parties;
- (e) give each party a reasonable opportunity of presenting its case by way of written submissions (which must be provided in full to the other parties) and countering any arguments of any opposing party by way of written submissions in reply;
- (f) proceed in any matter he or she thinks fit;
- (g) determine whether it is appropriate to co-opt legal or other technical expertise to assist his or her coordination of the dispute;
- (h) conduct any investigation which he or she considers necessary to resolve the dispute;
- (i) examine such documents, and interview such persons, as he or she may require; and
- (j) make such directions for the conduct of the expert determination as he or she considers necessary.

16.5 Determination of the expert

- (1) The parties acknowledge and agree that the determination of the expert binds the parties, except in the case of the expert's fraud or misfeasance.
- (2) If the determination of the expert contains a clerical mistake, an error arising from an accidental inclusion or omission, a material miscalculation of figures, a material mistake in the description of any person, matter or thing, or a defect of form, then:
 - (a) the party which noticed the relevant matter must notify the other parties in writing promptly,
 - (b) the parties must use their best endeavours to ensure that the expert corrects the determination within ten (10) Business Days after they receive notice; or
 - (c) if the expert does not correct the determination within that time, the parties may agree to appoint a substitute expert.
- (3) Each party must bear its own costs arising from or in connection with the appointment of the expert and the expert determination and must pay one-third of the expert's costs and any incidental costs of facilitating the expert determination.

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17 Dispute resolution – mediation

17.1 Application

This clause applies to any dispute under this document other than a dispute to which clause 16 applies (**Mediation Dispute**).

17.2 Notice

A Mediation Dispute is taken to arise if one party gives the other parties a notice in writing specifying particulars of the dispute (**MD Notice**).

17.3 Procedure

- (1) The parties must meet within fourteen (14) days of the service of an MD Notice to try to resolve the Mediation Dispute.
- (2) If the Mediation Dispute is not resolved within a further twenty eight (28) days, the parties must mediate the dispute in accordance with the Mediation Rules of the Law Society of New South Wales published from time to time, and must request the President of the Law Society, or the President's nominee, to select a mediator.
- (3) If the Mediation Dispute is not resolved by mediation within a further twenty eight (28) days, or any longer period that may be needed to complete any mediation process which has been started, then the parties may exercise their legal rights in relation to the matter the subject of the Mediation Dispute, including by taking legal proceedings in a court of competent jurisdiction in New South Wales.

18 Breach of this document

18.1 Breach Notice

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

- (1) the nature and extent of the alleged breach;
- (2) if:
 - (a) the breach is capable of being rectified other than by the payment of compensation, what Council requires the Developer to do in order to rectify the breach; or
 - (b) the breach is not capable of being rectified other than by payment of compensation, the amount of compensation Council requires the Developer to pay in order to rectify the breach, and
- (3) the time within which Council requires the breach to be rectified, which must be a reasonable time of not less than twenty eight (28) business days.

18.2 Events of Default

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

- (1) fails to comply with a Breach Notice; or

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- (2) becomes subject to an Insolvency Event.

18.3 Consequences of Events of default

- (1) Where the Developer commits an Event of Default, Council may, in addition to any rights it has at Law:
- (a) exercise its step in rights so as to carry out any work specified in the relevant Breach Notice;
 - (b) call on the Security to the extent of any compensation claimed in a Breach Notice and not paid by the Developer; or
 - (c) compulsorily acquire the whole or any part of the Dedication Land in the event of a failure to dedicate that Land or any part of it in accordance with the terms of this document.

19 Termination, Rescission or Determination

19.1 Termination

This document terminates in the following events:

- (1) The parties agree in writing to terminate the operation of this document at any time.
- (2) Council serves notice on the Developer terminating this document where the Developer has failed to comply with a notice issued in accordance with clause 18.1.
- (3) Any Development Consent in connection with the Development lapses.

19.2 Consequence of termination

Upon termination of this document:

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

19.3 Determination

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

20 Assignment

20.1 Restriction on Assignment

Other than in accordance with this clause 20 the Developer may not:

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

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20.2 Procedure for Assignment

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

21 Position of Council

21.1 Consent authority

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

21.2 Agreement does not fetter discretion

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

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

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21.3 Severance of provisions

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

21.4 No obligations

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

22 Insurance

22.1 Insurance

- (1) The Developer must take out and keep current to the satisfaction of Council the following insurances in relation to Work required to be carried out by the Developer under this document, up until the time that the Work is taken to have been Completed in accordance with this document:
 - (a) contract works insurance, noting Council as an interested party, for the full replacement value of the Works (including the cost of demolition and removal of debris, consultants' fees and authorities' fees), to cover the Developer's liability in respect of damage to or destruction of the Works,
 - (b) public liability insurance for at least \$20,000,000.00 for a single occurrence which covers Council, the Developer and any subcontractor of the Developer, for liability to any third party,
 - (c) workers compensation insurance as required by law, and
 - (d) any other insurance required by law.
- (2) If the Developer fails to comply with clause 22.1(1), Council may effect and keep in force such insurances and pay such premiums as may be necessary for that purpose and the amount so paid shall be a debt due from the Developer to Council and may be recovered by Council as it deems appropriate, including:
 - (a) by calling upon any Security provided by the Developer to Council pursuant to clause 13; or
 - (b) recovery as a debt due in a court of competent jurisdiction.

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- (3) The Developer must not commence to carry out any Work unless it has first provided to Council satisfactory written evidence of all of the insurances specified in clause 22.1(1).
- (4) Council acknowledges and agrees that the insurances required to be taken out and kept current by the Developer in accordance with this clause 22.1 may be novated to the third party.

23 GST

- (1) In this clause 23 the following definitions apply:
 - (a) Adjustment Note, Consideration, GST, GST Group, Margin Scheme, Money, Supply and Tax Invoice have the meaning given by the GST Law.
 - (b) **GST Amount** means in relation to a Taxable Supply the amount of GST payable for the Taxable Supply.
 - (c) **GST Law** has the same meaning as in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.
 - (d) **Input Tax Credit** has the meaning given by the GST Law and a reference to an Input Tax Credit entitlement of a Party includes an Input Tax Credit for an acquisition made by that Party but to which another member of the same GST Group is entitled under the GST Law.
 - (e) **Taxable Supply** has the meaning given by the GST Law, excluding (except where expressly agreed otherwise) a supply for which the supplier chooses to apply the Margin Scheme in working out the amount of GST on that supply.
- (2) Subject to paragraph (4), if GST is payable on a Taxable Supply made under, by reference to or in connection with this document, the party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.
- (3) Paragraph (2) does not apply to the extent that the Consideration for the Taxable Supply is expressly stated in this document to be GST inclusive.
- (4) No additional amount is payable by Council under paragraph (2) unless, and only to the extent that, Council (acting reasonably and in accordance with the GST Law) determines that it is entitled to an Input Tax Credit for its acquisition of the Taxable Supply giving rise to the liability to pay GST.
- (5) If there are Supplies for Consideration which is not Consideration expressed as an amount of Money under this document by one Party to the other Party that are not subject to Division 82 of the *A New Tax System (Goods and Services Tax) Act 1999* (Cth), the parties agree:
 - (a) to negotiate in good faith to agree the GST inclusive market value of those Supplies before issuing Tax Invoices for those Supplies; and
 - (b) that any amounts payable by the parties in accordance with this document (as limited by paragraph (2) to each other for those Supplies will be set off against each other to the extent that they are equivalent in amount.

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- (6) No payment of any amount under this clause 23, and no payment of the GST Amount where the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, is required until the supplier has provided the recipient with a Tax Invoice or Adjustment Note as the case may be.
- (7) Any reference in the calculation of Consideration or of any indemnity, reimbursement or similar amount to a cost, expense or other liability incurred by a party, must exclude the amount of any Input Tax Credit entitlement of that party in relation to the relevant cost, expense or other liability.
- (8) This clause continues to apply after expiration or termination of this document.

24 General provisions

24.1 Notices

- (1) A notice, consent, information, application or request (**Notification**) that must or may be given or made to:
 - (a) any other party under this document, must only be given or made if it is in writing and sent in one of the following ways:
 - (b) delivered or posted to that party at its address set out in this document; or
 - (c) emailed to that party at its email address set out in this document.
- (2) A party may change its address or email address by giving the other party three (3) Business Days' notice of the change, in which case the new address or email address is treated as the address or number in this document.
- (3) A Notification is to be treated as given or made under paragraph (1)(a) if it is:
 - (a) delivered, when it is left at the relevant address;
 - (b) sent by post, seven (7) Business Days after it is posted; or
 - (c) sent by email, and the sender does not receive a delivery failure message from the sender's internet service provider within a period of twenty-four (24) hours of the email being sent.
- (4) If a Notification is delivered, or an error-free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.
- (5) For the purposes of this clause, the notice details of each party are:

Campbelltown City Council
 Address: Civic Centre, 91 Queen Street, Campbelltown NSW 2560
 Attention: General Manager, Campbelltown City Council
 Email: council@campbelltown.nsw.gov.au

Developer
 Address: 18 Raby Rd, Kearns NSW 2558

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Attention: Frank Carioti

Email: frank@brenex.com.au

24.2 Obligation to act in good faith

The parties must at all times:

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

24.3 Costs

The Developer must pay Council's reasonable costs and disbursements for the negotiation, preparation and execution of this document.

24.4 Entire agreement

- (1) This document contains everything to which the parties have agreed in relation to the matters it deals with.
- (2) No party can rely on an earlier document, or anything said or done by another party, or by a director, officer, agent or employee of that party, before this document was executed, except as permitted by law.

24.5 Counterparts

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

24.6 Further acts

Each party must promptly execute all documents and do all things that another party from time to time reasonably requests to effect, perfect or complete this document and all transactions incidental to it.

24.7 Governing law and jurisdiction

- (1) This document is governed by the Law of New South Wales.
- (2) The parties submit to the non-exclusive jurisdiction of its courts, and are not to object to the exercise of jurisdiction by those courts on any basis.

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24.8 Representations and warranties

The parties represent and warrant that they have power to enter into this document and to comply with their obligations under the document, and that entry into this document will not result in the breach of any law.

24.9 Severability

- (1) If a clause or part of a clause can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- (2) If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part of it is to be treated as removed from this document, but the rest of this document is not affected.

24.10 Variation

No variation of this document has any effect unless it is in writing and signed by the parties and otherwise in accordance with the Act.

24.11 Waiver

- (1) A party does not waive any of the other party's obligation or breach of obligation merely by failing to do, or delaying in doing, something under this document.
 - (2) A waiver by a party is effective only if it is in writing.
 - (3) A written waiver by a party is effective only in relation to the particular obligation or breach for which it is given. It is not to be taken as an implied waiver of any other obligation or breach, or as an implied waiver of that obligation or breach in relation to any other occasion.
-

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Schedule 1 Requirements under the Act

REQUIREMENT UNDER THE ACT	THIS PLANNING AGREEMENT
<p>Planning instrument and/or development application – (Section 7.4(1))</p> <p>The Developer has:</p> <p>(1) sought a change to an environmental planning instrument.</p> <p>(2) made, or proposes to make, a Development Application.</p> <p>(3) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.</p>	<p>(1) Yes.</p> <p>(2) Yes.</p> <p>(3) Not Applicable.</p>
<p>Description of land to which this agreement applies – (Section 7.4(3)(a))</p>	<p>See the definition for ‘Land’ in Schedule 2.</p>
<p>Description of change to the environmental planning instrument to which this agreement applies – (Section 7.4(3)(b))</p>	<p>See the definition for ‘Instrument Change’ in Schedule 2.</p>
<p>Application of section 7.11 of the Act – (Section 7.4(3)(d))</p>	<p>Does not apply to the Development.</p>
<p>Applicability of section 7.12 of the Act – (Section 7.4(3)(d))</p>	<p>Does not apply to the Development.</p>
<p>Consideration of benefits under this agreement if section 7.11 applies – (Section 7.4(3)(e))</p>	<p>Refer to clause 4 of the Planning Agreement.</p>
<p>Mechanism for Dispute resolution – (Section 7.4(3)(f))</p>	<p>See clauses 16 and 17.</p>
<p>Enforcement of this agreement (Section 7.4(3)(g))</p>	<p>See clause 12, 13 and 15.</p>
<p>No obligation to grant consent or exercise functions – (Section 7.4(3)(9))</p>	<p>See clause 21.</p>

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Schedule 2 Defined terms and interpretation

Part 1 – Defined terms

The following definitions apply unless the context requires otherwise.

Act	means the <i>Environmental Planning and Assessment Act 1979</i> (NSW).
Approval	includes approval, consent, licence, permission or the like.
Assign	as the context requires refers to any assignment, sale, transfer, disposition, declaration of trust over or other assignment of a legal and/or beneficial interest.
Authority	means (as appropriate) any: <ol style="list-style-type: none"> (1) federal, state or local government; (2) department of any federal, state or local government; (3) any court or administrative tribunal; or (4) statutory corporation or regulatory body.
Bank Guarantee	means an irrevocable and unconditional undertaking without any expiry or end date by one of the following trading banks: <ol style="list-style-type: none"> (1) Australia and New Zealand Banking Group Limited. (2) Commonwealth Bank of Australia. (3) ING Bank (Australia) Limited. (3) Macquarie Bank. (4) National Australia Bank Limited. (5) St George Bank Limited. (6) Westpac Banking Corporation. (7) Any other financial institution approved by Council, in its absolute discretion, in response to a request from the Developer.
Business Day	means a day other than: <ol style="list-style-type: none"> (1) a Saturday, Sunday or public holiday in the state of New South Wales; or (2) 27, 28, 29, 30 or 31 December in any year.
Claim	means, against any person, any allegation, action, demand, cause of action, suit, proceeding, judgement, debt, damage, loss, cost, expense, or liability howsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.
CLEP	means <i>Campbelltown Local Environmental Plan 2015</i> .

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Complete, Completed or Completion	means the point in time at which an Item of Work is fit for use and occupation, and is capable of being used and occupied for its intended purposes, except for minor omissions and minor defects which the Developer has reasonable grounds for not rectifying before public use and occupation of the Item of Work, and which will not prejudice the convenient and safe use of the Item of Work.
Completion Notice	means a notice issued under this document by the Developer to Council specifying an Item of Work that the Developer believes is Complete.
Construction Certificate	has the same meaning as in the Act.
Contribution Value	means: <ol style="list-style-type: none"> (1) in relation to an Item of Work, the amount specified in Column 5 of Part 2 of Schedule 3 as the "Contribution Value" for that Item of Work; and (2) in relation to an Item of Dedication Land, the amount specified in Column 5 of Part 1 of Schedule 3 as the "Contribution Value" for that Item of Dedication Land.
Court	means the Land and Environment Court of New South Wales.
DCP	means the <i>Campbelltown (Sustainable City) Development Control Plan 2015</i> (as amended from time to time).
Dedication Land	means the land identified in Part 2 of Schedule 3 and described in the plan that is attached as Annexure 1 .
Defect	means a material defect that adversely affects the structural integrity, functionality or use or enjoyment of a Work or part of a Work.
Defects Liability Period	has the meaning ascribed to it in clause 10.1.
Detailed Design	means plans and specifications which are sufficiently advanced so as to be suitable to enable the issue of a Construction Certificate for the relevant Work.
Development	means the future development of the Land subject to the Instrument Change and in accordance with the Development Consent, including: <ol style="list-style-type: none"> (1) the construction of approximately fifty-three (53) Environmental Living lots; (2) a ridgetop open space system with walking and cycling trails; (3) two (2) 'lookout/pocket' parks; (4) supporting infrastructure and facilities; and (5) dedication of approximately 59 hectares of environmental conservation and open space land.
Development Application	has the same meaning as in the Act.

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Development Consent	means a development consent or project approval within the meaning of the Act with respect to the Development.
Development Contribution(s)	means any of the following, or any combination of them, to be used for, or applied towards, a public purpose: <ol style="list-style-type: none"> (1) a monetary contribution; (2) the dedication of land free of cost; (3) the carrying out of work; and (4) the provision of any other material public benefit.
Encumbrance	means: <ol style="list-style-type: none"> (1) an interest or power reserved in or over an interest in any asset; (2) an interest or power created or otherwise arising in or over any interest in any asset under any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, title retention, conditional sale agreement, hire or hire purchase agreement, option, restriction as to transfer, use or possession, easement restriction on the use of land or positive covenant, subordination to any right of any other person and any other encumbrance or security interest, trust or bill of sale; or (3) an interest or power by way of security for the payment of a debt or other monetary obligation or the performance of any obligation. <p>However, the parties agree that Encumbrance does not include a Biobanking agreement or similar instrument relating to the conservation of biodiversity or as otherwise agreed between the parties during approval of the Detailed Design under clause 7.</p> <p>Encumber means to grant an Encumbrance.</p>
Final Lot	means a lot created as part of the Development intended for separate occupation and disposition, not being: <ol style="list-style-type: none"> (1) a lot created by a subdivision of the Land that is to be dedicated or otherwise transferred to Council, the Minister for Planning and Public Spaces or Transport for NSW; (2) a Super Lot; and/or (3) a lot created: <ol style="list-style-type: none"> (a) for community use, ecological restoration, drainage, ecology, open space or infrastructure; (b) that is to be dedicated or otherwise transferred for public use.
GST Law	means <i>A New Tax System (Goods and Services Tax) Act 1999</i> (Cth) and any other Act or regulation relating to the imposition or administration of the GST.
Index	means the Consumer Price Index (All Groups Index) for Sydney as provided by the Australian Bureau of Statistics.

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Insolvency Event

means the happening of any of the following events:

- (1) Application which is not withdrawn or dismissed within fourteen (14) days is made to a court for an order or an order is made that a body corporate be wound up.
- (2) An application which is not withdrawn or dismissed within fourteen (14) days is made to a court for an order appointing a liquidator or provisional liquidator in respect of a body corporate or one of them is appointed, whether or not under an order.
- (3) Except to reconstruct or amalgamate while solvent, a body corporate enters into, or resolves to enter into, a scheme of arrangement, agreement of company arrangement or composition with, or assignment for the benefit of, all or any class of its creditors, or it proposes a reorganisation, moratorium or other administration involving any of them.
- (4) A body corporate resolves to wind itself up, or otherwise dissolve itself, or gives notice of intention to do so, except to reconstruct or amalgamate while solvent or is otherwise wound up or dissolved.
- (5) A body corporate is or states that it is insolvent.
- (6) As a result of the operation of section 459F(1) of the *Corporations Act 2001* (Cth) (**Corporations Act**), a body corporate is taken to have failed to comply with a statutory demand;
- (7) A body corporate is or makes a statement from which it may be reasonably deduced that the body corporate is, the subject of an event described in section 459C(2)(b) or section 585 of the Corporations Act.
- (8) A body corporate takes any step to obtain protection or is granted protection from its creditors, under any applicable legislation or an administrator is appointed to a body corporate.
- (9) A person becomes an insolvent under administration as defined in section 9 of the Corporations Act or action is taken which could result in that event.
- (10) A receiver, manager or receiver and manager is appointed to the Company.
- (11) A claim is filed in a court against a person that is not defended, released or otherwise settled within twenty eight (28) days of the date of its filing at the court.

Anything analogous or having a substantially similar effect to any of the events specified above happens under the law of any applicable jurisdiction.

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Instrument Change	<p>means the amendments to the CLEP contemplated in the Planning Proposal to facilitate the Development, which includes:</p> <ol style="list-style-type: none"> (1) rezoning the Land from C3 Environmental Management to a range of zones including C2 Environmental Conservation, C3 Environmental Management, C4 Environmental Living and RE1 Public Recreation; (2) amending the minimum subdivision lot size for any lot resulting from a subdivision of the Land for a community title scheme (not including association property) under the <i>Community Land Development Act 2021</i> (NSW) to an area of not less than 5,000 square metres and a density that does not exceed 2.5 dwellings per hectare, by introducing a new subclause to that effect in clause 4.1AA of the CLEP; and (3) permitting that part of the Land that fronts Raby Road (existing clubhouse precinct) to support a future function centre, restaurant and café, by introducing a new clause to that effect in 'Schedule 1 – Additional Permitted Uses' of the CLEP.
Item	<p>means each separate Development Contribution specified in Schedule 3.</p>
Just Terms Act	<p>means the <i>Land Acquisition (Just Terms Compensation) Act 1991</i> (NSW).</p>
Land	<p>means Lot 3900 DP1170905, known as Macarthur Grange Golf Club, Varroville.</p>
Law	<p>means all legislation, regulations, by-laws, common law and other binding order made by any Authority.</p>
Legislation	<p>means the Act, the <i>Local Government Act 1993</i> (NSW) and the <i>Roads Act 1993</i> (NSW).</p>
Occupation Certificate	<p>has the same meaning as in the Act.</p>
Permitted Encumbrances	<p>means any encumbrance agreed by Council which would not, in Council's opinion, impede the intended use of all or any part of the Dedication Land including but not limited to easements and covenants for services and drainage.</p>
Quantity Surveyor	<p>means a person who:</p> <ol style="list-style-type: none"> (1) is a member of their respective professional organisation and has been for at least five (5) years; (2) practises as a quantity surveyor for works of the same nature as the relevant Works; (3) is active as a quantity surveyor at the time of his appointment; (4) has at least three (3) years experience in valuing works of the same nature as the relevant Works; and

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	(5) undertakes to act fairly and promptly in accordance with the requirements of this document.
Rectification Notice	means a notice in writing that identifies a Defect in Work and requires rectification of the Defect within a specified period of time.
Registrar General	means the Registrar General within the meaning of the <i>Real Property Act 1900</i> (NSW).
Regulation	means the <i>Environmental Planning and Assessment Regulation 2021</i> (NSW)
Remedial Action Plan	means a report of the kind specified under the <i>Consultants reporting on contaminated land: Contaminated land guidelines (NSW Environment Protection Authority, 2020)</i> .
Security	means a Bank Guarantee or other form of security to the satisfaction of Council provided in accordance with clause 13.
Subdivision Certificate	has the same meaning as in the Act.
Subdivision Works Certificate	has the same meaning as in the Act.
Super Lot	means a lot that forms part of the Development which, following the registration of a plan of subdivision, is intended for further subdivision to create Final Lots.
Tax Invoice	has the same meaning as in <i>A New Tax System (Goods and Services Tax) Act 1999</i> (Cth).
Work	means the works specified or described as “works” in Part 2 of Schedule 3 .

Part 2 – Interpretational rules

clauses, annexures and schedules	a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this document.
reference to statutes	a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.
singular includes plural	the singular includes the plural and vice versa.
person	the word “person” includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association or any government agency.
executors, administrators, successors	a particular person includes a reference to the person’s executors, administrators, successors, substitutes (including persons taking by novation) and assigns.
dollars	Australian dollars, dollars, \$ or A\$ is a reference to the lawful currency of Australia.

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calculation of time	if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day.
reference to a day	a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later.
accounting terms	an accounting term is a reference to that term as it is used in accounting standards under the Corporations Act or, if not inconsistent with those standards, in accounting principles and practices generally accepted in Australia.
reference to a group of persons	a group of persons or things is a reference to any two or more of them jointly and to each of them individually.
meaning not limited	the words “include”, “including”, “for example” or “such as” are not used as, nor are they to be interpreted as, words of limitation, and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.
next day	if an act under this document to be done by a party on or by a given day is done after 4.30pm on that day, it is taken to be done on the next day.
next Business Day	if an event must occur on a stipulated day which is not a Business Day then the stipulated day will be taken to be the next Business Day.
time of day	time is a reference to Sydney time.
headings	headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this document.
agreement, document or instrument	a reference to any agreement, document or instrument includes the same as varied, modified, supplemented, novated or replaced from time to time.
gender	a reference to one gender extends and applies to the other and neuter gender.

**Schedule 3
Development Contributions**

The following contributions are provided in accordance with the stages of the Development.

Part 1 – Dedication Land

Column 1 Item	Column 2 Nature and extent of Contribution Item	Column 3 Public Purpose	Column 4 Timing	Column 5 Contribution Value (\$)
1	Regional Open Space linkage Land identified as 'Regional Open Space Linkage' being the proposed RE1 – Public Recreation Land and having an area of approximately 19.2ha, inclusive of the two (2) Local Lookout Parks	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$6,080,000.00
2	Eastern Ridgeline Linkage Land identified as 'Eastern Ridgeline Linkage' being the proposed C2 – Environmental Conservation Land and having an area of approximately 6.4ha	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$1,280,000.00
3	Hilltop Conservation Reserve Land identified as 'Hilltop Conservation Reserve' being the proposed C2 – Environmental Conservation Land and having an area of approximately 33.7ha	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$5,055,000.00
Total Dedication Land Contribution Value				\$12,415,000.00

Part 2 – Works

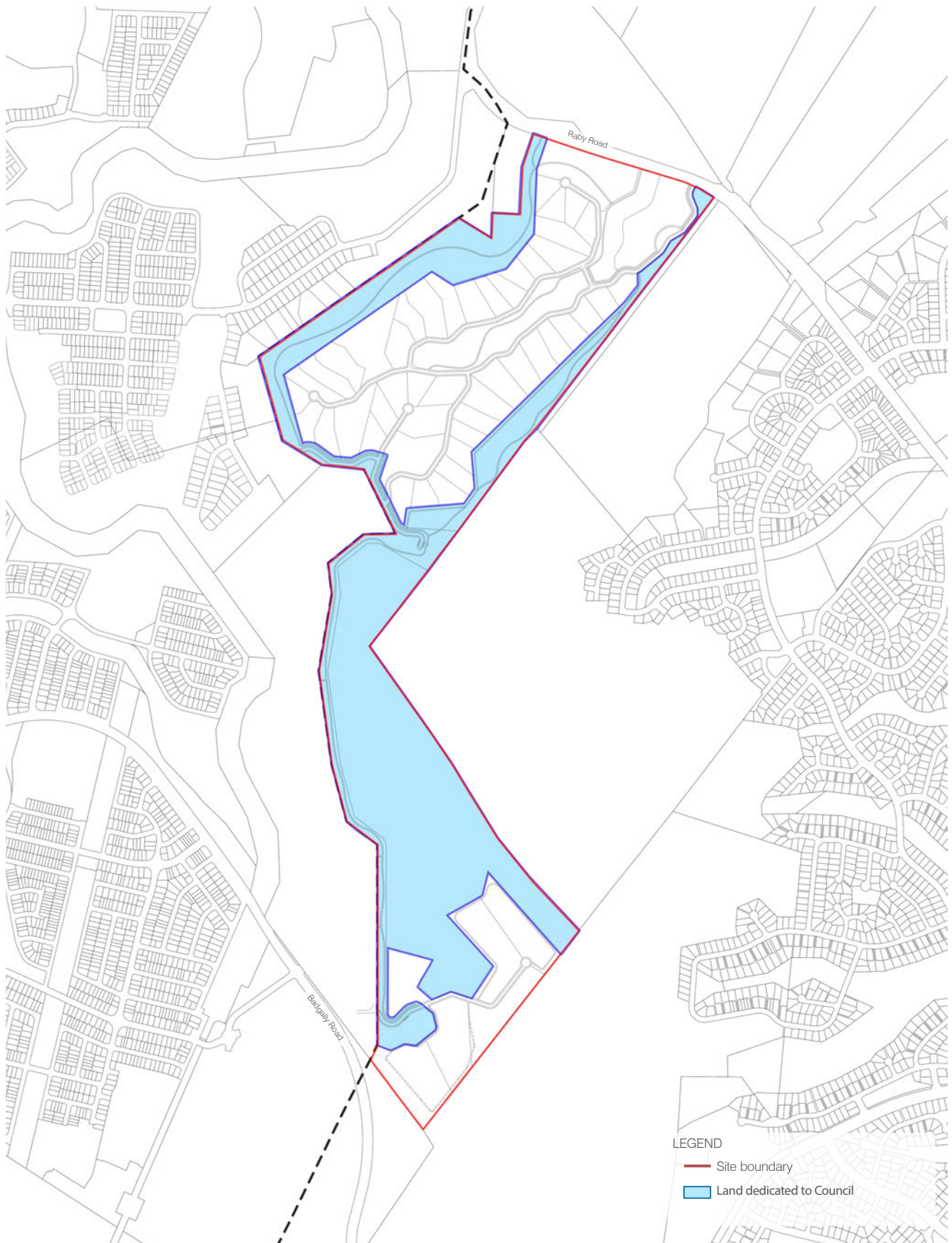
Column 1 Item	Column 2 Nature and extent of Contribution Item	Column 3 Public Purpose	Column 4 Timing	Column 5 Contribution Value (\$)
1	Western Ridgeline Open Space Work identified as 'Western Ridgeline Open Space'	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$1,297,579.00
2	Lookout Park No.1 Work identified as 'Lookout Park No.1'	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$540,639.00
3	Lookout Park No.2 Work identified as 'Lookout Park No.2'	Public Open Space	On or before the issue of the first Subdivision Certificate for the Development	\$235,415.00
Total Works Contribution Value				\$2,073,633.00

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Annexure 1: Land Dedication Plan

Macarthur Grange

Land Dedication Plan



23/01/2025

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Execution page

Executed as a deed

Dated:

Executed by Toscu Investments Pty Limited (ABN 16 114 547 170) in accordance with section 127(1) of the *Corporations Act 2001* (Cth) by authority of its directors:

Director/Secretary (Signature)

Director (Signature)

Name of Director/Secretary (Print Name)

Name of Director (Print name)

Signed, sealed and delivered by **Campbelltown City Council** by its General Manager and Mayor by the affixing of the Common Seal of Council in accordance with resolution dated

General Manager (Signature)

Mayor (Signature)

Name of General Manager (Print Name)

Name of Mayor (Print Name)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
<p>Jemena Owner of high-pressure Gas pipeline Submitted: 15/10/2024</p>	<p>a. Jemena has reviewed the Planning Proposal and raised concerns regarding potential safety risks and impacts to the pipeline. Specific issues were highlighted relating to the proposed commercial and high-density residential uses over the pipeline alignment and the measured distance to and from the Jemena-licensed gas pipelines in proximity to the development site.</p> <p>b. As a result, Jemena objects to the Planning Proposal unless specific conditions are met. Jemena requires the developer to conduct an Encroachment Safety Management Study (ESMS) in accordance with AS2885.6. This ESMS study should assess the risks and impacts of the development on the pipeline during both the design and construction phases and is required to be undertaken by a qualified</p>	<p>a. Safety risks are acknowledged and have been adequately addressed in similar precincts in the past, such as the urban release areas of Denham Court, Gledswood Hills, and Gregory Hills. The proposal does not involve high-density residential development. However, it is recognised that safety risks must be addressed in consultation with Jemena as part of the subdivision development application stage, which will be also supported by a revised masterplan.</p> <p>b. It is recommended that the draft DCP be amended to require consultation and compliance with Jemena's requirements.</p>	<p>a. The draft DCP has been amended to include a new draft Section requirement to consult with Jemena and address their requirements. Refer to Section 3.8 Provision and Maintenance of Public Infrastructure</p> <p>b. An amendment requiring the preparation of an ESMS has been included in the revised draft DCP, refer to newly added Section 3.8 <i>Provision and Maintenance of Public Infrastructure</i></p>

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Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
<p>Sydney Water</p>	<p>professional, with Jemena involved in the process.</p> <p>c. Jemena also notes that any costs associated with convening a SMS will be borne by the applicant/proponent, along with any additional protection measures or mitigation works.</p>	<p>c. Objection raised, subject to a satisfactory Encroachment Safety Management Study. (ESMS). Notably, Jemena submissions referred to the Planning Proposal as 'development application' and this was referenced throughout Jemena's submission.</p> <p>Any future study at the DA stage should address the requirements as per the draft DCP clause and be prepared and funded by the applicant, which is the usual practice with all DAs.</p> <p>The nature of the study requirements is noted.</p> <p>Include a development control under the draft DCP that requires the preparation of an ESMS at the development application for the subdivision.</p> <p>The cost attached to a future study and potential consequential works are noted to be borne by the applicant/proponent in the future.</p> <p>Sufficient information has been provided and sufficient knowledge communicated by Sydney Water to advance the Proposal.</p>	<p>c. A copy of Jemena submission has been passed on to the applicant.</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
<p>Submitted: 5/11/2024</p>	<p>provided information and offers the following comments:</p> <p><u>Need for anticipated ultimate and annual growth data</u></p> <p>a. To provide comprehensive servicing advice and explore staged servicing options, Sydney Water requires anticipated growth data, both ultimate and annual in the form of a feasibility application submitted by a Water Servicing Co-ordinator.</p> <p><u>Water Servicing</u></p> <p>b. The proposed development site is located within the future Currans Hill Reservoir zone. There are currently no existing Sydney Water services available to the site.</p> <p>c. Sydney Water has determined that the site cannot be serviced until the Currans Hill</p>	<p>a. Anticipated growth data is not considered necessary at the planning proposal stage; however, the applicant is required to address this requirement as part of the future subdivision DA.</p> <p>b. Noted. Water supply will be available with the projected future commissioning of the Currans Hills Reservoir (currently under construction). As such, future water supply should not delay the progress of the Planning Proposal.</p> <p>c. Noted</p>	<p>a. A new development standard under section (Section 3.8 Provisions and Maintenance of Public Infrastructure) has been added to the draft DCP requiring evidence of consultation and adherence to all relevant infrastructure providers.</p> <p>b. No action</p> <p>c. No action</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>Reservoir is operational, expected to be next year.</p> <p>d. Sydney Water’s investigation has determined that the high ground levels within the subdivision cannot be serviced via the proposed future Currans Hill reservoir zone. The developer will need to conduct hydraulic modelling to assess the local network’s capacity, evaluate options for extending the reticulation network, and identify any necessary system upgrades. If the high ground areas are to be developed, the investigation should also consider the feasibility of using a booster pumping station for these areas.</p> <p><u>Waste water servicing</u></p> <p>e. There is currently no wastewater service available to the proposed development area, and it lies outside the existing catchment boundaries of both the West</p>	<p>d. The requirement for the applicant to conduct hydraulic modelling to assess the local network’s capacity, evaluate options for extending the reticulation network, and identify necessary upgrades is supported. However, this can be undertaken at the subdivision stage. To ensure it is completed at the DA stage, it is necessary to amend the draft DCP to include provisions to this effect.</p> <p>e. Noted</p> <p>The ability to service via the West Camden system is noted with no immediate action required.</p>	<p>d. The draft DCP has been updated, refer to Section 3.8 Provision and Maintenance of Public Infrastructure of the draft DCP to consult with Sydney water and prepare hydraulic modelling as part of the subdivision DA.</p> <p>e. No action</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council’s meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>Camden and Glenfield systems. As outlined in Feasibility application CN 182779, the development can be serviced by the West Camden system.</p> <p>f. Sydney Water noted that the developer is required to engage a hydraulic consultant to assess the capacity of wastewater network and potential connection point(s) to service the development by undertaking a hydraulic modelling.</p>	<p>f. Noted.</p> <p>It is noted that the supporting Servicing and Infrastructure Report, including Addendum (February 2023) stated: “the site could be serviced by either a conventional gravity sewer which would require a pumping station to lift the sewer out of the catchment, or a low-pressure sewer system which is more suited to the undulating and dispersed nature of the site. Both of these solutions would then connect to the Gregory Hills network as indicated in the Sydney Water Feasibility. The exact point and extent of network augmentations (unlikely given the small number of lots being serviced) would be determined as part of the Section 73 Application Process”.</p> <p>This requirement can be addressed through an amendment to the draft DCP, which will include a provision requiring the developer to undertake a hydraulic study. This study should assess the capacity of the wastewater network and potential connection points, in accordance with Sydney Water’s requirements.</p>	<p>f. Additional development controls have been included in the draft DCP to this effect. Refer to newly created Section 3.8 <i>Provision and Maintenance of Public Infrastructure</i>.</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council’s meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
<p>Department of Climate Change, Energy, the Environment and Water – Heritage Submitted: 21/10/2024</p>	<p>g. If the proposed development is anticipated to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater.</p> <p>h. Sydney Water notes that they do not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not.</p>	<p>g. Noted , and it is recommended to include a note within the draft DCP advising of Sydney Water 's Requirements.</p> <p>h. The "non reservation" of capacity is noted.</p>	<p>g. A note has been included under Section 3.8 <i>Provision and Maintenance of Public Infrastructure to this effect.</i></p> <p>h. The Proponent has been advised of potential future modelling requirements, and a copy of Sydney Water submission was forwarded to the applicant.</p>
	<p>Heritage NSW has reviewed the Planning Proposal and has prepared the following advice:</p> <p>a. Heritage NSW noted that the subject site is located approximately 130 metres (minimum distance) from the State Heritage Register (SHR) listed 'Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)' (SHR 01373), which is also designated as a Local heritage item (I01373) under the</p>	<p>a. The Upper Canal System, listed on the State Heritage Register (SHR 01373) and designated as a Local Heritage Item (I01373) under the Council's LEP, runs in a north-south alignment to the west of the subject site. At its closest point, the Canal System is approximately 130m from the southern portion of the site, with the distance increasing to approximately 500m to 1km from the northern portion of the site.</p>	<p>a. It is considered that the proposal will not have any impacts on the Water Canal. In addition, Section 3.13 European Heritage of the draft DCP has been revised to address the outcome of the consultation with Heritage NSW and requires the preparation of additional studies as part of the future subdivision DA.</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>Council's LEP. However, no assessment has been provided of the potential impacts of the proposal on this heritage item.</p> <p>Heritage NSW recommends that a Statement of Heritage Impact be prepared to assess the proposal's effects on the heritage values of the site, considering both its State and Local Heritage significance. This Statement shall be prepared by a suitably qualified heritage professional in accordance with the relevant guidelines.</p>	<p>This distance provides a substantial buffer to the heritage item. Moreover, the following factors demonstrate that the proposed development will not have a significant impact on the heritage item:</p> <ul style="list-style-type: none"> - The proposed development will be situated in the lower parts of the site, reducing its visibility from the heritage item. - A linear open space corridor will be retained along the western ridgeline, further minimising potential visual impacts. - The proposed environmental living scheme is of low intensity. <p>It is also important to note that existing and approved developments located between the site and the heritage item in the Camden LGA have a far greater impact on the Canal System than the proposed planning scheme. For example, an approved residential subdivision at 190 Raby Road, which directly adjoins the southern portion of the Upper Canal System, provides residential allotments and urban support infrastructure.</p> <p>A meeting between Heritage NSW and Council officers was held on 8 January 2025, during which it was agreed that:</p>	

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Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
		<ul style="list-style-type: none"> - Additional development controls would be included in the draft DCP to ensure that servicing the development and connecting through Camden services would not impact the Canal System. - Consultation with Heritage NSW at the subdivision stage would occur if there is any potential impact on the Water Canal. <p>Based on this agreement and the factors outlined above, the preparation of a Statement of Heritage Impact is not considered necessary.</p> <p>Council remains committed to ensuring the protection and preservation of heritage items.</p> <p>There are no known items of archaeological heritage located within the site.</p> <p>Approximately 50% of the site will be retained as conservation land and public open space, and the low density of the proposed residential lots (5,000sqm minimum with lot extending to over 3ha) would generally allow for building footprints to avoid archaeological heritage significance if necessary.</p> <p>b. A Historical Archaeological Heritage Assessment will be required to be</p>	

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>b. In the absence of a Historical Archaeological Heritage Assessment, the proponent is required to assess the likelihood of 'relics' being present on the site, as well as any necessary management actions under the Heritage Act 1977.</p> <p>The assessment must be prepared by a suitably qualified and experienced archaeologist in accordance with Heritage NSW guidelines.</p> <p>c. Heritage NSW notes that an Aboriginal Heritage Due Diligence Assessment has been prepared to inform this Planning Proposal.. Heritage NSW recommends that a comprehensive Aboriginal Cultural Heritage Assessment Report (ACHAR) be prepared to inform the proposal. The ACHAR should be developed in accordance</p>	<p>prepared as part of the subdivision DA to identify any areas of significance and inform any requirements for relevant approvals.</p> <p>c. An Aboriginal Due Diligence Assessment was prepared and reflects support for the Planning Proposal. An Aboriginal Cultural Heritage Assessment (ACHA) should be prepared as part of a future subdivision DA in accordance with relevant guidelines, identifying, describing and assessing any impacts on any Aboriginal cultural heritage values on the land. This would confirm if there is a need for an Aboriginal Heritage Impact Permit (AHIP). Such future action should be highlighted in the draft DCP. It is noted that attempts</p>	<p>b. The draft DCP requirements in respect of management of potential European Heritage matters have been reinforced in respect of the need for a Historical Archaeological Heritage Assessment at the DA stage.</p> <p>c. The draft DCP has been amended to require the need for an Aboriginal Cultural Heritage Assessment (ACHAR) at the DA Stage, refer to Section 3.12 Aboriginal Heritage</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
<p>Endeavour Energy Submitted: 15/10/2024</p>	<p>with Heritage NSW's guidelines.</p> <p>a. Endeavour Energy has provided a comprehensive submission for their requirements.</p>	<p>to liaise formally with known local indigenous community representatives was unproductive.</p> <p>During the meeting with the Heritage Office, it was also agreed, that given the a ACHA can occur at the subdivision stage.</p> <p>a. The comprehensive requirements outlined by Endeavour Energy have been noted.</p> <p>A copy of Endeavour Energy submission has been provided to the applicant.</p> <p>It is recommended that the draft DCP include provisions requiring the applicant to consult with Endeavour Energy during the preparation and lodgement of the development application for subdivision. Additionally, the draft DCP should include measures to address Endeavour Energy's key requirements.</p> <p>Notably no objection to the planning proposal has been raised.</p>	<p>a. The draft DCP has been amended to include the requirement of Endeavor Energy.</p>
<p>Telstra Infra Co Submitted: 29/10/2024</p>	<p>Telstra has reviewed the Planning Proposal and has provided the following advice and "conditions":</p> <p>a. Telstra requests that any individuals planning work at</p>	<p>a. These are standard procedural matters addressed at subdivision DA stage.</p>	<p>a. Noted.</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>the site must obtain the most up to date plans from "Before You Dig Australia".</p> <p>b. Telstra has identified that there is a mobile phone tower. This is considered critical infrastructure so therefore before any work commences, Telstra Asset Protection and Relocation team will need to be consulted as to how Telstra will be able to maintain 24-hour 7 day access to the tower and the optical fibre cable that connects it to the communication network.</p> <p>c. Telstra requests that Council does not grant the development, occupancy, or to accept ownership of the new footpath and/or the new road, until such time as the developer gains consent from Telstra Asset Protection and Relocation team.</p> <p>d. If the Telstra fibre is impacted by the re-zoning of this land, it may need to be relocated to a common road reserve, for</p>	<p>b. The mobile phone tower is located within the proposed C2 zone which is proposed to be held in a community title arrangement and will not be impacted by proposed residential development. A fire trail is proposed along the eastern boundary which can provide access to the mobile phone tower and it, or an alternative arrangement, should be conditioned accordingly.</p> <p>c. This is a DA matter. Further consultation with Telstra Infra Co and the Telstra Asset Protection and Relocation team should be carried out at DA stage.</p> <p>d. Noted</p>	<p>b. The draft DCP has been amended including a focus at DA stage of future access to the existing mobile phone tower and optical services, cable and electricity "feed" and appropriate liaison in respect of future roads and footpaths.</p> <p>Points c to d: as above</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>continual access with trucks, cranes and service staff.</p> <p>e. Telstra notes that the Tower will have power facilities and these facilities must also be verified and not captured within future development impacts.</p>	<p>e. Noted</p>	
<p>Transport for NSW Submitted: 28/11/2024</p>	<p>Transport for NSW reviewed the Planning Proposal and in summary provided the following advice and comments:</p> <p>a. The planned widening of Raby Road and associated right-turn restrictions should be evaluated by the applicant to ensure alignment with the Raby Precinct Traffic and Transport Study prepared by CARDNO for Campbelltown City Council dated 14 December 2016.</p> <p>b. Additional details on connections to external</p>	<p>a. The applicant has prepared and submitted to Council an interim solution, to service the future development, should the upgrade of Raby Road be delayed, and not coincide with the subdivision. The major access is noted to be capable of integration with the proposed Raby Road upgrade plan. The no right restriction is supported.</p> <p>b. The draft DCP provides some elements of showing where future connections may</p>	<p>a. The applicant has prepared a diagram showing the proposed 2 stage right turn into Raby Road (interim solution), refer to the report for more discussion on this matter.</p> <p>b. The draft DCP has been amended to request consultation with Transport of</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>networks (links to parks and future pathways) are recommended to promote non-vehicular access to surrounding areas and support active transport goals.</p> <p>c. The applicant should conduct a sight distance analysis to ensure all entry and exit movements comply with Austroads requirements for an 80 km/h road. If the Raby Road upgrade proceeds, the analysis should be revised for the new configuration.</p> <p>d. TfNSW also included a set of matters for consideration at the DA stage. Including street lighting</p>	<p>take place. The planning proposal will not hinder any future connections. However, this should form part of an overarching strategic document.</p> <p>c. This is a matter for detailed design at the subdivision stage and the level of advancement of the Raby Road upgrade. The poor performance of the current intersection is acknowledged in the traffic assessment to date. Relevant design and modelling will take place at the DA stage. The future upgrade of Raby Road may, however, ultimately prevent an intersection of the subject nature. An alternative acceptable scenario is however detailed in the accompanying Traffic and Transport Assessment.</p> <p>d. Noted</p>	<p>NSW at the DA stage. Refer to Objectives under Section 3.7 Access and Circulation</p> <p>c. Refer to point b. above.</p> <p>d. The draft DCP has been updated to include provisions regarding the adequacy of street lighting. Refer to in the draft DCP relating to adequacy of street lighting. Refer to section 3.8.3.8 Provision and Maintenance of Public Infrastructure</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
<p>NSW Rural Fire Service Submitted: 13/12/2024</p>	<p>NSW Rural Fire Service has reviewed the Planning Proposal and has provided the following advice and comments:</p> <ul style="list-style-type: none"> a. RFS raises no objection to the Planning Proposal. b. Future development shall comply with Planning for Bushfire Protection guidelines. c. Bushfire constraints associated with the location of remnant vegetation, the riparian corridor and potential traffic generation, the primary internal access road to the northern development site should be a through road and provide a secondary road access point to Raby Road. This will be considered in detail at future subdivision DA stage including justification for a secondary 'emergency' access road. 	<ul style="list-style-type: none"> a. Noted b. This is a standard future DA requirement. c. Further clarification was sought from RFS, where they advised that a through road to Raby Road and a secondary 'emergency' access road shall be provided. In terms of the a secondary access point, this could only be provided as an emergency access, given the high traffic volume status of Raby Road and horizontal and vertical alignment. The draft DCP shall include a provision highlighting the subject requirement, 	<ul style="list-style-type: none"> a. No action. b. No action c. The draft DCP has been amended to clarify the need for a secondary emergency access, refer to Section 3.7 of the draft DCP.

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
<p>Camden Council 20/11/2024</p>	<p>Camden Council reviewed the Planning Proposal and provided the following advice and comments:</p> <ul style="list-style-type: none"> a. Camden Council officers support the intent of the Planning Proposal. Particularly, the proposed dedication and embellishment of the future open spaces that will be located on the subject site. b. The proposed pedestrian and cycling access points are welcomed. c. No objections to the access point being kept at the existing entry. The proposed emergency access point is to be kept as emergency access Mayfield Place is a private right of carriageway and not suitable to support the traffic generation of the Planning Proposal. 	<ul style="list-style-type: none"> a. Camden council submissions overall being positive has resulted in some minor recommendations to the draft DCP. b. Camden Council's general support and prospects of beneficial integration are noted. c. Noted. This matter will be further addressed at the master plan stage. 	<ul style="list-style-type: none"> a. No action. b. No action. c. The draft DCP has been amended to require the emergency access and the right of carriageway to be addressed as part of the preparation of the next stage (master plan and subdivision).

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>d. Camden council made a number of recommendations to enhance clarity of the figures within the draft DCP.</p> <p>e. Consider updating and incorporating controls into the draft DCP and requirements for restrictions on title similar to Schedule 13 of the Camden DCP to ensure future dwellings on the subject site do not protrude beyond ridgelines and are not visible. This will maintain consistency with similar development outcomes in the Camden LGA.</p>	<p>d. The draft DCP has been amended for clarity. However, as a result of the submissions from the community and public agencies, the masterplan figure has been removed.</p> <p>e. Any future development will not exceed the ridgeline, as the site's current contours and maximum building height indicate that the development will remain below RL 141. The land is situated below the ridgelines, ensuring that any development will not be above the ridgeline.</p>	<p>d. No action.</p> <p>e. No action.</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
<p>Department of Climate Change, Energy, the Environment and Water – Water (DCCEEW) Submitted: 31/01/2025</p>	<p>a. The Department generally accepts the evaluation of the watercourses on the subject site as detailed in the Riparian Assessment prepared by Ecological Australia, v3, dated 28/05/2020.</p> <p>It is noted that a number of 1st order watercourses do not exhibit defined bed and banks and are not proposed to be retained. This is considered acceptable however, where any of these watercourses represent substantial flow paths and need to be retained for stormwater management purposes, the Departments preference is for these to be maintained as open channels and the respective guideline riparian corridor applied.</p> <p>b. Given this is greenfield site, the Departments</p>	<p>a. Noted</p> <p>b. There is a need to strengthen the development controls within the draft DCP to respond to the DPE – Water</p>	<p>a. No action is required</p> <p>b. The development controls within the draft DCP have been revised</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>Vegetated Riparian Zone (VRZ) widths as specified in the Department's Riparian Corridors Guideline can be achieved without the need for any significant encroachment or offsetting.</p> <p>c. Watercourse realignments as proposed at site 1R are considered unnecessary and again encroachments and offsets can be avoided. Watercourse realignments to facilitate the removal of existing dams and reinstate a watercourse as illustrated for Reach 2A is acceptable.</p> <p>d. Where creek realignment and construction following dam removal is proposed, the creek shall be designed in accordance with the Department's Guidelines for Instream Works and</p>	<p>requirements. It should also be noted that the subdivision DA will be an 'Integrated DA' whereby DPE- Water DA will need to comply with their requirements.</p> <p>c. Noted - Refer to point "b" above.</p> <p>d. Refer to point "b" above.</p>	<p>and strengthened to address matters raised by DCCEEW. A requirement to adhere to the requirements for greenfield developments specified within the Departments Riparian Corridors Guideline has been added. Refer to Section 3.11 Riparian Corridors.</p> <p>c. Refer to point "b" above.</p> <p>d. The draft DCP has been amended to require the design and construction of works or activities within a watercourse or adjoining waterfront land to be undertaken in accordance with the Controlled</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>seek to emulate a natural stream with features such as pools and riffles.</p> <p>e. The Concept Masterplan in the Riparian Assessment indicated that Reach 2A would be designated as public open space. VRZs should provide for fully structured riparian zone and that any Bushfire Asset Protection Zones are determined based on the VRZs being fully vegetated. The Department preference is for riparian corridors to ideally be zoned as C2 for Environmental Conservation and be in public ownership.</p> <p>f. The proposed perimeter road separating the riparian corridor from the</p>	<p>e. Refer to point "b" above.</p> <p>f. Noted - Include a requirements regarding the water quality treatments, detention</p>	<p>activities – Guidelines for instream works on waterfront land, published by the then Department of Planning and Environment (Refer to Section 3.11 Riparian Corridors.</p> <p>e. The draft DCP has been amended by replacing the master plan with a structure plan. A requirement to prepare a master plan in line with a set of objectives and controls have been included in the revised draft DCP. The master plan shall be informed by the consultation with DCCEE. Refer to Section 3.1 General Provisions and Master Plan of the draft DCP.</p>

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>developable lands is consistent with best practice. Asset Protection Zones, water quality treatments, detention basis/structures etc. should be located outside of the designated riparian corridors and appropriately accommodated within the developable land footprint. Identification of footprints is important to identify at the PP stage to ensure they can be appropriately accommodated to achieve their individual objectives and to avoid overlapping/conflicts at future stages.</p> <p>g. The Riparian Assessment has identified areas of significant erosion. It is expected that DA associated with this rezoning include plans to repair this erosion in</p>	<p>basis/structures etc to be located outside of the designated riparian corridors and appropriately accommodated within the developable land footprint</p> <p>g. Noted – this matter will be addressed during the preparation of the vegetation management plan, which is a requirement of the draft DCP.</p>	<p>f. The draft DCP has been amended to this effect, Refer to Section 3.2 Subdivision.</p> <p>g. No action is required</p>

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>addition to establishing Vegetated Riparian Zones.</p> <p>h. The proposal should demonstrate a secure and sustainable water supply to meet development demand.</p> <p>i. Vegetation management Plans will be required for all endorsed riparian corridors.</p> <p>j. At DA stage, Controlled Activity Approvals will be required for all works on waterfront lands.</p>	<p>h. An additional objective and clause have been added to the draft DCP to address this matter in the context of total water cycle management</p> <p>i. Noted</p> <p>j. Noted</p>	<p>h. The draft DCP has been amended to this effect.</p> <p>i. No action is required</p> <p>j. No action is required</p>

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
<p>APA Group Submitted 28/01/2025</p>	<p>a. In summary APA raised the following concerns:</p> <ul style="list-style-type: none"> - The APA Group has identified safety concerns regarding the high-pressure Moomba to Sydney Ethane Pipeline, which is located within a 6-meter-wide easement on the site. - The Planning Proposal does not sufficiently address the implications of development within this zone, which could pose significant risks to public safety. - The urban design guidelines do not provide sufficient detail regarding infrastructure crossing the pipeline easement, such as roads, stormwater systems, and other services. Crossing of pipeline should be at 90 	<p>a. The safety concerns raised by APA will require a new master plan to be prepared prior to the subdivision. The pipeline reservation should be identified and managed as private open space, in the neighbourhood scheme with full access to the pipeline authority as currently available. Addressing risks to life and property is a priority. A new master plan that addressed all the concerns raised by APA will need to be prepared to address risks to public and property.</p>	<p>a. In response to APA submission, the draft DCP has been amended as follows:</p> <ul style="list-style-type: none"> - The master plan has been removed from the draft DCP. - A new control has been introduced, requiring the preparation of a revised master plan in consultation with APA and Jemena prior to the lodgement of the subdivision DA. The master plan must be also informed by the outcome of consultation of all relevant public authorities. - A structure plan has replaced the master plan to clearly show the pipeline/open space reservation and a limited potential housing opportunity with special access and safety management requirements (refer to Figure 2 of the draft DCP). - Additional requirements for providing emergency access have been included in the draft DCP. - A Safety Management Plan must be prepared at the DA stage in

Note: The Draft DCP forms Attachment 3 of the Report to Council's meeting (dated 11 March 2025)

Summary of Public Authority Submissions – Macarthur Grange Planning Proposal

Submission Details	Summary of Submission	Officers Comments/Recommendations	proposed recommended Actions
	<p>degrees. Furthermore, the proposed landscaping and open space designs for the easement fail to align with APA's guidelines, which could compromise the pipeline's integrity. APA recommends treating the easement as a linear open space corridor with minimal embellishment to ensure safety and facilitate inspections.</p> <ul style="list-style-type: none"> - The proposed road and service crossings over the pipeline require further consideration. - APA also advises limiting lot sizes to a minimum of 2 hectares over the easement to facilitate management and maintain the pipeline's integrity. 		<p>consultation with APA and Jemena to establish the building envelopes for residential development.</p> <ul style="list-style-type: none"> - Any environmental living lot proposed to be impacted by the pipelines must be at least 2 hectares in area.

Summary of Submissions to the Public Exhibition – Macarthur Grange Planning Proposal

Wednesday 9 October 2024 – Friday 15 November 2024

A total of 14 public submissions were received during the exhibition period between 9 October to 15 November 2024.

- 6 submissions supported the Planning Proposal.
- 2 submissions were neutral in respect of the Planning Proposal mostly supporting with some minor changes.
- 6 submissions objected to the Planning Proposal.

The supporting submissions suggest that the proposal will be beneficial for community as it would introduce a new type of housing to the Campbelltown LGA. It was also noted that there are ample golf courses in the area.

A number of the submissions are very detailed and demonstrate a high level of understanding of the issues and of the history of the Scenic Hills. The following table provides a summary of the main concerns raised in submissions.

PUBLIC SUBMISSIONS			
Concerns Raised	Frequency	Officers Comments	Recommendation
1 There is insufficient strategic justification for the proposal.	1	The NSW Government is seeking to address the current housing shortages prioritising the building of more diverse homes in well-located areas near transport, open spaces, schools, hospitals and community facilities. This is supported by a number of planning initiatives such as the Transport Oriented Development Program and other reforms for diverse low and mid-rise homes, including more elements of more affordable housing. Whilst key aspects of these policies include a focus on identifying opportunities to increase housing close to train stations, they do not preclude proposals like the Macarthur Grange Proposal. The Proposal is consistent with current State Government policy as detailed in the Greater Sydney Region Plan and Western City District Plan. Further, a Gateway Determination was issued after consultation with the Greater Cities Commission, establishing that the Proposal meets the threshold merit "tests".	Noted – refer to Council report for additional discussion on this matter.

Summary of Submissions to the Public Exhibition – Macarthur Grange Planning Proposal

Wednesday 9 October 2024 – Friday 15 November 2024

PUBLIC SUBMISSIONS			
Concerns Raised	Frequency	Officers Comments	Recommendation
2	3	<p>The proposal is consistent with the Greater Sydney Regional and Western City District Plan, as detailed in the Planning Proposal. In particular, the principles of the Plan in relation to scenic protection and conservation, impact on rural activity and contribution to housing are satisfied. Infrastructure will be provided at the cost of the proponent.</p> <p>The Proposal is also consistent with the Metropolitan Rural Area (MRA) concept in respect of limited rural residential development and resultant environmental, social and economic outcomes</p>	Noted – refer to point 1 above.
3	3	<p>Inconsistency with Ministerial Direction S9.1</p>	<p>The DCP has been amended to require comprehensive geotechnical investigations at the subdivision DA stage. Refer to 3.1.1</p>
4	1	<p>Inconsistency with the Campbelltown Local Strategic Planning Statement (CLSPS).</p>	Noted
5	2	<p>Inconsistency with clauses, objectives and intentions of Campbelltown Local Environmental Plan 2015 (CLEP 2015)</p>	<p>The Planning Proposal details that the proposal is largely consistent with the Ministerial Directions, and where there is an inconsistency, it is justified in accordance with the relevant provisions of the direction allowing for inconsistencies.</p> <p>The Proposal clearly identifies and justifies any inconsistencies and has been the subject of extensive authority/agency consultation.</p> <p>In relation to the Direction on geological stability, it is observed that development is proposed in the areas of higher stability.</p> <p>Notwithstanding, further geotechnical investigations will be required at the DA stage and the DCP has been amended to reinforce this.</p> <p>The proposal is not inconsistent with the general principles of CLSPS or CLEP 2015. It is noted, however, that both these documents will evolve strategically over time to reflect Council's evolving policy decisions. The very nature of a planning proposal is an application to amend the current planning framework, on this occasion to the CLEP 2015.</p>

Summary of Submissions to the Public Exhibition – Macarthur Grange Planning Proposal

Wednesday 9 October 2024 – Friday 15 November 2024

PUBLIC SUBMISSIONS			
Concerns Raised	Frequency	Officers Comments	Recommendation
		<p>The Proposal provides a platform for the proactive management of sensitive natural areas.</p> <p>The impact of large lot residential is finely balanced with the rehabilitated and conserved natural setting (rehabilitated riparian zone, hilltop conservation area and linear eastern and western vegetated corridors). It is considered that the outcomes for this site represent an appropriate balance between conservation and development.</p>	
6 Inconsistency with CLEP 2015 minimum lot size	1	<p>The proposal maintains the 100ha minimum lot size but allows for lots to a minimum of 5,000sqm as part of a community title neighbourhood scheme. It is noted that some lots would be larger, with lots ranging up to 3ha.</p> <p>It is considered that the minimum lot size and density controls and public open space proposed will achieve an appropriate balance between housing and conservation.</p>	Noted No action required.
7 Inconsistency with Council's Visual Study of the Scenic Hills, adopted in 2011.	1	<p>The Proposal is not considered to be inconsistent with the objectives of preserving the Scenic Hills qualities as a landscape unit.</p> <p>Unique planning controls are to be introduced to facilitate enhanced environmental, social and economic outcomes at the modest scale proposed, in a manner consistent with the Local Housing Strategy.</p> <p>The Proposal is consistent with a series of detailed studies, including an expanded Visual Assessment requested by Council in initially supporting the Proposal.</p> <p>The principles in respect of the Scenic Hills in CLEP 2015 have informed the planning proposal.</p>	The need for a Scenic Hills Strategic Framework is acknowledged and underway.

Summary of Submissions to the Public Exhibition – Macarthur Grange Planning Proposal

Wednesday 9 October 2024 – Friday 15 November 2024

PUBLIC SUBMISSIONS			
Concerns Raised	Frequency	Officers Comments	Recommendation
		The long-term community concern for protection of the Scenic Hills is noted and remains a central Council objective. The need for a comprehensive Scenic Hills Strategic framework is acknowledged and is underway.	
8 Inconsistency with Council's Local Housing Strategy 2041.	1	The potential for limited development within the Scenic Hills is consistent with Council's Local Housing Strategy, endorsed in 2023, which notes that: <i>"Establishing locations for large lot housing that do not detract from vistas to the scenic hills would assist the LGA to attract professional in higher incomes to the LGA."</i>	Noted
9 Concern that the proposal is inconsistent with NSW Government Transport Orientated Development policy.	3	The NSW Government is seeking to address the current housing shortages prioritising the building of more diverse homes in well-located areas near transport, open spaces, schools, hospitals and community facilities. This is supported by a number of planning initiatives such as the Transport Oriented Development Program and other reforms for diverse low- and mid-rise homes. Whilst key aspects of these policies include a focus on identifying opportunities to increase housing in proximity to train stations, they do not preclude proposals such as the Macarthur Grange Proposal. The issue of the Gateway Determination by the Department of Planning, Housing and Infrastructure establishes that the proposal has merit in the context of State Policy.	Noted
10 DCP is premature and a more holistic approach should be adopted. DCP should be postponed to consider overall street network, buffers to	1	There is an intervening ridge to the immediate east of most of the Proposal site which shields the view of most of the immediate neighbouring property (aside from hilltop park). This land will form an extensive vegetated (rehabilitated) C2 buffer interface.	Noted. The draft DCP has been amended to remove connection to

Summary of Submissions to the Public Exhibition – Macarthur Grange Planning Proposal

Wednesday 9 October 2024 – Friday 15 November 2024

PUBLIC SUBMISSIONS			
Concerns Raised	Frequency	Officers Comments	Recommendation
adjoining farmland, implications for drainage, land dedication, vegetation mapping.		<p>Most of the land along the interface with adjacent land will be zoned C2 and will not be used for residential purposes. This will provide a buffer to the adjacent existing agricultural use. Further, the adjacent land is used for low intensity grazing which is unlikely to create land use conflict.</p> <p>There are no proposed changes to the riparian network which would impact the adjoining property. Waterflows will be managed on a sub catchment basis as part of the Total Catchment Management approach.</p> <p>All road works will be appropriately managed.</p> <p>The draft DCP has been revised to strengthen controls.</p> <p>Delay of the Planning Proposal is not justified.</p>	<p>adjoining neighbouring property. The draft DCP also includes a note that states that Off-site active transport linkages shall be the subject of future strategic planning initiatives (including Scenic Hills Strategic Framework and Blue/Green Grid Development).</p>
11 Cultural landscape, scenic value and unique values of the landscape unit will be destroyed or damaged by the proposal.	3	<p>The Proposal seeks to provide a long-term sustainable land use strategy for an important component of the Scenic Hills landscape unit. Accompanied by a suite of detailed studies, the proposal has been designed to preserve the biodiversity, landscape values and local character of the area in perpetuity, whilst also offering enhanced public access.</p> <p>The protection of consolidated remnants and riparian area rehabilitation are clear opportunities that should not be ignored and are consistent with Council's blue/green investigations/initiatives.</p> <p>The preservation of the Scenic Hills for future generations is not considered to be jeopardised by this proposal.</p>	Noted.
12 Views and amenity of the semi-rural landscape preserve the heritage of the	1	<p>The Visual Impact Assessment prepared in support of the Proposal demonstrated that the future built form will be largely hidden from</p>	Noted

Summary of Submissions to the Public Exhibition – Macarthur Grange Planning Proposal

Wednesday 9 October 2024 – Friday 15 November 2024

PUBLIC SUBMISSIONS			
Concerns Raised	Frequency	Officers Comments	Recommendation
area and are important to landowners in the Hills. They expect that any development at this site would be visible to others in the Hills.		view from most viewpoints, with view impacts from Raby Road and Gregory Hills Drive particularly limited, acceptable and able to be mitigated through further landscape planting and natural areas conservation initiatives.	
13 Concern that reducing minimum lot size will not protect the landscape.	1	The proposal maintains the 100ha minimum lot size but allows for lots to a minimum of 5,000sqm as part of a community title neighbourhood scheme.	Noted
14 Concern that the previous minimum lot size for the scenic hills of 100 ha will be overturned, resulting in loss of large lots.	4	Around 50% of the site will be zoned for environmental conservation and public open space with the majority of this dedicated to Council. The outcome for this part of the site would be in keeping with the 100ha minimum. The 100-hectare minimum, is a "blunt" planning tool and was never intended to do anything other than to prevent subdivision until a more considered approach could be put in place.	
15 Concern that the current rural buffer between Campbelltown and Camden LGAs will be lost.	1	The buffer function remains central to the Proposal and is not undermined.	Noted
16 C4 zone does not provide the same level of protection as the C3 zone for the scenic landscape	1	The Proposal is consistent with a series of detailed studies, including an expanded Visual Assessment requested by Council in initially supporting the Proposal. The principles in respect of the Scenic Hills in CLEP 2015 have informed the planning proposal.	Noted
17 Concern that changing from C3 to C2 will have ramifications for farming operations on adjoining land.	1	The relationship with the adjoining holding is sufficiently understood and future potential is not considered to be compromised. The proposed C2 and RE1 rezoning have substantial public benefit and will be subject to appropriate management.	Noted

Summary of Submissions to the Public Exhibition – Macarthur Grange Planning Proposal

Wednesday 9 October 2024 – Friday 15 November 2024

PUBLIC SUBMISSIONS			
Concerns Raised	Frequency	Officers Comments	Recommendation
18	1	<p>The interface will be subject to a Plan of Management process applying to the lands to be dedicated to Council.</p> <p>A proposed intersection upgrade will be provided as part of the residential subdivision works attached to a future DA.</p> <p>As detailed in the Traffic and Transport Assessment, traffic impacts of the proposal on Raby Road are negligible. The final nature of the intersection design will be dictated by the timing of a future development application and will be contingent upon Raby Road upgrade plans.</p> <p>Refer to Council report for detailed discussion on this matter. The draft DCP has been updated accordingly.</p>	<p>Include a requirement in the DCP to ensure that Raby Road intersection is upgraded – Refer to Section 3.7.1 of the draft DCP.</p>
19	1	<p>The proposal (52 environmental living lots) will generate limited demand for additional infrastructure.</p> <p>The site is close to local services and facilities including local primary schools and local centres in the surrounding areas of Kearns, Gregory Hills and Emerald Hills and will not trigger a threshold generated demand for additional facilities.</p> <p>New open space provision and limited access to restored natural systems will be made available on-site.</p> <p>A Housing Productivity Contribution will be levied as a contribution toward State infrastructure.</p> <p>Local infrastructure demand is adequately addressed in the accompanying VPA.</p> <p>The proposal will also provide new community infrastructure in the form of new public open space and a north south link to be dedicated to Council.</p>	<p>Noted</p>

Summary of Submissions to the Public Exhibition – Macarthur Grange Planning Proposal

Wednesday 9 October 2024 – Friday 15 November 2024

PUBLIC SUBMISSIONS				
	Concerns Raised	Frequency	Officers Comments	Recommendation
20	Water and sewer depend on bulk upgrades for the South West Sydney Growth Centre.	1	Reticulated water and wastewater services can be provided from Sydney Water's existing and planned trunk facilities, subject to hydraulic modelling and consultation between the proponent and Sydney Water.	Noted
21	The site is not within an identified growth area and does not have access to infrastructure.	1	While the site is not within an identified growth centre. It is adjacent to the Southwest Growth Centre-Camden Precincts. The objectives and outcomes of this planning proposal are different to those of a growth centre precinct. The focus for Macarthur Grange is on protection of the scenic hills while allowing limited sensitive residential development.	Noted
22	Concerns about future development - The proposal is viewed as a potential precursor to further subdivision and development in the Scenic Hills, contrary to community wishes.	1	The proposal should not be seen as a precedent with potentially cumulative negative impacts. The Scenic Hills landscape unit is a complex amalgam of unique precincts woven together as a residue of European settlement and Country/natural environment influences. As such, no one strategic solution is likely to be common to all precincts. Without compromising the progress of the current Proposal, there is a need for a more holistic Scenic Hills Strategic Framework that draws on some of the principles established in the subject Proposal.	Noted
23	Concern that if road redesign is required to comply with RFS requirements, the scenic qualities of the site may be degraded.	1	Any future road design will need to satisfy the DCP requirements, particularly in relation to scenic quality and preservation.	Noted
24	Proposed "lookout park" adjoins land currently used for agriculture and may have impacts.	1	The proposed dedication of RE1 land and potential hilltop park will entail consultation and plan of management process, pursuant to the Local Government Act. The adjoining owner will be consulted as required.	Noted

Summary of Submissions to the Public Exhibition – Macarthur Grange Planning Proposal

Wednesday 9 October 2024 – Friday 15 November 2024

PUBLIC SUBMISSIONS			
Concerns Raised	Frequency	Officers Comments	Recommendation
25 Concern with the proposed use of private access road along western boundary for secondary emergency access.	1	The private access road is a right of carriageway (ROW) noted on the title of the subject land and the lots which adjoin the western boundary (in the Camden LGA). The existing rights and obligations of the ROW will transfer forward in any future subdivision and the status will not change.	Noted
26 Concern that the parts of the private access road will be transferred to Council ownership.	1	The intention is for an open space link, which includes part of the ROW, to be transferred to Council ownership as public open space. The status of the ROW will not change as a consequence of this.	Noted
27 Concern that private access road will be a future cycling and walking connection	1	It is intended that the public open space would form part of a cycling and walking connection. The design will be the subject of consultation with the affected land owners.	Noted. Subject to further design.
28 Concern with location of secondary emergency access to Raby Road.	1	The location of the access point has been moved further east on the annotated Structure Plan which forms part of the DCP.	Noted.

Macarthur Grange – Gateway Determination - Response

Gateway Determination Conditions	Response
<p>1. Prior to exhibition, the planning proposal is to be amended:</p> <ul style="list-style-type: none"> (a) to provide the current and proposed maps associated with the Land Reservation Map and Clause Application Map. (b) to include additional information to clarify the intended management of the biodiversity on the site, particularly in relation to the potential public access and walking trails through conservation areas. (c) to confirm if a secondary access to Macarthur Grange is proposed in the southern half of the site and the proposed location of this. (d) as necessary following consultation with NSW Rural Fire Service required under Ministerial Direction 4.3 Planning for Bushfire Protection. 	<p>Complete</p> <ul style="list-style-type: none"> (a) A Land Reservation Map and Clause Application Map has been created and added to the Planning Proposal. (b) Additional information was added to the Planning Proposal to outline the management of biodiversity on the site. Upon receiving the land, Council will be responsible for compiling a Plan of Management to address the desired ecological outcomes, including potential biodiversity stewardship agreements. (c) A secondary emergency access has been added to the southern part of the site as shown Planning Proposal and the draft DCP. (d) NSW Rural Fire Service has been consulted both before and during the formal exhibition period. The final proposal is consistent with Direction 4.3.
<p>2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:</p> <ul style="list-style-type: none"> (a) the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 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 	<p>Complete</p> <p>The Planning Proposal and associated information were publicly exhibited for more than 30 days from 9 October to 15 November, 2024.</p> <p>The Planning Proposal and associated attachments were made publicly available on the Council’s ‘Over to You’ website and the NSW Planning Portal website, as well as in physical format at the Council Administration Building.</p>

Macarthur Grange – Gateway Determination - Response

Gateway Determination Conditions	Response
<p>available along with planning proposals as identified in Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2022).</p> <p>Exhibition must commence before the end of December 2024.</p>	
<p>3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:</p> <ul style="list-style-type: none"> • Transport for NSW • Environment and Heritage Group • NSW Rural Fire Service • DPE – Water • Sydney Water • Endeavour Energy • Telstra • Gas pipeline operators – Jemena and Gorodok Pty Ltd • Camden Council <p>Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.</p>	<p>Complete</p> <p>Consultation was undertaken through the NSW Planning Portal with the listed agencies.</p> <p>Submissions were made by all agencies:</p> <ul style="list-style-type: none"> • Transport for NSW • Environment and Heritage Group • NSW Rural Fire Service • DPE – Water • Sydney Water • Endeavour Energy • Telstra • Jemena • APA Group (Gorodok) • Camden Council
<p>4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).</p>	<p>Noted.</p> <p>No public hearing has been held.</p>
<p>5. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:</p>	<p>Complete</p> <p>(a) All the conditions of the gateway determination have been satisfied.</p>

Macarthur Grange – Gateway Determination - Response

Gateway Determination Conditions	Response
<p>(a) the planning proposal authority has satisfied all the conditions of the gateway determination;</p> <p>(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and</p> <p>(c) there are no outstanding written objections from public authorities</p>	<p>(b) The Planning Proposal is consistent with the majority of Section 9.1 directions. Inconsistencies have been addressed and agreed as required.</p> <p>(c) There are no outstanding objections from government agencies. They have all been addressed through amendments to the Planning Proposal or the draft DCP, as required.</p>
<p>6. The LEP should be completed 6 April 2025</p>	<p>Pending Completion</p> <p>Should the Planning Proposal be supported by Council on the 11 March 2025, the Planning Proposal will be sent to the DPPI for making in advance of 6 April 2025.</p>

8.2 Macarthur Gardens North - Amendment to Development Control Plan

Reporting Officer

Executive Manager Planning and Development
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
2 Places For People	2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive 2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

Delivery Program

Principal Activity
PA Building Development and Controls

Officer's Recommendation

1. That Council endorse the public exhibition of the draft amendments to the Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 - Part 16 - Macarthur Gardens North for a minimum period of 28 days.
2. That a further report be provided to Council on the outcome of public exhibition.

Purpose

The purpose of this report is to seek Council's endorsement to publicly exhibit (for 28 days) a draft amendment to the Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 - Part 16 - Macarthur Gardens North.

Executive Summary

- The Macarthur Gardens North (MGN) Precinct, owned by Landcom, is situated on the western side of the Macarthur Railway Station, along Goldsmith Avenue in Campbelltown.

- Landcom have recently submitted a planning proposal to the Department of Planning, Housing and Infrastructure (DPHI) under the accelerated rezoning pathway. The planning proposal seeks to increase the housing capacity of the site from 1,250 dwellings to 1,625 dwellings and includes a commitment to affordable housing, with a minimum of 10 per cent of the total dwellings designated for this purpose.
- Landcom is entitled to submit a planning proposal to DPHI under the accelerated rezoning pathway which was created by the NSW government to speed up delivery of social and affordable housing by state housing agencies (Homes NSW and Landcom). Council is able to make a submission on the planning proposal during public exhibition.
- Council has a role in the consideration of proposed amendments to the Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 – Part 16 – Macarthur Gardens North (DCP). These amendments are proposed to align the DCP for the MGN Precinct with the planning proposal should it be approved.
- It is recommended that Council endorse public exhibition of draft amendment to Volume 2, Part 16, Macarthur Gardens North Precinct of the Campbelltown (Sustainable City) Development Control Plan 2015.

History

On 14 December 2022, the Sydney Western City Planning Panel approved Development Application DA/3944/2021/DA-SW submitted by Landcom for a concept master plan outlining a high-density residential and mixed-use development at MGN Precinct, including provision for 1,250 dwellings.

The MGN DCP was first presented to Council on 9 May 2023, where Council resolved to proceed with public exhibition. The public exhibition took place from 8 June to 6 July 2023, during which no submissions were received. The MGN DCP commenced on 10 July 2023. Refer to attachment 2 for the current MGN DCP

On 31 October 2024, Landcom submitted a scoping proposal to the DPHI Evaluation Panel, advising of their intention to seek an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to increase the maximum building height on the site in select locations to a maximum of 85 m and to introduce a site-specific provision under Part 7: Additional Local Provisions, requiring that 10 per cent of the dwellings be designated for affordable housing.

On 25 November 2024, the DPHI Evaluation Panel endorsed the use of the rezoning pathway for social and affordable housing for this planning proposal.

The updated master plan/built form strategy for the site is shown in Figure 1. Given that the master plan for the site is proposed to be updated, Part 16 – MGN DCP will also need to be updated to reflect the revised masterplan/built form strategy for the site.



Figure 1: Proposed Revised Master Plan/Built Form Strategy – Macarthur North Precinct

Report

Site and Locality

The Macarthur Gardens North (MGN) precinct is located on Goldsmith Avenue, Campbelltown, covering approximately 18 ha. It is situated within the broader Macarthur Precinct, along the T8 rail corridor, and directly adjoins the Macarthur Train Station. Surrounding developments include the Macarthur Square Shopping Centre to the south and the Western Sydney University and TAFE NSW Campbelltown campuses to the north as shown in figure 2.

The site currently consists of a single registered lot and is primarily zoned 'R4 High Density Residential,' with a small portion zoned 'MU1 Mixed Use' under the CLEP 2015, and the current maximum building height for the site is 32 m.

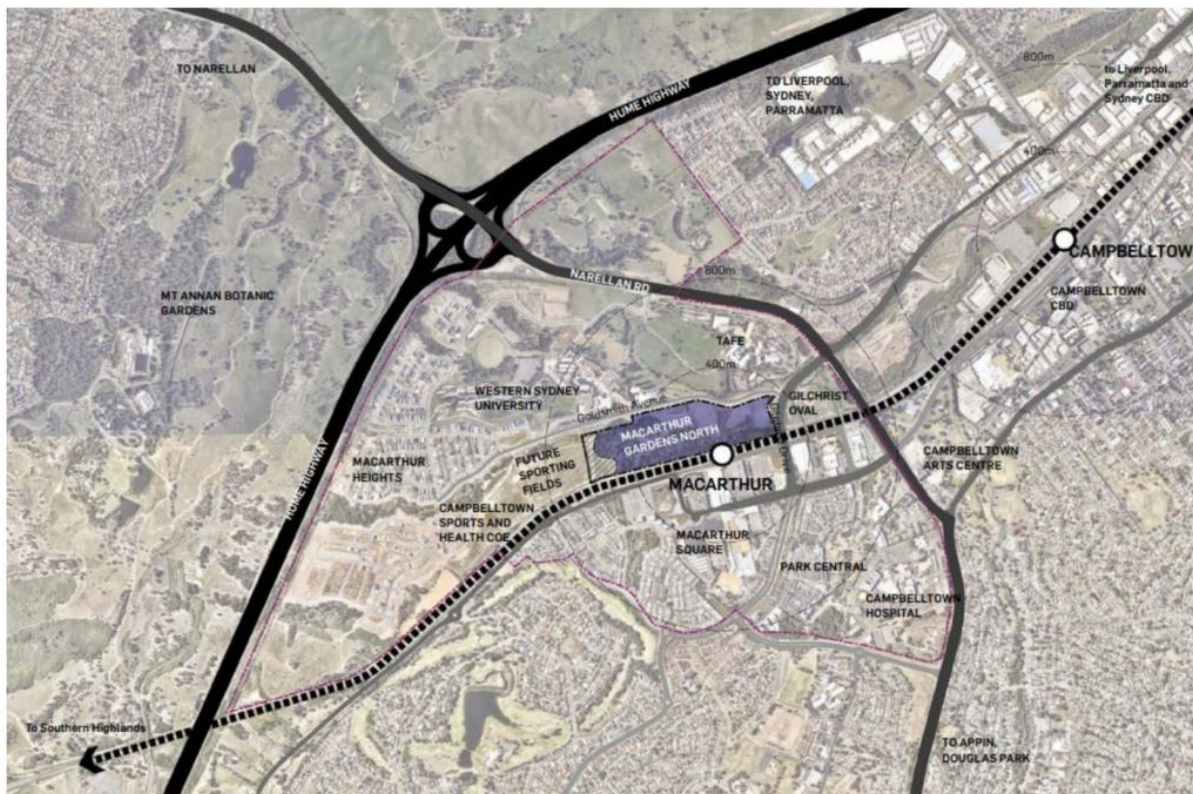


Figure 2: Site Context

The planning proposal

In May 2024, the DPHI introduced an accelerated rezoning pathway for state housing agencies focused on projects that deliver social and affordable housing. The planning proposal submitted by Landcom for the site was confirmed as eligible for this accelerated pathway, which aims to expedite the approval process for such developments.

Council does not hold the role of Planning Proposal Authority (PPA) or Local Plan-Making Authority (LMPA) for this planning proposal. The PPA is the body responsible for governance, progression, content and quality of information contained within a planning proposal. The LMPA undertakes the statutory functions in making the LEP. In other words, Council in this instance does not have the power to approve, amend or otherwise reject the planning proposal for this site. However, Council will have the opportunity to provide feedback through a submission to the DPHI once the proposal is publicly exhibited. Council staff will prepare a draft submission for consideration, and, if time allows, the draft submission will be presented to Council for review.

There is an existing concept approval (Development Application No. DA/3944/2021/DA-SW) for the MGN precinct. This concept approval granted consent for a mixed-use development with multiple tower forms, up to 32 m in height, and 1,250 dwellings. The site is currently undergoing earthworks to facilitate this development. The planning proposal seeks to build on the concept DA by facilitating an uplift to unlock additional housing on the site.

The amendments, alongside the lodgement of a concurrent amending Concept DA with Campbelltown Council, will facilitate the delivery of an additional 375 dwellings, increasing the total number of dwellings in the Precinct from 1,250 to 1,625. Under this proposal, a minimum of

10 per cent of the total number of dwellings across the entire site (163 dwellings) will be allocated to affordable rental housing. As part of the planning proposal an additional 4,070 m² of the site will be designated as communal open space. Refer to figure 3 with the proposed new concept masterplan.



Figure 3: Proposed New Built Form Masterplan

DCP Amendments

This report provides a summary of the proposed amendments to Volume 2 - Part 16 - Macarthur Gardens North, DCP, as outlined below and in attachment 1.

The purpose of the amendment to the MGN DCP is to align it with the changes proposed in the planning proposal, which primarily seeks to increase the housing capacity on the site. Following is a summary of the proposed amendments to the DCP:

1. Vision and objectives

The vision and objectives require amendment to figure 16.5 to incorporate the updated master plan. This revision will reflect the revised building heights and demonstrate the potential overshadowing impacts of the proposed development.

2. Natural systems

The natural systems require an amendment to figure 16.6 to reflect the updated master plan, including the revised building heights. Additionally, the figure will show the location of a 1.3 m slope, with tiered retaining walls reaching up to 1.2 m in height.

Figure 16.7 has also been updated to incorporate the new master plan. There have been no changes to the proposed tree canopy cover.

3. Access and movement

The access and movement section requires an amendment to figure 16.8 to reflect the updated master plan. This revision will also include the removal of the green stamp previously indicating the 1.2 km dedicated pedestrian/cycleway along Bow Bowing Creek Reserve.

4. Built form

The built form section requires an amendment to Figure 16.14 to reflect the proposed height for each building in the master plan.

Figure 16.22 has been amended to display only the commercial floor space.

Figure 16.23 has also been updated to include area calculations, illustrating the maximum number of stories across the site, along with the gross floor area (GFA) and floor space ratio (FSR) for the site.

5. Landscape and public domain

The landscape and public domain section requires an amendment to reflect the updated master plan. The open space between the buildings has been removed from the plan, and the Bow Bowing Creek Reserve has been appropriately illustrated in the figure 16.21.

Additionally, Sections 7.2.1 Station Arrival Precinct, 7.2.2 Central Park, and 7.2.3 Fitness Park have been amended to include a new note specifying that at least 50 per cent of the area in each precinct will receive a minimum of 3 hours of solar access during mid-winter.

Consistency with Planning Proposal

The controls of the draft MGN DCP have been prepared to align with the planning proposal for the site. This has been done to ensure that the future built form is aligned with the proposal's vision for the site.

Relationship with Campbelltown (Sustainable City) Development Control Plan 2015

The Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) consists of 2 volumes. Volume 1 outlines general controls and requirements for various land uses, while Volume 2 provides site-specific development controls for several precincts within the Campbelltown Local Government Area. The draft DCP for MGN is a site-specific amendment to Volume 2, Part 16, which addresses the development controls for this precinct.

The draft DCP controls will apply exclusively to proposed development within the MGN site. Where specific controls are not outlined in this draft DCP, any future development within the precinct will be required to demonstrate consistency with the existing provisions in Volume 1, as outlined in the following parts:

- Part 2: Requirements Applying to All Types of Development
- Part 5: Residential Flat Buildings and Mixed-use Development
- Part 6: Commercial Development
- Part 11: Vegetation and Wildlife Management

Design Excellence Panel

In accordance with Clause 15 of the Environmental Planning and Assessment Regulation 2021, Council must not approve a DCP containing provisions which apply to residential apartment development unless it has taken into consideration any comments made by the Design Excellence Panel (DEP), concerning those provisions.

The draft MGN DCP has been considered by the DEP on Thursday 13 February 2025. A report will be presented to Council outlining the outcome of the MGN DCP exhibition and the DEP's feedback in a future Council Meeting.

Public Exhibition of the Draft MGN DCP

The draft MGN DCP will be publicly exhibited on Council's website for 28 days in line of the legislative requirements and Council's Community Participation Plan. The intention is that the public exhibition period for the draft DCP will align with DPHI's exhibition of the planning proposal to assist in community understanding of what is proposed.

Conclusion

The Department of Planning, Housing, and Infrastructure is currently leading an accelerated amendment to the Campbelltown Local Environmental Plan, 2015 for the Macarthur Gardens North Precinct. This amendment primarily seeks to increase building heights, increase the total number of dwellings constructed, and introduce a requirement for 10 per cent of the dwellings to be designated for affordable housing. To support the planning proposal, should it be approved, it will be necessary to amend the existing Macarthur Gardens North Development Control Plan to ensure it aligns with the state-led amendment to the Campbelltown Local Environmental Plan, 2015.

It is recommended that Council publicly exhibit (for 28 days) the draft Macarthur Gardens North Development Control Plan, included in (attachment 1) in line of the legislative requirements and Council's Community Participation Plan. It is also recommended that a further report be provided to Council after public exhibition so that Council can consider community feedback and the comments of the Design Excellence Panel.

Attachments

8.2.1 Proposed Draft Site-specific DCP amendment (contained within this report) [↓](#)

8.2.2 Current Site-specific DCP amendment (contained within this report) [↓](#)

Part 16

Macarthur Gardens North Precinct Draft Amendments

DRAFT

16.1 Application

16.1
Application

16.1.1 Land to which this Part applies

This Part applies to the Macarthur Gardens North Precinct which is located immediately north of the Macarthur train station and south of both the Western Sydney University and TAFE sites (refer Figure 16.1 and 16.2 below).

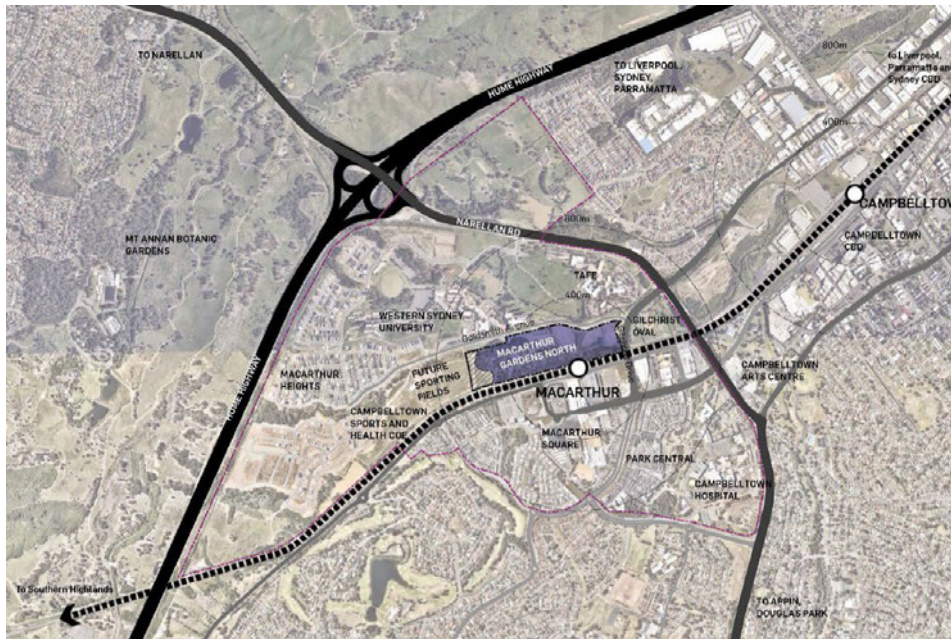


Figure 16.1: Macarthur Gardens North Precinct

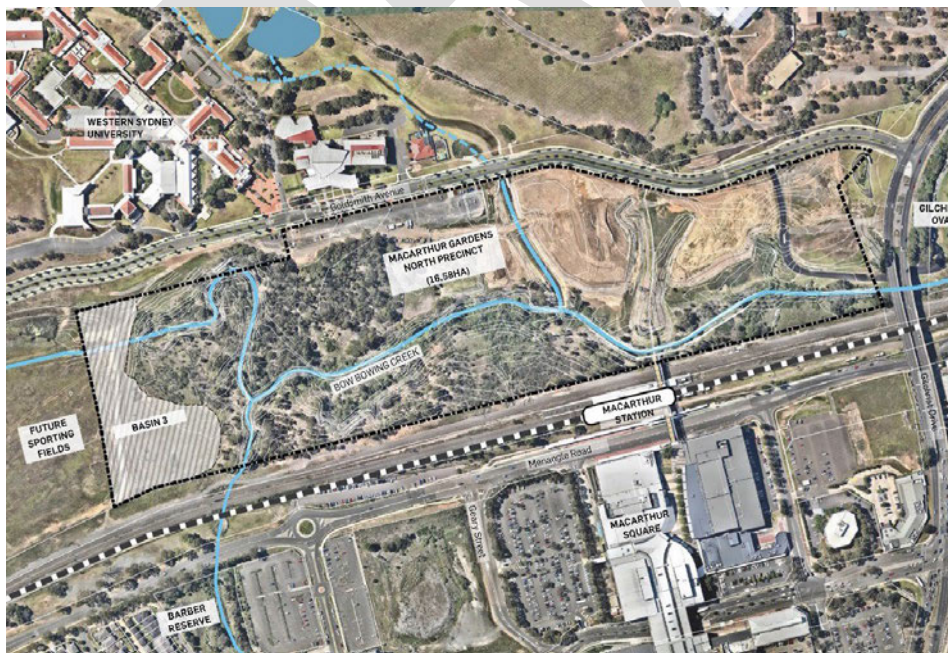


Figure 16.2: Macarthur Gardens North Precinct

16.1

Application

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

- i) Macarthur Gardens North Apartment Precinct (MGN Precinct): The subject site of this Part (Part 16)
- ii) Macarthur Gardens North Basin 3 (MGN Basin 3 Precinct): Located to the western end of the Precinct.

Figure 1.3 below illustrates the 2 sub precincts that comprise Macarthur Gardens North.

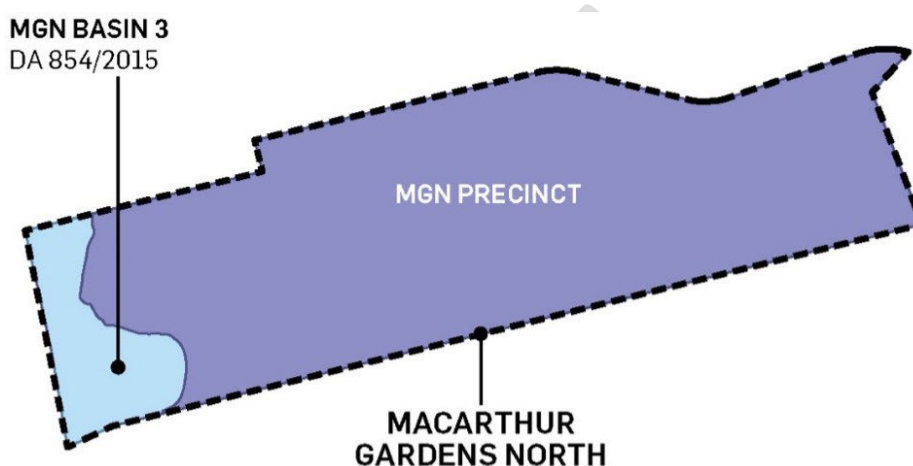


Figure 16.3: Macarthur Gardens North Sub Precincts

The following parts of the Campbelltown (Sustainable City) Development Control Plan apply to the land within the MGN Precinct (the subject of this Part) as shown in Figure 16.3 above:

- Volume 1: Part 2 Requirements applying to all Types of Development
- Volume 1: Part 9 Public Consultation, and
- Volume 2: Part 16 Macarthur Gardens North Precinct.

Notes:

- i) Where a site specific DCP does not include specific development controls for a certain type of development, the development controls under Volume 1 of Campbelltown City Councils' Sustainable City Development Control Plan (SCPDCP) shall be used to assess the development applications received by Council.
- ii) Where there is an inconsistency between the provision of Part 16 and Volume 1 of the Plan, the provision under Part 16 shall prevail to the extent of the inconsistency.
- iii) Campbelltown City Council Engineering Design Guide for Development also applies to development specified in this Part.

16.1.2 Structure Plan

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

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

The MGN Precinct is to be developed in accordance with the Structure Plan at Figure 16.4 below. The Structure Plan provides for the retention of the existing Bow Bowling Creek alignment and its biodiversity as an open space asset that is accessible and creates amenity to the future community. The plan provides for an arrival plaza and park to Macarthur Station that integrates the Precinct with the Western Sydney University and TAFE through a series of activated streets and open spaces. A regional east-west cycleway network traverses the open space to be retained along the existing creek which will enhance access to and an appreciation of the biodiversity values within the Precinct.

The overall Macarthur Garden North Precinct has an area of 18.52ha with the MGN Precinct (the subject of this Part) comprising 16.6ha centrally located within the Precinct. The sub-precinct is bookended to the east by Gilchrist Drive and to the west by Basin 3 and the future Macarthur Heights sporting fields. The MGN Precinct includes the Bow Bowling Creek and associated open space areas and the proposed Station Arrival Precinct located on the proposed north south spine connection and high density residential and mixed use development to the north adjacent to Goldsmith Avenue (as illustrated in Figure 16.4 below).

16.1 Application

16.1 Application

In summary the Structure Plan for the MGN provides for:

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

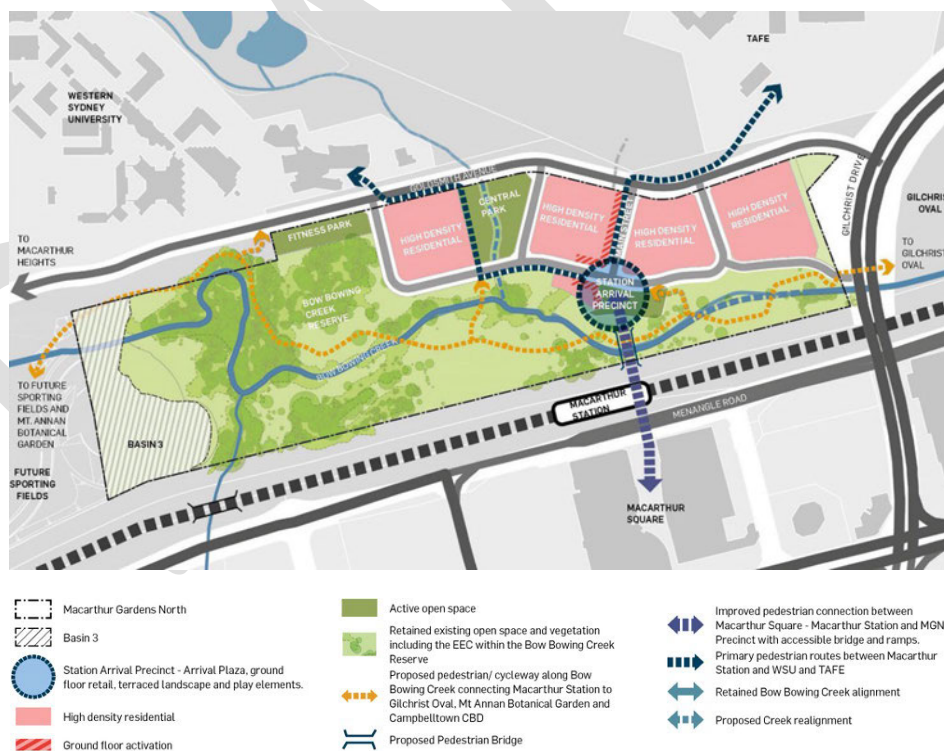


Figure 16.4: Macarthur Gardens North Overall Structure Plan

16.2 Vision and Objectives

16.2

Vision and Objectives

16.2.1 Guiding Principles

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

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

16.2 Vision and Objectives

16.2.2 Vision

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

To enable this vision, the MGN Precinct will deliver:

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

16.2.3 Masterplan

The MGN Precinct is to be developed generally in accordance with the Masterplan illustrated at Figure 16.5:

16.2 Vision and Objectives



Figure 16.5: Macarthur Gardens North Precinct Masterplan

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

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

as well as other relevant controls outlined herein.

16.3

Natural Systems

16.3 Natural Systems

16.3.1 Objectives

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

16.3.2 Required Outcomes

Bow Bowling Creek Reserve and Riparian Corridor

- 3.2.1 Development is to provide for the protection and enhancement of the Bow Bowling Creek Reserve generally in accordance with Figure 16.6.
- 3.2.2 Bow Bowling Creek Reserve is to serve as a passive recreational amenity for the surrounding communities and include a shared pedestrian / cycleway that runs along the creek.
- 3.2.3 A native vegetation buffer is to be provided adjacent to the rail corridor to reduce its visual impact and provide a landscape setting for the future development.
- 3.2.4 All riparian and revegetation works are to be in accordance with the Riparian Assessment (Eco Logical Australia, 2021) and Bushfire Protection Assessment (Eco Logical, 2021) and are to improve the biodiversity corridor for the native flora and fauna by offsetting and revegetating impacted riparian zones.



Figure 16.6: Bow Bowling Creek Reserve

16.3

Natural Systems

Vegetation and Tree Canopy Cover

- 3.2.5 Development on site is to provide for an increase in the tree canopy cover (over and above the standard minimum of 40%) to greater than 50% of the Precinct generally in accordance with Figure 16.7.
- 3.2.6 Strategies to increase tree canopy cover are to include:
 - a) Revegetation of Bow Bowing Creek Reserve with native species, and
 - b) Implementation of a tree planting strategy within the public and private domains including the streetscape, active parks, private open space and communal open space.
- 3.2.7 Cumberland Plain Woodland & Riverflat Eucalyptus vegetation communities that are classified as Endangered Ecological Communities (EECs) are to be managed in accordance with the Biodiversity Development Assessment Report prepared by Eco Logical (2021).



Figure 16.7: Proposed Tree Canopy Cover

16.4

Access and Movement

16.4 Access and Movement

16.4.1 Objectives

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

16.4.2 Required Outcomes

- 4.2.1 Development within the Precinct is to be generally in accordance with the access and movement strategy illustrated in Figure 16.8.

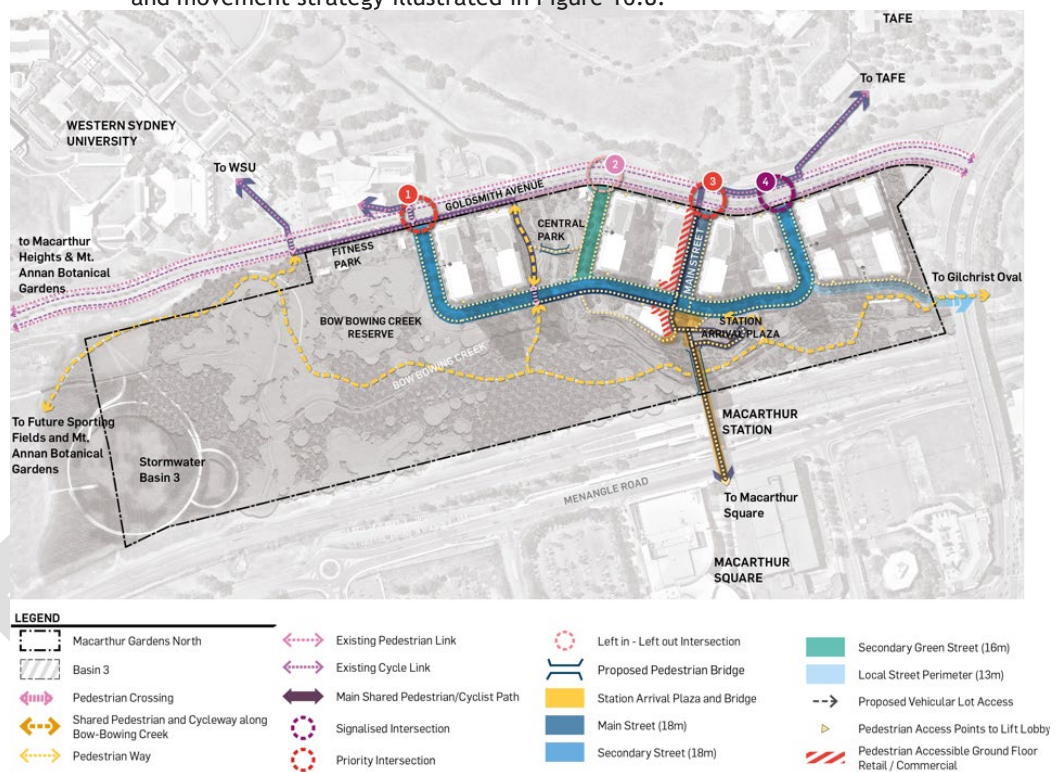


Figure 16.8: Access and movement strategy

16.4

Access and Movement

Active Transport Network

- 4.2.2 A shared pedestrian/ cycleway is to be provided along Bow Bowling Creek connecting Macarthur Station to future sporting fields and Mt. Annan Botanical Gardens to the west and Gilchrist Oval to the east. It is also to link to the main street network within the Precinct and existing cycleway along Goldsmith Avenue.
- 4.2.3 A permeable pedestrian network along streets and public open spaces is to be provided that promotes safe pedestrian environment with three main pedestrian priority crossings along Goldsmith Avenue generally as illustrated on Figure 16.8.
- 4.2.4 An accessible pedestrian access is to be provided from Macarthur Station to the Station Arrival Plaza via an appropriate bridge and ramps.
- 4.2.5 Accessible pedestrian access is to be provided to lift lobbies within the northern and southern part of the residential blocks.

Street Network

- 4.2.6 An interconnected street network is to be provided that promotes a safe pedestrian environment with varied typologies based on the lot frontage and streetscape treatment.
- 4.2.7 All street sections are to provide a min. 6.0m carriageway and to be generally in accordance with the key plan and relevant sections illustrated in Figures 16.9 - 16.12 (incl.) below:

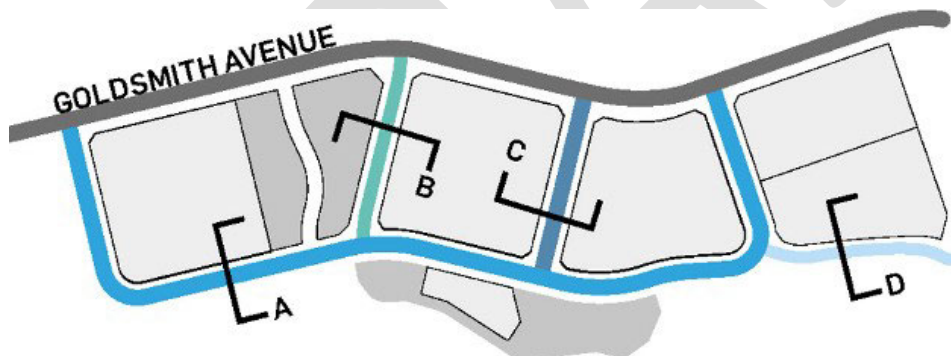


Figure 16.9: Street section key plan

16.4

Access and Movement

A. SECONDARY STREET - 18M WIDTH

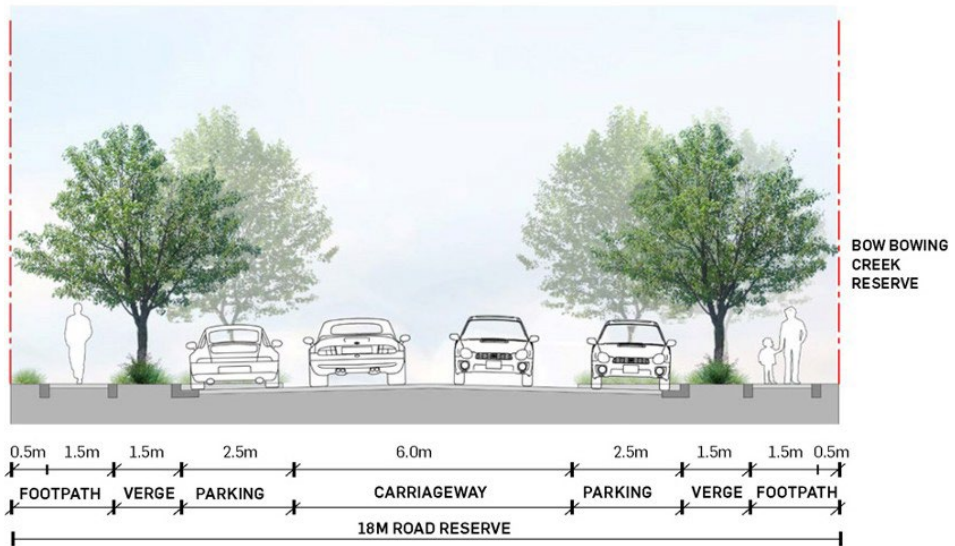


Figure 16.10: A - Secondary Street - 18m width

B. SECONDARY GREEN STREET - 16M WIDTH

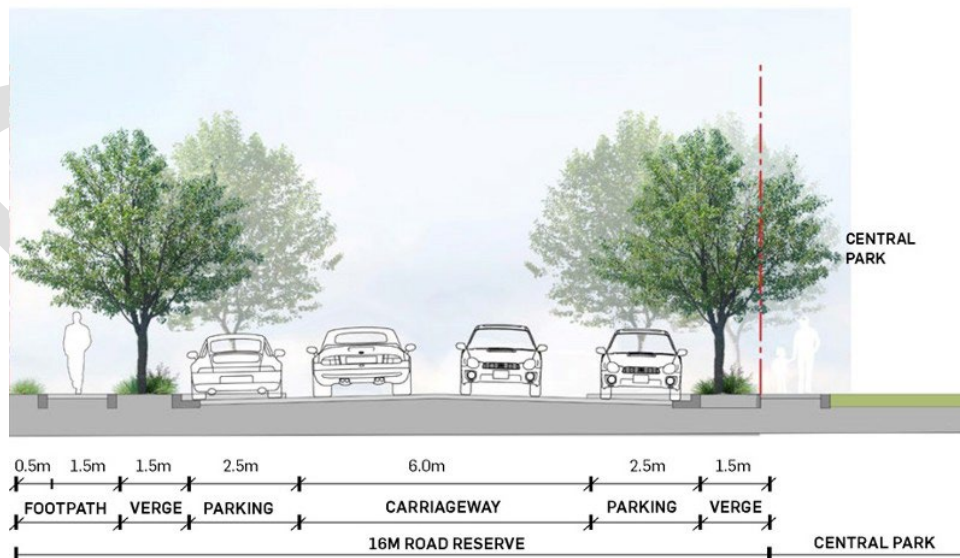


Figure 16.11: B - Secondary Green Street - 16m width

C. MAIN STREET - 18M ROAD RESERVE

16.4

Access and Movement

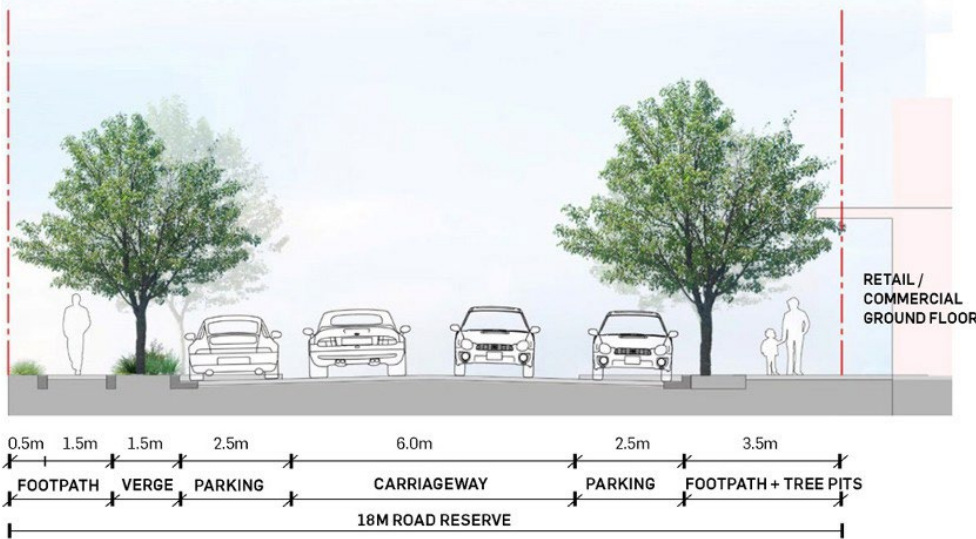


Figure 16.12: C - Main Street - 18m Road Reserve

D. LOCAL STREET PERIMETER - 13M ROAD RESERVE

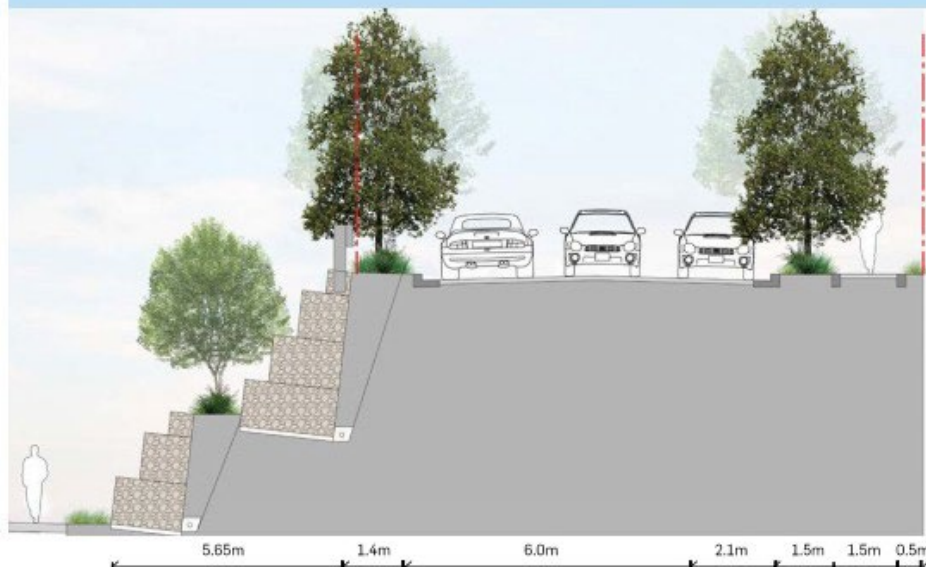


Figure 16.13: D - Local Street Perimeter - 13m Road Reserve

16.4

Access and Movement

Parking Requirements

4.2.8 Car parking is to be provided at a maximum rate of

- a) 0.6 Car Parking Space / Studio Unit / 1 BR Unit
- b) 0.9 Car Parking Space / 2BR Unit
- c) 1.4 Car Parking Space / 3BR Unit
- d) 0.1 Car Visitor Parking Space / Dwelling
- e) 1 space per 95m² of retail GFA

4.2.9 A minimum of 8 car share spaces are to be provided within the development.

4.2.10 Bicycle parking is to be provided at a rate of one space per 3 apartments and one visitor space per 12 apartments.

4.2.11 All car parking and access for vehicles, including disabled access spaces, shall be in accordance with AS2890 parts 1 and 2 (as amended), except as otherwise specified in this Plan.

4.2.12 For development incorporating 20 or more dwellings, the DA shall be accompanied by a 'Traffic Impact Assessment Report'.

Note: For requirements relating to the preparation of a 'Traffic Impact Assessment Report' refer to Appendix 12 of Volume 1 of the SCDCP.'

4.2.13 All required private car parking is to be provided at basement level.

4.2.14 Pedestrian access to residential flats shall be separated from the commercial/ retail uses.

4.2.15 Development shall provide adequate space for the on-site parking, loading and unloading of all delivery/ service vehicles.

4.2.16 The design of car parking spaces shall take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunities for crime and enhance security.

16.5 Built Form

**16.5
Built Form**

16.5.1 Objectives

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

16.5.2 Required Outcomes

- 5.2.1 Development within the Precinct is to be generally in accordance with the Built Form Strategy illustrated in Figure 16.13 below in terms of maximum height in storeys and building footprint.
- 5.2.2 Residential flat and mixed use buildings are to comply with the requirements of the Apartment Design Guide.
- 5.2.3 Building setbacks are to comply with Table 16.1, Figure 16.14 and street sections Figures 16.15 - 20 below



Figure 16.14: Built Form Strategy

Note:

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

16.5

Built Form

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

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

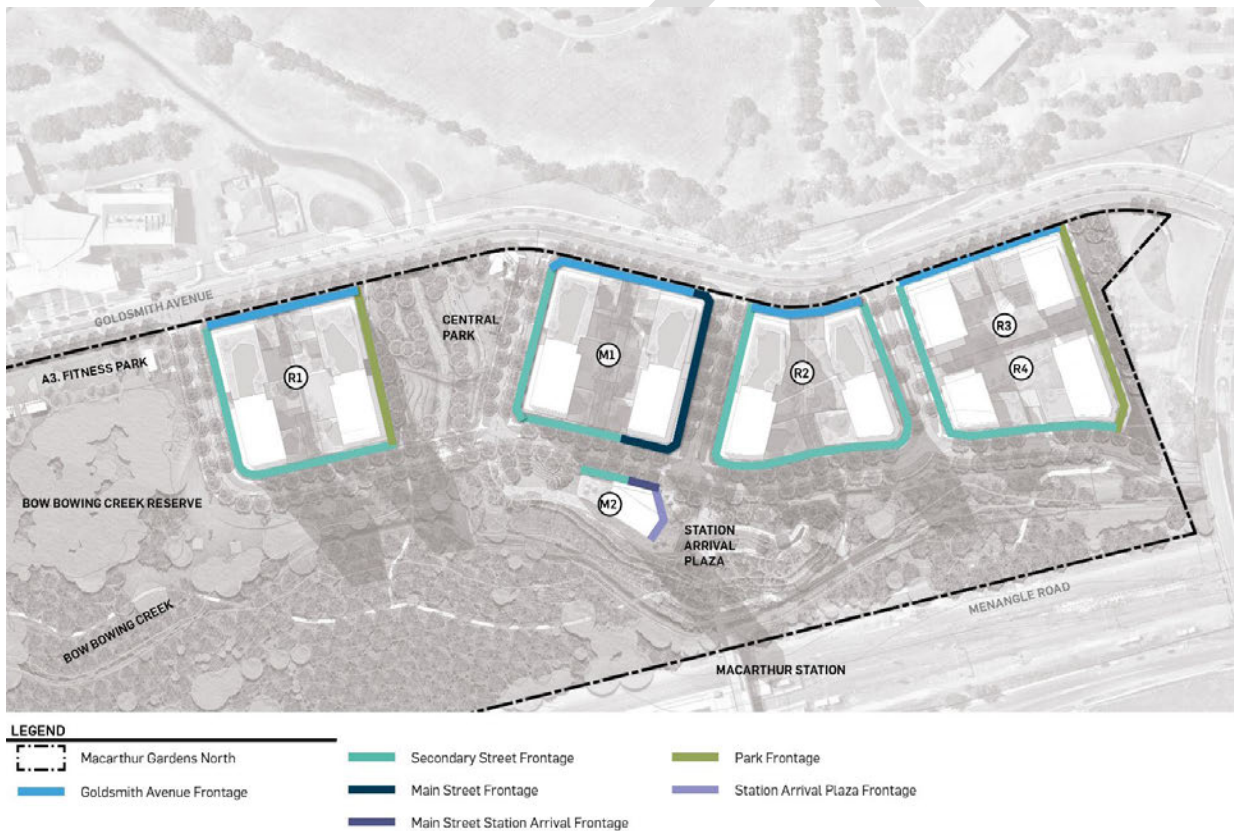


Figure 16.15: Setback Strategy

STREET FRONTAGE ALONG GOLDSMITH AVENUE

**16.5
Built Form**

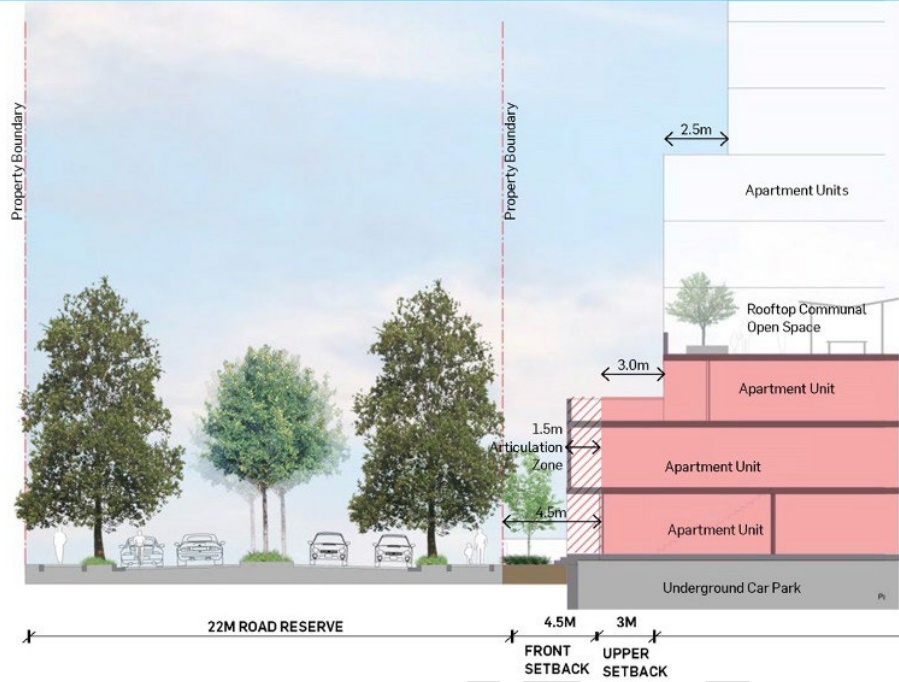


Figure 16.16: Goldsmith Avenue frontage setbacks

STREET FRONTAGE ALONG MAIN STREET

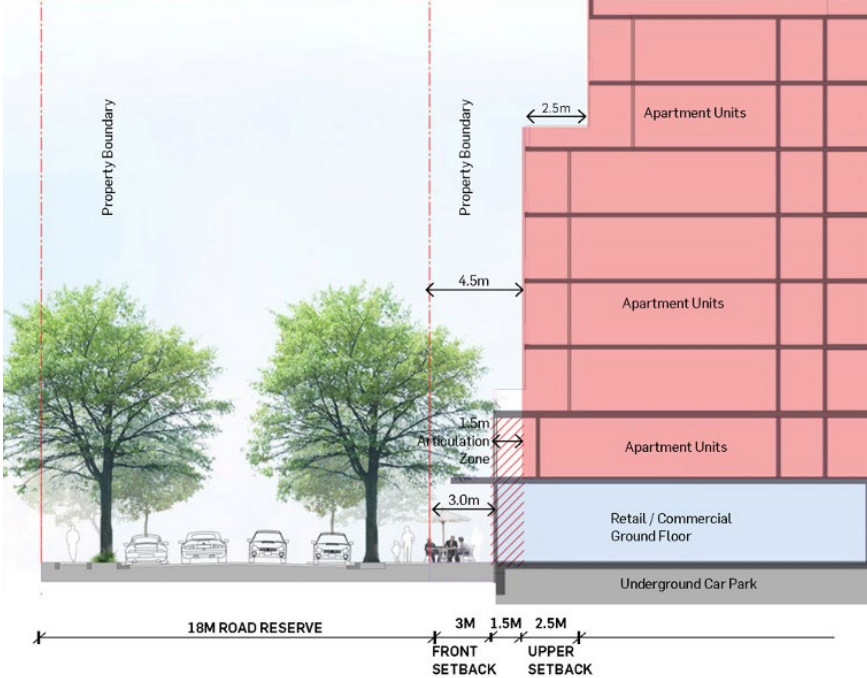


Figure 16.17: Main Street frontage setbacks

16.5

Built Form

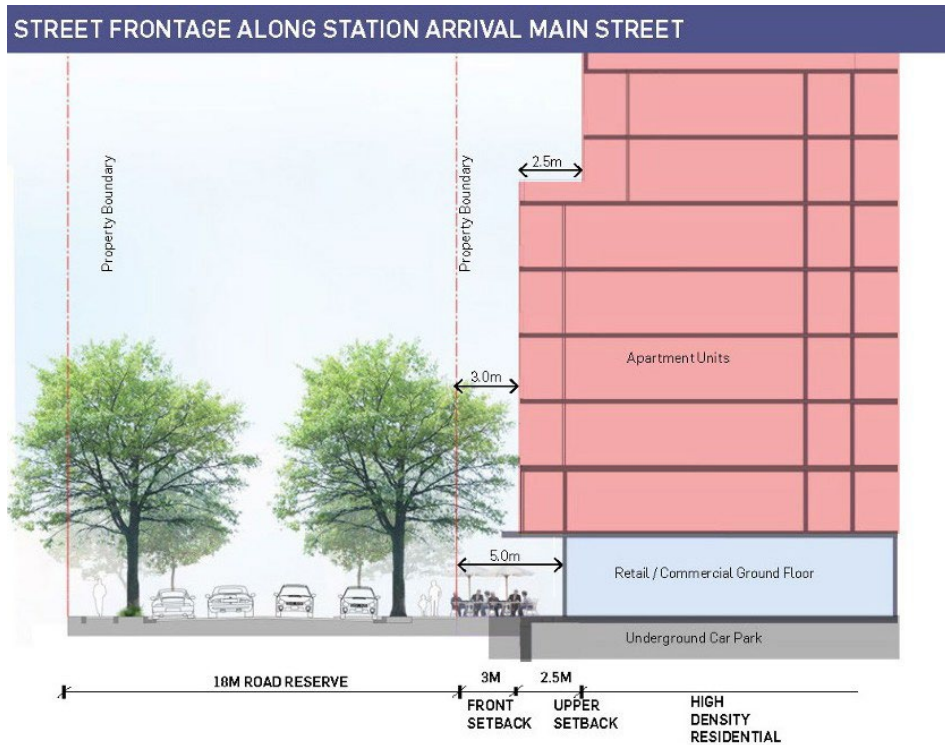


Figure 16.18: Station Arrival Plaza frontage setbacks

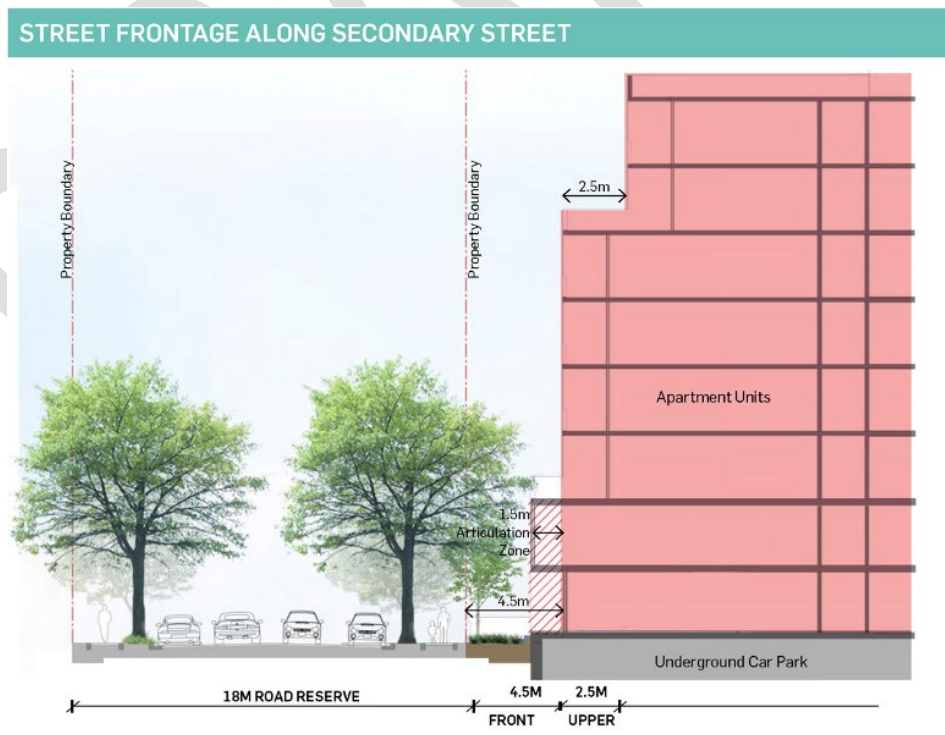
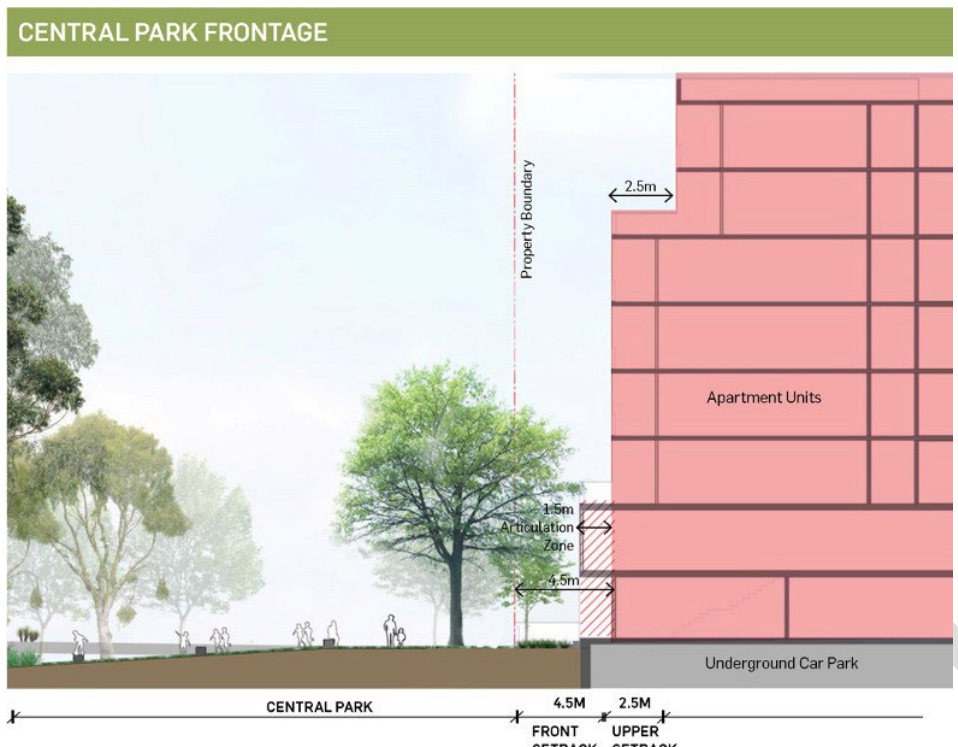


Figure 16.19: Secondary Street frontage setbacks



16.5

Built Form

Figure 16.20: Central Park frontage setbacks

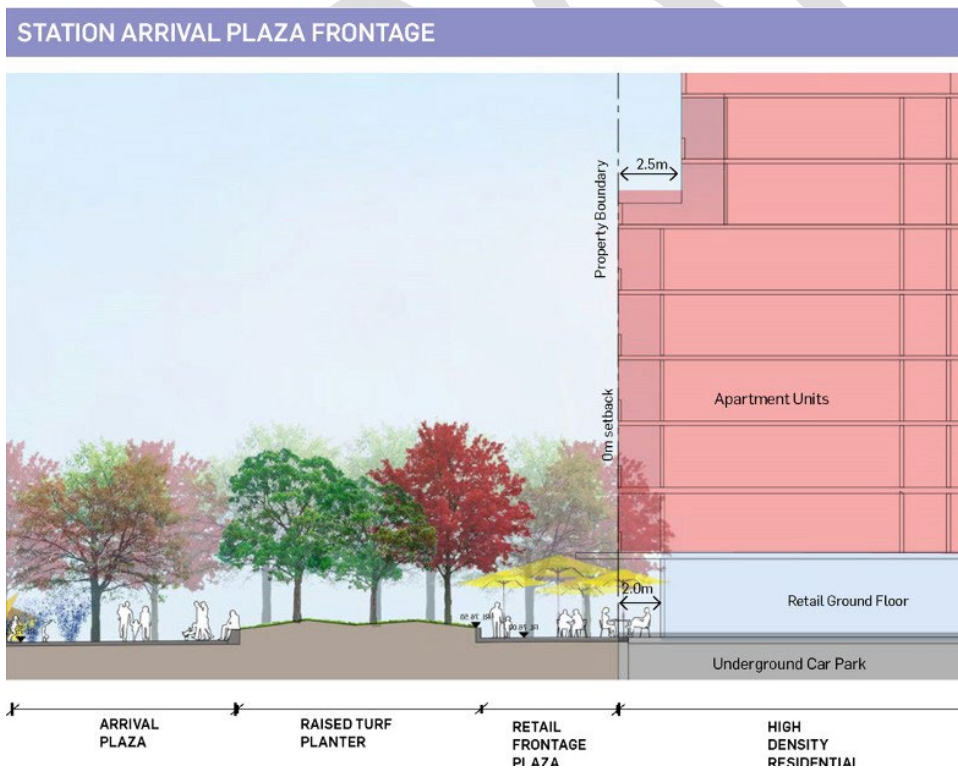


Figure 16.21: Station Arrival Plaza frontage setbacks

16.5 Built Form

- 5.2.4 Residential buildings should preferably be oriented north south to maximise internal residential amenity to apartments.
- 5.2.5 East west oriented podium buildings (as shown light blue in Figure 16.14 above) are to be limited to a maximum height of 3-4 storeys to maximise solar access to communal open space.
- 5.2.6 Building frontage length shall be generally consistent with Figure 16.22 and Figure 16.23 below, and must include articulation, to avoid one continuous building plane.
- 5.2.7 East west oriented buildings (maximum 3-4 storey podium buildings - refer Figure 16.13 above) are to have a depth of not greater than 18.5m to allow for single loaded typologies and to enable corner apartments.
- 5.2.8 The mixed use buildings M1 and M2 (as shown in light blue in Figure 16.22 below) shall provide the commercial GFA as shown in Figure 16.23.

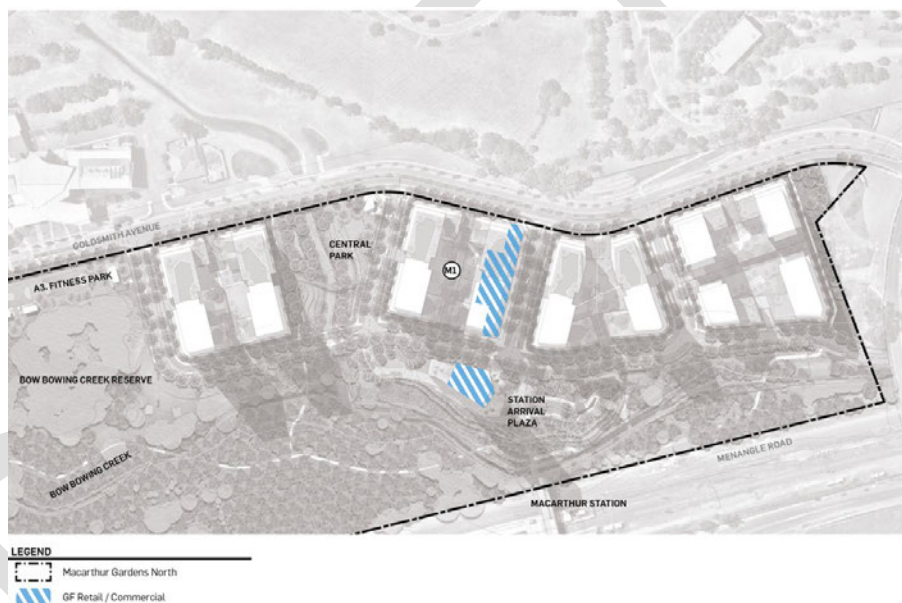


Figure 16.22: Commercial Floorspace (indicative location in blue)

Lot	Land Use	Land Area (SQM)	Land Area (%)	Max Stories	Total Height	Residential GFA (SQM)	Commercial GFA (SQM)	Total GFA	FSR
M1	High Density Residential with GF Retail / Commercial	8,101	4.9%	16	56.0	29,981	1,608	31,589	3.9
M2	High Density Residential with GF Retail / Commercial	1,208	0.7%	24	85.0	11,331	352	11,683	9.7
R1	High Density Residential	7,885	4.8%	18	62.0	34,438	-	34,438	4.4
R2	High Density Residential	7,336	4.4%	14	49.0	26,699	-	26,699	3.6
R3	High Density Residential	4,895	3.0%	9	32.0	12,585	-	12,585	2.6
R4	High Density Residential	4,955	3.0%	18	62.0	21,203	-	21,203	4.3
Sub-total Developable Area		34,380	20.7%	24	85.0	136,237	1,960	138,197	4.0
Total MGN Precinct DA Area		165,782	100.0%	24	85.0		1,960		

Figure 16.23: Macarthur Gardens North Precinct Area Calculations

16.6 Residential Flat Buildings and Mixed Use Development

16.6

Residential Flat Buildings and Mixed Use Development

16.6.1 Objectives

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

16.6.2 Required Outcomes

Building Form and Character

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

16.6

Residential Flat Buildings and Mixed Use Development

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

Entrances to Buildings

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

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

Design Requirements

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

Site Services

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

Thermal Management

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

16.6**Residential
Flat Buildings
and Mixed Use
Development**

16.6 Residential Flat Buildings and Mixed Use Development

Communal Recreation Facilities

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

Accessibility

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

Advertising Material

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

16.7 Landscape and Public Domain

16.7

Landscape and Public Domain

16.7.1 Objectives

- 7.1.1 Create a natural environment for residents and visitors to enjoy that is people centred and that aims to form a sanctuary for human interaction.
- 7.1.2 Create an exemplar urban landscape that will set a new benchmark and act as a catalyst to change the urban landscape of Macarthur and beyond.
- 7.1.3 Define residential communal open spaces from public places and provide activities to enhance recreational amenity and vibrancy.
- 7.1.4 Create ground floor landscape spaces for people to connect to the wider precinct in varying scales of form, function and planting to offer a variety of outdoor experiences to residents and visitors.
- 7.1.5 Create four key landscape places (in addition to the Bow Bowling Creek Reserve) within the development generally in accordance with Figure 16.21 below comprising:

Public Domain

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

Private Domain

- d) Communal Open Space (Ground level and podium rooftop)

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

16.7

Landscape and Public Domain

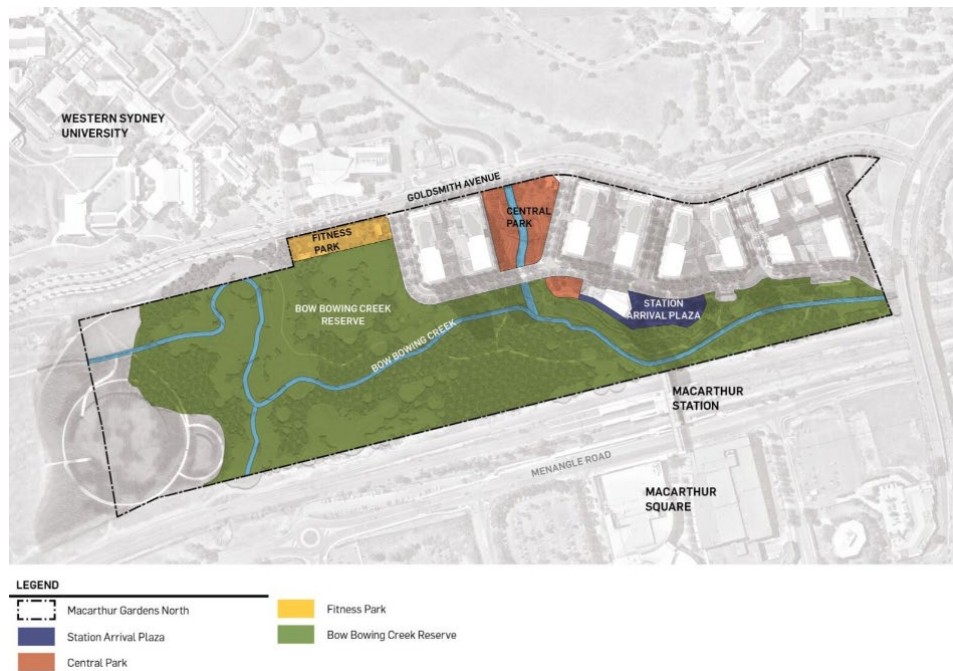


Figure 16.21: Landscape and Public Domain Strategy

16.7.2 Required Outcomes

Station Arrival Precinct

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

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

The space is generally to include features such as:

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

50% of the Station Arrival Plaza will receive at minimum 3 hours of solar access during mid-winter

16.7

Landscape and Public Domain

Central Park

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

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

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

50% of the Central Park will receive at minimum 3 hours of solar access during mid-winter

Fitness Park

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

The space is generally to include features such as:

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

50% of the fitness park will receive at minimum 3 hours of solar access during mid-winter

Communal Open Spaces

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

Key features of these spaces may include:

- a) Seating areas;
- b) Shade areas;
- c) BBQ/picnic areas;
- d) Play areas;
- e) Primary tree canopy within deepsoil zone ;
- f) Secondary tree canopy withinground level and podium rooftop;
- g) Balance of private and openspaces;

- h) Rooftopdecide to maximise elevated views;
- i) Community gardens or the like

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16.7 Landscape and Public Domain

Public Domain Materials and Quality

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

Accessibility and Safety

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

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

16.7

Landscape and Public Domain

Drainage and Water Management

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

Landscaping

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

16.8 ESD

16.8 ESD

16.8.1 Objectives

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

16.8.2 Required Outcomes

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

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

16.8

ESD

16.8

ESD

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

16.9 General Controls

16.9

General Controls

In addition to the above and the general controls contained in Volume 1: Part 2 Requirements applying to all Types of Development of Campbelltown (Sustainable City) Development Control Plan the following general controls also apply to the land shown in Figure 16.1:

16.9.1 Acoustic Privacy

- 9.1.1 The proposed dwellings are to be designed to achieve acceptable internal noise levels, based on and in accordance with the following:
- a) recognised Australian Standards;
 - b) standard measures recommended in the NSW Department of Planning guideline “Development near Rail Corridors and Busy Roads - Interim Guideline (December 2008)”; and
 - c) Transport and Infrastructure SEPP 2021, under Division 15, Subdivision 2.
- 9.1.2 Facade treatment is to be provided to dwellings in accordance with the recommendations of the Environmental noise and vibration assessment (Renzo Tonin & Associates, 3 December 2021) to achieve suitable internal noise levels as outlined in Table 16.2 below.
- 9.1.3 On-site noise generating sources including, but not limited to, plant rooms and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5dB(A) above background levels at the property boundary.

16.9

General Controls

Table 16.2 Acoustic treatment category requirements

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

Table 16.2 Acoustic treatment category requirements (cont'd)

**16.9
General
Controls**

Notes:

- Where a room has different category recommendations on two or more facades, the roof recommendation for the highest category applies.
- Any wall, roof or ceiling penetrations shall be accoustically sealed so as to not reduce the acoustic performance of the element.
- The acoustic performance of glazed doors should be in accordance with the window glazing requirement of the applicable category.
- Development Near Rail Corridors and Busy Roads – Interim Guideline recommends solid core timber doors of 45mm thickness for treatment categories 3 and 4. To align with current industry construction methods, solid core door recommendations have been limited to no more than 40mm thickness.

The required acoustic rating is for the entire system. For example, for windows this includes the glass, frame and seals including perimeter seal at the wall junction.

By way of explanation, the Sound Insulation Rating *R_w* is a measure of the noise reduction property of the glazing assembly, a higher rating implying a higher sound reduction performance.

Note that the *R_w* rating of systems measured as built on site (*R_w* Field Test) may be up to 5 points lower than the laboratory result.

The client is advised not to commence detailing or otherwise commit to systems which have not been tested in an approved laboratory or for which an opinion only is available. Testing of systems and assemblies is a component of the quality control of the design process and should be viewed as a priority because there is no guarantee the forecast result will be achieved. No responsibility is taken for use of or reliance upon untested systems, estimates or opinions. The advice provided here is in respect of acoustics only.

The advice provided here is in respect of acoustics only. Supplementary professional advice may need to be sought in respect of fire ratings, structural design, buildability, fitness for purpose and the like.

Notes for glazing constructions:

ALL openable glass windows and doors shall incorporate full perimeter acoustic seals equivalent to Q-Lon, which enable the *R_w* rating performance of the glazing to not be reduced.

The above glazing thickness should be considered the minimum thickness to achieve acoustical ratings. Greater glazing thickness may be required for structural loading, wind loading etc.

General:

The sealing of all gaps in acoustic rated glazing assemblies and facades is critical in a sound rated construction. use only sealer approved by the acoustic consultant.

Check design of all junction details with acoustic consultant prior to construction.

Check the necessity for HOLD POINTS with the acoustic consultant to ensure that all building details have been correctly interpreted and constructed.

The information provided in this table isd subject to modification and review without notice.

Ther advice provided here is in respect of acoustics only. Supplementary professional advice may need to be sought in respect of fire ratings, structural design, buildability, fitness for purpose and the like.

16.9 General Controls

16.9.2 Waste Management

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

16.9.3 Site Services

- 9.3.1 The location, design and construction of utility services shall satisfy the requirements of the relevant servicing authority and Council.
- 9.3.2 Adequate provision shall be made available for all essential services (i.e. water, sewerage, electricity, gas, telephone, internet and stormwater drainage).
- 9.3.3 All site services shall be placed underground.
- 9.3.4 All communication dishes, antennae and the like shall be located to minimise visual prominence.
- 9.3.5 All habitable buildings are to be provided with Fibre-to-the-Premises (FTTP). The term FTTP is used as a blanket term for both Fibre-to-the-Home (FTTH) and Fibre-to-the-Business, Building, or Basement (FTTB) because the fibre network includes both homes and businesses.

16.9.4 Stormwater management

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

16.9.5 Fencing

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

16.9

General Controls

1
Appendix

Appendix 1

Indicative Plant List

Streetscape and Public Reserves

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

Rain garden planting and creek edges

1

Appendix

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

Indicative quantities subject to design development

1

Appendix

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Campbelltown (Sustainable City) Development Control Plan 2015



VOLUME 2

Site Specific DCPs

Part 16: Macarthur Gardens North

Creating Campbelltown's Future 2025



Part 16

Macarthur Gardens North Precinct

16.1 Application

16.1
Application

16.1.1 Land to which this Part applies

This Part applies to the Macarthur Gardens North Precinct which is located immediately north of the Macarthur train station and south of both the Western Sydney University and TAFE sites (refer Figure 16.1 and 16.2 below).

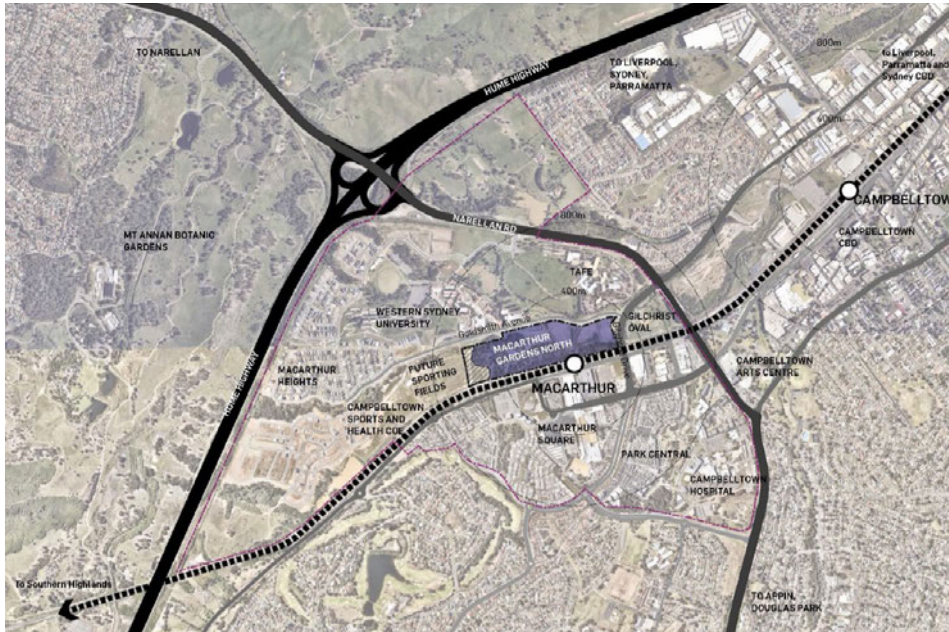


Figure 16.1: Macarthur Gardens North Precinct

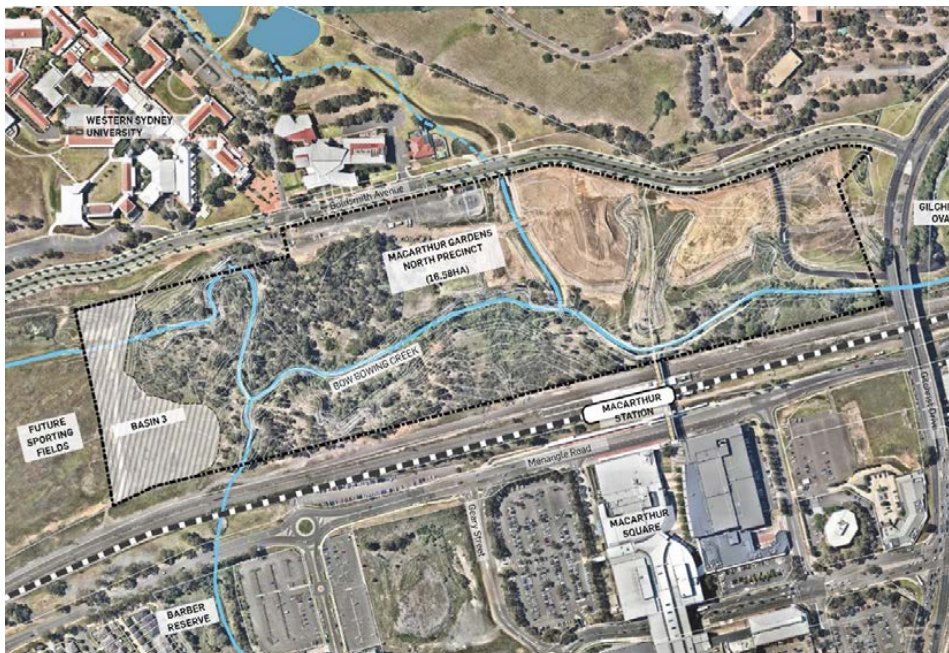


Figure 16.2: Macarthur Gardens North Precinct

16.1

Application

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

- i) Macarthur Gardens North Apartment Precinct (MGN Precinct): The subject site of this Part (Part 16)
- ii) Macarthur Gardens North Basin 3 (MGN Basin 3 Precinct): Located to the western end of the Precinct.

Figure 1.3 below illustrates the 2 sub precincts that comprise Macarthur Gardens North.

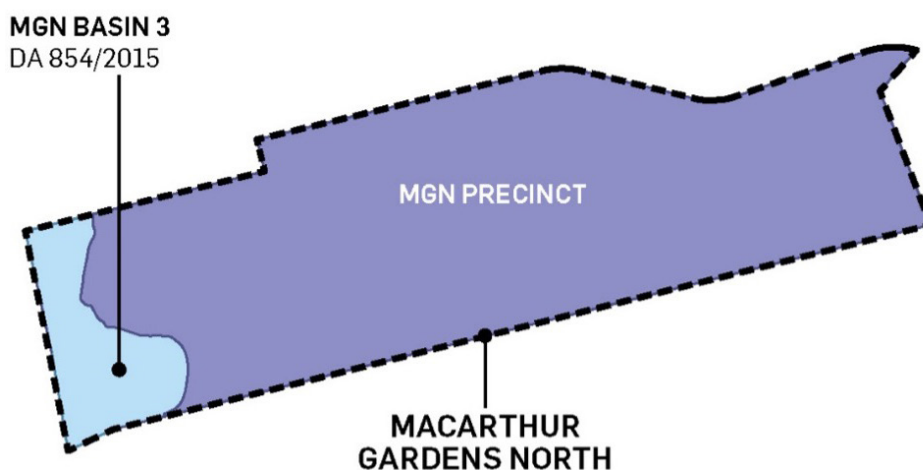


Figure 16.3: Macarthur Gardens North Sub Precincts

The following parts of the Campbelltown (Sustainable City) Development Control Plan apply to the land within the MGN Precinct (the subject of this Part) as shown in Figure 16.3 above:

- Volume 1: Part 2 Requirements applying to all Types of Development
- Volume 1: Part 9 Public Consultation, and
- Volume 2: Part 16 Macarthur Gardens North Precinct.

Notes:

- i) Where a site specific DCP does not include specific development controls for a certain type of development, the development controls under Volume 1 of Campbelltown City Councils' Sustainable City Development Cotrol Plan (SCPDCP) shall be used to assess the development applications received by Council.
- ii) Where there is an inconsistency between the provision of Part 16 and Volume 1 of the Plan, the provision under Part 16 shall prevail to the extent of the inconsistency.
- iii) Campbelltown City Council Engineering Design Guide for Development also applies to development specified in this Part.

16.1.2 Structure Plan

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

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

The MGN Precinct is to be developed in accordance with the Structure Plan at Figure 16.4 below. The Structure Plan provides for the retention of the existing Bow Bowling Creek alignment and its biodiversity as an open space asset that is accessible and creates amenity to the future community. The plan provides for an arrival plaza and park to Macarthur Station that integrates the Precinct with the Western Sydney University and TAFE through a series of activated streets and open spaces. A regional east-west cycleway network traverses the open space to be retained along the existing creek which will enhance access to and an appreciation of the biodiversity values within the Precinct.

The overall Macarthur Garden North Precinct has an area of 18.52ha with the MGN Precinct (the subject of this Part) comprising 16.6ha centrally located within the Precinct. The sub-precinct is bookended to the east by Gilchrist Drive and to the west by Basin 3 and the future Macarthur Heights sporting fields. The MGN Precinct includes the Bow Bowling Creek and associated open space areas and the proposed Station Arrival Precinct located on the proposed north south spine connection and high density residential and mixed use development to the north adjacent to Goldsmith Avenue (as illustrated in Figure 16.4 below).

16.1 Application

16.1 Application

In summary the Structure Plan for the MGN provides for:

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

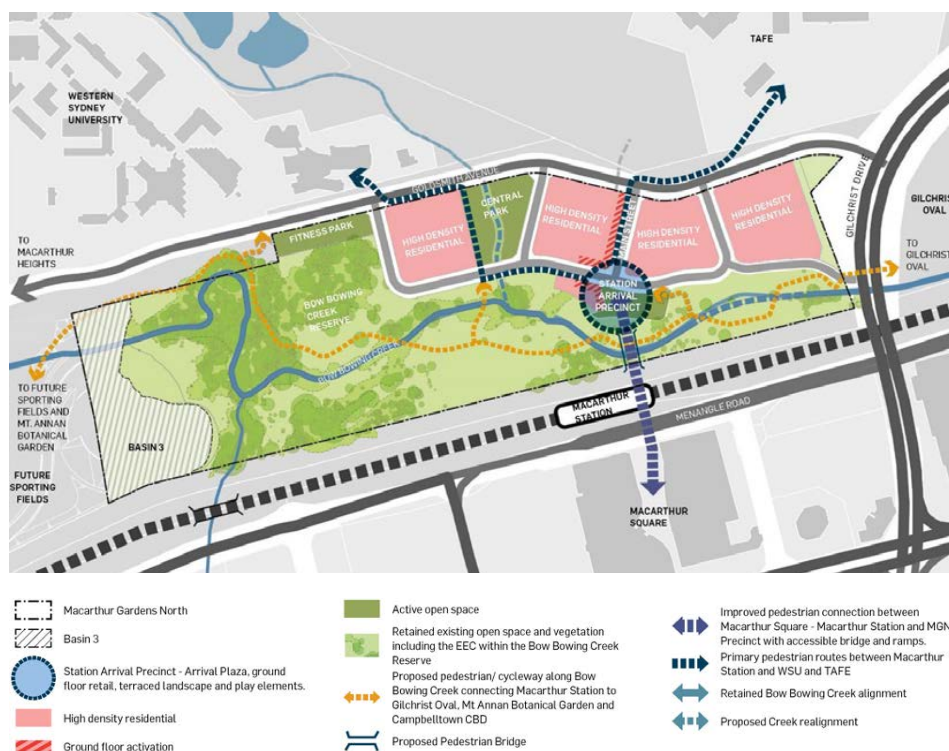


Figure 16.4: Macarthur Gardens North Overall Structure Plan

16.2 Vision and Objectives

16.2

Vision and Objectives

16.2.1 Guiding Principles

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

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

16.2

Vision and Objectives

16.2.2 Vision

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

To enable this vision, the MGN Precinct will deliver:

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

16.2.3 Masterplan

The MGN Precinct is to be developed generally in accordance with the Masterplan illustrated at Figure 16.5:

16.2 Vision and Objectives

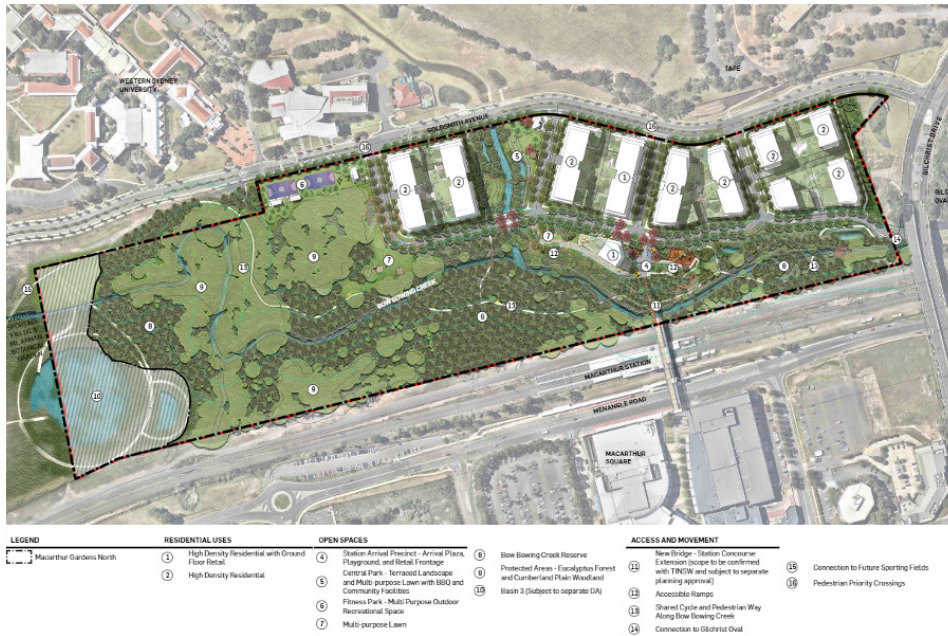


Figure 16.5: Macarthur Gardens North Precinct Masterplan

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

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

as well as other relevant controls outlined herein.

16.3

Natural Systems

16.3 Natural Systems

16.3.1 Objectives

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

16.3.2 Required Outcomes

Bow Bowling Creek Reserve and Riparian Corridor

- 3.2.1 Development is to provide for the protection and enhancement of the Bow Bowling Creek Reserve generally in accordance with Figure 16.6.
- 3.2.2 Bow Bowling Creek Reserve is to serve as a passive recreational amenity for the surrounding communities and include a shared pedestrian / cycleway that runs along the creek.
- 3.2.3 A native vegetation buffer is to be provided adjacent to the rail corridor to reduce its visual impact and provide a landscape setting for the future development.
- 3.2.4 All riparian and revegetation works are to be in accordance with the Riparian Assessment (Eco Logical Australia, 2021) and Bushfire Protection Assessment (Eco Logical, 2021) and are to improve the biodiversity corridor for the native flora and fauna by offsetting and revegetating impacted riparian zones.



Figure 16.6: Bow Bowling Creek Reserve

16.3

Natural Systems

Vegetation and Tree Canopy Cover

- 3.2.5 Development on site is to provide for an increase in the tree canopy cover (over and above the standard minimum of 40%) to greater than 50% of the Precinct generally in accordance with Figure 16.7.
- 3.2.6 Strategies to increase tree canopy cover are to include:
 - a) Revegetation of Bow Bowing Creek Reserve with native species, and
 - b) Implementation of a tree planting strategy within the public and private domains including the streetscape, active parks, private open space and communal open space.
- 3.2.7 Cumberland Plain Woodland & Riverflat Eucalyptus vegetation communities that are classified as Endangered Ecological Communities (EECs) are to be managed in accordance with the Biodiversity Development Assessment Report prepared by Eco Logical (2021).

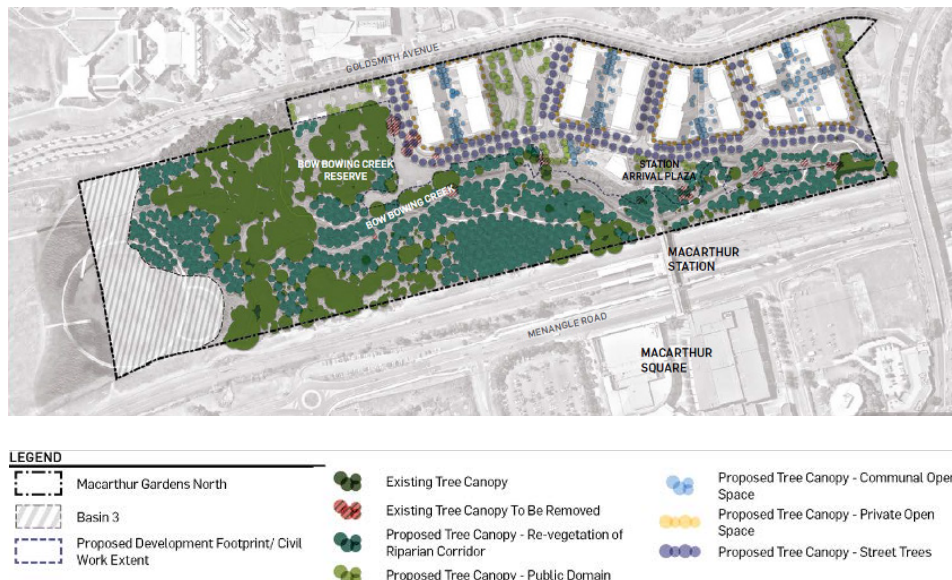


Figure 16.7: Proposed Tree Canopy Cover

16.4

Access and Movement

16.4 Access and Movement

16.4.1 Objectives

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

16.4.2 Required Outcomes

- 4.2.1 Development within the Precinct is to be generally in accordance with the access and movement strategy illustrated in Figure 16.8.

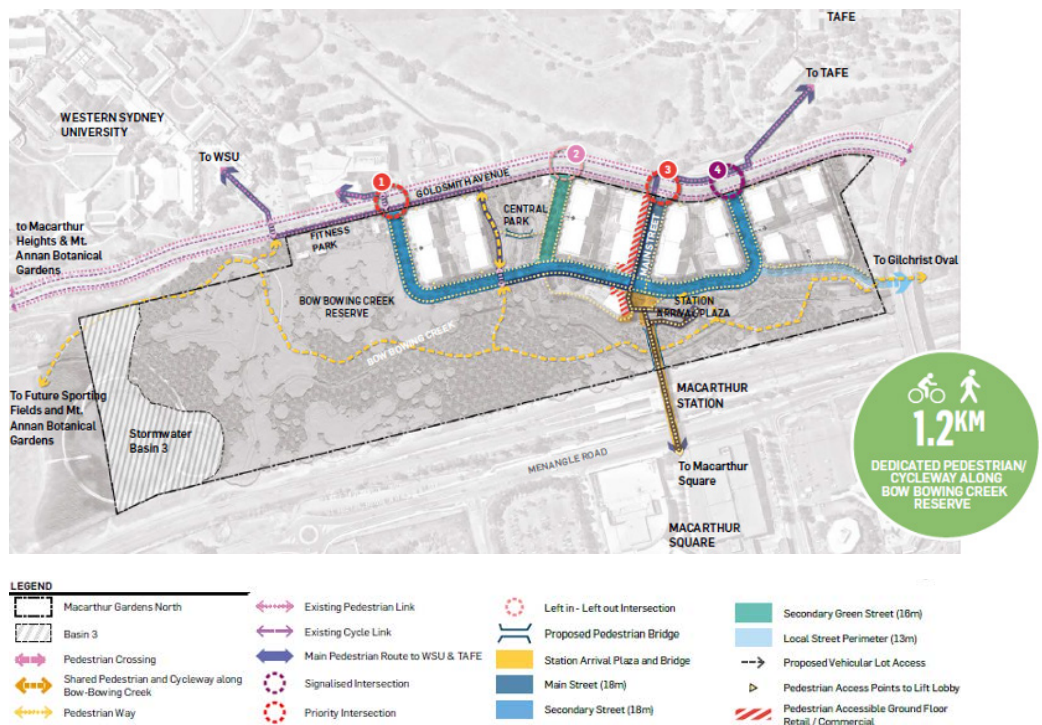


Figure 16.8: Access and movement strategy

16.4

Access and Movement

Active Transport Network

- 4.2.2 A shared pedestrian/ cycleway is to be provided along Bow Bowling Creek connecting Macarthur Station to future sporting fields and Mt. Annan Botanical Gardens to the west and Gilchrist Oval to the east. It is also to link to the main street network within the Precinct and existing cycleway along Goldsmith Avenue.
- 4.2.3 A permeable pedestrian network along streets and public open spaces is to be provided that promotes safe pedestrian environment with three main pedestrian priority crossings along Goldsmith Avenue generally as illustrated on Figure 16.8.
- 4.2.4 An accessible pedestrian access is to be provided from Macarthur Station to the Station Arrival Plaza via an appropriate bridge and ramps.
- 4.2.5 Accessible pedestrian access is to be provided to lift lobbies within the northern and southern part of the residential blocks.

Street Network

- 4.2.6 An interconnected street network is to be provided that promotes a safe pedestrian environment with varied typologies based on the lot frontage and streetscape treatment.
- 4.2.7 All street sections are to provide a min. 6.0m carriageway and to be generally in accordance with the key plan and relevant sections illustrated in Figures 16.9 - 16.12 (incl.) below:

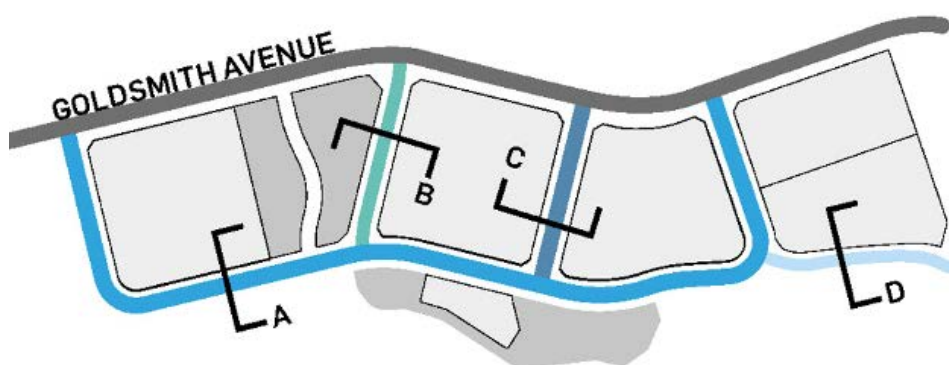


Figure 16.9: Street section key plan

16.4

Access and Movement

A. SECONDARY STREET - 18M WIDTH

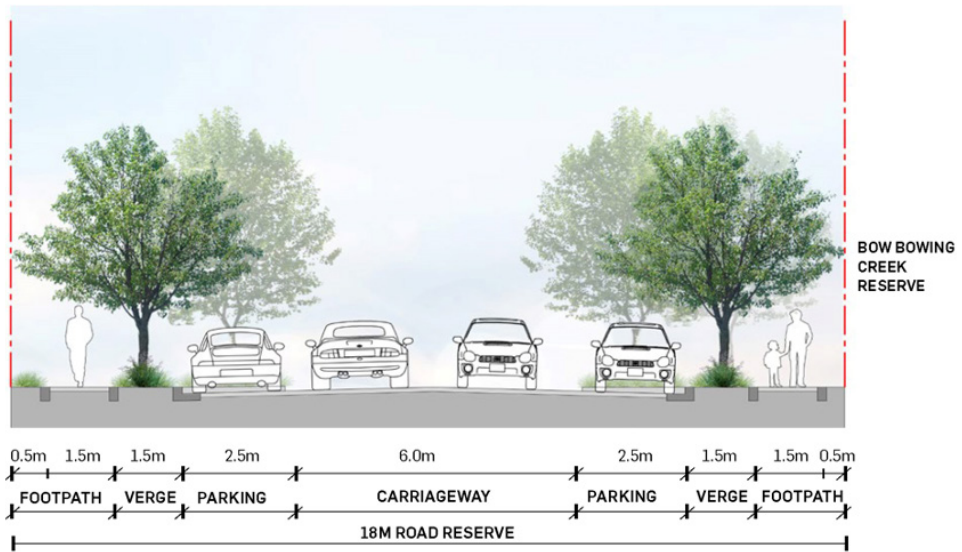


Figure 16.10: A - Secondary Street - 18m width

B. SECONDARY GREEN STREET - 16M WIDTH

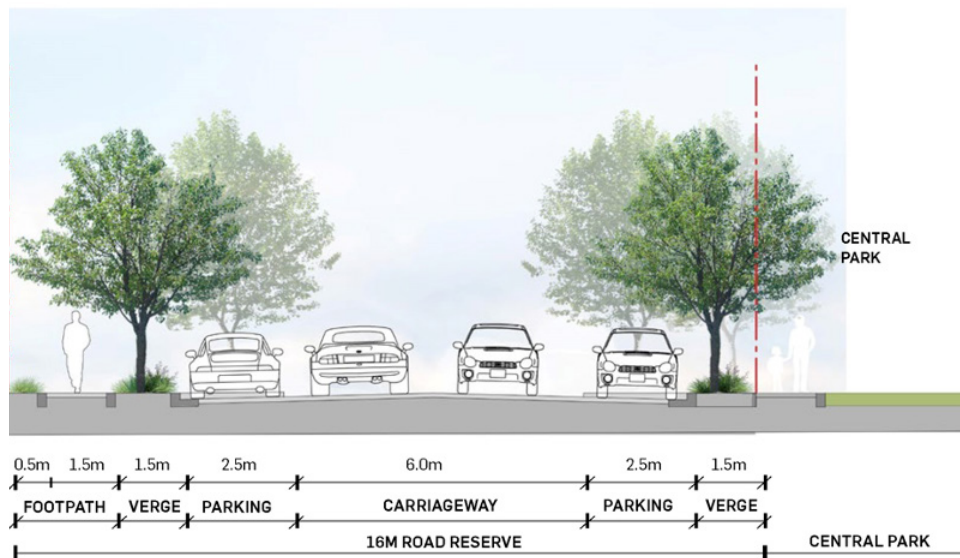
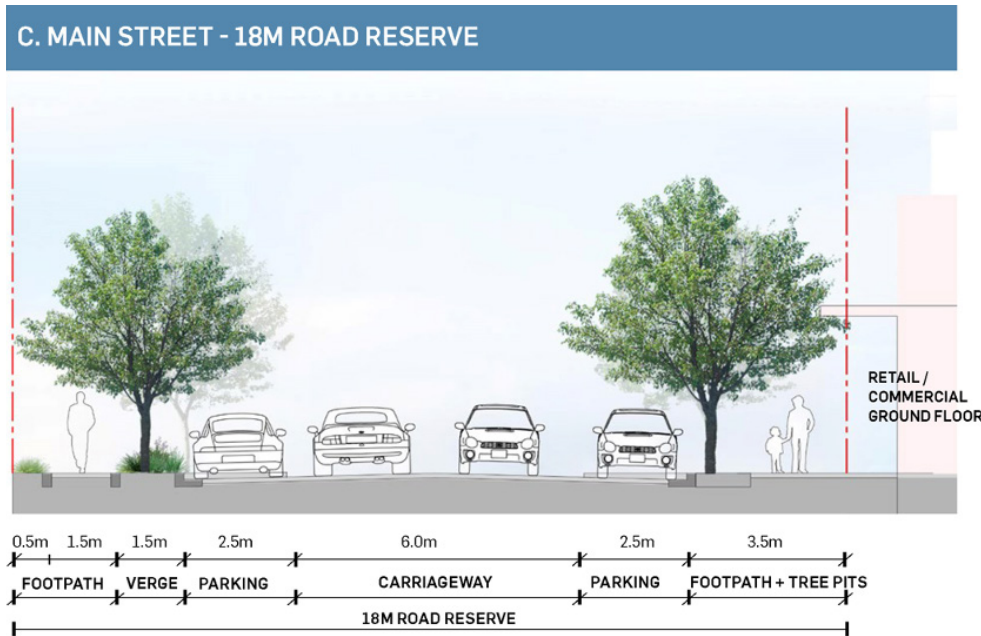


Figure 16.11: B - Secondary Green Street - 16m width



16.4

Access and Movement

Figure 16.12: C - Main Street - 18m Road Reserve

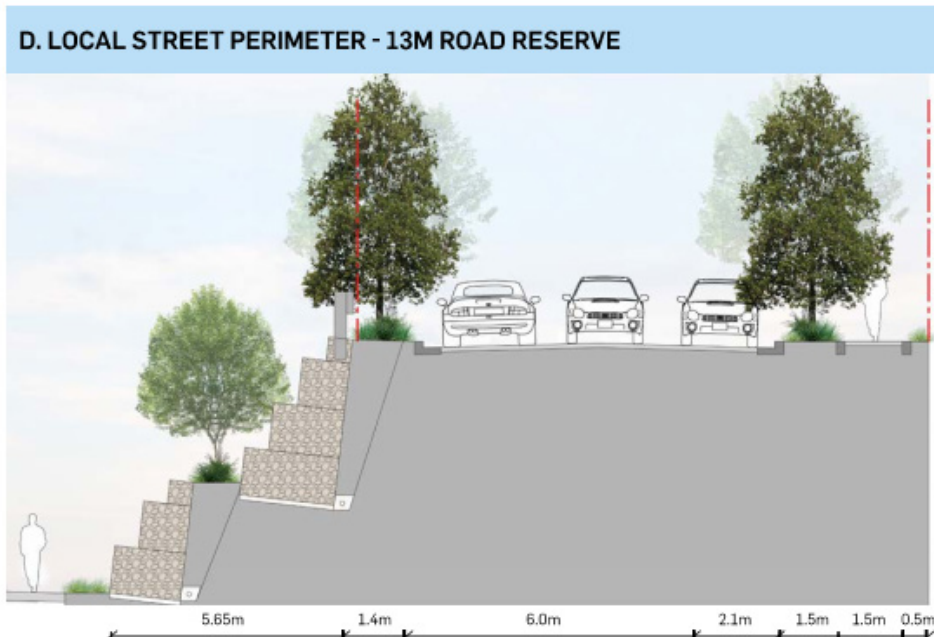


Figure 16.13: D - Local Street Perimeter - 13m Road Reserve

16.4

Access and Movement

Parking Requirements

- 4.2.8 Car parking is to be provided at a maximum rate of
- a) 0.6 Car Parking Space / Studio Unit / 1 BR Unit
 - b) 0.9 Car Parking Space / 2BR Unit
 - c) 1.4 Car Parking Space / 3BR Unit
 - d) 0.1 Car Visitor Parking Space / Dwelling
 - e) 1 space per 95m² of retail GFA
- 4.2.9 A minimum of 8 car share spaces are to be provided within the development.
- 4.2.10 Bicycle parking is to be provided at a rate of one space per 3 apartments and one visitor space per 12 apartments.
- 4.2.11 All car parking and access for vehicles, including disabled access spaces, shall be in accordance with AS2890 parts 1 and 2 (as amended), except as otherwise specified in this Plan.
- 4.2.12 For development incorporating 20 or more dwellings, the DA shall be accompanied by a 'Traffic Impact Assessment Report'.
- Note: For requirements relating to the preparation of a 'Traffic Impact Assessment Report' refer to Appendix 12 of Volume 1 of the SCDCP.'*
- 4.2.13 All required private car parking is to be provided at basement level.
- 4.2.14 Pedestrian access to residential flats shall be separated from the commercial/ retail uses.
- 4.2.15 Development shall provide adequate space for the on-site parking, loading and unloading of all delivery/ service vehicles.
- 4.2.16 The design of car parking spaces shall take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunities for crime and enhance security.

16.5 Built Form

16.5
Built Form

16.5.1 Objectives

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

16.5.2 Required Outcomes

- 5.2.1 Development within the Precinct is to be generally in accordance with the Built Form Strategy illustrated in Figure 16.13 below in terms of maximum height in storeys and building footprint.
- 5.2.2 Residential flat and mixed use buildings are to comply with the requirements of the Apartment Design Guide.
- 5.2.3 Building setbacks are to comply with Table 16.1, Figure 16.14 and street sections Figures 16.15 - 20 below



Figure 16.14: Built Form Strategy

Note:

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

16.5

Built Form

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

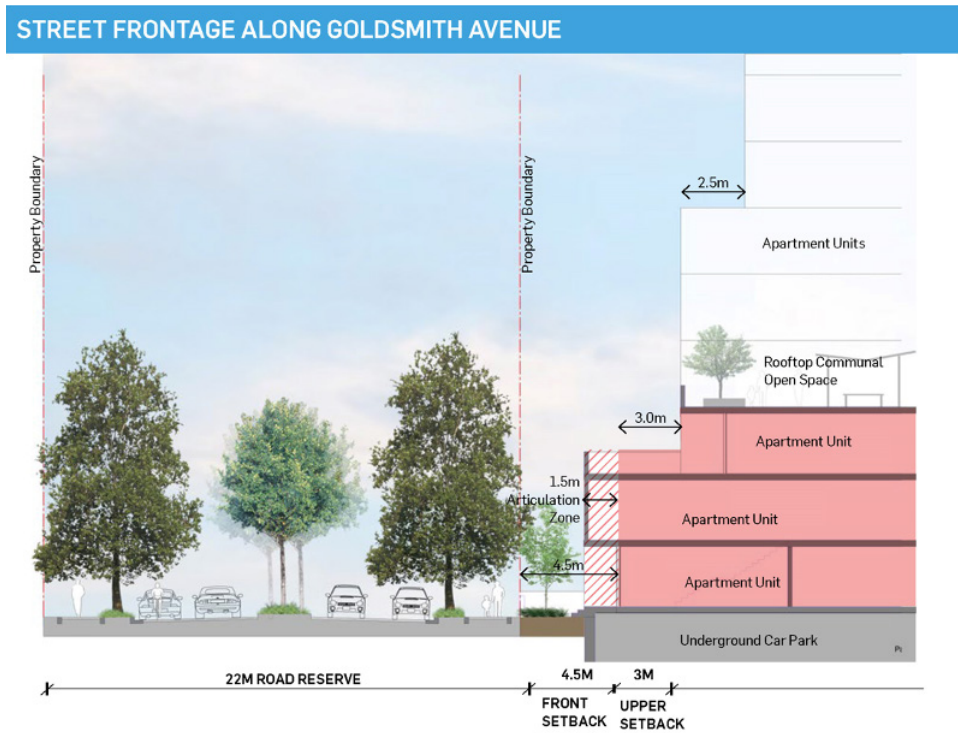
Note: this provision takes precedence over setback controls contained in Campbelltown DCP 2015 in respect of the subject land.



LEGEND

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

Figure 16.15: Setback Strategy



16.5

Built Form

Figure 16.16: Goldsmith Avenue frontage setbacks

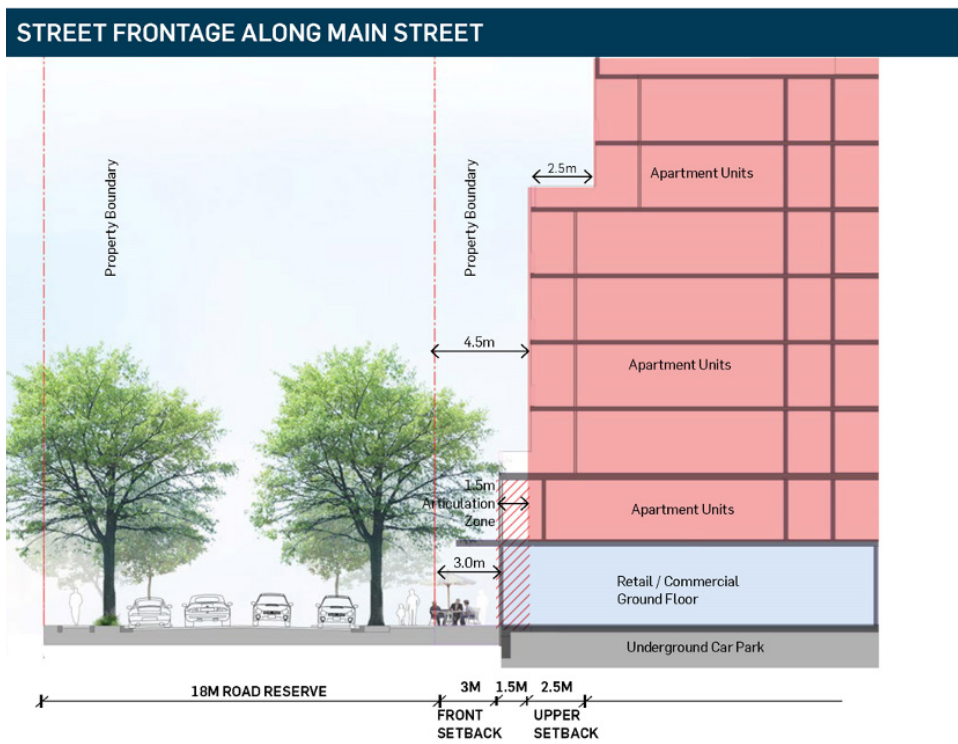


Figure 16.17: Main Street frontage setbacks

16.5

Built Form

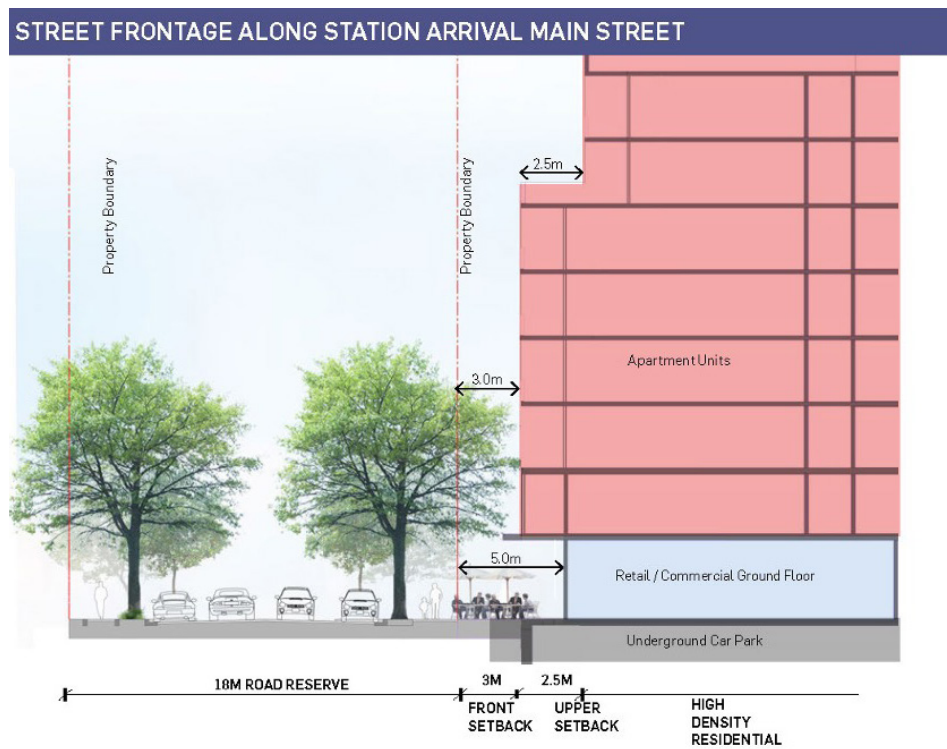


Figure 16.18: Station Arrival Plaza frontage setbacks

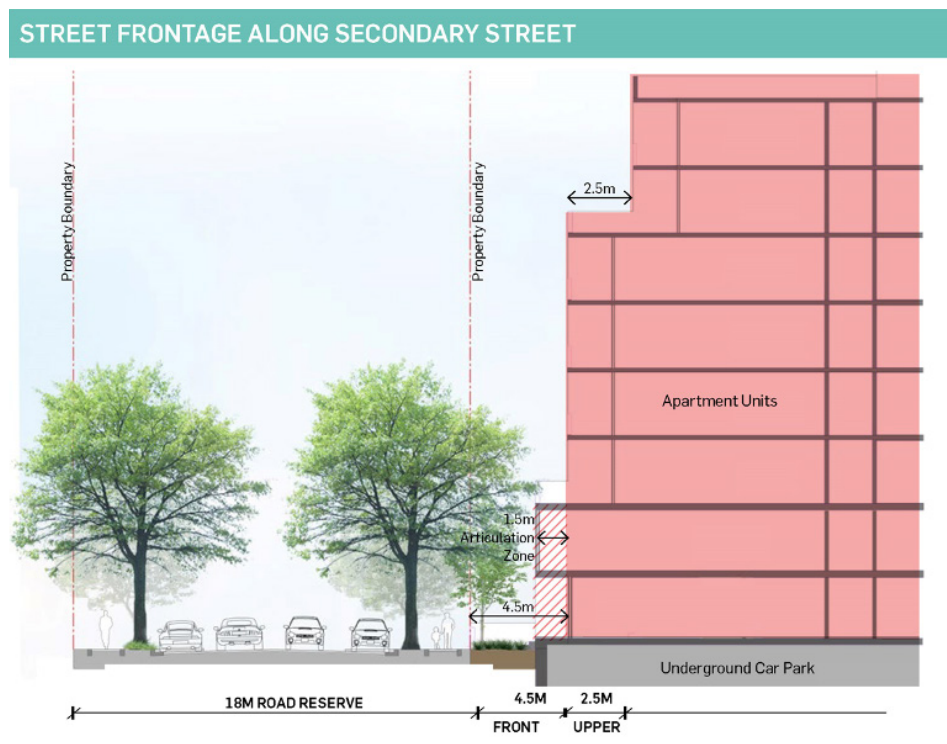
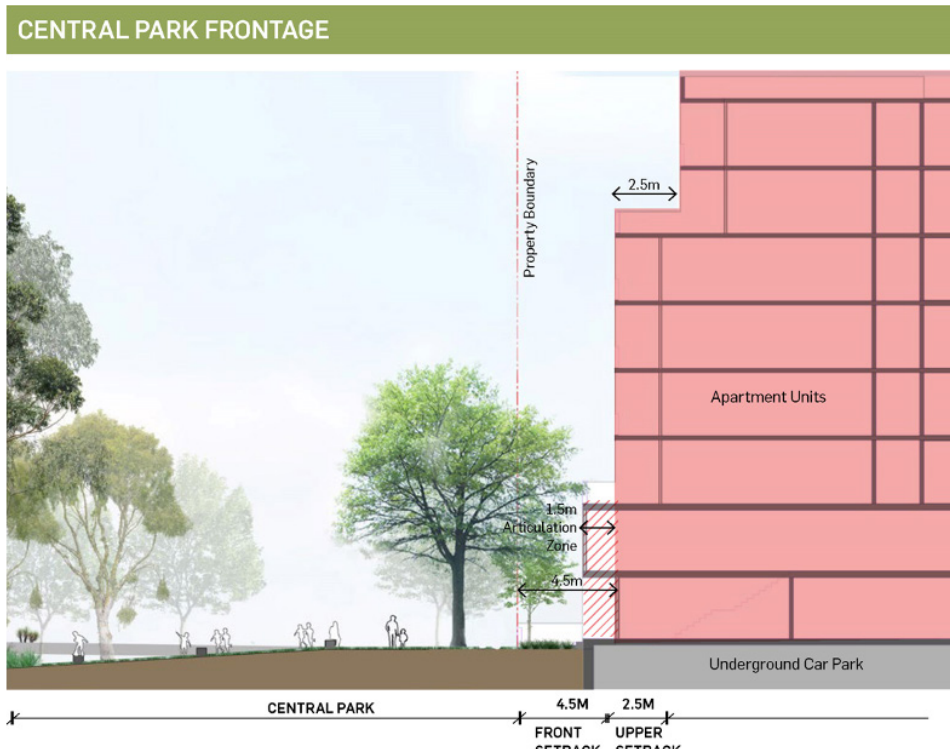


Figure 16.19: Secondary Street frontage setbacks



16.5

Built Form

Figure 16.20: Central Park frontage setbacks

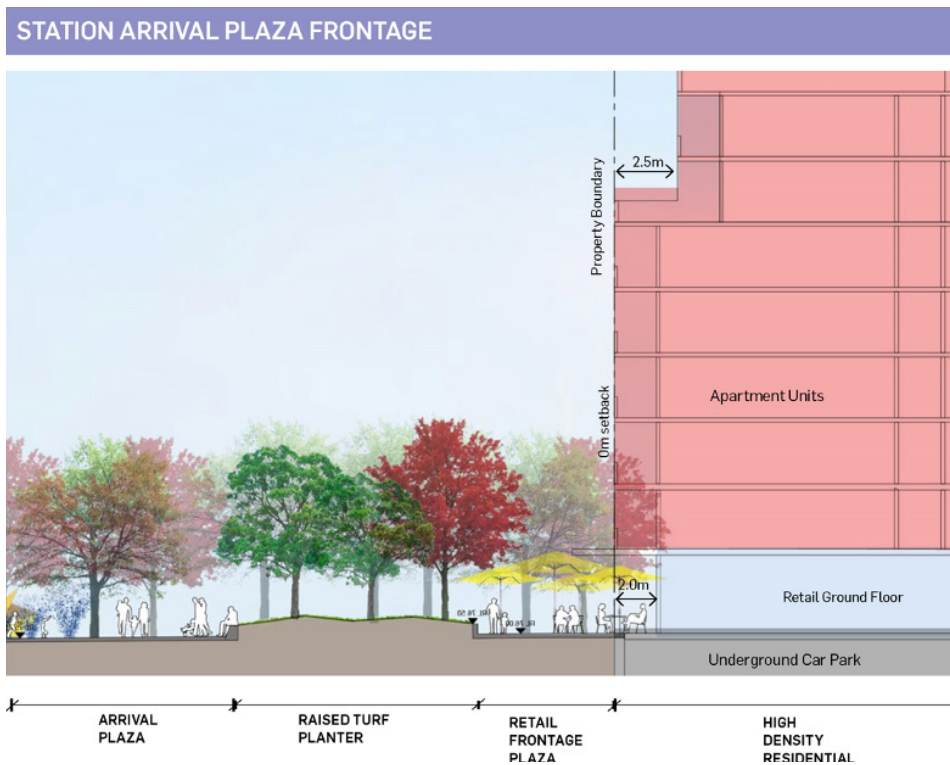


Figure 16.21: Station Arrival Plaza frontage setbacks

16.5 Built Form

- 5.2.4 Residential buildings should preferably be oriented north south to maximise internal residential amenity to apartments.
- 5.2.5 East west oriented podium buildings (as shown light blue in Figure 16.14 above) are to be limited to a maximum height of 3-4 storeys to maximise solar access to communal open space.
- 5.2.6 Building frontage length shall be generally consistent with Figure 16.22 and Figure 16.23 below, and must include articulation, to avoid one continuous building plane.
- 5.2.7 East west oriented buildings (maximum 3-4 storey podium buildings - refer Figure 16.13 above) are to have a depth of not greater than 18.5m to allow for single loaded typologies and to enable corner apartments.
- 5.2.8 The mixed use buildings M1 and M2 (as shown in light blue in Figure 16.22 below) shall provide the commercial GFA as shown in Figure 16.23.

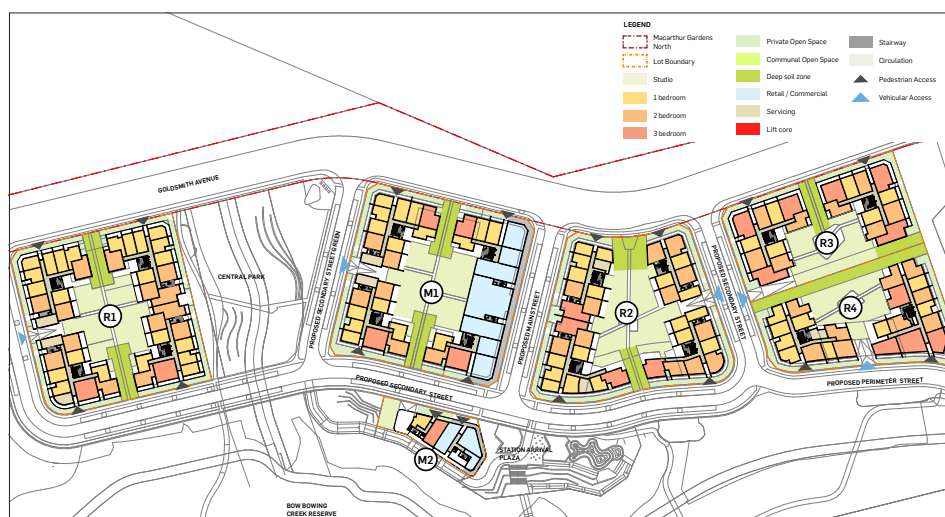


Figure 16.22: Commercial Floorspace

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

Figure 16.23: Macarthur Gardens North Precinct Area Calculations

16.6 Residential Flat Buildings and Mixed Use Development

16.6

Residential Flat Buildings and Mixed Use Development

16.6.1 Objectives

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

16.6.2 Required Outcomes

Building Form and Character

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

16.6

Residential Flat Buildings and Mixed Use Development

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

Entrances to Buildings

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

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

16.6

Residential Flat Buildings and Mixed Use Development

Design Requirements

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

Site Services

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

Thermal Management

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

16.6

Residential Flat Buildings and Mixed Use Development

Communal Recreation Facilities

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

Accessibility

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

Advertising Material

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

16.7 Landscape and Public Domain

16.7

Landscape and Public Domain

16.7.1 Objectives

- 7.1.1 Create a natural environment for residents and visitors to enjoy that is people centred and that aims to form a sanctuary for human interaction.
- 7.1.2 Create an exemplar urban landscape that will set a new benchmark and act as a catalyst to change the urban landscape of Macarthur and beyond.
- 7.1.3 Define residential communal open spaces from public places and provide activities to enhance recreational amenity and vibrancy.
- 7.1.4 Create ground floor landscape spaces for people to connect to the wider precinct in varying scales of form, function and planting to offer a variety of outdoor experiences to residents and visitors.
- 7.1.5 Create four key landscape places (in addition to the Bow Bowing Creek Reserve) within the development generally in accordance with Figure 16.21 below comprising:

Public Domain

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

Private Domain

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

16.7

Landscape and Public Domain

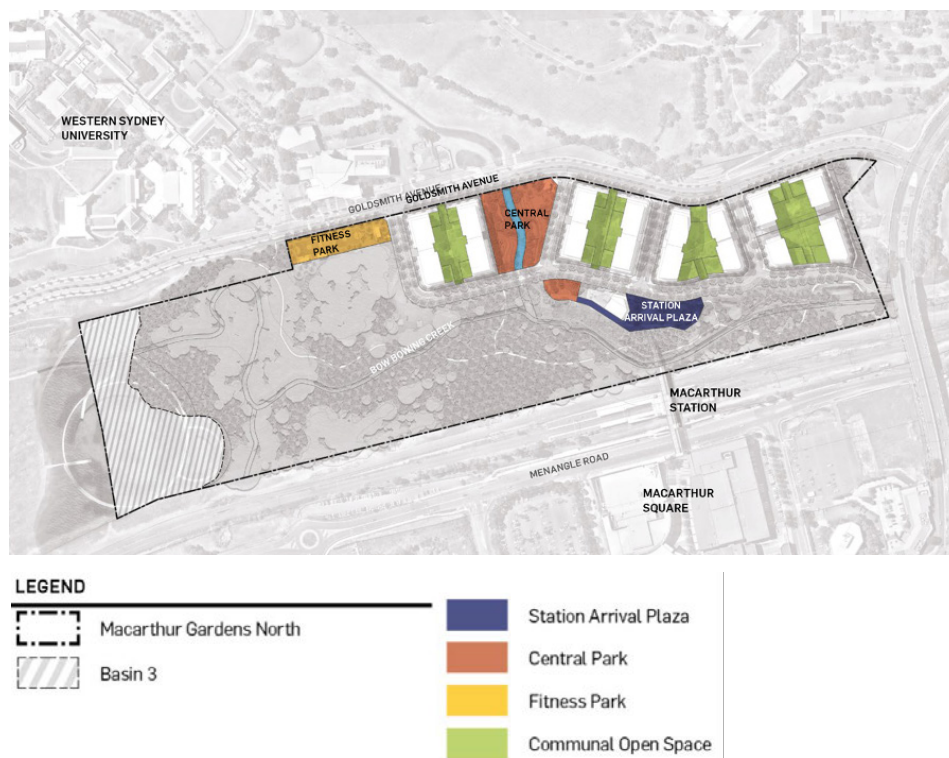


Figure 16.21: Landscape and Public Domain Strategy

16.7.2 Required Outcomes

Station Arrival Precinct

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

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

The space is generally to include features such as:

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

16.7

Landscape and Public Domain

Central Park

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

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

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

Fitness Park

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

The space is generally to include features such as:

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

Communal Open Spaces

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

Key features of these spaces may include:

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

16.7

Landscape and Public Domain

Public Domain Materials and Quality

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

Accessibility and Safety

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

16.7

Landscape and Public Domain

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

Drainage and Water Management

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

Landscaping

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

16.8

ESD

16.8 ESD

16.8.1 Objectives

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

16.8.2 Required Outcomes

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

Energy and greenhouse gas emission	<p>Beyond code minimum BASIX performance for energy:</p> <p>Energy:</p> <ul style="list-style-type: none"> - Detached and semi-detached: 60 - Low Rise BASIX 55 - Mid-Rise BASIX 45 - High Rise BASIX 40 	<h1 style="margin: 0;">16.8</h1> <p style="margin: 0;">ESD</p>
EV charge points	<p>Electric vehicle charging infrastructure is available to at least 10% of the parking spaces.</p>	
WSUD	<p>Total target removal rate:</p> <ul style="list-style-type: none"> - Nitrogen 45% - Phosphorus 65% - Suspended Solids 85% - Gross Pollutants 90% 	
Potable water	<p>Beyond code minimum BASIX performance for energy:</p> <p>Water:</p> <ul style="list-style-type: none"> - Detached and semi-detached: 60 	
Built form up-lighting	<p>Reduction in light pollution to the night sky from any external up-lighting on built form. It must be demonstrated that one of the following specified reductions in light pollution has been achieved by the project:</p> <ul style="list-style-type: none"> a) Control of upward light output ratio (ULOR) that exceeds 5%, relative to its actual mounted orientation; or b) Control of direct illuminance, in accordance with from external luminaries on the the project produces a maximum initial point illuminance value no greater than: <ul style="list-style-type: none"> - 0.5 Lux to the site boundary; and - Lux to 4.5 metres beyond the site into the night sky, when modelled using a calculation plane set at the highest point of the building. <p>Calculations shall be in accordance with AS 4282:1997. Luminaries inside glazed atria and those on the uppermost (uncovered) deck of an outdoor car park are considered to be external.</p>	
Urban heat island	<p>Minimum solar reflective index performance for all rooftops across the precinct, in line with the Green Star SRI criteria as follows:</p> <p>Roofing materials, including shading structures, having the following SRI values:</p> <ul style="list-style-type: none"> i) For roof pitched <15°: a three-year SRI>64 ii) For roof pitched >15°: a three-year SRI>34 <p>Only where three-year SRI for products is not available, use the following:</p> <ul style="list-style-type: none"> iii) For roof pitched <15°: an initial SRI>82 iv) For roof pitched >15°: an initial SRI>39 	

16.8

ESD

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

16.9 General Controls

16.9

General Controls

In addition to the above and the general controls contained in Volume 1: Part 2 Requirements applying to all Types of Development of Campbelltown (Sustainable City) Development Control Plan the following general controls also apply to the land shown in Figure 16.1:

16.9.1 Acoustic Privacy

- 9.1.1 The proposed dwellings are to be designed to achieve acceptable internal noise levels, based on and in accordance with the following:
- a) recognised Australian Standards;
 - b) standard measures recommended in the NSW Department of Planning guideline "Development near Rail Corridors and Busy Roads - Interim Guideline (December 2008)"; and
 - c) Transport and Infrastructure SEPP 2021, under Division 15, Subdivision 2.
- 9.1.2 Facade treatment is to be provided to dwellings in accordance with the recommendations of the Environmental noise and vibration assessment (Renzo Tonin & Associates, 3 December 2021) to achieve suitable internal noise levels as outlined in Table 16.2 below.
- 9.1.3 On-site noise generating sources including, but not limited to, plant rooms and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5dB(A) above background levels at the property boundary.

16.9

General Controls

Table 16.2 Acoustic treatment category requirements

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

Table 16.2 Acoustic treatment category requirements (cont'd)

16.9

General Controls

Notes:

- Where a room has different category recommendations on two or more facades, the roof recommendation for the highest category applies.
- Any wall, roof or ceiling penetrations shall be accoustically sealed so as to not reduce the acoustic performance of the element.
- The acoustic performance of glazed doors should be in accordance with the window glazing requirement of the applicable category.
- Development Near Rail Corridors and Busy Roads – Interim Guideline recommends solid core timber doors of 45mm thickness for treatment categories 3 and 4. To align with current industry construction methods, solid core door recommendations have been limited to no more than 40mm thickness.

The required acoustic rating is for the entire system. For example, for windows this includes the glass, frame and seals including perimeter seal at the wall junction.

By way of explanation, the Sound Insulation Rating *R_w* is a measure of the noise reduction property of the glazing assembly, a higher rating implying a higher sound reduction performance.

Note that the *R_w* rating of systems measured as built on site (*R_w* Field Test) may be up to 5 points lower than the laboratory result.

The client is advised not to commence detailing or otherwise commit to systems which have not been tested in an approved laboratory or for which an opinion only is available. Testing of systems and assemblies is a component of the quality control of the design process and should be viewed as a priority because there is no guarantee the forecast result will be achieved. No responsibility is taken for use of or reliance upon untested systems, estimates or opinions. The advice provided here is in respect of acoustics only.

The advice provided here is in respect of acoustics only. Supplementary professional advice may need to be sought in respect of fire ratings, structural design, buildability, fitness for purpose and the like.

Notes for glazing constructions:

ALI openable glass windows and doors shall incorporate full perimeter acoustic seals equivalent to Q-Lon, which enable the *R_w* rating performance of the glazing to not be reduced.

The above glazing thickness should be considered the minimum thickness to achieve acoustical ratings. Greater glazing thickness may be required for structural loading, wind loading etc.

General:

The sealing of all gaps in acoustic rated glazing assemblies and facades is critical in a sound rated construction. use only sealer approved by the acoustic consultant.

Check design of all junction details with acoustic consultant prior to construction.

Check the necessity for HOLD POINTS with the acoustic consultant to ensure that all building details have been correctly interpreted and constructed.

The information provided in this table is subject to modification and review without notice.

The advice provided here is in respect of acoustics only. Supplementary professional advice may need to be sought in respect of fire ratings, structural design, buildability, fitness for purpose and the like.

16.9

General Controls

16.9.2 Waste Management

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

16.9.3 Site Services

- 9.3.1 The location, design and construction of utility services shall satisfy the requirements of the relevant servicing authority and Council.
- 9.3.2 Adequate provision shall be made available for all essential services (i.e. water, sewerage, electricity, gas, telephone, internet and stormwater drainage).
- 9.3.3 All site services shall be placed underground.
- 9.3.4 All communication dishes, antennae and the like shall be located to minimise visual prominence.
- 9.3.5 All habitable buildings are to be provided with Fibre-to-the-Premises (FTTP). The term FTTP is used as a blanket term for both Fibre-to-the-Home (FTTH) and Fibre-to-the-Business, Building, or Basement (FTTB) because the fibre network includes both homes and businesses.

16.9.4 Stormwater management

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

16.9.5 Fencing

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

16.9

General Controls

1

Appendix

Appendix 1

Indicative Plant List

Streetscape and Public Reserves

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

Rain garden planting and creek edges

1
Appendix

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

Indicative quantities subject to design development

1

Appendix

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

8.3 Planning Agreement – Lot 101 Bensley Road, Ingleburn

Reporting Officer

Executive Manager Planning and Development
City Planning and Corporate Services

Community Strategic Plan

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

Delivery Program

Principal Activity
PA Building Development and Controls

Officer's Recommendation

That Council authorise the Chief Executive Officer to execute the Planning Agreement with Ankira Projects Croatia Avenue Pty Ltd on behalf of Council.

Purpose

The purpose of this report is for Council to consider the outcomes of the public exhibition of the draft Planning Agreement (VPA) associated with a development consent (DA 2130/2020/DA-SW) at Lot 101 DP 1259735 Bensley Road, Ingleburn.

This report recommends that Council authorise the Chief Executive Officer to execute the VPA.

History

A VPA was adopted by Council and executed as part of a Planning Proposal to rezone a number of parcels of land along Bensley Road, Ingleburn to permit residential land uses in 2019. The VPA is to dedicate a parcel of land currently zoned RE1 – Public Open Space to Council. The land to be dedicated to Council zoned RE1 public recreation and extends from 306 Bensley Road to the corner of Bensley and Oxford Roads.

Development consent for a 90 lot residential subdivision at 300-304 Bensley Road, Ingleburn was granted on 30 August 2021. This development is to the southwest of the Open Space land to be dedicated to Council and is shown in Figure 1.

On 1 December 2022, approval was issued by the NSW Land and Environment Court for Development Application No: 2130/2020/DA-SW, for a 12 lot residential subdivision, temporary

stormwater management facility, vegetation removal, road drainage, services and retaining wall works at Lot 101 Bensley Road, Ingleburn.

Lot 101 Bensley Road, Ingleburn is identified in red outline in Figure 1.

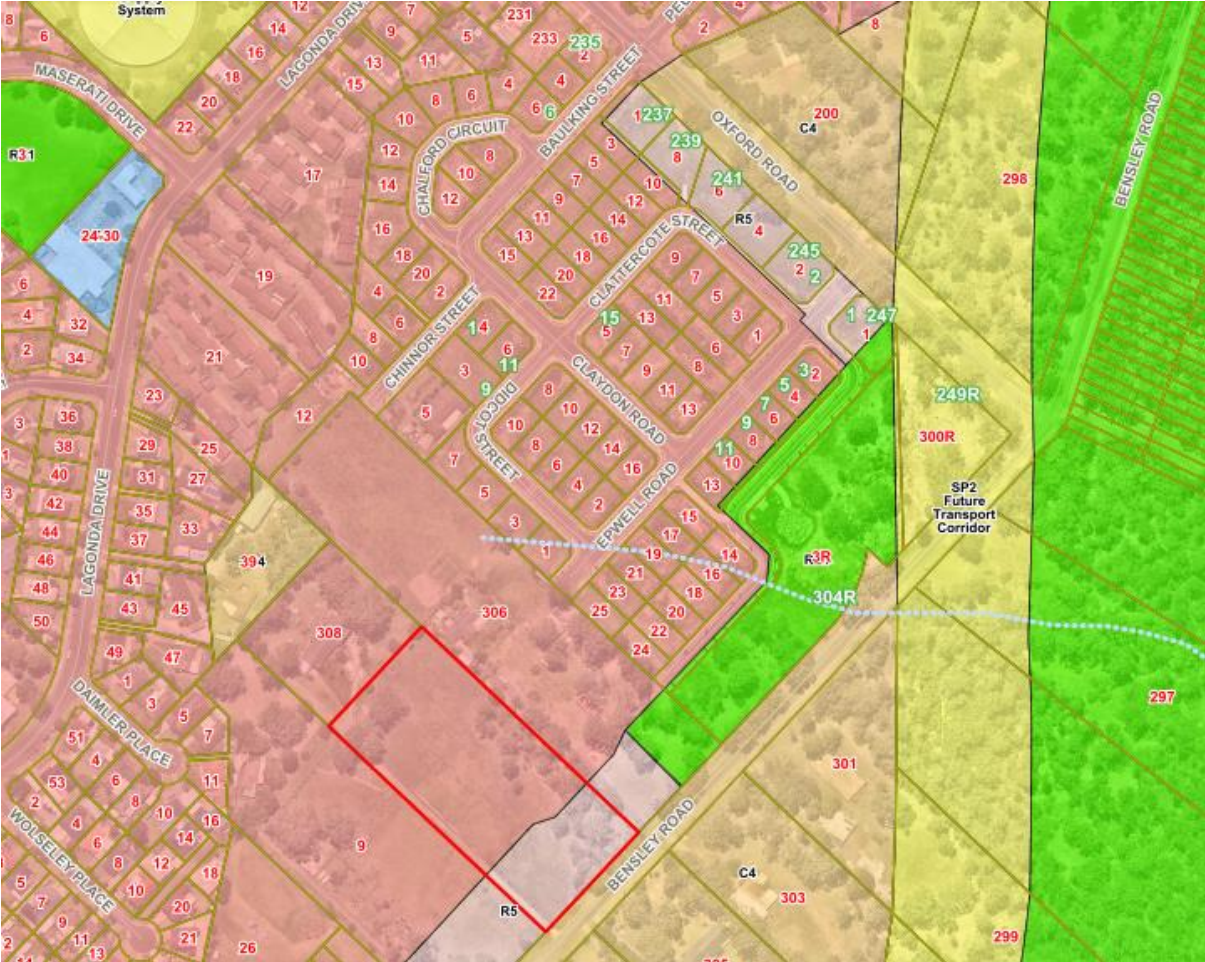


Figure 1. Site (outlined in red) and zoning plan of site and surrounding land

Ankira Projects Croatia Avenue Pty Ltd, as landowner of Lot 101 Bensley Road, made an offer under S7.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to enter into a VPA with Council as part of a court appeal related to development application, DA 2130/2020/DA-SW. In its consideration and assessment of the “offer”, the NSW Land and Environment Court required a planning agreement to be prepared as a condition of the development consent as follows:

A Planning Agreement pursuant to Section 7.4 of the *Environmental Planning and Assessment Act 1979* must be prepared by the applicant, ANKIRA Projects Croatia Avenue Pty Ltd, in accordance with the Letter of Offer made by the applicant in relation to this development application, DA 2130/2020/DA-SW and dated 29 September 2022, and in the form approved and agreed to by Council, and be submitted to Council for public exhibition. The Planning Agreement must articulate a commitment by the developer to complete all Development and Infrastructure Works, Dedications of Land and the provision of all necessary monetary contributions, bonds, etc required in relation to development of the land subject to the Development Application. The Planning Agreement must be executed to the satisfaction of Council prior to issue of the

subdivision works certificate, and all Development and Infrastructure Works, Dedications of Land and Monetary Contributions, bonds, etc listed within the executed agreement are to be finalised, or otherwise guaranteed, to the satisfaction of the consent authority Council.

The Planning Agreement, once entered into, must be registered on the land comprising the Site in accordance with the terms of the Planning Agreement prior to issue of the subdivision works certificate.

The proposed plan of subdivision of Lot 101 is shown in Figure 2 below:

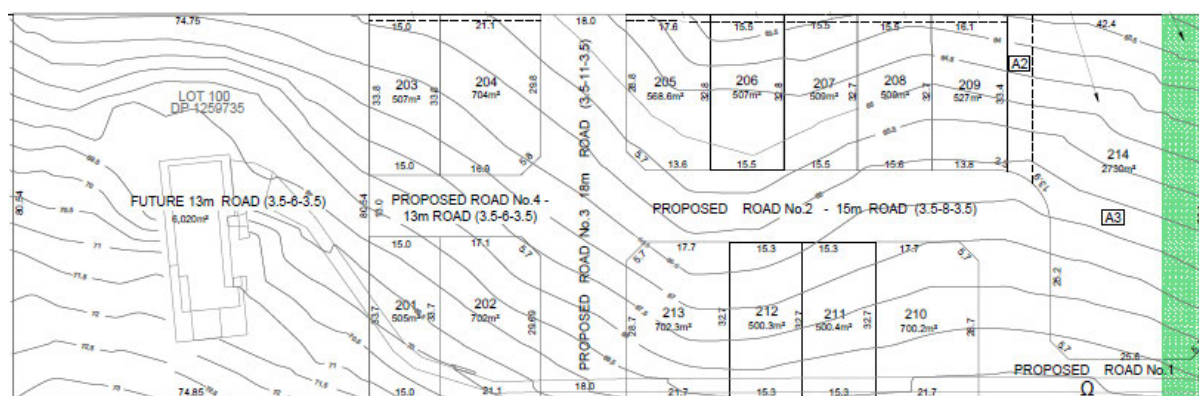


Figure 2. Approved Subdivision Plan of Lot 101 Bensley Road

To date, there has been no development consent issued for the subdivision of 306 Bensley Road, Ingleburn.

Report

The objective of the VPA is to make payment of development contributions towards local infrastructure required in order to facilitate the development.

The total contributions payable under the VPA are \$526,995. This payment is comprised of the following components:

1. Monetary Contribution – Design and construction of Trunk Stormwater pipe system – \$31,444.
2. Monetary Contribution – Removal of temporary OSD and WSUD basin in proposed Lot 312 and associated adjustments – \$147,555.
3. Monetary Contribution – Street tree planting and a 5 year maintenance bond – \$6,102.
4. Monetary Contribution – Financial security by way of bond or bank guarantee for the construction, operation, maintenance, decommissioning and removal of the temporary OSD basin in Lot 312 – \$40,000.
5. Monetary Contribution – Developer’s share in the costs of the Ultimate Infrastructure – \$301,894.

It is important to note that the VPA does not preclude the application of section 7.11 development contributions applying to the development. The contributions listed in Schedule 3 of the VPA attached to this report are in addition to monetary contributions that are required to be paid under Campbelltown Local Infrastructure Contributions Plan 2018 (Amendment 1) (CLICP). The total value of contributions to be paid under the CLICP is \$220,000

The reason why an additional payment of funds in the form of a VPA was offered and subsequently conditioned as part of the development consent by the NSW Land and Environment Court was to facilitate connection to the existing road and drainage facilities etc as the owners of 306 Bensley Road have not yet submitted a development application to subdivide their land, which has created an issue with respect to the connection of stormwater to existing infrastructure. The common stormwater drainage network cannot be connected at this stage and this additionally means that the water quality basin that is ultimately proposed to be constructed in the open space to be dedicated to Council cannot be built at this stage, nor directly connected into.

At time of writing this report, the open space that is proposed to be dedicated to Council within 300-304 Bensley Road has not yet been dedicated to Council. As such, at the time the development application for Lot 101 was being assessed, there was no possible means to enable the Developer to either access the future open space or construct that component of the ultimate water quality basin required for their development.

Once the open space parcel within 300-304 Bensley Road is dedicated to Council, only then can the required basin and the decommissioning of the temporary basin occur. Items 1, 2, 4 and 5 of Schedule 3 of this VPA provide Council with the monetary value to undertake this work once the open space is dedicated to Council.

Consultation

The draft VPA was placed on public exhibition from Friday 10 January 2025 until Monday 10 February 2025.

There were 30 visits to the exhibition material on Council's website. There were no submissions received.

Conclusion

It is recommended that Council adopt the recommendation of this report to facilitate the execution of the VPA to enable the orderly development of the site and provide the required infrastructure that will ensure that all stormwater from the site can be managed appropriately.

Attachments

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

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

Planning Agreement

Lot 101 Bensley Road, Ingleburn

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

Ankira Projects Croatia Avenue Pty Ltd (ABN 19 614 604 750) (**Developer**)

Prepared by:

Marsdens Law Group

Level 1
49 Dumaresq Street
CAMPBELLTOWN NSW 2560

Tel: (02) 4626 5077

Fax: (02) 4626 4826

DX: 5107 Campbelltown

Ref: 44 8454



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Planning Agreement

Lot 101 Bensley Road, Ingleburn

Parties

Council	Name	Campbelltown City Council
	Address	91 Queen Street Campbelltown NSW 2560
	ABN	31 459 914 087
Developer	Name	Ankira Projects Croatia Avenue Pty Ltd
	Address	57 Christy Drive Schofields NSW 2762
	ABN	19 614 604 750

Background

- A** The Developer owns the Land.
- B** The Developer wishes to carry out the Development.
- C** The Developer has obtained the Development Consent.
- D** The Developer has agreed to provide the Monetary Contribution on and subject to the terms of this document.

Operative Provisions

1 Agreement

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

2 Definitions

2.1 Defined Terms

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

2.2 Interpretation

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

3 Application and operation of document

3.1 Planning Agreement

This document is a planning agreement:

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

3.2 Application

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

3.3 Operation

This document operates from the date it is executed by both parties.

4 Application of s7.11 & s7.12

4.1 Application

This document:

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

to the Development.

4.2 Section 7.24

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

4.3 Benefits

This document excludes the application of s7.11(6) with respect to the Contributions and the Contributions required to be provided under this document are not to be taken into consideration in determining a development contribution under section 7.11 of the Act.

5 Provision of Monetary Contribution

- (1) The Developer must pay the Monetary Contribution in accordance with **Schedule 3**.
- (2) The Monetary Contribution is made for the purpose of this document when Council receives the full amount of the Monetary Contribution payable under this document:
 - (a) in cash; or
 - (b) by unendorsed bank cheque; or
 - (c) by the deposit by means of electronic funds transfer of cleared funds into a bank account nominated by Council.

6 Indexation of Contribution Value

The Contribution Value will be increased annually (with the calculation to be made as from the date the relevant Monetary Contribution is required to be provided to Council under this document) in accordance with **Schedule 3**.

7 Developer Warranties and Indemnities

7.1 Warranties

The Developer warrants to Council that it is:

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

7.2 Indemnity

The Developer indemnifies Council in respect of any Claim that may arise from, or in connection with, the Developer's obligations under this document but only to the extent that any such Claim does not arise as a result of the negligent acts or omissions of Council.

8 Subdivision Certificate may be withheld

- (1) The Developer may only make, or cause, suffer or permit the making of, an application for an Subdivision Certificate in respect of the Development if, at the date of the application, the Developer is not in breach of its obligation to make the Monetary Contribution under this document.
- (2) Council may withhold the issue of an Subdivision Certificate if, at the relevant time, the Developer is in breach of any obligation to make the Monetary Contribution under this document until such time as:
 - (a) the breach is rectified; or
 - (b) Council calls upon any security provided by the Developer in respect of the Monetary Contribution to which the breach relates.

9 Registration of this document

9.1 Registration of this document

The Developer acknowledges and agrees that:

- (1) this document must be registered on the title to the Land pursuant to section 7.6 of the Act; and
- (2) subject to clause 9.2:
 - (a) Council will undertake the registration in paragraph (1); and

-
- (b) the Developer will pay or reimburse Council for all of its legal and registration costs associated with that registration.

9.2 Obligations of Developer

- (1) The Developer, at its own expense must, promptly after this document comes into operation, and before the issue of any Construction Certificate for the Development, take all necessary and practical steps, and otherwise do anything that the Council reasonably requires, to procure:
 - (a) the consent of each person who:
 - (i) has an estate or interest in the Land; or
 - (ii) is seized or possessed of an estate or interest in the Land;
 - (b) the execution of any documents; and
 - (c) the production of the relevant title documentation,to enable the registration of this document in accordance with clause 9.1.
- (2) The Developer, at its own expense, will take all necessary and practical steps, and otherwise do anything that the Council reasonably requires:
 - (a) to allow the lodgement of this document with the Registrar-General as soon as reasonably practicable after this document comes into operation but in any event, no later than thirty (30) business days after that date; and
 - (b) to allow the registration of this document by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this document is lodged for registration.

9.3 Discharge from the Register

The parties must do all things reasonably necessary to release and discharge this document from the title to the Land when:

- (1) the Developer's obligations under this document have been performed to Council's satisfaction; or
- (2) if this document is terminated or otherwise comes to an end for any other reason.

10 Assignment

10.1 Restriction on Assignment

Other than in accordance with this clause 10, the Developer may not:

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

10.2 Procedure for Assignment

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

11 Dispute Resolution

11.1 Notice of dispute

- (1) If a dispute or lack of certainty between the parties arises in connection with this document or its subject matter (**Dispute**), then either party (**First Party**) must give to the other (**Second Party**) a notice which:
 - (a) is in writing;
 - (b) adequately identifies and provides details of the Dispute;
 - (c) stipulates what the First Party believes will resolve the Dispute; and
 - (d) designates its representative (**Representative**) to negotiate the Dispute.
- (2) The Second Party must, within five (5) Business Days of service of the notice of dispute, provide a notice to the First Party designating as its representative a person to negotiate the Dispute (the representatives designated by the parties being together, the **Representatives**).

11.2 Conduct pending resolution

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

11.3 Further steps required before proceedings

Subject to clauses 11.13(1) and 11.15 and except as otherwise expressly provided in this document, any Dispute must, as a condition precedent to the commencement of litigation, mediation under clause 11.5 or determination by an expert under clause 11.6, first be referred to the Representatives. The Representatives must endeavour to resolve the dispute within five (5) Business Days of the date a notice under clause 11.1(2) is served.

11.4 Disputes for mediation or expert determination

If the Representatives have not been able to resolve the Dispute, then the parties must agree within five (5) Business Days to either refer the matter to mediation under clause 11.5 or expert resolution under clause 11.6.

11.5 Disputes for mediation

- (1) If the parties agree in accordance with clause 11.4 to refer the Dispute to mediation, the mediation must be conducted by a mediator agreed by the parties and, if the parties cannot agree within five (5) Business Days, then by a mediator appointed by the President of the Law Society of New South Wales for the time being.
- (2) If the mediation referred to in paragraph (1) has not resulted in settlement of the Dispute and has been terminated, the parties may agree to have the matter determined by expert determination under clause 11.6.

11.6 Choice of expert

- (1) If the Dispute is to be determined by expert determination, this clause 11.6 applies.
- (2) The Dispute must be determined by an independent expert in the relevant field:
 - (a) agreed between and appointed jointly by the parties; or
 - (b) in the absence of agreement within five (5) Business Days after the date that the matter is required to be determined by expert determination, appointed by the President of the Law Society of New South Wales for the time being.
- (3) If the parties fail to agree as to the relevant field within five (5) Business Days after the date that the matter is required to be determined by expert determination, either party may refer the matter to the President of the Law Society of New South Wales for the time being whose decision as to the relevant field is final and binding on the parties.
- (4) The expert appointed to determine a Dispute:
 - (a) must have a technical understanding of the issues in dispute;
 - (b) must not have a significantly greater understanding of one party's business, functions or operations which might allow the other side to construe this greater understanding as a bias; and
 - (c) must inform the parties before being appointed of the extent of the expert's understanding of each party's business or operations and, if that information

indicates a possible bias, then that expert must not be appointed except with the written approval of the parties.

- (5) The parties must promptly enter into an agreement with the expert appointed under this clause 11.6 setting out the terms of the expert's determination and the fees payable to the expert.

11.7 Directions to expert

- (1) In reaching a determination in respect of a dispute under clause 11.6, the independent expert must give effect to the intent of the parties entering into this document and the purposes of this document.
- (2) The expert must:
- (a) act as an expert and not as an arbitrator;
 - (b) proceed in any manner as the expert thinks fit without being bound to observe the rules of natural justice or the rules of evidence;
 - (c) not accept verbal submissions unless both parties are present;
 - (d) on receipt of a written submission from one party, ensure that a copy of that submission is given promptly to the other party;
 - (e) take into consideration all documents, information and other material which the parties give the expert which the expert in its absolute discretion considers relevant to the determination of the Dispute;
 - (f) not be expected or required to obtain or refer to any other documents, information or material (but may do so if the expert so wishes);
 - (g) issue a draft certificate stating the expert's intended determination (together with written reasons), giving each party ten (10) Business Days to make further submissions;
 - (h) issue a final certificate stating the expert's determination (together with written reasons); and
 - (i) act with expedition with a view to issuing the final certificate as soon as practicable.
- (3) The parties must comply with all directions given by the expert in relation to the resolution of the Dispute and must within the time period specified by the expert, give the expert:
- (a) a short statement of facts;
 - (b) a description of the Dispute; and
 - (c) any other documents, records or information which the expert requests.

11.8 Expert may commission reports

- (1) Subject to paragraph (2):
- (a) the expert may commission the expert's own advisers or consultants (including lawyers, accountants, bankers, engineers, surveyors or other technical consultants) to provide information to assist the expert in making a determination; and

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-
- (b) the parties must indemnify the expert for the cost of those advisers or consultants in accordance with clause 11.6(5) of this deed.
 - (2) The parties must approve the costs of those advisers or consultants in writing prior to the expert engaging those advisers or consultants.

11.9 Expert may convene meetings

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

11.10 Other courses of action

If:

- (1) the parties cannot agree in accordance with clause 11.4 to refer the matter to mediation or determination by an expert; or
- (2) the mediation referred to in clause 11.5 has not resulted in settlement of the dispute, the mediation has been terminated and the parties have not agreed to refer the matter to expert determination within five (5) Business Days after termination of the mediation,

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

11.11 Confidentiality of information provided in dispute resolution process

- (1) The parties agree, and must procure that the mediator and the expert agree as a condition of his or her appointment:
 - (a) subject to paragraph (2), to keep confidential all documents, information and other material disclosed to them during or in relation to the mediation or expert determination;
 - (b) not to disclose any confidential documents, information and other material except:
 - (i) to a party or adviser or consultant who has signed a confidentiality undertaking; or
 - (ii) if required by Law or any Authority to do so; and
 - (c) not to use confidential documents, information or other material disclosed to them during or in relation to the mediation or expert determination for a purpose other than the mediation or expert determination.
- (2) The parties must keep confidential and must not disclose or rely upon or make the subject of a subpoena to give evidence or produce documents in any arbitral, judicial or other proceedings:
 - (a) views expressed or proposals or suggestions made by a party or the mediator or the expert during the expert determination or mediation relating to a possible settlement of the Dispute;
 - (b) admissions or concessions made by a party during the mediation or expert determination in relation to the Dispute; and

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-
- (c) information, documents or other material concerning the dispute which are disclosed by a party during the mediation or expert determination unless such information, documents or facts would be discoverable in judicial or arbitral proceedings.

11.12 Final determination of expert

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

11.13 Costs

- (1) Each party must contribute equally to the costs of any mediator appointed under clause 11.5.
- (2) If any independent expert does not award costs, each party must contribute equally to the expert's costs in making the determination.

11.14 Remedies available under the Act

This clause 11 does not operate to limit the availability of any remedies available to Council under the Act.

11.15 Urgent relief

This clause 11 does not prevent a party from seeking urgent injunctive or declaratory relief concerning any matter arising out of this document.

12 Breach of this document

12.1 Breach Notice

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

- (1) the nature and extent of the alleged breach;
- (2) if:
- (a) the breach is capable of being rectified other than by the payment of compensation, what Council requires the Developer to do in order to rectify the breach; or
 - (b) the breach is not capable of being rectified other than by payment of compensation, the amount of compensation Council requires the Developer to pay in order to rectify the breach, and
- (3) the time within which Council requires the breach to be rectified, which must be a reasonable time of not less than ten (10) business days.

12.2 Events of Default

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

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

12.3 Consequences of Events of default

Where the Developer commits an Event of Default, Council may, in addition to any rights it has at Law, rely or call upon any security provided by the Developer to the extent of any compensation claimed in a Breach Notice and not paid by the Developer.

13 Termination, Rescission or Determination

13.1 Termination

This document terminates in the following events:

- (1) The parties agree in writing to terminate the operation of this document at any time.
- (2) Council serves notice on the Developer terminating this Planning Agreement where the Developer has failed to comply with a notice issued in accordance with clause 12.1.
- (3) The Development Consent lapses.

13.2 Consequence of termination

Upon termination of this document:

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

13.3 Determination

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

14 Position of Council

14.1 Consent authority

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

14.2 Document does not fetter discretion

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

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

14.3 Severance of provisions

- (1) No provision of this document is intended to, or does, constitute any unlawful fetter on any Discretion. If, contrary to the operation of this clause, any provision of this document is held by a court of competent jurisdiction to constitute an unlawful fetter on any Discretion, the parties agree:

-
- (a) they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause 14 is substantially satisfied; and
 - (b) in the event that paragraph (1)(a) cannot be achieved without giving rise to an unlawful fetter on a Discretion, the relevant provision is to be severed and the remainder of this document has full force and effect; and
 - (c) to endeavour to satisfy the common objectives of the parties on relation to the provision of this document which is held to be an unlawful fetter to the extent that it is possible having regard to the relevant court judgment.
- (2) Where the Law permits Council to contract out of a provision of that Law or gives Council power to exercise a Discretion, then if Council has in this document contracted out of a provision or exercised a Discretion under this document, then to the extent of this document is not to be taken to be inconsistent with the Law.

14.4 No Obligations

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

15 Confidentiality

15.1 Document not Confidential

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

15.2 Other Confidential Information

- (1) The parties acknowledge that:
- (a) Confidential Information may have been supplied to some or all of the parties in the negotiations leading up to the making of this document; and
 - (b) The parties may disclose to each other further Confidential Information in connection with the subject matter of this document.
 - (c) Subject to paragraphs (2) and (3), each party agrees:
 - (i) not to disclose any Confidential document received before or after the making of this document to any person without the prior written consent of the party who supplied the Confidential Information; or
 - (ii) to take all reasonable steps to ensure all Confidential Information received before or after the making of this document is kept confidential and protected against unauthorised use and access.
- (2) A party may disclose Confidential Information in the following circumstances:
- (a) in order to comply with the Law, or the requirements of any Authority; or
 - (b) to any of their employees, consultants, advisers, financiers or contractors to whom it is considered necessary to disclose the information, if the employees, consultants, advisers, financiers or contractors undertake to keep the information confidential.

-
- (3) The obligations of confidentiality under this clause do not extend to information which is public knowledge other than as a result of a breach of this clause.

16 GST

16.1 Defined GST Terms

Defined terms used in this clause 16 have the meaning ascribed to them in the GST Law.

16.2 GST to be Added to Amounts Payable

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

16.3 GST Obligations to Survive Termination

This clause 16 will continue to apply after expiration of termination of this document.

17 Miscellaneous

17.1 Obligation to act in good faith

The parties must at all times:

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

17.2 Legal costs

The Developer agrees to pay or reimburse the reasonable legal costs and disbursements of Council in connection with:

- (1) the negotiation, preparation, execution, and stamping of this document; and
- (2) the ongoing administration and enforcement of this document including in relation to:
- (a) the registration or removal of this document on the title to the Land in accordance with clause 9; and
- (b) any breach or default by the Developer of its obligations under this document,
- within ten (10) business days of receipt of a tax invoice from Council.

18 Administrative Provisions

18.1 Notices

- (1) Any notice, consent or other communication under this document must be in writing and signed by or on behalf of the person giving it, addressed to the person to whom it is to be given and:
 - (a) delivered to that person's address;
 - (b) sent by pre-paid mail to that person's address; or
 - (c) transmitted by e-mail to that person's e-mail address.
- (2) A notice given to a person in accordance with this clause is treated as having been given and received:
 - (a) if delivered to a person's address, on the day of delivery if a business day, otherwise on the next business day;
 - (b) if sent by pre-paid mail, on the third business day after posting; and
 - (c) if transmitted by e-mail to a person's e-mail address and a correct and complete confirmation of receipt is received, on the day of transmission if a business day, otherwise on the next business day.
- (3) For the purpose of this clause the address of a person is the address set out in this document or another address of which that person may from time to time give notice to each other person.

18.2 Entire Document

This document is the entire agreement of the parties on the subject matter. All representations, communications and prior agreements in relation to the subject matter are merged in and superseded by this document.

18.3 Waiver

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

18.4 Cooperation

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

18.5 Counterparts

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

18.6 Amendment

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

18.7 Unenforceability

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

18.8 Power of Attorney

Each attorney who executes this document on behalf of a party declares that the attorney has no notice of:

- (1) the revocation or suspension of the power of attorney by the grantor; or
- (2) the death of the grantor.

18.9 Governing law

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

- (1) submit to the exclusive jurisdiction of the courts of New South Wales and any courts that may hear appeal from those courts in respect of any proceedings in connection with this document; and
 - (2) may not seek to have any proceedings removed from the jurisdiction of New South Wales on the grounds of *forum non conveniens*.
-

Schedule 1– Requirements under s7.4

REQUIREMENT UNDER THE ACT	THIS PLANNING AGREEMENT
<p>Planning instrument and/or development application – (Section 7.4(1)) The Developer has:</p> <ul style="list-style-type: none"> (a) sought a change to an environmental planning instrument. (b) made, or proposes to make, a Development Application. (c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies. 	<ul style="list-style-type: none"> (a) No. (b) Yes. (c) Not applicable.
<p>Description of land to which this agreement applies – (Section 7.4(3)(a))</p>	<p>Lot 101 in Deposited Plan 1259735, soon to be known as 308 Bensley Road, Ingleburn 2565.</p>
<p>Description of change to the environmental planning instrument to which this agreement applies – (Section 7.4(3)(b))</p>	<p>Not applicable.</p>
<p>Application of section 7.11 of the Act – (Section 7.4(3)(d))</p>	<p>Applies.</p>
<p>Applicability of section 7.12 of the Act – (Section 7.4(3)(d))</p>	<p>Applies.</p>
<p>Consideration of benefits under this agreement if section 7.11 applies – (Section 7.4(3)(e))</p>	<p>Refer to clause 4 of the Planning Agreement.</p>
<p>Mechanism for Dispute resolution – (Section 7.4(3)(f))</p>	<p>See clause 11.</p>
<p>Enforcement of this agreement (Section 7.4(3)(g))</p>	<p>See clause 8.</p>
<p>No obligation to grant consent or exercise functions – (Section 7.4(3)(9))</p>	<p>See clause 14.</p>

Schedule 2 – Defined Terms and Interpretation

Part 1 – Definitions

Act	means the <i>Environmental Planning and Assessment Act 1979</i> (NSW).
Assign	means, as the context requires, any assignment, sale, transfer, disposition, declaration of trust over or other assignment of a legal and/or beneficial interest.
Authority	means (as appropriate) any: <ol style="list-style-type: none"> (1) federal, state or local government; (2) department of any federal, state or local government; (3) any court or administrative tribunal; or (4) statutory corporation or regulatory body.
Claim	means, against any person, any allegation, action, demand, cause of action, suit, proceeding, judgement, debt, damage, loss, cost, expense or liability howsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.
Confidential Information	means any information and all other knowledge at any time disclosed (whether in writing and orally) by the parties to each other, or acquired by the parties in relation to the other's activities or services which is not already in the public domain and which: <ol style="list-style-type: none"> (1) is by its nature confidential; (2) is designated, or marked, or stipulated by either party as confidential (whether in writing or otherwise); (3) any party knows or ought to know is confidential; (4) is information which may be reasonably considered to be of a confidential nature.
Construction Certificate	has the same meaning as in section 6.4(a) of the Act.
Contribution Value	means the amount specified in Schedules 3 in the column headed "contribution value".
Development	means the development permitted to be undertaken in accordance with the Development Consent, which involves the following: <ol style="list-style-type: none"> (1) Subdivision to create twelve (12) residential allotments. (2) Subdivision to create temporary stormwater management facility. (3) Vegetation removal.

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	(4) Road drainage.
	(5) Services and retaining wall works, at Lot 101 Bensley Road, Ingleburn.
Development Application	means an application for the Development Consent.
Development Consent	means the development consent issued for development application number 2130/2020/DA-SW on 22 February 2023.
Dispute	has the meaning ascribed to it in clause 11.1.
Event of Default	has the meaning ascribed to it in clause 12.2.
GST Law	means <i>A New Tax System (Goods and Services Tax) Act 1999</i> (Cth) and any other Act or regulation relating to the imposition or administration of the GST.
Insolvency Event	means the happening of any of the following events: <ul style="list-style-type: none"> (1) Application which is not withdrawn or dismissed within fourteen (14) days is made to a court for an order or an order is made that a body corporate be wound up. (2) An application which is not withdrawn or dismissed within fourteen (14) days is made to a court for an order appointing a liquidator or provisional liquidator in respect of a body corporate or one of them is appointed, whether or not under an order. (3) Except to reconstruct or amalgamate while solvent, a body corporate enters into, or resolves to enter into, a scheme of arrangement, agreement of company arrangement or composition with, or assignment for the benefit of, all or any class of its creditors, or it proposes a reorganisation, moratorium or other administration involving any of them. (4) A body corporate resolves to wind itself up, or otherwise dissolve itself, or gives notice of intention to do so, except to reconstruct or amalgamate while solvent or is otherwise wound up or dissolved. (5) A body corporate is or states that it is insolvent. (6) As a result of the operation of section 459F(1) of the <i>Corporations Act 2001</i> (Cth) (Corporations Act), a body corporate is taken to have failed to comply with a statutory demand; (7) A body corporate is or makes a statement from which it may be reasonably deduced that the body corporate is, the subject of an event described in section 459C(2)(b) or section 585 of the <i>Corporations Act</i>. (8) A body corporate takes any step to obtain protection or is granted protection from its creditors, under any applicable legislation or an administrator is appointed to a body corporate.

- (9) A person becomes an insolvent under administration as defined in section 9 of the Corporations Act or action is taken which could result in that event.
- (10) A receiver, manager or receiver and manager is appointed to the Company.
- (11) A claim is filed in a court against a person that is not defended, released or otherwise settled within twenty eight (28) days of the date of its filing at the court.
- (12) Anything analogous or having a substantially similar effect to any of the events specified above happens under the law of any applicable jurisdiction.

Land	means the “Land” set out in Schedule 1 .
Law	means all legislation, regulations, by-laws, common law and other binding order made by any Authority.
Monetary Contribution	means the monetary contribution set out in Schedule 3 .
Planning Legislation	means the Act, the <i>Local Government Act 1993</i> (NSW) and the <i>Roads Act 1993</i> (NSW).
Subdivision Certificate	has the same meaning as in section 6.4(d) of the Act.
Ultimate Infrastructure	means: <ul style="list-style-type: none"> (1) design and construction of the South West Ultimate Regional OSD Basin; (2) design and construction of the South West Ultimate Regional Bio-retention basin; (3) BDAR assessment and Biodiversity offset credit, Koala Habitat rehabilitation Program and Koala Food Tree Offset Credits; and (4) preparation of the design and cost estimates for the regional OSD Tank and Bio-retention Basin for the South West Catchment Area.

Part 2 - Interpretational Rules

clauses, annexures and schedules	a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this document.
reference to statutes	a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.
singular includes plural	the singular includes the plural and vice versa.
person	the word “person” includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association or any government agency.
executors, administrators, successors	a particular person includes a reference to the person’s executors, administrators, successors, substitutes (including persons taking by novation) and assigns.

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dollars	Australian dollars, dollars, \$ or A\$ is a reference to the lawful currency of Australia.
calculation of time	if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day.
reference to a day	a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later.
accounting terms	an accounting term is a reference to that term as it is used in accounting standards under the Corporations Act or, if not inconsistent with those standards, in accounting principles and practices generally accepted in Australia.
reference to a group of persons	a group of persons or things is a reference to any two or more of them jointly and to each of them individually.
meaning not limited	the words “include”, “including”, “for example” or “such as” are not used as, nor are they to be interpreted as, words of limitation, and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.
next day	if an act under this document to be done by a party on or by a given day is done after 4.30pm on that day, it is taken to be done on the next day.
next Business Day	if an event must occur on a stipulated day which is not a Business Day then the stipulated day will be taken to be the next Business Day.
time of day	time is a reference to Sydney time.
headings	headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this document.
agreement	a reference to any agreement, document or instrument includes the same as varied, supplemented, novated or replaced from time to time.
Gender	a reference to one gender extends and applies to the other and neuter gender.

Schedule 3 – Monetary Contributions

Item	Time for Completion	Contribution Value
Monetary Contribution – Design and construction of Trunk Stormwater pipe system.	Prior to the issue of the first Subdivision Certificate in respect of the Development.	\$31,444
Monetary Contribution – Removal of temporary OSD and WSUD basin in proposed Lot 312 and associated adjustments.	Prior to the issue of the first Subdivision Certificate in respect of the Development.	\$147,555
Monetary Contribution – Street tree planting and a five (5) year maintenance bond.	Prior to the issue of the first Subdivision Certificate in respect of the Development.	\$6,102
Monetary Contribution – Financial security by way of bond or bank guarantee for the construction, operation, maintenance, decommissioning and removal of the temporary OSD basin in Lot 312.	Prior to the issue of the first Subdivision Certificate in respect of the Development.	\$40,000
Monetary Contribution – Developer’s share in the costs of the Ultimate Infrastructure.	Prior to the issue of the first Subdivision Certificate in respect of the Development.	\$301,894

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Execution page

Executed as a deed.

Dated:

Signed, sealed and delivered by **Campbelltown City Council** by its Chief Executive Officer and Mayor by the affixing of the Common Seal of Council in accordance with resolution dated

Chief Executive Officer (Signature)

Mayor (Signature)

Name of Chief Executive Officer (Print Name)

Name of Mayor (Print Name)

Signed, sealed and delivered by **Ankira Projects Croatia Avenue Pty Ltd (ABN 19 614 604 750)** accordance with section 127(1) of the *Corporations Act 2001* (Cth) by authority of its directors.

Director/Secretary (Signature)

Director (Signature)

Name of Director/ Secretary (Print Name)

Name of Director (Print Name)

Planning Agreement – Lot 101 Bensley Road, Ingleburn

Explanatory Note

1 Introduction

This Explanatory Note has been prepared jointly between the parties in accordance with clause 205 of the *Environmental Planning & Assessment Regulation 2021* (NSW).

The purpose of this Explanatory Note is to provide a plain English summary to support the notification of a draft planning agreement (**Planning Agreement**) between the parties under s7.4 of the *Environmental Planning & Assessment Act 1979* (NSW) (**EPA Act**).

This Explanatory Note is not to be used to assist in construing the Planning Agreement.

2 Parties to the Planning Agreement

The parties to the Planning Agreement are:

- (1) Campbelltown City Council (ABN 31 459 914 087) (**Council**).
- (2) Ankira Projects Croatia Avenue Pty Ltd (ABN 19 614 604 750) (**Developer**).

3 Description of the Subject Land

The land to which the Planning Agreement applies, and to which the Planning Agreement will be registered, is set out in the table below (**Land**).

Folio Identifier	Location
Lot 101 in Deposited Plan 1259735	Lot 101 Bensley Road, Ingleburn

4 Description of the Development

The development to which the Planning Agreement relates is the development generally described in the development consent issued for development application number 2130/2020/DA-SW on 1 December 2022, consisting of:

- (1) Subdivision to create twelve (12) residential allotments;
- (2) Subdivision to create temporary stormwater management facility;
- (3) Vegetation removal
- (4) Road drainage; and
- (5) Services and retaining wall works

(**Development**).

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

The **objective** of the Planning Agreement is to provide community infrastructure, amenities and resources to the Campbelltown community by facilitating the delivery of the development contributions as set out in **Schedule 3 (Monetary Contributions)** in a timely and efficient manner.

Specifically, the Development is required to provide a stormwater management facility. The intent is for a single catchment-based stormwater management facility (Ultimate Infrastructure) to be located downstream of Lot 101 and within Lot 93 in DP 1296271. However, at the time of assessment of the development application, Lot 93 was neither created nor in the ownership of Campbelltown City Council. Accordingly, a temporary stormwater management facility has been designed and constructed within Lot 101 and this Planning Agreement supports the construction, operation, maintenance, decommissioning and removal of the temporary stormwater management facility and provides the funds to link the stormwater from Lot 101 to Lot 93 and the Ultimate Infrastructure, including this developments' share of the costs to construct the Ultimate Infrastructure.

The **intent** and **effect** of the Planning Agreement is to facilitate the provision of the Contribution by the Developer Contributions in the manner provided for by the Planning Agreement.

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

As security for the Developer's obligations to make the Contribution, Council will be able to withhold Subdivision Certificates for the Development until such time as those Contributions are made.

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

The **effect** of the Planning Agreement is that the Developer will provide the Contributions in the manner provided for by the Planning Agreement (as applicable) and as set out in **Schedule 3**

6 Assessment of the merits of the Planning Agreement

6.1 The planning purposes served by the Planning Agreement

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

- (1) Provision of monetary contributions to accommodate and meet the demands of future development and to mitigate the potential impacts of the Development on existing infrastructure.
- (2) Enables the Land to be developed in a timely and efficient manner to promote economic development and employment opportunities.

6.2 How the Planning Agreement promotes the public interest

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

- (1) By providing certainty for the Developer and Council as to the provision of the Contribution directed towards community infrastructure within the Campbelltown community.
- (2) The Planning Agreement will provide an opportunity for involvement and participation by members of the community in development assessment, and are invited to make comment on the Planning Agreement.

6.3 How the Planning Agreement promotes Council's guiding principles

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

- (1) The exhibition of the Planning Agreement facilitates the involvement of members of the public in the consultation process for the Planning Agreement;
- (2) To plan strategically for the provision of effective and efficient services and regulation to meet the diverse needs of the local community;
- (3) To act fairly, ethically and without bias to the interests of the local community;
- (4) To recognise diverse local community needs and interests.
- (5) To have regard to the long term and cumulative effects of its decisions on future generations.
- (6) To engage in long-term strategic planning on behalf of the local community;
- (7) To bear in mind that it is the custodian and trustee of public assets and to effectively plan for, account for and manage the assets for which it is responsible.
- (8) The Planning Agreement makes it clear that Council has a statutory role as consent authority in relation to the development proposal and that the Planning Agreement is not intended to unlawfully influence the exercise of Council's regulatory functions.

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

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

8.4 Significant Development Applications

Reporting Officer

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

Community Strategic Plan

Objective	Strategy
2 Places For People	2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

Delivery Program

Principal Activity
PA Building Development and Controls

Principal Activity

Officer's Recommendation

That the information be noted.

Report

Development applications received by the Council, are required to be determined by the appropriate authority in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979*.

Determining authorities include but are not limited to the Campbelltown Local Planning Panel, the Sydney Western City Planning Panel, or the Chief Executive Officer under delegation.

This report provides information detailing all development applications considered under the authority of entities such as the Local Planning Panel, the Sydney Western City Planning Panel, and any other non-council government authorities, as well as more significant development applications approved by the Chief Executive Officer under delegation.

The table attached to this report provides a summary of those development applications that meet the above criteria.

Attachments

DAs where the authority is the Sydney Western City Planning Panel					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
NIL	NIL	NIL	NIL	NIL	NIL

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

DAs where the authority is Campbelltown Local Planning Panel					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
4311/2024/DA-C	Campbelltown Golf Course (Clubhouse) 1 Golf Course Drive, Glen Alpine	Construction of a storage shed, upgrade to existing shed and removal of one tree	\$70,000	Land owned by Campbelltown Council	Approved with conditions
1706/2024/DA-O	391 Wedderburn Road, Wedderburn	Alterations and additions to existing building for its use as Veterinary Hospital for the care of koalas, including erection of 10 koala enclosure and 2-meter-high chain wire boundary fence	\$200,000	Land owned by Campbelltown Council	Approved with conditions

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

8.5 Application to Revoke Dangerous Dog Declaration

Reporting Officer

Manager City Standards and Compliance
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.3 Promote and support a safe community

Delivery Program

Principal Activity
PA1 Public Health and Safety

Officer's Recommendation

1. That the Menacing Dog Declarations made on 5 June 2019, in respect of a male American Staffordshire Terrier (Microchip Number 900079000103986) be revoked in accordance with provision Section 39 (2)(a), (b) and (2A) *Companion Animals Act, 1998*.
2. That Council give notice to the owner of the dog and to the Director General Division of Local Government of the revocation of the Dangerous Dog Declarations referred to in 1 above within 7 days in accordance with the provisions of Sections 39 (3) and 40 (2) *Companion Animals Act, 1998*.

Purpose

To report on an application made by the owner of a white/brown male American Staffordshire Terrier (Microchip Number 900079000103986), requesting Campbelltown City Council revoke a menacing dog declaration made in respect of the dog.

History

On 26 April 2019, Campbelltown City Council Community Response Officers attended a dog attack incident involving a white/brown American Staffordshire Terrier (the Terrier) outside its primary residential address. The Terrier attacked another dog which resulted in that dog being taken to a vet and euthanised due to injuries received.

An investigation found that a faulty side gate opened during a significant weather event, allowing the Terrier to leave the normally premises.

The Terrier was subsequently declared a menacing dog on 5 June 2019.

Report

The Terrier has been in possession of the owner since 2016 and has resided at the same address since 2016.

The owner of the Terrier has made a written application to Campbelltown City Council, seeking to have the menacing dog declaration revoked.

It is considered there is merit in supporting the request, particularly given the circumstances surrounding the initial incident which occurred on 26 April 2019 outside the Terrier's primary residence. Weight is also given to the response of the owner of the Terrier.

A post attack investigation found that as a result of a faulty side gate opening during a significant weather event, the Terrier escaped its premises and subsequently attacked another dog at the front of the Terrier's premises.

On learning of the attack, the owner of the Terrier showed remorse for their dog's actions, accepted responsibility, and financially compensated the owner of the dog that was attacked.

The owner of the Terrier has complied with all requirements of the menacing dog declaration within the required time frames.

Council's Powers

Section 39 of the *Companion Animals Act* (the Act) states that the owner of a dog that has been declared menacing can apply to the council of the area in which the dog is ordinarily kept for the declaration to be revoked.

Campbelltown City Council is the relevant council.

The Act also provides that the Council to which the application is made can revoke the declaration, but only if it is satisfied it is appropriate to do so.

A review by council officers has found that there have been no reported incidents involving the Terrier since the declaration was made. The Terrier has been desexed and the owner has complied fully with the requirements of the menacing dog declaration. On review of the application and the circumstances surrounding the declaration, it is concluded that the Terrier poses a low threat to the community and therefore it is recommended that the menacing dog declaration be revoked.

Conclusion

When considering the circumstances put forward by the owner of the Terrier, and the review of the Terrier's history and current behaviour/temperament and home environment, the Terrier is considered to pose a low risk to public safety. It is therefore considered reasonable for the menacing dog declaration applying to the Terrier subject of this report to be revoked.

Attachments

Nil

8.6 Six-Month Progress Report of the Delivery Program 2022-2026 and Operational Plan 2024-25: July to December 2024

Reporting Officer

Corporate Planning and Strategy Officer
City Planning and Corporate Services

Community Strategic Plan

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

Delivery Program

Principal Activity
PA Strategy, Engagement, and Advocacy

Officer's Recommendation

That Council note the 6-month report outlining progress against the Delivery Program 2022-2026 and Operational Plan 2024-25, for the period 1 July 2024 to 31 December 2024.

Purpose

To provide Council with a 6-month report on progress against the Delivery Program 2022-2026 and Operational Plan 2024-25, for the period 1 July 2024 to 31 December 2024.

Report

The Delivery Program 2022-26 and Operational Plan 2024-25 is Council's plan to address the community's vision for Campbelltown, outlined in Campbelltown 2032: Community Strategic Plan. Campbelltown 2032 includes 5 Community Outcomes, which have underlying focus areas and strategies:

- Outcome 1 – Community and Belonging
- Outcome 2 – Places for People
- Outcome 3 – Enriched Natural Environment
- Outcome 4 – Economic Prosperity
- Outcome 5 – Strong Leadership

Under the Integrated Planning and Reporting framework, and Section 404(5) of the *Local Government Act 1993*, Council must provide 6-month progress reports for the delivery program and operational plan. These progress reports ensure the Council, community, and stakeholders can monitor Council's progress.

The full set of Corporate Planning and Reporting documents can be found on Council's website: <https://www.campbelltown.nsw.gov.au/Council-and-Councillors/Corporate-Planning-and-Strategy>

The Delivery Program 2022-26 and Operational Plan 2024-25 includes the following components, which set out Council's 4-yearly (Delivery Program) and annual (Operational Plan) commitments:

- 11 Principal Activities
- 97 Ongoing Activities (covering ongoing service delivery)
- 127 Performance Indicators
- 153 annual actions (including adopted adjustments from the Quarterly Budget Review Statement – 12 from Quarter 1: July to September 2024, and 4 from Quarter 2: October to December 2024).

This report provides a summary of progress against the ongoing activities, actions and budget, with a detailed progress report provided in Attachment 1.

Summary of Progress: Activities and Actions

Delivery Program 4-Year Ongoing Activities - 6 Month Progress Summary			
Status	Description	Number of Activities	% of Activities
Completed/ On Track	2024-25 Deliverables have been completed or are on track	89	92%
Off Track/Not delivered as planned/ Cancelled	2024-25 Deliverables were not delivered as planned, are off track, or have been cancelled	8	8%

Operational Plan 1-Year Annual Actions - 6 Month Progress Summary			
Status	Description	Number of Actions	% of Actions
Completed/ On Track	2024-25 Deliverables have been completed or are on track	137	90%
Off Track/Not delivered as planned/ Cancelled	2024-25 Deliverables were not delivered as planned, are off track, or have been cancelled	16	10%

Attachments

8.6.1 Council Six-Month Progress Report July to December 2024 (contained within this report)
[↓](#)



Delivery Program 2022-2026 and Operational Plan 2024-2025

SIX-MONTH PROGRESS REPORT

July to December 2024



Image: James Small

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About this report

The Delivery Program 2022-2026 and Operational Plan 2024-2025 is Council's plan to address the community's vision for Campbelltown, as outlined in Campbelltown 2032: Community Strategic Plan.

As per the Integrated Planning and Reporting framework, and Section 404(5) of the Local Government Act 1993, this report provides a detailed progress update against Council's delivery program activities, operational plan actions and indicators. These progress reports ensure the Council, community, and stakeholders can monitor Council's progress.

How to read this report

Our Delivery Program Activities and Operational Plan Actions are presented in tables like the example below:

Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Creative Life	1.1.1.K3	Deliver a multidisciplinary artistic program that develops and presents new work, and engages diverse communities and industry partners	■	■	Campbelltown Arts Centre delivered a suite of exhibitions in Macarthur and Beyond, a new theatre commission, Sweet Mama by Candy Bowers.
Council team responsible for delivery	Internal use only	Describes the Delivery Program Activity (Services, Ongoing Programs, BAU) or Operational Plan Actions (Specific Actions for year) that will be undertaken	Previous Quarter Progress Indicator	Current Quarter Progress Indicator	Provides an overall commentary, clearly & concisely identifying actual performance, gaps & variances, for the current quarter

Our Performance Indicators are presented in tables like the example below:

Section	Indicator	Q1 Actual	Q2 Actual
City Revitalisation & Renewal	Update on Council's land register and provide a quarterly update	#	#
Council team responsible for delivery	Describes the Measure being reported that allows us to monitor delivery progress or performance	Previous Quarter actual result	Actual result for the current Quarter

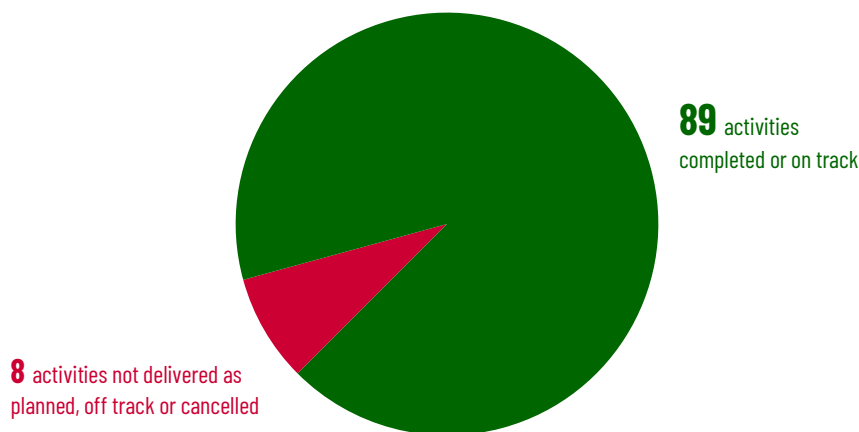
The status of our Activities and Actions are presented like the example below:

■	The Activity or Action is completed or on track	■	The Activity or Action is off track, not delivered as planned or cancelled	■	Update not provided
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Summary - July to December 2024

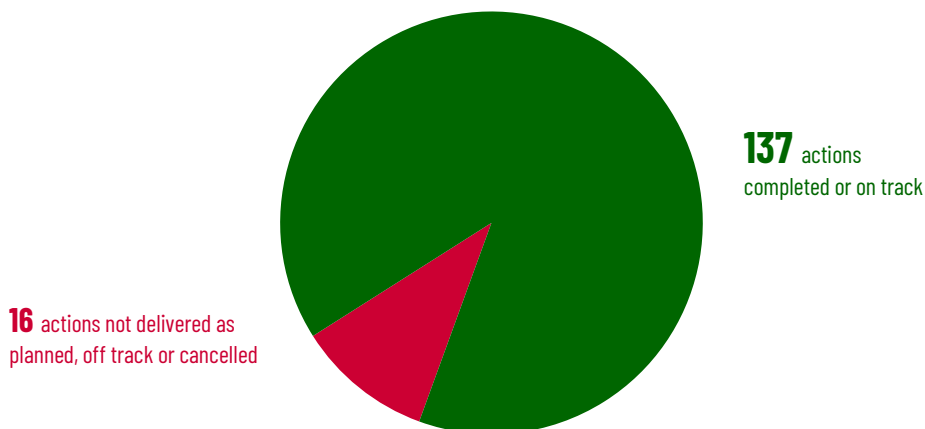
Delivery Program Activities- 97

Q2 Status	Description	Number	%
■	2024-25 Deliverables have been completed or are on track	89	92%
■	2024-25 Deliverables are not delivered as planned, off track, or have been cancelled	8	8%



Operational Plan Actions - 153

Q2 Status	Description	Number	%
■	2024-25 Deliverables have been completed or are on track	137	90%
■	2024-25 Deliverables are not delivered as planned, off track, or have been cancelled	16	10%



















Adjustments to the Operational Plan 2024-25

This report includes 16 new actions adopted by Council through the Quarterly Budget Review Statements at the end of Quarter 1 and Quarter 2.

Exceptions - July to December 2024

Exceptions

Delivery Program Activities

Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Community Life and Activation	4.2.3.1.K2	Deliver business support programs for local businesses			This program is being reassessed to ensure it is delivering the best outcomes for businesses and the community.
Central Presentation and Preparedness	2.1.1.1.K2	Deliver our city cleansing program			Two aspects of the programs (street sweeping and graffiti removal) were delayed due to weather conditions and increased demand during school holidays. It is expected the program will be back on track in Quarter 3.
Central Services	OP25.102	Deliver civil works construction programs including Road, Footpath, Kerb and Gutter and Stormwater			Some aspects of the program have been delayed. Corrective actions have been identified and implemented to ensure the program is on track in the remainder of the financial year.
Strategic Asset Management	OP25.006	Implement our Cycleways Program			The development of the Cycleways Program was delayed. Corrective actions have been identified and implemented to return the program to on track.
	OP25.005	Deliver Asset Renewal Program (Roads, Bridges, Kerb and Gutters, Footpaths, Carparks, Open Space, Buildings, Bus Shelters)			The development of the Asset Renewal Program was delayed. Corrective actions have been identified and implemented to return the program to on track.
	3.2.1.1.A(K)	Lead the implementation of the Net Zero Strategy			Some aspects of the strategy were not implemented as planned. An internal review is underway to ensure the actions are delivered in the remainder of the financial year.
	3.1.1.1.K1	Deliver the stormwater management program			Development of the stormwater management program was delayed. Corrective actions have been implemented to ensure this is on track for the remainder of the financial year.
Strategic Design and Enablement	OP25.008	Deliver New Asset Program (Roads, Bridges, Kerb and Gutters, Footpath, Stormwater drainage, Carparks, Buildings, Bus Shelters, Minor Works, Traffic Facilities, Section 138 Assessments and Street Lights)			The development of the New Asset Program was delayed. Corrective actions have been identified and implemented to return the program to on track.

Exceptions

Operational Plan Actions

Section	Code	Action	Q1	Q2	Q2 Comment
Central Presentation and Preparedness	3.2.3.1.A3	Conduct Feasibility Study into functions of the Effluent Disposal	■	■	This action has been placed 'on hold', pending the outcome of the investigations/outcome of the Junction Road Depot remediation works.
City Strategy and Outcomes	4.3.1.1.A2	Refresh Reimagining Campbelltown City Centre Master Plan to reflect changes in context and progress to date	■	■	This action has been cancelled for the remainder of the financial year. This will allow resources to focus on the review of the Local Environment Plan (LEP) for Campbelltown.
Community Life and Activation	4.1.1.1.A1	Deliver a Council endorsed Investment Attraction Strategy and Framework	■	■	This action has been cancelled to allow for resources to be allocated to develop an overarching city positioning/identity plan.
Creative Life	OP25.095	Develop and deliver screen based programs to support emerging screen creatives	■	■	This Action did not progress as it is dependent on external grant funding (which was unsuccessful). This Action will be reviewed during Quarter 3.
People and Performance	OP25.088	Conduct a Staff Engagement Survey	■	■	This Action has been delayed but is still planned to be completed by the end of the Financial Year.
	OP25.085	Develop an Indigenous dictionary for internal staff use, promoting cultural awareness	■	■	A decision was made during the quarter to delay this Action and incorporate it into the new Reconciliation Action Plan.
Planning and Environment	4.3.1.1.A8	Progress the City Centre Planning Proposal once City Centre Local Environmental Plan review and supporting studies are completed	■	■	This action has been cancelled for the remainder of the financial year, to continue in 2025/26. As per Quarter 2 QBRS adjustments (adopted by Council at its meeting 11 February 2025), the initial changes proposed for the Campbelltown Local Environment Plan will be expanded following an additional \$2.6m grant funding awarded through the Federal Housing Support Program. Council will continue to deliver related Action 2.1.1.3.A2 in 2024/25

CAMPBELLTOWN CITY COUNCIL Progress Report July to December 2024

Section	Code	Action	Q1	Q2	Q2 Comment
Property Services	5.2.2.5.A6	Manage critical land and property information	■	■	This Action involves the procurement of new software for Council. This Action will be paused so that it can be considered through the overarching review of Council's corporate software. This will ensure an efficient solution.
Strategic Asset Management	OP25.118	Deliver the Macquarie Fields Swim Centre roller door upgrades	NEW - QBRs Q1 Adjustment	■	This Action has had some minor delays, but procurement of replacement parts is underway.
Strategic Asset Management	OP25.077	Develop a framework for the Long-Term Infrastructure Strategy	■	■	This Action was delayed, but corrective actions are in place to progress in the remainder of the financial year
Strategic Design and Enablement	OP25.019	Deliver the Nepean River Reserve revitalisation and swim site activation project	■	■	This project had its timeline revised and is scheduled for completion Q3 24/25. Delays in the procurement of the contractor will likely mean this is delivered in Q4.
	2.1.2.1.A11	Finalise the Open Space Design Manual	■	■	This Action will be replaced with a more comprehensive approach for all public domain in Campbelltown (see new action OP25.119).
	2.1.2.1.A7	Design and deliver a range of quality and inclusive local and neighbourhood playspace upgrades at key reserves to encourage physical activity	■	■	The 6 projects that constitute the program have been designed. Procurement delays have impacted the delivery of the projects. Based on corrective actions already implemented, it is expected the projects will be completed during Quarter 3.
	3.1.2.1.A3	Develop Design Guides for the Campbelltown City Centre and greenfield development	■	■	This Action will be replaced with a more comprehensive approach for all public domain in Campbelltown (see new action OP25.119).
	3.1.1.2.A3	Continue to develop Natural Assets Management Plans and conduct baseline surveys	■	■	This Action has been progressing, but there have been some minor delays. Corrective actions are in place to monitor and reassess this Action during Quarter 3.
	OP25.076	Investigate and develop an action plan for work-related travel	■	■	This Action will be cancelled to allow resources to focus on transport planning for the entire LGA.

All Activities, Actions & Indicators - July to December 2024

Outcome 1: Community and Belonging

Principal Activity 1.1: Arts, Culture and Entertainment

Delivery Program: 4-Year Ongoing Activities

Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Creative Life	1.1.1.1.K3	Deliver our artistic programs to engage diverse communities and industry partners	■	■	Campbelltown Arts Centre presented a multidisciplinary program including the annual Fisher's Ghost Art Award, BLEED Festival, contemporary dance residency and the Conscious music program.
	1.1.1.1.K4	Deliver our artist-led program of education, community engagement and creative learning activities	■	■	A range of dynamic arts education programs for children and young people have been delivered in partnership with schools, tertiary institutions and cultural groups with educators, artists, students and community members.
	2.1.1.2.K4	Operate and promote the Arts Centre as a regional hub for arts, creativity and culture	■	■	The Arts Centre Visitor Guide has been distributed widely. A translated version of the guide in a range of languages will be produced to increase engagement and promote the Arts Centre widely.
	4.3.1.1.K4	Deliver our public art program and creative activities to revitalise the City Centre	■	■	Launched Ngalambay, 2024 by Maddison Gibbs and Danielle Mate, which is located at Bradbury Underpass (corner Moore-Oxley and Camden Road). Ngalambay is an immersive portal through time and space linking Water, Mother and Country. Developed in close collaboration with Aboriginal women from the Dharawal community.
Communications & Marketing	1.1.2.1.K1	Deliver our civic events, awards and ceremonies program	■	■	Several civic events and award programs were delivered, including the Gift of Time and Jubilee Awards, as well as support of Remembrance Day and HMAS Sydney commemoration events.
	1.1.2.1.K2	Deliver our community and cultural events and festivals program	■	■	Council delivered events and festivals program including NAIDOC Week, Chill Fest, Festival of Fisher's Ghost Carnival, Sunset Sounds, Fisher's Ghost Fun Run, Rocking Around Campbelltown, Christmas Carols, New Year's Eve as well as the grant-funded event, Wander on Q.
Community Businesses	2.1.1.2.K1	Operate Stadia as a leading regional sporting and events facility	■	■	Continued to deliver community and elite sporting events including the Community Christmas Carols and Sunset Sounds concert as part of the Fisher's Ghost Festival.

Operational Plan: 1-Year Actions

Section	Code	1-Year Action	Q1	Q2	Q2 Comment
Community Businesses	OP25.090	Deliver replacement of the Athletics Centre Track	■	■	Site work has commenced and is progressing well for completion by end of February 2025.
Community Life and Activation	OP25.032	Deliver a review of Council's events and festivals program	■	■	This review has been completed, and recommendations are being incorporated into the next Operational Plan.
Creative Life	4.3.1.1.A6	Develop and deliver the public art policy and program	■	■	The Public art policy and plan are progressing with consultation undertaken internally across sections of Council.
	OP25.095	Develop and deliver screen-based programs to support emerging screen creatives	Unfunded	Unfunded	This Action did not progress as it is dependent on external grant funding (which was unsuccessful). This Action will be reviewed during Quarter 3.

CAMPBELLTOWN CITY COUNCIL **Progress Report July to December 2024**

<p>Portfolio Project Management</p>	<p>OP25.063</p>	<p>Undertake the design and planning stage of the Campbelltown Arts Centre Expansion (WSIG)</p>	<p>■ ■</p>	<p>Council is presently undertaking select Tender for Lead Design Consultant. The Concept Design for the Arts Centre Expansion will be completed in 2025.</p>
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Indicators			
Section	Indicator	Q1 Actual	Q2 Actual
Communications and Marketing	Number of citizens welcomed at citizenship ceremonies	55	375
Community Businesses	Council Stadia visits	93,366	122,989
Community Life and Activation	Events and festivals attendance	Increased	Increased
Creative Life	Campbelltown Arts Centre visits	27,272	27,614
	Campbelltown Arts Centre workshop attendance	2,236	1,006
	Number of artists engaged by Campbelltown Arts Centre	98	778
	Number of public art projects installed	0	3

CAMPBELLTOWN CITY COUNCIL **Progress Report July to December 2024**

Principal Activity 1.2: Public Health & Safety

Delivery Program: 4-Year Ongoing Activities

Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
City Standards & Compliance	1.2.2.1.K4	Deliver our community response program	■	■	Environmental Health Officers completed 61 inspections for wastewater and inspected 39 public health premises.
	1.2.2.1.K5	Manage and operate the Animal Care Facility	■	■	ACF had 78.33% occupancy for dogs and 81.67% occupancy for cats with 177 animals being rehomed or rescued during this period. Asset Renewal work is underway and new Workforce Management Plan has been implemented.
	1.2.2.1.K6	Deliver our food premises inspection and safety and education program	■	■	Environmental Health Officers completed 218 inspections in Q2.
	1.2.2.1.K7	Deliver our public health premises inspection program	■	■	Environmental Health Officers completed 39 public health premises inspections in Q2.
	1.2.2.1.K9	Monitor and investigate illegal land use across Campbelltown	■	■	Council Officers responded to 77 complaints of unauthorised land use.
	1.2.2.1.K10	Monitor development sites for compliance with Development Applications conditions and Environmental Protection Legislation	■	■	Council Officers responded to 679 customer requests and carried out 270 proactive inspections.
	1.2.2.1.K11	Deliver our education and compliance program to promote swimming pool safety	■	■	Council Officers carried out a total of 260 inspections and issued 121 Non-Compliant certificates and 16 fines.
	2.1.1.1.K1	Monitor Campbelltown and key hotspots for illegal dumping and littering	■	■	Council Officers actioned 386 Illegal Dumping and Littering incidents, issuing 41 Field Notices and 18 Clean-Up Notices.
Community Life and Activation	2.2.2.1.K1	Monitor school parking and road safety through our School Safety Program	■	■	Council Officers monitored 197 schools under the School Safety Program and responded to 39 complaints regarding school zone safety.
	OP25.031	Deliver our Community Safety Program	■	■	Council is an active member of the Local Government Community Safety and Crime Prevention Network. Internal and external consultations regarding the development of a Community Safety Plan have been completed. Council continues to work with internal and external stakeholders to deliver Community Safety strategies and initiatives in the Campbelltown LGA.
Strategic Asset Management	3.3.1.1.K1	Lead planning and support for the community during emergencies and natural hazards	■	■	The framework for emergency management has been presented and is awaiting executive discussion to resolve alignment of Council internal and external emergency roles and responsibilities.
	5.2.1.4.K1	Deliver the Resilience Hazard Assessment	■	■	Strategy actions were incorporated into Pulse and assigned to relevant sections at start of financial year. A health check of the status of the actions will be undertaken in Q3.

Operational Plan: 1-Year Actions

Section	Code	1-Year Action	Q1	Q2	Q2 Comment
Central Presentation and Preparedness	3.2.2.1.A1	Develop Illegal Dumping Education Program	■	■	Awareness campaign in relation to Council's kerbside clean up service was delivered in Q2, and planning for further education campaigns related to illegal dumping is underway.
City Standards and Compliance	1.2.2.1.A4	Implement the new Parking Infringement Management System	■	■	This action has been completed.

CAMPBELLTOWN CITY COUNCIL **Progress Report July to December 2024**

	OP25.099	Implement the Environmental Noise Monitoring Program	■	■	Noise monitoring equipment has been integrated into the Community Response Team's processes for barking complaints. Environmental Health Officers had also used the system to monitor a difficult mechanical noise complaint.
Community Life and Activation	1.2.3.1A1	Launch and deliver the Domestic and Family Violence Strategy 2023-2026	■	■	This action has been completed.
Learning and Library Services	1.2.1.1A1	Lead relocation of the library in Campbelltown City Centre	■	■	Preparation for library relocation to city centre site is underway and relocation is anticipated for mid-2025. Work on operational plans, risk assessments, procurement, transitional operations has commenced.
Portfolio Project Management	1.2.1.1A6	Deliver the HJ Daley Library relocation	■	■	Design and demolition work is complete, and construction of foundations, lift, and stairs has commenced.
Strategic Asset Management	OP25.079	Lead the development of a multi-agency Heat Sub Action Plan	■	■	On the 20 December 2024, the State Government released the new Heat Sub Plan template. In addition, the State Government formally appointed Ambulance NSW as the combat agency for heat waves. Over the coming 6 months, we will work with Ambulance NSW and the Local Emergency Management Committee to develop a Heat Sub Plan for Campbelltown.
	OP25.080	Deliver events and campaigns that seek to educate the community and increase the awareness and preparedness of the community to cope with shocks and stresses.	■	■	We continued to provide information to the community in response to the continued rainfall events.
	OP25.081	Establish partnerships with private industry to deliver resilient infrastructure initiatives.	■	■	Discussions continue, with status updates pending from project partners.
Strategic Design and Enablement	1.2.2.1A3	Construction of dangerous dog enclosure at the Animal Care Facility (Phase 2)	■	■	The project has been completed by Council's Operations Team

Indicators

Section	Indicator	Q1 Actual	Q2 Actual
City Standards and Compliance	Noise complaint resolution rate	100	100
	Number of development sites inspected	192	192
	Number of food premises inspected	340	340
	Number of health premises inspected	27	27
	Number of Illegal dumping incidents	178	178
	Number of Schools monitored through School Safety Program	161	161
	Number of suitable incoming dogs and cats to Animal Care Facility are rehomed / released	206	206
	Parking complaint resolution rate	100	100
	Number of Illegal land use complaints resolved within timeframe	96	77
	Percentage of pool safety inspection program delivered as planned	250	250
	School safety complaint resolution rate	100	100
	Stray and roaming dogs complaint resolution rate	100	100
Community Life and Activation	Number of Child restraint fitting and inspection events participants	47	94
Strategic Asset Management	Number of Residents registered with Emergency Help Hub	2,191 visits	1,075 visits
Strategic Asset Management	Resilience Hazard Assessment initiatives delivered as planned	100%	100%

Principal Activity 1.3: Community Learning

Delivery Program: 4-Year Ongoing Activities

Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Community Learning & Library Services	1.1.1.1.K1	Deliver library programs and events to foster community creativity, connection and learning	■	■	Ongoing library programs continue. Transitional planning during library relocation is underway.
	1.2.1.1.K1	Deliver outstanding library and visitor services to the community	■	■	Campbelltown libraries continued to experience increased usage and visitation, particularly around the HSC and University exam time, with students utilising study spaces, programs and resources. The Visitor Information Centre continued to attract visitors while also being involved in Feast and the RAHS Conference promoting the attractions of Campbelltown.
Community Businesses	1.2.1.1.K3	Deliver long day care, outside school hours care and family day care services	■	■	All Services remain operational with a high level of enrolments.
	1.2.2.1.K1	Deliver Campbelltown Bicycle Education Centre Programs	■	■	The Bicycle Education Centre has continued to offer all programs throughout Q2.
	OP25.094	Deliver Early Years Support Programs	■	■	Early Years Support Programs continued in Q2. An extension of the Mobile Toy and Book Library borrowing van was introduced by offering this element of the program to families attending playgroups in Airds.

Operational Plan: 1-Year Actions

Section	Code	1-Year Action	Q1	Q2	Q2 Comment
Learning and Library Services	OP25.026	Operate the temporary City Centre Library site, services and facilities	■	■	Key planning for the opening and operations of the new Library on Queen Street is progressing well with significant work on the Waste Management Plan and the Asset Disposal Plan, the Relocation project and logistics planning, floor plans, and collection planning.
	OP25.027	Deliver the digitise local studies material project	■	■	Local Studies Materials have been digitised. Appropriate storage for original materials is being organised.

Indicators

Section	Indicator	Q1 Actual	Q2 Actual
Community Businesses	Bicycle Education Centre visits	2,645	2,552
	Customers satisfied with Council's childcare service	83	90
	Family Day Care services utilisation rate	6,963	6,347
	Long Day Care service utilisation rate	85	80.23
	Outside School Hours Care service utilisation rate	66	65.08
	Playgroup customer satisfaction	N/A	84
	Playgroup programs delivered	3	3
	School Holiday Care service utilisation rate	72	58.61
Learning and Library Services	Library events and programs attendance	6,356	13,274
	Library network visits	90,372	73,739
	Visitor Information Centre visits	1,096	982

Principal Activity 1.4: Community Services

Delivery Program: 4-Year Ongoing Activities

Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Community Life and Activation	1.1.1.2.K1	Coordinate the implementation of the Disability Inclusion Action Plan	■	■	Council is on track to implement the actions in the Disability Inclusion Action Plan. The current focus is on building strategic partnerships and achieving year 1 outcomes.
	1.3.2.1.K2	Partner with local Aboriginal and Torres Strait Islander communities to deliver meaningful community initiatives	■	■	Council partnered with Tharawal to support the delivery of a Youth Suicide Prevention Forum at the Campbelltown Arts Centre. Additionally, two Resilient Campbelltown workshops are being designed for First Nations community in partnership with the Campbelltown Aboriginal Community Reference Group. These will be delivered in February 2025 to promote emergency prevention, preparedness, and response.
	OP25.030	Deliver our Community Resilience and Partnerships Program	■	■	The Community Resilience and Partnerships Team are delivering all actions outlined in our plans and strategies.
Property Services	5.1.1.2.K2	Operate our Community Halls	■	■	Additional workforce required to manage operation of Community Halls. Once additional staff are onboard, operations planning will commence.

Operational Plan: 1-Year Actions

Section	Code	1-Year Action	Q1	Q2	Q2 Comment
Community Life and Activation	1.3.2.1.A1	Develop, launch and commence implementation of Council's Reconciliation Action Plan	■	■	The Reconciliation Action Plan is currently in the development phase prior to approval by Reconciliation Australia.
	OP25.028	Deliver activities to support the Youth Action Group and youth-focused activities	■	■	Council holds monthly meetings with the Youth Action Team and has supported the team in delivering a "Youth Zone" at Wander on Q. Council has supported the Youth Action Team in completing the first of six podcasts focused on key themes in the Campbelltown Youth Plan. Members have participated in several consultations, ensuring young people's voices are acknowledged.
	OP25.029	Deliver programs and partnership opportunities that improve social cohesion & support people experiencing homelessness	■	■	Council participates in the Macarthur Homelessness Steering Committee and Youth Homelessness Matters working group. Council hosted and supported the delivery of a large Community Hub, assisting 300 community members in the lead-up to Christmas, has supported the delivery of Hoarder and Squalor training for 40 service providers, and is supporting the planning of a Sleep Out event for 2025.
	OP25.121	Commence a Social Infrastructure Study	N/A	NEW - QBRs Q2 Adjustment	This new action was adopted by Council at its meeting 11 February 2025.
Portfolio Project Management	OP25.048	Deliver the design and planning stage of the St Helens Park Youth Space (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design & Construct contractor anticipated for Q3 FY25.
	OP25.049	Deliver the design and planning stage of the Leumeah Youth Precinct (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design & Construct contractor anticipated for Q3 FY25.

CAMPBELLTOWN CITY COUNCIL **Progress Report July to December 2024**

	OP25.051	Deliver the design and planning stage, and commence construction of the Minto Multicultural Community Centre Enhancement (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.
	OP25.053	Deliver the design and planning stage of the Multipurpose Community Facilities Hub (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.
Strategic Asset Management	5.2.1.4.A3	Facilitate the creation of neighbourhood-based resilience champions/groups to lead and embed resilience programs and actions	■	■	This action has been completed.

Indicators				
Section	Indicator	Q1 Actual	Q2 Actual	
Community Life and Activation	Number of Community Resilience & Partnerships initiatives delivered as planned	1.0	1	
	Number of Disability Inclusion Action Plan initiatives delivered as planned	0.8	0.9	
	Number of Family & Domestic Violence Strategy initiatives delivered as planned	0.9	0.9	
	Number of Reconciliation Action Plan activities delivered as planned	0	0	
Property Services	Community halls utilisation rate	0.39	0.33	

Outcome 2 - Places for People

Principal Activity 2.1: Sport and Leisure

Delivery Program: 4-Year Ongoing Activities

Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Community Businesses	OP25.092	Operate Billabong Parklands	■	■	Billabong Parklands fully operational.
	OP25.093	Operate and deliver Leisure Centres, aquatic, fitness and indoor sports services and programs	■	■	All Leisure Centres, services and programs have been operational 1 October - 31 December 2024. Small 1 day closure at Eagle Vale Central on 24 December 2024 for high level cleaning.
Community Life and Activation	OP25.034	Deliver our Sport and Recreation Program	■	■	<p>During Q2, the following works were completed:</p> <ul style="list-style-type: none"> - Upgrade to lighting at Gilchrist Oval and Bensley Reserve - Sand grooving to Bensley Reserve (football). <p>During Q2, the following works were initiated:</p> <ul style="list-style-type: none"> - Lighting Upgrade to Campbelltown Showground and Waminda Oval - Sub-surface drainage installation to Waminda Oval #1 <p>Remaining works will be procured and delivered throughout Q3 and Q4.</p>
Strategic Design & Enablement	OP25.023	Deliver Parks and Reserves Improvement Projects	■	■	Parks and Reserves improvement major project - Billabong Parklands Multipurpose Courts relocation is in construction phase. Final landscape works are due for completion Q3.
	OP25.024	Deliver our Open Space Planning & Design Program, including the Playspace Program	■	■	Program has been handed over for procurement of construction activities late Q2.

Operational Plan: 1-Year Actions

Section	Code	1-Year Action	Q1	Q2	Q2 Comment
Community Businesses	OP25.091	Commence establishment of a container style café at the Billabong Parklands	■	■	Project business case, gateway 1 completed and submitted.
	OP25.104	Deliver replacement of turf at Campbelltown Stadium	NEW - QBRS Q1 Adjustment	■	Project is on track.
Community Life and Activation	2.1.2.2.A1	Partner with local sporting clubs to deliver grant funded upgrades at Eschol Park Sporting Complex, Raby Sports Complex, Bob Prenter Reserve and Jackson Park	■	■	Sub-surface work has been completed at Jackson Park and Eschol Park Basins 1 and 2. Civil works have been completed at Raby Sports Complex, and new building at Bob Prenter Reserve has been designed and Contractor appointed.
	2.1.2.2.A13	Deliver the Lynwood Park Synthetic Surface replacement	■	■	Contract has been awarded and procurement is complete. Work has commenced with estimated completion during Q3.
	OP25.033	Review and update the Sport and Recreation Plan	■	■	Work to review the Sport and Recreation Plan commenced in Q2. Work expected to be completed on schedule in Q4.
Planning and Environment	OP25.098	Support the delivery of the Macarthur Heights Community Sports Facility	■	■	Design options are still being considered.
Portfolio Project Management	2.1.2.2.A11	Commence construction of the amenities upgrade	■	■	Service investigation works are complete. Site establishment has commenced, with temporary facilities currently being installed to existing

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	project at Bob Prenter Reserve			services. Formal Sod Turning event scheduled for Jan 2025.	
2.1.2.2.A12	Deliver replacement sports amenities building at Bensley Reserve	■	■	Development of Concept Designs and Specifications have been completed. Request for Tender documentation has been finalised.	
2.1.2.2.A5	Deliver the design and planning stage of the Sport and Health Centre of Excellence (WSIG)	■	■	Concept design activities have been completed, with Development Application to be lodged in January 2025. Planning Proposal to ensure alignment of activities to site Zoning being prepared. Works are aligned to program completion.	
2.1.2.2.A6	Deliver the Indoor Cricket Centre at Raby Sports Complex	■	■	Building structure complete, with internal fit out works, including synthetic turf install, ongoing. External works have commenced, in preparation for Q3 FY25 completion.	
OP25.047	Deliver the design and planning stage of the Glenfield Urban Bike Park (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design & Construct contractor anticipated for Q3 FY25.	
OP25.050	Deliver the design and planning stage of the Eschol Park Sporting Complex Amenities upgrade (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.	
OP25.055	Deliver design/ planning stage of the Hurley Park Early Stories of Campbelltown's Resilience project (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.	
OP25.056	Deliver the design and planning stage for the Dharawal Nature Playspace (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.	
OP25.057	Deliver the design and planning stage of the Gordon Fetterplace Aquatic Centre Upgrade (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.	
OP25.058	Deliver design and planning stage of the Macarthur Recreation Trail (Australian Botanic Gardens, Mount Annan to Campbelltown Train Station) (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.	
OP25.059	Deliver the design and planning stage of Simmos Beach Parklands (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.	
OP25.061	Deliver the design and planning, and commence construction of Outdoor Fitness Facilities (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design & Construct contractor anticipated for Q3 FY25.	
OP25.062	Deliver the design and planning stage of the Kanbyugal Parklands Mountain Bike Park (WSIG)	■	■	Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design & Construct contractor anticipated for Q3 FY25.	
OP25.110	Finalise construction activities for Connected Campbelltown project (WSIG)	■	■	Design phase activities including procurement of consultants, aligned to the project schedule.	
Strategic Asset Management	OP25.118	Deliver the Macquarie Fields Swim Centre roller door upgrades	NEW - QBRs Q1 Adjustment	■	This Action has had some minor delays, but procurement of replacement parts is underway.
	OP25.120	Replacement of turnstiles at Campbelltown Stadium	N/A	NEW - QBRs Q2 Adjustment	This new action was adopted by Council at its meeting 11 February 2025.

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Strategic Design and Enablement	2.1.2.1.A1	Finalise detailed design for trail, signage and picnic upgrades at Nepean River Reserve, Menangle Park as part of NSW Government's Places to Swim Program			Designs for interpretive signage are being finalised. Internal risk assessment completed with review and inspections to initially be carried out bi-annually after opening. Design for swim safety and evacuation signage planned for Q3. Partnering with Sydney Water's Riverwatch to draft safe swimming recommendations following rainfall.
	2.1.2.1.A11	Finalise the Open Space Design Manual			This Action will be replaced with a more comprehensive approach for all public domain in Campbelltown (see new action OP25.119).
	2.1.2.1.A2	Deliver signage, access and trail upgrades at Smiths Creek Reserve to encourage leisure, recreation and physical activity			Fire trail upgrades 50% complete. Signage 95% complete: sign infrastructure has been delivered, and trail vinyl wraps to be completed from final design version and installed.
	2.1.2.1.A3	Deliver upgrades at Ingleburn Reserve including carpark refurbishment and accessible pathways to encourage leisure, recreation and physical activity			Stage 1 works completed with Stage 2 works placed on hold during 2023/24 due to staff vacancy. Project recommenced in mid-2024 with a detailed design nearing finalisation in Q3 for construction in second half of 2024/25.
	2.1.2.1.A6	Design a quality and inclusive regional playspace upgrade at Koshigaya Park, Campbelltown			Design of bespoke playspace structure underway by external consultant. Design of the wider landscape and playspace is underway. Integration and final documentation package scheduled for handover early Q4. Construction target is November 2025.
	2.1.2.1.A7	Design and deliver a range of quality and inclusive local and neighbourhood playspace upgrades at key reserves to encourage physical activity			Playspace Program of 6 Projects has been designed and documented and handed over for procurement and delivery.
	OP25.017	Review and update the State of Play Playspace Implementation Plan			The implementation plan update is underway and scheduled for internal delivery in Q4.
	OP25.018	Deliver phase 1 review of the Open Space Plan			The review of the open space plan is underway and scheduled for finalisation in Q4.
	OP25.019	Deliver the Nepean River Reserve revitalisation and swim site activation project			This Action is progressing, but has been delayed during procurement. It is expected the Action will still be completed by the end of the financial year.
	OP25.020	Develop a Plan of Management for Simmos Beach Reserve			In planning phase.
	OP25.021	Finalise the landscape masterplan for Rosemeadow Sports Complex and Varroville Reserve			Executive Report for Varroville Reserve has been prepared. Rosemeadow is in consultation period with the landowner.
	OP25.022	Deliver a playspace at Regalia Crescent Reserve, Glenfield			Design has been completed in late Q2 and handed over for procurement and construction.
	OP25.119	Commence development of an overarching, single design standard for public domain	N/A	NEW - QBRS Q2 Adjustment	Replaces cancelled actions 2.1.2.1.A11 and 3.1.2.1.A3. Commence Q3.
Community Businesses	OP25.091	Commence establishment of a container style café at the Billabong Parklands			Project business case, gateway 1 completed and submitted.
Indicators					
	Section	Indicator	Q1 Actual	Q2 Actual	
	Community Businesses	Number of Billabong Parklands visits	15,220	100,816	

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	Number of Leisure Centres visits	213,328	473,611
Community Life and Activation	Ovals and sportsgrounds visits	22,382	24,123
Strategic Design and Enablement	Percentage of Open Space Planning & Design Program projects delivered as planned	0 - on track for Q4	0 - on track for Q4

Principal Activity 2.2: Building Development and Controls

Delivery Program: 4-Year Ongoing Activities

Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Planning & Development	2.1.1.3.K3	Coordinate strategic land use planning and assessment of planning proposals	■	■	Planning proposals for Mt Carmel Varroville and 80 O'Sullivan Road Leumeah finalised by Department of Planning, Housing and Infrastructure. Council resolved to seek Gateway determination for planning proposals at 13-17 Eagleview Road, Minto and request finalisation of planning proposal for 1 Bugden Place, Campbelltown.
	2.1.1.3.K4	Administer the Design Excellence Planning Panel and Local Planning Panel	■	■	Design Excellence Panel meetings continue to be held on a quarterly basis and Local Planning Panel meetings continue to be held once per month.
	2.1.1.3.K5	Administer Contributions Plans and Voluntary Planning Agreements	■	■	Contributions collected in accordance with Contributions Plan. Macarthur Grange Voluntary Planning Agreement placed on public exhibition.
	2.1.1.3.K6	Provide an efficient development engineering, application lodgement and assessment service	■	■	Appointment of additional staff has contributed to increased efficiencies in development engineering services. Application lodgement and assessment services continue.
	2.3.1.1.K1	Provide Heritage based planning advice and grants for Campbelltown	■	■	2 heritage grants have been awarded. Works for one project have been completed. Heritage advice provided in accordance with expected requirements.
	2.3.1.2.K2	Provide building certification services	■	■	Building Certification services continue, and it is anticipated an additional suite of Construction Certificate applications will be lodged in Q3.
	2.3.1.2.K3	Provide environmental assessment service	■	■	Environmental advice provided in accordance with expected requirements.
	3.1.2.1.K1	Provide regulatory program for building fire safety	■	■	Regulatory program continues with additional buildings being captured each month and added to Council's register. Two penalty infringements were issued in Q2.

Operational Plan: 1-Year Actions

Section	Code	1-Year Action	Q1	Q2	Q2 Comment
Planning and Environment	2.3.1.2.A1	Develop Affordable Housing Strategy	■	■	Affordable Housing Review is being undertaken in accordance with Council resolution.
Strategic Design and Enablement	2.2.1.1.A1	Investigate opportunities to promote mode shift and efficient use of existing carparking in the City Centre	■	■	Leading Staged Car Parking Strategy for the Campbelltown City Centre Planning Proposal, including surveys, policy reviews, analysis, and inputs on parking controls and activation. Assisting the Billabong Access Strategy and Hurley Street Masterplan to promote mode shift. Liaising with GoGet on a carshare trial to maximise turnover of Council-owned car spaces.

Indicators

Section	Indicator	Q1 Actual	Q2 Actual
Planning and Environment	Number of Annual fire safety certificates received	26	30
	Number of Building Information Certificates issued within timeframe	10	17
	Number of Development Applications (non-city significant) determined within timeframe	140	95
	Number of Environmental assessments/referrals provided	42	30
	Number of finalised planning proposals	3	2

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	Number of Heritage based planning advice provided	8	6
	Number of matters reported to the Design Excellence Panel	2	2
	Number of Occupation Certificates issued within 30 days	5	1
	Number of Planning Information Certificates requests completed within <10 days	1	1
	Value of contributions collected through contributions plans	\$1,677,758	\$1,705,827
	Value of Voluntary Planning Agreements entered into	\$229,373,850	\$0
Strategic Asset Management	Bridge Assets Overall Service Level Index (OSI)	1.83	1.82
	Car Park Assets Overall Service Level Index (OSI)	1.5	1.37
	Car Park Assets Pavement Condition Index (PCI)	1.139	1.04
	Car Park Assets Surface Condition Index (SCI)	1.7	1.57
	Footpath Assets Overall Service Level Index (OSI)	2.25	2.19
	Kerb Assets Overall Service Level Index (OSI)	1.31	1.35
	Road Assets Overall Service Level Index (OSI)	1.69	1.6
	Road Assets Pavement Condition Index (PCI)	1.76	1.64
	Road Assets Surface Condition Index (SCI)	1.61	1.62

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Principal Activity 2.3: Roads and Transport

Delivery Program: 4-Year Ongoing Activities					
Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Central Presentation & Preparedness	2.1.1.1.K2	Deliver our city cleansing program	■	■	Two aspects of the programs (street sweeping and graffiti removal) were delayed due to weather conditions and increased demand during school holidays. It is expected the program will be back on track in Quarter 3.
	2.2.1.3.K2	Deliver our Public Domain maintenance and Urban Forest programs	■	■	Program currently on track and services continue to be delivered across the LGA.
Central Services	OP25.101	Deliver maintenance program for Roads, Drainage, Signs, Footpaths, Kerb and Gutter, Playspaces and Public Lighting	■	■	Road maintenance, Stormwater maintenance, Sign maintenance, and Kerb and Gutter programs are on track. Playground equipment maintenance is off track, and work continues to complete backlog requests.
	OP25.102	Deliver civil works construction programs including Road, Footpath, Kerb and Gutter and Stormwater	■	■	Some aspects of the program have been delayed. Corrective actions have been identified and implemented to ensure the program is on track in the remainder of the financial year.
	OP25.103	Deliver our street and traffic sign program	■	■	Traffic facility work orders on track.
Strategic Asset Management	5.2.2.5.K5	Deliver asset condition inspections, valuations and predictive modelling program	■	■	Program of condition assessments is progressing. Capacity constraints on in-house assessments will require additional external party assessments to be sourced and executed to complete all planned condition assessments.
	OP25.005	Deliver Asset Renewal Program (Roads, Bridges, Kerb and Gutters, Footpaths, Carparks, Open Space, Buildings, Bus Shelters)	■	■	The development of the Asset Renewal Program was delayed. Corrective actions have been identified and implemented to return the program to on track.
	OP25.006	Implement our Cycleways Program	■	■	The development of the Cycleways Program was delayed. Corrective actions have been identified and implemented to return the program to on track.
Strategic Design & Enablement	OP25.008	Deliver New Asset Program (Roads, Bridges, Kerb and Gutters, Footpath, Stormwater drainage, Carparks, Buildings, Bus Shelters, Minor Works, Traffic Facilities, Section 138 Assessments and Street Lights)	■	■	The development of the New Asset Program was delayed. Corrective actions have been identified and implemented to return the program to on track.
Operational Plan: 1-Year Actions					
Section	Code	1-Year Action	Q1	Q2	Q2 Comment
Central Presentation and Preparedness	OP25.074	Commence the proactive tree inspection risk program	■	■	Assessment guide has been developed. Seeking quotes from assessment arborist to carry out next stage of inspections for school areas. CBD areas contractors quoting and will action dangerous trees already identified by end of Feb 2025. Childcare centres have been inspected and tree work completed.
	OP25.075	Deliver a review of Council's mowing program	■	■	Programs have been reviewed, and service level agreements have been delivered to staff, and work has commenced on providing information on the moving program through the Council website.
Portfolio Project Management	2.2.2.1.A3	Design Farrow Road commuter carpark	■	■	Structure has been finalised with internal fit-out near completion. Façade and barriers completed, and scaffolding and tower crane have been removed. Lift shaft is being commissioned, and external works are underway. Anticipated completion Q4, 2025.

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	OP25.109	Complete designs of CHEP Wayfinding Identity and Branding project (WSIG)	■	■	Design phase activities including procurement of consultants, aligned to the project schedule.
	OP25.111	Progress Railway Parade Bridge upgrade activities (WSIG)	■	■	Design phase activities including procurement of consultants, aligned to the project schedule.
Strategic Design and Enablement	2.1.1.3.A3	Deliver a traffic and transport model to inform the LEP review of the Campbelltown City Centre	■	■	Final deliverables from TfNSW have been received, reviewed, and refined, and model-build engagement has been finalised. Model deliverables received to date and are successfully operating using our internally upgraded software and hardware. Work continues to test the City Centre Planning Proposal's growth scenarios in the Transport Model, with data being shared across the organisation.

Indicators

Section	Indicator	Q1 Actual	Q2 Actual
Central Services	Number of street and traffic signs installed	30%	50%
	Percentage of Civil works construction program delivered as planned	5%	20%
	Percentage of maintenance program delivered as planned	25%	50%
	Percentage of Fleet and plant equipment serviced as planned	25%	50%
	Increase in pit/drain cleaning activities	-	-
Central Presentation & Preparedness	Percentage of customer complaints responded to within timeframe	-	-
Strategic Asset Management	Percentage of Asset condition inspections conducted	15%	50%
	Percentage of Asset renewal program delivered as planned	10%	20%
Strategic Design and Enablement	Percentage of Cycleways program delivered as planned	90%	100% Design phase complete
	Percentage of New asset program delivered as planned	80%	100% Design phase complete

Outcome 3 – Enriched Natural Environment

Principal Activity 3.1: Environment and Sustainability

Delivery Program: 4-Year Ongoing Activities					
Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Central Presentation and Preparedness	3.2.3.1.K1	Provide our waste and recycling service	■	■	Council's domestic waste service continues to be delivered as planned.
	3.2.3.1.K4	Operate the Community Recycling Centre	■	■	The Community Recycling Centre continued to operate as planned.
Strategic Asset Management	3.1.1.1.K1	Deliver the stormwater management program	■	■	Development of the stormwater management program was delayed. Corrective actions have been implemented to ensure this is on track for the remainder of the financial year.
	3.2.1.1A1(K)	Lead the implementation of the Net Zero Strategy	■	■	Some aspects of the strategy were not implemented as planned. An internal review is underway to ensure the actions are delivered in the remainder of the financial year.
Strategic Design and Enablement	3.1.1.1.K2	Monitor and improve water quality in our rivers, dams and creek lines	■	■	Monthly water quality testing underway at 14 sites across the LGA. Location in Willowdale added to assess effectiveness of water sensitive urban design. Weekly algal monitoring of four swim sites commenced in December. Sanitary inspection of Simmos Beach conducted with Beachwatch.
	3.1.1.2.K1	Deliver conservation programs to protect key threatened species and restore ecological communities	■	■	Grey Headed Flying Fox Camp Management Plan: 21/38 actions completed, 15 in progress. Koala Plan of Management: 22/39 actions completed, 14 in progress. BioBlitz held in October included thermal imagery drone surveys. Bi-annual population survey underway with 33/50 sites completed. Wedderburn Roadside Vegetation survey completed in December.
	3.1.1.2.K3	Deliver integrated pest management plans and priority weed management programs	■	■	30 inspections completed to date, 1 new Priority Weeds Incursion. 4km lineal km and 2.8ha treated for priority weeds. 5 residents engaged under Indian Myna Bird Program and monitoring by residents for Goats (Kentlyn) and Fox (Noorumba Reserve) active through Feralscan. Council investigating potential pig activity along Georges River in Glenfield and Kentlyn.
	3.2.2.1.K2	Deliver events, programs and campaigns to raise awareness about biodiversity issues and encourage active community participation	■	■	377 participants in total over 11 Environmental Education engagement/workshops, 127 community members engaged over 21 Bushcare days and a further 31 participants in 2 Bushcare engagement events.
	3.3.1.1.K3	Deliver strategic bushfire hazard reduction programs for community and environmental assets	■	■	24.13ha of Asset Protection Zones and 3.5 lineal km of fire trails maintained in Q2.
	OP25.015	Deliver environmental assessments as per legislation for Council projects assess and minimise adverse environmental impacts	■	■	4 REFs completed for Bob Prenter Reserve, Pembroke Park Playspace, Koshigaya Park Playspace, Campbelltown Athletics Centre – Surface Replacement, and 5 REFs currently under review for 2024/25 Playspace Program.
	OP25.016	Deliver urban greening initiatives, policies and plans across Council	■	■	Completed Rosemeadow Grey to Green Project which included planting on streets and in parks and nearing completion of Cover Up Campbelltown in Blair Athol, Raby and Eschol Park with project scheduled for completion Q3.

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Operational Plan: 1-Year Actions					
Section	Code	1-Year Action	Q1	Q2	Q2 Comment
Central Presentation and Preparedness	3.2.3.1A3	Conduct Feasibility Study into functions of the Effluent Disposal	■	■	This action has been placed 'on hold', pending the outcome of the investigations/outcome of the Junction Road Depot remediation works.
	3.2.3.1A4	Deliver the Community Recycling Centre upgrade	■	■	Project Initiation has commenced, and project is on track to be completed Q4.
	OP25.073	Deliver site remediation works at the waste collection contractor depot (59 Junction Road, Ruse)	■	■	Investigations underway into potential alternative sites for Council's domestic waste collection depot.
Corporate Services and Governance	OP25.070	Deliver our Decarbonising the Fleet Plan	■	■	Council is continually assessing the requirements of vehicles in its operations with a view to reducing the fleet over time to support Council's Net Zero Strategy.
Strategic Asset Management	3.3.1.1A4	Deliver upgrade and fit out to Macarthur Fire Control Centre	■	■	This action has been completed.
	3.3.1.2A2	Develop a standard operating procedure that details Council's response requirements to each shock event	■	■	The framework for emergency management has been presented and is awaiting executive discussion to resolve alignment of Council internal and external emergency roles and responsibilities.
	OP25.004	Deliver investigations for improved Flood Water management	■	■	Badgally Road design completed. Strategic Design team has undertaken more investigation.
Strategic Design and Enablement	3.1.1.1A2	Collaborate with Sydney Water and key stakeholders to further investigate swim site activation in the Georges and Nepean Rivers	■	■	Water quality testing for safe swimming conditions is ongoing at four key sites across Campbelltown. Weekly toxic algal monitoring at swim sites began in December. Site visits and sanitary inspections at Nepean River Reserve and Simmos Beach were completed with Sydney Water and Beachwatch in Q2. Monthly water quality monitoring continues at 10 additional sites across the LGA.
	3.1.1.1A3	Continue to develop stages 2-5 of the Georges River Coastal and Catchment Management Program in partnership with the George's River Keeper and member councils	■	■	Catchment Management Plan Project Management Plan Stage 2 currently underway, despite delays with relocation of Georges Riverkeeper and onboarding of new staff.
	3.1.1.2A1	Manage Biodiversity Stewardship Agreements on Council land	■	■	Noorumba Reserve biobanking works progressing and on track. Year 4 Annual Report submitted to BCT in October.
	3.1.1.2A3	Continue to develop Natural Assets Management Plans and conduct baseline surveys	■	■	Senior Biodiversity Officer recruited end of Q2. Trials of methodologies for baseline surveys as well as monitoring and quantifying of ecological condition underway.
	3.1.2.1A3	Develop Design Guides for the Campbelltown City Centre and greenfield development	■	■	This Action will be replaced with a more comprehensive approach for all public domain in Campbelltown (see new action OP25.119).
	3.3.1.2A3	Deliver annual tree planting projects in strategic locations to increase public amenity and urban cooling including Council's - Request a Tree and Greening Our City grant programs	■	■	The Urban greening program through the Cover up Campbelltown project is nearing completion in Q3.
	3.3.1.2A4	Deliver a strategic program to increase provision of shade structures at play spaces and parks to increase visitation and to mitigate the impacts of urban heat	■	■	For neighbourhood, district and regional level playspaces designed and installed for 24/25 there will be artificial shade included.

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OP25.011	Deliver key actions from the Campbelltown and Macquarie Fields Grey-Headed Flying Fox Camp Management Plan	■	■	Ongoing restoration works at both the Campbelltown and Macquarie Fields locations are on track. Contractor engaged and site visit conducted contamination remediation at Macquarie Fields, with works commencing in January.
OP25.012	Deliver the Caring for Country, Caring for Koalas Cultural Burning Program in partnership with the Dharawal community and Greater Sydney Local Land Services	■	■	2x Caring for Country, Caring for Koalas tree planting events at Noorumba Reserve with 40 Aboriginal students in total participating from Ambarvale High School.
OP25.013	Commence the development of the Campbelltown Biodiversity Strategy	■	■	Senior Biodiversity Officer appointed at end of Q2. Review of Biodiversity Strategies underway with brief to be completed Q3.
OP25.014	Deliver key actions from the Campbelltown Comprehensive Koala Plan of Management including Vehicle Strike Variable Message Sign Grant and Bi-annual Koala Monitoring Program	■	■	KPOM: 22/39 actions completed, 14 in progress. Drone surveys as part of trial BioBlitz conducted in October. Bi-annual population monitoring underway with 33/50 sites completed. Research component underway for koala vehicle strike program.
OP25.025	Complete the draft Campbelltown Blue Green Grid Study	■	■	Finalised Stages 1-2 of the program with Stages 3 and 4 under review. Community facing document being drafted with draft plan to be completed Q3. On track to revised timeline.

Indicators

Section	Indicator	Q1 Actual	Q2 Actual
Central Presentation & Preparedness	Volume of Community Recycling Centre waste collected (tonnes)	15,650 kg	17,222 kg
	Waste diverted from landfill (tonnes)	5,487.5 tonnes	8,232 tonnes
Strategic Asset Management	Greenhouse gas emissions from Council operations	1,787 tCO2e	1,597 tCO2e
	Kilowatts of Renewable electricity generated from Council's onsite and offsite solar systems	94,460 kWh	13,9274 kWh
	Percentage of Flood Plan delivered as planned	15%	30%
Strategic Design and Enablement	Hectares of Bushland under active management	254.87ha	254.87ha
	Hectares of Priority weeds treated	0ha	2.8ha
	Lineal kilometres of Fire trail maintained	1.5km	3.5km
	Number of Environmental assessments undertaken	2	9
	Number of hectares of Hazard reduction activities	24.13ha	24.13ha
	Number of Residents engaged in environmental initiatives	11,365	377
	Number of Tree removal applications approved	65	-
	Number of Trees planted	1,160	1,155
	Number Water quality initiatives delivered as planned	4	4
	Percentage of Urban Greening Plan initiatives delivered as planned	75%	75%

Outcome 4 - Economic Prosperity

Principal Activity 4.1: Economic Growth and City Centres

Delivery Program: 4-Year Ongoing Activities					
Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
City Revitalisation and Renewal	5.2.2.4.K3	Deliver Urban Renewal Program to strategically manage Council's property and land assets, development opportunities, and divestments and strategic investments/acquisitions of property	■	■	Strategic planning and investigations of key catalyst projects and precincts to generate Urban Renewal is underway. Review of Council's land for divestment/development opportunities is ongoing with 13 property investigations complete or in progress, with the intent to brief council in Q1/Q2 2025. No property acquisitions are contemplated in this financial year.
	4.2.2.1.K1	Promote and support Campbelltown as a place to do business, invest and visit	■	■	Council's Outdoor Dining grants program was completed. Local businesses were supported to participate in Council's Wander On Q event.
Community Life and Activation	4.2.3.1.K2	Deliver business support programs for local businesses	■	■	This program is being reassessed to ensure it is delivering the best outcomes for businesses and the community.
	4.3.1.1.K1	Deliver our Placemaking program	■	■	Placemaking projects have progressed and were completed during 2024-2025 Q2 including: <ul style="list-style-type: none"> - Christmas activations - Weekly markets - Underpass project - Aviary project, and - December nighttime activations
Operational Plan: 1-Year Actions					
Section	Code	1-Year Action	Q1	Q2	Q2 Comment
City Revitalisation and Renewal	OP25.096	Deliver activities to progress the Community and Justice Precinct	■	■	The Delivery Strategy and draft Management Plan for the permanent library is 90% complete. In partnership with the NSW government (DCJ), we are pursuing grant funding from the Federal Government to further progress the Community and Justice Precinct following the execution of the Heads of Agreement.
	OP25.097	Deliver activities to progress the Hurley Street Macarthur Health Precinct Development Stage 2	■	■	The State Significant Development Application for Stage 2 of the Macarthur Health Precinct is currently being assessed by the Department of Planning following additional flood studies being undertaken by the Developer (Northwest Health). Ongoing monitoring of progress continues.
City Strategy and Outcomes	4.3.1.1.A2	Refresh Reimagining Campbelltown City Centre Master Plan to reflect changes in context and progress to date	■	■	This action has been cancelled for the remainder of the financial year. This will allow resources to focus on the review of the Local Environment Plan (LEP) for Campbelltown.
Community Life and Activation	4.1.1.1.A1	Deliver a Council endorsed Investment Attraction Strategy and Framework	■	■	This action has been cancelled to allow for resources to be allocated to develop an overarching city positioning/identity plan.
	4.1.1.1.A2	Deliver Renew on Q program	■	■	The Renew on Q continues to be delivered. Engagement continues with interested landlords and agents to gain access to additional shopfronts. Renew participants were involved in Wander On Q activations.
	4.3.1.1.A4	Deliver the 'On Q' Queen Street activation program	■	■	Council has continued to deliver On Q street activations including: <ul style="list-style-type: none"> - December nighttime desert and live music activations - Christmas activations linked with the weekly markets and,

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	4.3.1.1.A5	Deliver Place Programs in Leumeah, Ingleburn and key centres			- Activation programs associated with the aviary project. Key centre place programs delivered in 2024-2025/Q2: - Aviary Project: remodelling and renovation completed. The space has been named and plans for greening and cooling the space completed. - Billabong Underpass: project completed and launched. - Christmas activations: Christmas activations were implemented at the "Homemade and Homegrown" weekly markets, and on Queen Street through December.
	OP25.116	Deliver the Homegrown and Homemade Markets activation	NEW - QBRs Q1 Adjustment		Council is delivering weekly Handmade and Homegrown Markets in Lithgow Street in partnership with Eat Shop Love. This contract is in place for 12 months, to test the viability of weekly markets and the impact on visitation to the city centre.
Planning and Environment	4.3.1.1.A8	Progress the City Centre Planning Proposal once City Centre Local Environmental Plan review and supporting studies are completed			This action has been cancelled for the remainder of the financial year, to continue in 2025/26. As per Quarter 2 QBRs adjustments (adopted by Council at its meeting 11 February 2025), the initial changes proposed for the Campbelltown Local Environment Plan will be expanded following an additional \$2.6m grant funding awarded through the Federal Housing Support Program. Council will continue to deliver related Action 2.1.1.3.A2 in 2024/25
Portfolio Project Management	OP25.052	Deliver the design and planning stage of the Ingleburn Town Centre Transformation Project (WSIG)			Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.
	OP25.054	Deliver the design and planning stage of the Campbelltown City Centre Transformation Project (WSIG)			Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.
	OP25.060	Deliver the design and planning stage of the Glenfield Town Centre Public Art and Beautification Project (WSIG)			Design phase activities, including procurement of consultants, aligned to the project schedule. Engagement of Design Consultant anticipated for Q3 FY25.

Indicators				
Section	Indicator	Q1 Actual	Q2 Actual	
City Revitalisation and Renewal	Number of property development investigations undertaken	6	7	
	Number of Business development events delivered as planned	3	8	
Community Life and Activation	Number of Placemaking activation visits	Increased	Increased	
	Number of Placemaking activations delivered as planned	On Trend	On Trend	
	Number of Vacant shop fronts activated	3	3	

Outcome 5 - Strong Leadership

Principal Activity 5.1: Strategy, Engagement and Advocacy

Delivery Program: 4-Year Ongoing Activities					
Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Communications and Marketing	5.1.1.1.K1	Deliver Community Engagement program	■	■	Online and in person consultations have taken place throughout Q2 on the Western Sydney Infrastructure Grant funded projects and the Community Strategic Plan. Significant engagement relating to the Koshigaya Playspace Upgrade was also delivered through online, in person and targeted engagement.
	5.1.2.1.K1	Deliver our Communication and Marketing Program	■	■	We deliver communications and marketing activities to inform the community of Council's actions via our website, social media, advertising, and printed collateral. This quarter, we saw increased engagement across social media and delivered creative marketing campaigns, particularly for major events and summer activities.
	5.2.1.2.K2	Deliver program to support Council's sister city relationships with Koshigaya and Coonamble	■	■	This quarter saw the delivery of our annual Staff Exchange Program with a comprehensive 8 week schedule being undertaken by a staff member visiting from the Koshigaya City Office. The visiting staff member lived and worked in Campbelltown during this time, sharing knowledge and opportunities for future connections and learning about Campbelltown and our operations.
Corporate Strategy and Insights	5.2.1.1.K1	Provide the Research and Insights program to support evidence-based decision making	■	■	Provided internal data analysis and research support across the organisation, including completing 20 requests.
	5.2.1.1.K2	Provide and continually improve Council's Corporate Strategy and Reporting program	■	■	The program was delivered as planned, which included the following: - Continued the review of the Community Strategic Plan, including community engagement activities, research and data analysis, and initial design. - Coordination of the annual business planning processes - Coordination of quarterly business reviews across the organisation.
	5.2.2.2.K5	Provide the organisational continuous improvement program (including service reviews)	■	■	The program was delivered as planned and included: - The completion of a review of Council's Community Grants Program - Supporting improvement activities relating to asset planning and key administrative processes.
Strategic Design and Enablement	2.1.1.3.K2	Lead high-level strategic planning for the Campbelltown City Centre, including city planning and place design, healthy places, connectivity and mobility, and advocacy for its role as a key Metropolitan Centre	■	■	We are leading the City Centre Planning Proposal to position Campbelltown's planning, place, design, health, connectivity, sustainability and development-readiness. Engaged in advocacy on the City Centre's critical role including preparing submissions, liaising with Macarthur Region Councils, TfNSW, DPHI and NSW Health on key projects, and regularly engaging with key landowners and institutions.
Strategic Partnerships	5.2.1.2.K1	Develop and strengthen partnerships with government and non-government agencies to advocate for Campbelltown	■	■	In its December meeting, Council supported Our Call to the Federal Government for Support which defined Campbelltown's key priorities for the upcoming Federal election campaign.

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Operational Plan: 1-Year Actions					
Section	Code	1-Year Action	Q1	Q2	Q2 Comment
City Strategy and Outcomes	OP25.077	Develop a framework for the Long Term Infrastructure Strategy	■	■	This Action was delayed, but corrective actions are in place to progress in the remainder of the financial year.
	OP25.001	Deliver a Community Engagement Plan to support the Community Strategic Plan review	■	■	This plan was developed and delivered to support community engagement relating to the Community Strategic Plan. A range of in person and online opportunities were available to ensure community participation with this important plan, and insights will inform the updated plan to presented to Council prior to public exhibition and adoption.
Communications and Marketing	OP25.002	Review the Community Engagement Platform Tool	■	■	Early work has commenced to engage with suppliers to review our current platform alongside other competitive platforms in the market. This will continue throughout early-2025 to inform decision making when renewal of our current platform falls due later this year.
	OP25.003	Review and update the Community Engagement Strategy	■	■	A thorough review and update has been undertaken, with the draft engagement strategy proceeding through an internal review and design process in readiness to present to Council in March 2025 in-line with our IP&R statutory obligations following the Local Government election.
	OP25.107	Conduct a Social Media Audit	NEW - QBRS Q1 Adjustment	■	The initial Social Media Review has been conducted with draft report provided. Recommendations and findings will be considered, and teams will be engaged early 2025. Some initial improvements have been identified and will be delivered as quick wins. Longer term changes and improvements to be rolled out over time.
Corporate Strategy and Insights	OP25.035	Deliver a review of Council's Data systems and processes	■	■	This review is progressing as planned and has involved: - Developing and implementing new processes to more efficiently access and integrate Council data. - Development of policies and processes to improve data governance.
	OP25.036	Deliver a review of Council's grant application process	■	■	A draft improvement plan for implementation of a Governance model with a grants officer has been prepared. This will occur during Q3 24-25
	OP25.037	Implement the 4-year planning cycle improvements from Phase 3 Integrated Planning & Reporting Service Review	■	■	A new process was developed and implemented to drive Council's approach to Integrated Planning and Reporting. This included a comprehensive planning process for the next Delivery Program and Operational Plan.
	OP25.038	Review and produce the Community Strategic Plan	■	■	The review of this Plan is continuing as planned. During this quarter, formal community engagement commenced through Council's Over to You platform as well as through community events, newsletters, and social media. Engagement activities were also held with the newly elected Council, and draft of the Plan was developed.
	OP25.039	Produce the State of the City Report	■	■	The State of Our City Report was completed as planned and presented at the Council Meeting on 29 October 2024. A copy of the Report has been published on Council's website.
	OP25.040	Produce the 4-year Integrated Planning & Reporting suite of Corporate Strategies and Plans	■	■	The planning process for the next Delivery Program and Operational Plan progressed as planned. This involved extensive engagement across the business to support planning of key services and projects.
Planning and Environment	2.1.1.3.A2	Deliver technical studies for the City Centre Planning Proposal	■	■	City Centre Planning Proposal is approaching 70% draft milestone, informed by technical studies.

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Strategic Design and Enablement	5.2.1.2.A2	Deliver the priority projects of the Campbelltown Health and Education Precinct Partnership	■	■	We are actively participating in the partnership with the Campbelltown Health and Education Precinct (CHEP). This includes ongoing engagement on identified priority projects such as the CHEP Connectivity, Wayfinding and Identity project, assisting in the preparation of coordinated advocacy and submissions, attending all CHEP meetings, and supporting strategic outcomes for the group.
	OP25.076	Investigate and develop an action plan for work-related travel	■	■	This Action will be cancelled to allow resources to focus on transport planning for the entire LGA.
	OP25.078	Develop the Health and Wellbeing Plan	■	■	The Campbelltown Health and Wellbeing Plan will be developed internally in partnership with the South Western Sydney Local Health District over a 2 year period as part of the MOU.

Indicators				
Section	Indicator	Q1 Actual	Q2 Actual	
Communications and Marketing	Number of Sister City activities delivered as planned	2	3	
	Community engagement participation	Increased	890	
	Number of Media opportunities	5	8	
Corporate Strategy and Insights	Number of Data and research reports completed	20	22	
	Percentage of IP&R program delivered as planned	25%	50%	
	Number of Service reviews reported to Audit, Risk and Improvement Committee	1	1	
Strategic Design and Enablement	Delivery of plans, programs and projects in accordance with Council's endorsed strategies	25%	50%	
Strategic Partnerships	Number of strategic partnerships developed	Maintained	Continuing	
	Number of strategic partnerships maintained	Maintained	Maintained	

Principal Activity 5.2: Governance and Administration

Delivery Program: 4-Year Ongoing Activities					
Section	Code	4-Year Activity	Q1	Q2	Q2 Comment
Central Presentation and Preparedness	OP25.010	Provide cleaning and hygiene services for all council owned/ managed facilities and public amenities	■	■	
	OP25.009	Develop and deliver maintenance and renewal program for Pool equipment Assets	■	■	The action has been completed.
Central Services	OP25.100	Manage the Depot Workshop, Fleet, Plant and Store in accordance with Council's policies	■	■	The Depot Workshop, Fleet, Plant, and Store operations align with council policies. A condition audit of plant equipment has been completed, providing clarity on asset status. Hire rates for Central P&P have been reassessed. The Store operates efficiently, optimizing stock levels, and exploring enhanced equipment/software to streamline stock picking and loan equipment management.
	5.2.2.1.K1	Provide the Governance Framework to enable the fulfilment of statutory obligations and civic duties	■	■	A full review of to the Governance framework will be undertaken to ensure that it aligns with the new organisational structure. The provisions of the framework along with the improvement action items will progressively be updated to ensure that it appropriately reflects the workplace change. The updated improvement action item will be made available in Pulse for transparency and reporting.
Corporate Services and Governance	5.2.2.3.K2	Implement our risk management framework	■	■	Council has a ISO31000 compliant risk framework. Work continues to embed risk management through-out the organisation.
	5.2.2.3.K3	Provide best practice workplace health and safety processes	■	■	Safety Improvement Plan adopted by the WHS Committee and Executive. Launch of the new safety leadership program to commence in February/March 2025.
	5.2.2.4.K4	Develop and manage Council's Rating and Revenue framework	■	■	Second instalment, missed instalment reminders, and get back on track letters issued for the quarter. Completed the NSW Governments Emergency Services Funding (ESF) reform classification process before the 2 December 2024 due date.
	5.2.2.4.K5	Provide internal budget, financial, account, and fleet management services	■	■	Financial Services are on track with delivering financial partnering services across the organisation. Quarter 2 activities have included the consolidation of Quarter 1 budget adjustments into Forecast Budget and the commencement of the planning and initial projections for the 2025-26 Annual Budget.
	5.2.2.4.K6	Deliver our statutory financial reporting and functions	■	■	Council has completed all statutory requirements pertaining to the annual financial statements. Quarter 2 Budget Review Meetings are scheduled for one-two weeks post end of quarter with major adjustments to be reported to Council. FY24 Final Management Letter received with no major issues identified from the Annual Audit by the NSW Audit Office
	5.2.2.4.K7	Deliver Procurement and Contract Governance framework	■	■	Council awarded 7 contracts worth \$1.1m, 4 Request for Tenders are currently in the open market, 2 are in negotiations, 4 are under evaluation to be awarded next quarter, 9 processes are in the drafting stages, preparing to be released to the public market in next quarter.
Corporate Support and Systems	5.1.1.2.K1	Deliver our front counter, online, and contact centre services	■	■	On track with BAU deliverables.

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	5.1.1.2.K6	Deliver our record management service	■	■	Recordkeeping Training delivered to all staff and ongoing end-user support is available. System upgrade to be completed in Q3. A Records and Information Management (RIM) Improvement Plan has been developed.
	5.1.1.2.K7	Deliver our Information and Communication Technology Roadmap 2022-26	■	■	Multiple projects are underway including Chambers AV Upgrade, DC Migration, Meeting Rooms AV Upgrade, and implementation of various software systems.
	OP25.044	Deliver Customer Experience Program	■	■	4 key activities underway with reporting against the strategy reported in Pulse.
Internal Audit	5.2.2.3.K1	Deliver the audit and assurance program and processes	■	■	The Annual Audit Plan is on track for full year completion by June 30 2025.
	5.2.1.3.K1	Deliver human resources operations program	■	■	Staff engagement occurred and workplace structure changes were endorsed by our Joint Consultative Committee. Operating model and workplace structure changes will be implemented in Q3 and Q4.
People and Performance	5.2.1.3.K3	Administer Work Experience, Work Placement and Trainee program	■	■	Trainee and apprenticeship program successful for 2024 with 4 people graduating. 2025 trainee program recruitment completed and commencing in February 2025. Work experience program on track with students being placed across the organisation.
	5.2.1.3.K4	Facilitate workplace consultation, change management and staff engagement initiatives	■	■	Workplace change has been endorsed and implementation commenced. Engagement initiatives are continuing to support the change.
	5.2.1.3.K5	Deliver staff Learning and Development Program	■	■	The corporate and workplace health and safety learning programs are being delivered as planned to meet organisational needs.
	5.2.1.3.K8	Deliver employee injury management program	■	■	The program is being as planned and exceeding the NSW average.
Portfolio Project Management	5.2.2.2.K1	Provide the Project Management Framework for Council projects	■	■	Completed an endorsed Project Management Framework which includes the Project Management Lifecycle phases, Governance Plan, Gate Reviews and Health Checks to track, monitor and report progress across whole of Council's project portfolio.
	5.2.2.4.K1b	Manage and grow our Commercial Property Portfolio	■	■	Growth achieved from rent review - Aldi supermarkets, the renewal of leases (Shop 2a, 4 and 5) at 261 Queen Street, the leasing of vacant shop 9. The completion of a new lease with OMF at Homebase and the variation/rent review of Supercheap Auto
Property Services	5.2.2.5.K1b	Strategically manage our property assets and tenancies	■	■	Focus on lease activity at 261 Queen Street with 1 vacancy leased. We are exiting the restaurant business at the front of site to replace it with a more relevant offering. We have agreed terms in principle with Southwestern Sydney Local Health District to licence the 2 baby health centres with an income stream. A licence for a new telecommunications tower is also finalised and out for signing
Strategic Asset Management	OP25.007	Develop maintenance program for Street Lighting	■	■	Procurement of vendors to undertake condition assessments required to develop maintenance program for street lighting is underway.

Operational Plan: 1-Year Actions					
Section	Code	1-Year Action	Q1	Q2	Q2 Comment
Central Services	OP25.105	Fit-out of Civic Centre Level 4 office	NEW - QBRs Q1 Adjustment	■	Working group has commenced scoping project.

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Corporate Services and Governance	5.2.2.1.A1	Plan and prepare for 2024 Local Government Elections	■	■	This Action has been completed.
	OP25.064	Deliver the Council Induction Program	■	■	The Councillor Induction Program has been completed.
	OP25.065	Support and coordinate the 2024 Local Government Elections	■	■	This action was completed in Q1.
	OP25.066	Conduct annual audiometric testing for at risk Council employees	■	■	Initial quotes obtained. Program to commence late Feb 2025.
	OP25.067	Deliver Business Continuity Plans for Council	■	■	Consultant engaged and project commenced with the first deliverables expected end of January 2025.
	OP25.068	Conduct annual drug and alcohol testing program for Council employees	■	■	Program scheduled to progress following review of supplier arrangements Q3.
	OP25.069	Investigate opportunities for scenario modelling capability as part of the financial CIA software upgrade	■	■	Implementation of Technology One CIA budgeting for 2025-26 annual budget has resulted in a more rigorous process with clearer visibility for budget owners to manage their budgets. Further investigation to leverage the underlying data to develop long term financial planning will be completed as a continuous improvement initiative.
Corporate Services and Governance	OP25.071	Review and update Council's Long Term Financial Plan	■	■	LTFP development is scheduled to commence Quarter 2 in conjunction with the development of the 2025-26 Annual Budget.
	OP25.072	Implement improvement recommendations from the IP&R service review	■	■	Implementation of recommendations arising from Phase 1 review included future state process for Produce Annual Budget, and Set Fees and Charges. Investigation of scenario modelling opportunities for upgraded Financial Software CiA is in progress.
	OP25.114	Implementation of EFT Sure system to further mitigate fraud risk in supplier payments	NEW - QBRs Q1 Adjustment	■	Council is performing initial scoping phase including integration assessments with Vendors and is on track to commence configuration in Quarter 3.
	OP25.115	Implementation of a Supplier Self Service Portal module in Council's financial management system	NEW - QBRs Q1 Adjustment	■	Council has completed the configuration phase of this project and currently undertaking user acceptance testing. Upon sign off of testing, a change management plan will be developed to communicate externally and internally the availability and process for use of the self-service portal.
Corporate Support and Systems	5.1.1.2.A1	Deliver digital improvements to customer service	■	■	Successful release of enhancement to Council's customer service software.
	5.1.1.2.A3	Deliver the Cyber Security compliance program	■	■	Cyber Security Program: - Essential 8 Policies are drafted and under review - Cyber Security Lead is onboarded - Cyber Security Stakeholder Engagement across the council has begun, internal and external - Cyber Security Framework in progress - 3rd Party Risk Management Framework in progress - Essential 8 controls implementation in progress.
	5.1.1.2.A4	Replacement of the Council Chambers AV System	■	■	Project procurement is complete, and equipment is order. The comms room upgrade is complete. Existing equipment is removed. Installation, testing and commissioning is due for completion by end of January 2025.

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	OP25.041	Complete the Library Decommissioning Project	■	■	HJ Daley Library relocation date tentatively confirmed for Q4 24/25. ICT decommissioning activities will commence once a firm closure date for the existing site has been set, with allowance for a three-week decommissioning process.
	OP25.042	Deliver a review of Council's ICT and Corporate Systems	■	■	Current State Analysis is completed and initial finding shared with business. Business and executive requirements were included through workshops, meetings and business owner surveys. Options analysis and future state plan is underway.
	OP25.043	Review and update Council's Information and Communications Technology Plan	■	■	ICT Plan 24/25 is updated with varying priorities and new projects added. Projects planned for 24/25 completion are on track. There are some exceptions where other projects are facing delays due to external factors and we are working closely to resolve these to limit the impact.
	OP25.045	Deliver customer service process standardisation	■	■	This action has been completed.
	OP25.112	Upgrade to Council Meeting Room technology	NEW - QBRS Q1 Adjustment	■	Funding approved for Phase 1 during Q1 review. Vendor shortlisted. Implementation and commissioning is planned in January 2025.
	OP25.113	Enhance the efficiency and capability of the records management system	NEW - QBRS Q1 Adjustment	■	Record Management and System training was rolled out to all staff in Oct 2024, to help strengthening compliance and promote effective information governance. A system upgrade will be completed by Feb 2025. A Records and Information Management Improvement Plan has been developed to further enhance compliance and reinforce good information management practices.
Internal Audit	5.2.2.3.A1	Develop and complete Audit, Risk and Improvement Committee Annual Effectiveness Survey	■	■	This is an annual review and is rolled out for ARIC members each July for completion.
People and Performance	OP25.082	Initiate the staff referral program	■	■	Program design still on target for Q3.
	OP25.083	Produce the 2025-2029 Workforce Management Strategy	■	■	To commence Q3.
	OP25.084	Develop an employment video and resources to support recruitment campaigns	■	■	Awaiting funding opportunities however have commenced content collection for recruitment campaigns.
	OP25.085	Develop an Indigenous dictionary for internal staff use, promoting cultural awareness	■	■	To be incorporated into Reconciliation Action Plan project.
	OP25.086	Review and update the performance appraisal process	■	■	Review has been completed, and enhancements to the system are underway.
	OP25.087	Develop and launch a mentoring program	■	■	This action has been cancelled to implement the Human Resources Information System, an essential system upgrade for the organisation.
	OP25.088	Conduct a Staff Engagement Survey	■	■	This Action has been delayed but is still planned to be completed by the end of the Financial Year.
	OP25.089	Complete HRIS implementation	■	■	The implementation of this system has been deferred to later in the financial year due to issues identified during system testing that need to be addressed prior to full implementation.

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Portfolio Project Management	OP25.046	Implement a new Project Management System	■	■	Business requirements completed by with stakeholder consultation. Resubmitted to Information and Communications Technology Steering Committee for resource allocation and support. Procurement documents prepared for tendering this Quarter.
	OP25.106	Replacement of air-conditioning system at Homebase	NEW - QBRs Q1 Adjustment	■	RFT for Air Conditioning replacement has been issued to the Market for consideration. Expectation of Contractor engagement for Q3 2025. Program and budget aligned to project requirements.
Property Services	5.2.2.5.A6	Manage critical land and property information	■	■	This Action involves the procurement of new software for Council. This Action will be paused so that it can be considered through the overarching review of Council's corporate software. This will ensure an efficient solution.
	OP25.122	Deliver courtyard works at 261 Queen Street	N/A	NEW - QBRs Q2 Adjustment	This new action was adopted by Council at its meeting 11 February 2025.
Strategic Asset Management	5.2.2.5.A3	Upgrade Conquest to Cloud based System with mapping and mobile functionality	■	■	Implementation of further Conquest functionality on hold pending finalisation of CCC Business System Strategy.
	OP25.108	Implement ADAC (Assets) Software	NEW - QBRs Q1 Adjustment	■	Planning of workshop with stakeholders in February 2025 underway.
	OP25.077	Develop a framework for the Long-Term Infrastructure Strategy	■	■	This Action was delayed, but corrective actions are in place to progress in the remainder of the financial year.

Indicators

Section	Indicator	Q1 Actual	Q2 Actual
Corporate Services and Governance	Completion of Quarterly Budget Review Program	1	1
	Financial statutory reporting completed within published deadline	100	100
	Investment returns greater than AusBOND Bank Bill Index	5.1	5.1
	Statement of Permissible Income submitted for audit as at 30 June	Completed	Completed
	Formal Government Information Public Access requests processed within statutory timeframes	1	1
	Percentage of Contracts performance reviews completed within timeframe	-	15%
	Percentage of Risk controls implemented	74%	83%
	Total injuries	48	96
Corporate Support and Systems	First call resolution rate by customer service	95%	98%
	Number ICT Tickets logged	Maintained	Maintained
	Percentage of Customer Experience Program delivered as planned	25%	50%
	Percentage of Documents registered by staff	on track	on track
	Percentage of ICT Roadmap 2022-26 initiatives delivered as planned	89%	88%

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Internal Audit	Number of Internal audits reported to Audit, Risk and Improvement Committee	1	2
People and Performance	Casual and agency staff utilisation	Stabilised	Increase
	Compulsory staff training completion	All scheduled compulsory training delivered	All scheduled compulsory training delivered
	Lost Time Injury Frequency Rate	8.13	10.55
	Number of work experience/work placements conducted	22	24
	Percentage of staff reporting Council has a positive workplace culture (based on voluntary exit interviews)	50%	50%
Project Portfolio Management	Percentage of single-year projects completed on time and budget	80.2%	18%
Property Services	Commercial property yield (%)	5.91%	6.6%
	Overall value of commercial properties	\$157,000,000	\$157,000,000
	Property Portfolio vacancy rate	6.3%	4.76%
Strategic Asset Management	Percentage of Street Lighting program delivered as planned	5%	10%
	Total lost days of pool operations	-	-



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8.7 Public Exhibition of Community Strategic Plan 2035, and Community Engagement Strategy

Reporting Officer

Executive Manager, Strategic Communications and Manager Insights and Corporate Strategy
City Planning and Corporate Services

Community Strategic Plan

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

Delivery Program

Principal Activity
PA Strategy, Engagement, and Advocacy

Officer's Recommendation

1. That Council endorse the draft Community Strategic Plan 2025-2035 for Public Exhibition
2. That Council endorse the revised Community Engagement Strategy for Public Exhibition.

Purpose

To seek Council's endorsement to place the draft Community Strategic Plan 2025-2035, and the revised Community Engagement Strategy on public exhibition for a period of 28 days.

History

In accordance with the *Local Government Act* and the Integrated Planning and Reporting Framework, Council must meet several requirements regarding its IP&R documents in the year following an ordinary election. Some of these requirements include:

- Reviewing the Community Strategic Plan (CSP) before 30 June in the year following an ordinary election of council.
- Reviewing the Community Engagement Strategy (CES) as part of the broader review of the Community Strategic Plan.
- Placing the draft Community Strategic Plan on public exhibition for a period of at least 28 days, in accordance with the Community Engagement Strategy.

Report

Draft Community Strategic Plan 2025-2035

Review, and Development, of the draft CSP

The review of the CSP encompasses the following steps:

1. **Review of Community Data.** This step involved the analysis of key data sets such as the ABS Census 2016 and 2021, Bureau of Crime Statistics, NSW Health, and Australian Urban Observatory, and the State of our City Report 2024.
2. **Review of Insights from Community Engagement Initiatives since 2022.** This step involved Councillor Workshops, review of community engagement data (13 community surveys), pop-up community engagement at events, and the Mayor's forum. CSP engagement activities were promoted through library pop-up sessions, community events (Oct-Jan), eNewsletters, and social media. Over 3,500 community members provided responses through these engagement activities, which were used to inform the revised CSP.
3. **Public Exhibition. Not Yet Commenced.** The draft CSP will be placed on public exhibition from 12 March to 9 April 2025. The CSP will subsequently be finalised based on community comments and presented, along with all community comments, at the Council meeting on 24 June 2025.

Proposed Changes to the CSP

The review process has produced an amended CSP, with the same structure as the previous plan. This is because the community engagement data process indicated many similarities in the community's aspirations between the last review (2021) and the current review (2024/25). For example, the most common issues flagged by residents as important for the future mirrored those in the previous CSP review, and included:

- Roads, footpaths, and parking.
- Transport connectivity.
- Appearance of city centres.
- Access to community services.
- Urban development and housing.

The community engagement data has been incorporated into the updated document, along with the following revisions:

- Refresh of document design to improve readability and clarity.
- Simplification and realignment of the CSP Strategies .
- Strengthened outcomes for our Indigenous community by inclusion of relevant indicators across all CSP Outcomes, and removal of 2 current strategies that only relate to Outcome 1 (currently 1.3.1 and 1.3.2).
- Inclusion of a detailed indicator table.

Community Engagement Strategy

Review of the CES

The Community Engagement Strategy was first adopted in 2022, following extensive internal and external engagement. This engagement provided a strong basis and direction for the Strategy, which has guided our approach to Community Engagement since that time.

In keeping with our requirements under IP&R, a review of the Strategy has been undertaken to ensure that it still meets the needs of our community and organisation. The process was undertaken through 3 main steps:

1. **Review of Community Data.** This step involved the analysis of key data sets such as the ABS Census to ensure the any changes to our community profile and demographics are reflected in the Strategy, such as through our approach to stakeholder mapping and inclusive participation.
2. **Internal Specialist Review.** Our community engagement team undertook a thorough review to ensure the Strategy still aligns with best practice as outlined by the International Association for Public Participation. This internal review also considered insights and feedback received by our teams who engage with our community on a day-to-day basis. Another key focus of the review was to ensure our strategic goals are embedded within internal reporting mechanisms to ensure a clear method for accountability and transparency.
3. **Public Exhibition. Not Yet Commenced.** Following the endorsement of Council, the draft CES will be placed on public exhibition from 12 March to 9 April 2025. The CES will subsequently be finalised based on community comments and presented, along with all community comments, at the Council meeting on 24 June 2025.

Proposed Changes to the CES

The review process identified some areas of improvement and opportunities to provide stronger commitments in some areas. The review also identified some opportunities to better align the Strategy with the Community Strategic Plan.

Key changes or additions include:

- Refresh of document design to improve readability and clarity.
- Inclusion of images that better reflected community engagement in action.
- Updates to demographic information included in our community profile.
- Refinement of the 4 Strategic Goals to ensure language more directly articulates our commitment to engagement and aligns with the Community Strategic Plan.
- Define our aspirations and commitment to engagement in a more compelling way and align with key outcomes in the Community Strategic Plan, particularly through Outcome 5 – *Leadership for our Community*.
- Inclusion of updated channels and methods used for engagement.
- Further explanation about the purpose of community engagement.
- More clearly defined approach to Measuring Success and assessing the effectiveness of our engagement activities.
- More detail included on how we will report back on the achievement of our strategic goals.

Attachments

8.7.1 Draft Community Strategic Plan 2025-2035 (contained within this report) [↓](#)

8.7.2 Community Engagement Strategy (contained within this report) [↓](#)



CAMPBELLTOWN CITY COUNCIL
**Community
Strategic Plan
2025-2035**

CAMPBELLTOWN 2035



Acknowledgement of Country

We acknowledge the traditional custodians of the land, the Dharawal people and their unique and spiritual connections to the land. We also respectfully acknowledge Elders past and present for the role they continue to play in guiding future generations.

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4 | COMMUNITY STRATEGIC PLAN Campbelltown 2035

Message from our Mayor

It's a pleasure to introduce the Community Strategic Plan – Campbelltown 2035.

This plan is Council's most important strategic document, and is a reflection of our community's aspiration for what Campbelltown should be in the future.

The Community Strategic Plan will guide how Council and its delivery partners can best serve the residents of this great city going forward.

As Campbelltown and the surrounding region continues to grow, it is important that we work together to leverage the opportunities for our city while also being careful to manage the challenges that come our way.

Our recent State of the City Report showed that Campbelltown's growing population is benefitting from an improved local economy and increasing education outcomes. This plan will build on those achievements and seeks to address the challenges we collectively face as a community.



Preserving and enhancing our local environment and heritage will be key to balancing growth while protecting what makes Campbelltown special. This includes maintaining and improving our public domain so that people have places for recreation with family and friends.

The Community Strategic Plan sets aspirational goals for the future that will only be achieved with support and partnerships among our Council, great community organisations, services, businesses and community groups which make up the Campbelltown community.

I look forward to working closely with these organisations and the other levels of Government to ensure we are taking positive strides toward the outcomes and strategies outlined in this document.

I'm incredibly excited about the future of Campbelltown. The people of this city have always been passionate about their home and strive to ensure the next generation have an even better place to live.

Cr Darcy Lound
Mayor of Campbelltown

2035 Community Vision: A City of Opportunity for All



6 | COMMUNITY STRATEGIC PLAN Campbelltown 2035

Our Community's Strategic Plan at a Glance

An Inclusive and Supportive Community

STRATEGIES

- 1.1 Foster a cohesive and safe community
- 1.2 Encourage a healthy and active community
- 1.3 Provide community services and support pathways

1

Places for People

STRATEGIES

- 2.1 Provide accessible, green, and attractive public spaces
- 2.2 Deliver accessible and connected transport networks and parking
- 2.3 Provide affordable and diverse housing options

2

An Enriched Natural Environment and Heritage

STRATEGIES

- 3.1 Preserve our bushland, waterways, and wildlife
- 3.2 Reduce carbon emissions and waste
- 3.3 Manage urban growth to preserve our local character and environment

3

A Strong Local Economy

STRATEGIES

- 4.1 Foster economic growth and prosperity
- 4.2 Increase local training, education, and job opportunities
- 4.3 Provide vibrant town centres

4

Leadership for our Community

STRATEGIES

- 5.1 Ensure all levels of government collaborate for the community's best interests
- 5.2 Use public funds efficiently and transparently
- 5.3 Support an engaged and informed community

5

What is our Community Strategic Plan?

Our Community Strategic Plan (CSP) sets out our community's priorities and aspirations for the next 10 years in Campbelltown, along with the strategies to achieve these goals.

It includes:

- ◆ A summary of the current state, and challenges affecting our community (where are we now?)
- ◆ Our community's vision, and the outcomes our community wants to see (where do we want to be in 10 years time?)
- ◆ Strategies to achieve these outcomes and vision, and key partners responsible for delivering the strategies (how will we get there?)
- ◆ Performance indicators to track achievement against these strategies (how will we know when we have arrived?)

Our CSP focuses on five key outcomes across the following domains: social, cultural, economic, environmental, and governance. These have been developed to address the Quadruple Bottom Line, and the principles of social justice: equity, access, participation, and equal rights.

Discovering our Community Strategic Plan

Why do we need our Community Strategic Plan and what will we do with it?

Our CSP is a vital guide for Council and key delivery partners for Campbelltown. Preparing a CSP is also a requirement of the Integrated Planning and Reporting (IP&R) Framework as set out in the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2021* (the Regulation).

Council isn't solely responsible for bringing the CSP to life and delivering the strategies. It is a partnership of many organisations including state agencies, non-government organisations, businesses, industry groups, joint organisations, and community groups.

For Council, our CSP informs all strategies and plans. Specific activities and actions that respond to the CSP are detailed in Council's 4-year Delivery Program and 1-year Operational Plan, which includes Council's annual budget.

How and when is our Community Strategic Plan developed?

The CSP is prepared by Campbelltown City Council on behalf of the community and local government area. It must be reviewed at the start of the new term of Council (every 4 years) by working with the community and relevant partners to revisit the information that informs the community vision, outcomes, and strategies. This review process ensures the CSP remains relevant and meaningful, addressing the changing characteristics and needs of our community.

This CSP builds on the previous CSP, *Campbelltown 2032*. The review process, commencing in March 2024, involved:

- ◆ Review of the *State of our City Report 2024*
- ◆ Review of the Information that underpinned the previously endorsed *Community Strategic Plan, Campbelltown 2032*
- ◆ Analysis of environmental factors influencing Campbelltown's future
- ◆ Review of Council's Community Engagement Strategy
- ◆ Directly engaging with our community to understand their needs, aspirations, and vision for the future.

Our community is encouraged to get involved in opportunities to have their say on an ongoing basis. To understand our community's needs and shape our new Community Strategic Plan, we gathered with more than 3,500 insights over the past three years through various forums and workshops, at festivals and events, online through our social media platforms, and in response to direct surveys. This comprehensive and inclusive approach ensured everyone's voice was heard, helping us create a plan we can all be proud of. For a summary of these insights and the Outcomes and Community Strategies they have informed, see pages 20–29.

How will we track achievement of our Community Strategic Plan?

A comprehensive set of indicators has been developed, to track how well we achieve the outcomes of our CSP. Council will monitor movement of these high-level indicators and will share changes with the community through the *State of our City Report*, which is published at the start of each new term of Council.



10 | COMMUNITY STRATEGIC PLAN Campbelltown 2035

Campbelltown Today

Our Story

We are a city at the heart of things. A place that's naturally welcoming, where paths and people of the world come together to write their own stories.

This Dharawal land has always been a place united by strong ties of kinship and compassion, caring for one another and for the landscape we're deeply connected to.

Our people, culture, nature, and the way we do business inspires all those who engage with us – and surprises those who discover us afresh.

We are already a place of opportunity. Supported by our natural landscape, connected location, inventive spirit and vibrant community, we will strengthen that role. We are a wide open, straight up and onto it community that looks to new possibilities with positive determination.

We are about actions over words and real progress over promises. We're doing what it takes to make the most of opportunities that lie ahead and we're doing it now.

We are Campbelltown, where opportunity comes to life.

“Campbelltown ... has so much potential in terms of developing parklands, bushlands, walking tracks, bike tracks. It could be the most liveable city if the planning is done right.”

COMMUNITY SNAPSHOT

LOCAL GOVERNMENT AREA OF CAMPBELLTOWN CITY COUNCIL



50 km



23 km



OUR COMMUNITY



186,431 Population ↑

129 Ancestry Groups ↑

54% of residents have completed year 12 ↑

36% of residents speak a language other than English at home ↑

35% Born Overseas ↑

21% of residents have a university degree ↑

4.1% Aboriginal and/or Torres Strait Islander ↑

31.1% of residents are living with one or more health conditions

OUR ECONOMY



↑ **1.86 million** Visitors Per Year

↑ **12,369** Local Businesses

↑ **\$8.97 billion** Gross Regional Product

49% of employed residents travel to work by car

6.3% Unemployment Rate

↑ **62,203** Local Jobs

Largest industry by employment

Health Care and Social Assistance

Construction industry has the largest number of total registered businesses in the LGA

OUR ENVIRONMENT



45% Tree Canopy Cover

1,189 Hectares of National Park

311.5 Square km's of Land Area

12% Decline in Co2 Emissions (2019/20 - 2021/22)

330 Fauna Species

1,500 Flora Species



286% increase in Local solar capacity (2017/18 - 2021/22)

*Table based on most recent available data as of January 2025

Our Community Strategic Plan needs to be guided by the broader context of federal, state, and regional priorities and plans. These are summarised on the next page and will help Campbelltown make the most of opportunities and tackle future challenges.



14 | COMMUNITY STRATEGIC PLAN Campbelltown 2035

Federal, State, and Regional Plans and Priorities

Federal

PRIME MINISTER PRIORITIES:

- ◆ Helping with the cost of living
- ◆ Building a future made in Australia
- ◆ Building 1.2 million homes
- ◆ Strengthening Medicare
- ◆ Jobs, skills and education
- ◆ Climate, energy, and environment
- ◆ First nations
- ◆ Advancing equality
- ◆ Regional Australia
- ◆ Aged Care
- ◆ Integrity in politics

State

NSW PREMIER'S PRIORITIES:

- ◆ More teachers in our schools
- ◆ More healthcare workers and beds in our hospitals
- ◆ A thriving manufacturing sector

Regional

Below are some key regional plans that we need to respond to.

- ◆ Resilient Sydney: A strategy for city resilience 2018
- ◆ The Six Cities Region
- ◆ Campbelltown – Macarthur Place Strategy
- ◆ The Western Sydney District Plan
- ◆ Future Health – Guiding the next decade of care in NSW 2022-2032
- ◆ Southwest District Sydney Green Grid
- ◆ Aboriginal health plans
- ◆ Disability Inclusion Action Plan (NSW)
- ◆ Future Transport 2056

MAJOR REGIONAL INFRASTRUCTURE PROJECTS

Our region is currently experiencing unprecedented growth, both in terms of residential population and infrastructure. These major infrastructure projects will act as catalytic drivers of economic growth in the Western Sydney region. Major infrastructure projects planned or currently underway within the region include:

- ◆ Western Sydney International (Nancy-Bird Walton) Airport
- ◆ Western Sydney Aerotropolis (Bradfield)
- ◆ South West Sydney Priority Growth Area
- ◆ Glenfield to Macarthur Urban Renewal Precincts
- ◆ Macarthur Priority Growth Area
- ◆ Bringelly Road Upgrade
- ◆ Northern Road Upgrade
- ◆ Spring Farm Parkway Stage 2
- ◆ North South Rail Extension
- ◆ Ingham Institute for Applied Medical Research – Macarthur
- ◆ Sydney Orbital

State of our City Report

Our State of our City Report 2024 identified the following changes between 2018 and 2024:

What Our City Can Celebrate

- ◆ **Growing and Diverse Population** - Our community is becoming more culturally diverse.
- ◆ **Education Improvements** - Primary school attendance has improved, and there are positive trends in Aboriginal and Torres Strait Islander education and employment.
- ◆ **Crime Reduction** - Crime rates, including break-ins, robbery, and property damage, have decreased.
- ◆ **Community Satisfaction** - High satisfaction with local facilities and a reduction in crowded living conditions.
- ◆ **Environmental Progress** - Positive trends in water usage, carbon emissions, and solar capacity, with high satisfaction in waste management.
- ◆ **Economic Growth** - More residents work locally, higher education levels, and a stronger local economy.
- ◆ **Leadership and Engagement** - Increased satisfaction with local leadership and better engagement between the Council and the community.



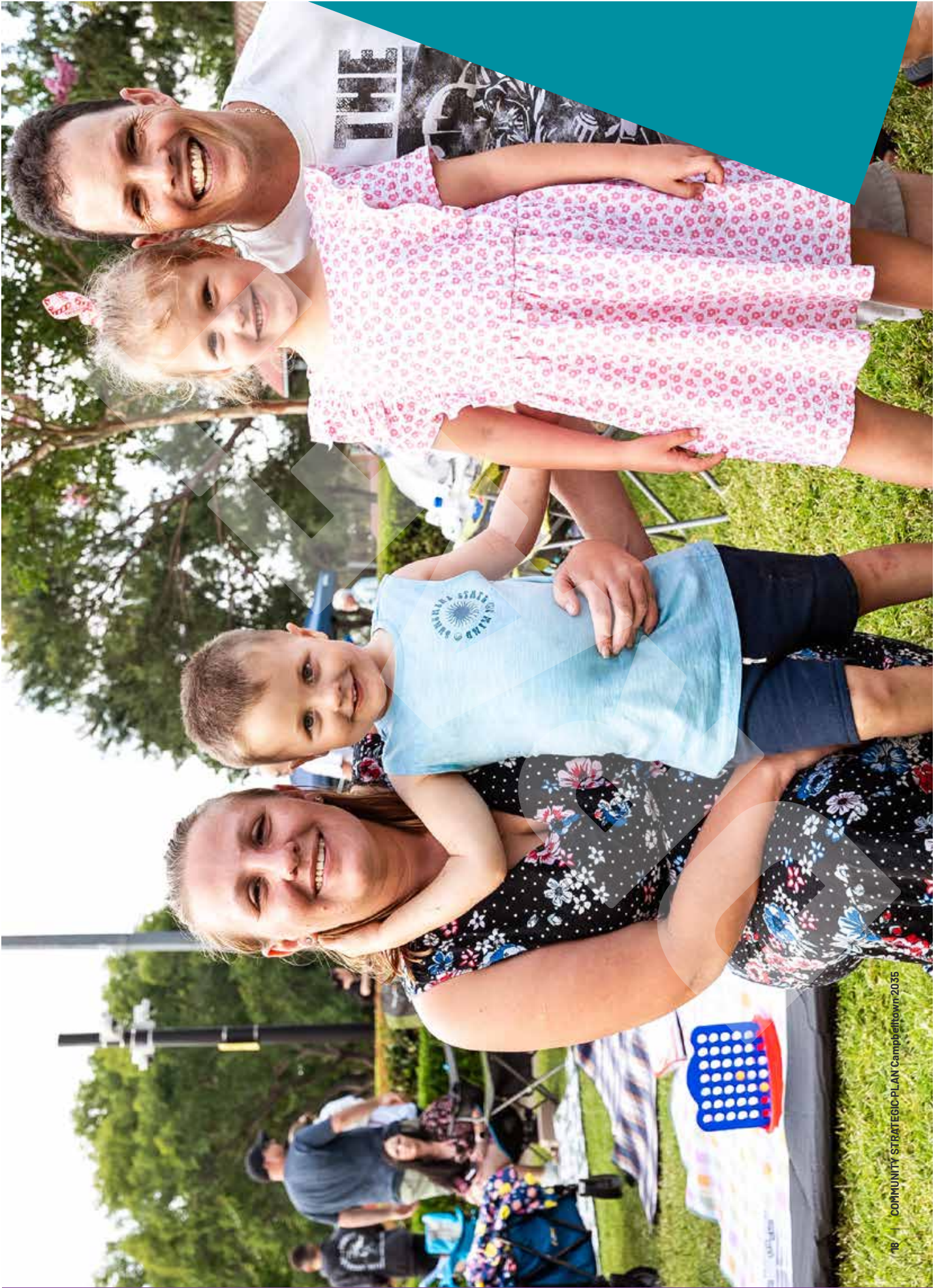
16 | COMMUNITY STRATEGIC PLAN Campbelltown 2015



Cambeltown City Council | 17

Future Focus Areas

- ◆ **Health** - Addressing higher rates of chronic health conditions and hospitalisations related to obesity.
- ◆ **Safety** - Tackling increases in domestic and non-domestic assaults, theft, and sexual assault.
- ◆ **Housing affordability** - Ensuring affordable housing as prices rise faster than inflation.
- ◆ **Sustainability** - Promoting sustainable use of natural resources as the community grows.
- ◆ **City Activation** - Improving satisfaction with city centres and boosting retail spending.
- ◆ **Community Engagement** - Continuing to improve engagement and advocacy to support community needs and growth.



78 | COMMUNITY STRATEGIC PLAN Campbelltown 2035

Campbelltown 2035: Our Future Plan

OUR COMMUNITY VISION

A City of Opportunity for All

Our vision statement captures what our community wants Campbelltown to be in 10 years' time.

Our vision was developed through deep collaboration and engagement. The word 'opportunity' resonates strongly with our local people, businesses and environment.

Campbelltown is already a City rich in opportunity, and our community has said they would like this to be strengthened, so they can make the most of everything Campbelltown has to offer now and into the future. This includes:

- ◆ Our community and environment are sustainably managed and that everyone in Campbelltown is given a fair go.
- ◆ Our community has access to local jobs, housing, parks, community services, transport, recreation, and leisure.
- ◆ We value, embrace, and celebrate our diversity (in all its forms) and support each other in creating a Campbelltown that is rich in opportunity for everyone.

OUTCOME 1

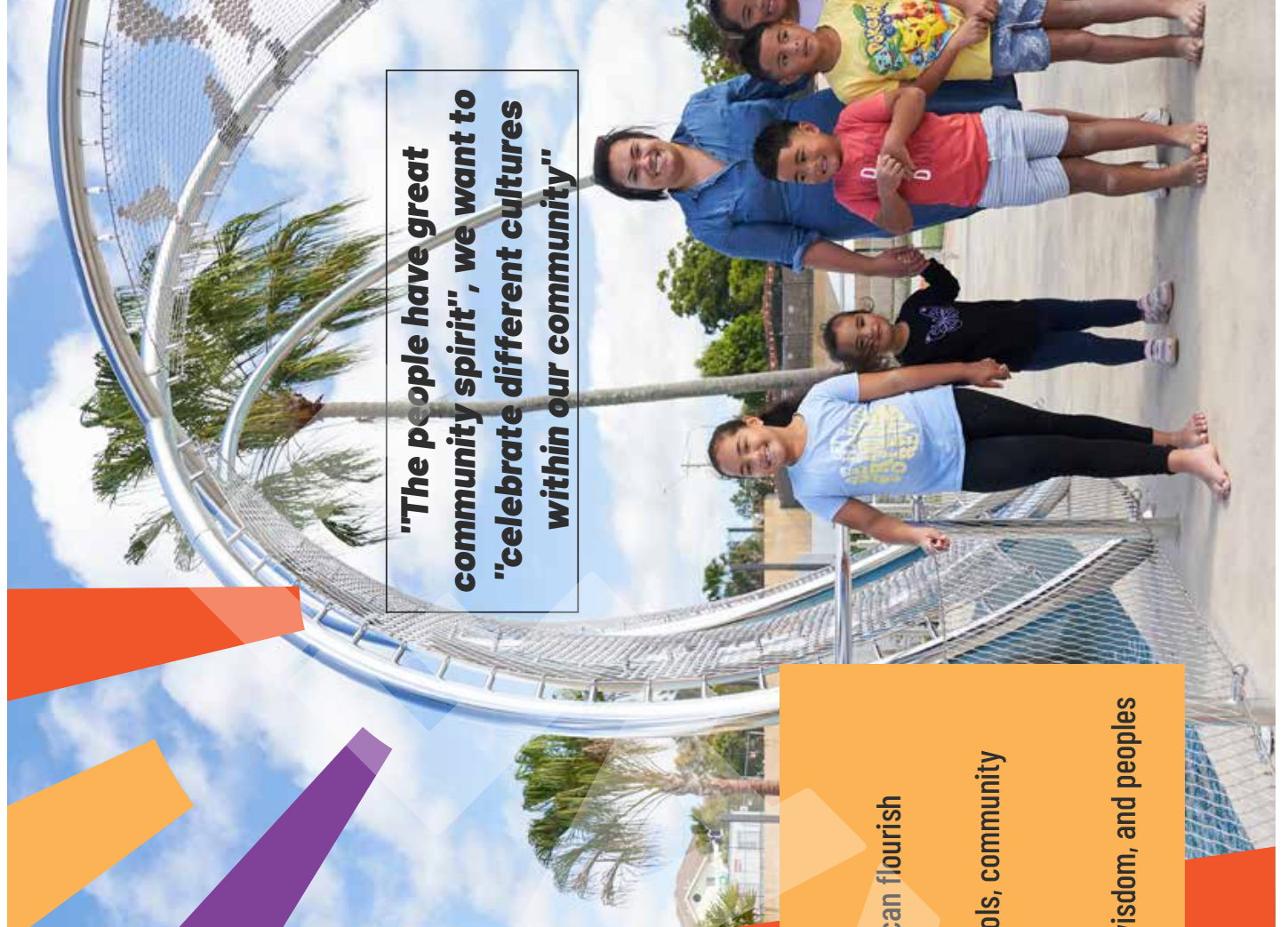
An Inclusive and Supportive Community

This outcome reflects our community's aspirations for Campbelltown to be an inclusive, supportive, safe, and healthy City.

You told us you want

- ◆ A strong sense of community, where social and cultural life can flourish
- ◆ Lots of activities for all ages, interests, and abilities
- ◆ A healthy and active community, with access to quality schools, community facilities, healthcare, and libraries
- ◆ Places that are safe and accessible for everyone
- ◆ To celebrate our diversity, including our Aboriginal history, wisdom, and peoples

"The people have great community spirit", we want to "celebrate different cultures" within our community"



COMMUNITY STRATEGIES

D = Deliver
P = Partner
A = Advocate

1.1 Foster a cohesive and safe community

INDICATORS

- Community Satisfaction
- Volunteering rates
- Crime rates
- Access to cultural infrastructure (e.g., libraries, art galleries)

DELIVERY PARTNERS

- Campbelltown City Council - **D P A**
- NSW Police Force
- Community and cultural groups
- Transport for NSW
- Create NSW, Sound NSW, Creative Australia, Artists and Arts Organisations
- Community and cultural groups, and organisations
- Local businesses and business chambers

1.2 Encourage a healthy and active community

INDICATORS

- Community satisfaction
- Access to Community and Sport Infrastructure
- Prevalence of chronic health conditions
- Community participation in sports

DELIVERY PARTNERS

- Campbelltown City Council - **D P A**
- Transport for NSW
- NSW Health
- The Australian Botanic Garden Mount Annan
- Local sporting organisations

1.3 Provide community services and support pathways

INDICATORS

- Community Satisfaction
- Access to Health and Education infrastructure
- Primary and secondary education outcomes
- National Disability Insurance Scheme utilisation
- Percentage of vulnerable youth

DELIVERY PARTNERS

- Campbelltown City Council - **D P A**
- Local schools and education providers
- South Western Sydney Local Health District
- NSW Department of Communities and Justice
- NSW Fire and Rescue

OUTCOME 2

Places for People

This outcome reflects our community's aspirations for Campbelltown to be a city of great places that connect people, provide affordable housing, and support a liveable city.

"Semi-rural living with access to the City, beaches and mountains"

You told us you want

- ◆ Our city to look great, with clean, well-maintained spaces and tree-lined streets
- ◆ Better public transport infrastructure, within Campbelltown, and with rest of Sydney, Western Sydney Airport, Central Coast, Blue Mountains, and Wollongong.
- ◆ Improved traffic management, road safety, and parking options
- ◆ Safe and connected local transport infrastructure, including roads, footpaths, walking tracks, and cycleways for all ages and abilities
- ◆ Affordable and accessible homes for all residents, with a range of housing options and block sizes
- ◆ Public places that protect our heritage, and reflect our Aboriginal history, wisdom, and peoples

COMMUNITY STRATEGIES

D = Deliver
P = Partner
A = Advocate

2.1 Provide accessible, green, and attractive public spaces

INDICATORS

- Community Satisfaction
- Access to open space
- Tree canopy cover in urban areas

DELIVERY PARTNERS

- Campbelltown City Council - **D P A**
- NSW Department of Climate Change, Energy, the Environment and Water
- Development industry

2.2 Deliver accessible and connected transport networks and parking

INDICATORS

- Community Satisfaction
- Method of travel to work
- Travel efficiency
- Percentage of trips by different transport types

DELIVERY PARTNERS

- Campbelltown City Council - **D P A**
- Transport for NSW

2.3 Provide affordable and diverse housing options

INDICATORS

- Community Satisfaction
- House and rent prices
- Household stress
- Homelessness rate

DELIVERY PARTNERS

- Campbelltown City Council - **A**
- NSW Department of Planning, Housing, and Infrastructure
- Development industry



3 OUTCOME

An Enriched Natural Environment and Heritage

This outcome reflects our community's aspirations to protect and enrich our valued natural environment and biodiversity.

You told us you want

- ◆ Access to native bushland for recreation and leisure
- ◆ To retain the character and cultural heritage of Campbelltown as a green city with semi-rural living
- ◆ To protect our natural environment, including threatened species such as our Koala, Gang Gang Cockatoo, and Grey-headed flying fox populations
- ◆ To improve waste and recycling practices
- ◆ A more sustainable environment that is shaped by our Aboriginal history and heritage

"I like that we have some amazing natural parks where we can spend time exploring"



COMMUNITY STRATEGIES

D = Deliver
P = Partner
A = Advocate

3.1 Preserve our bushland, waterways, and wildlife

INDICATORS

- Community Satisfaction
- Health of our waterways and natural spaces
- Threatened wildlife population estimates

DELIVERY PARTNERS

- Campbelltown City Council - **D P A**
- Wildlife Carers
- The Australian Botanic Garden Mount Annan
- NSW Department of Climate Change, Energy, the Environment and Water
- Tharawal Local Aboriginal Land Council

3.2 Reduce carbon emissions and waste

INDICATORS

- Residential waste and recycling rates
- CO2 emissions
- Water consumption
- Solar capacity

DELIVERY PARTNERS

- Campbelltown City Council - **D P A**
- Macarthur Strategic Waste Alliance
- NSW Environment Protection Authority

3.3 Manage urban growth to preserve our local character and environment

INDICATORS

- Community Satisfaction
- Development approvals and completions
- Number of registered heritage items

DELIVERY PARTNERS

- Campbelltown City Council - **D P A**
- NSW Environment and Heritage
- NSW Department of Planning, Housing and Infrastructure
- NSW Department Climate Change, Environment, Energy and Water

4 OUTCOME

A Strong Local Economy

This outcome reflects our community's aspirations to build a strong and vibrant local economy with diverse jobs, services and education opportunities.

"Queen Street should be a vibrant destination, day and night."

You told us you want

- ◆ Uplift our City Centres to improve the reputation of Campbelltown as a place to invest, do business, and visit
- ◆ Attractive and welcoming city centres that feel modern, and are safe and attractive
- ◆ Quality shopping, food, and entertainment precincts, with lots of things to do.
- ◆ High-quality jobs so we can work close to home
- ◆ High quality education and training providers
- ◆ To support existing local businesses and attract new businesses to the area



COMMUNITY STRATEGIES

D = Deliver
P = Partner
A = Advocate

4.1 Foster economic growth and prosperity

INDICATORS



- Gross Regional Product
- Number of businesses
- Non-residential investment
- Household income
- Levels of socio-economic disadvantage

DELIVERY PARTNERS



- Campbelltown City Council - **P** **A**
- Local businesses and business chambers
- Peak bodies

4.2 Increase local training, education, and job opportunities

INDICATORS



- Community Satisfaction
- Rates of tertiary qualification
- Labour-force participation
- Unemployment rates
- Jobs growth

DELIVERY PARTNERS



- Campbelltown City Council - **P** **A**
- Local businesses and business chambers
- Investment NSW
- Universities, TAFE, and other Registered Training Organisations
- NSW Department of Education

4.3 Provide vibrant town centres

INDICATORS



- Community Satisfaction
- Visitation to City Centres
- Retail spend in City Centres
- Non-residential building approvals in City Centres

DELIVERY PARTNERS



- Campbelltown City Council - **D** **P** **A**
- Local businesses and commercial land owners
- Transport for NSW

OUTCOME 5

Leadership for our Community

This outcome reflects our community's aspirations for strong local leadership that ensures we realise our shared vision for Campbelltown.

You told us you want

- ◆ Government working in the best interests of the community
- ◆ Efficient and responsible use of rate payers' money
- ◆ Services are easy to access and hassle-free, whether online, via phone, or face-to-face
- ◆ Opportunities to have a say and be involved in decision making
- ◆ Easy to find information about what is happening in my local area

"Collaboration between Council and State Government in relation to areas of common concern"



COMMUNITY STRATEGIES

D = Deliver
P = Partner
A = Advocate

5.1 Ensure all levels of government collaborate for the community's best interests

INDICATORS



- Community Satisfaction
- Value of State significant projects delivered
- Value of external grants awarded to Council

DELIVERY PARTNERS



- Campbelltown City Council - **P** **A**
- NSW and Australian Governments

5.2 Use public funds efficiently and transparently

INDICATORS



- Community Satisfaction
- Council's financial benchmarks met

DELIVERY PARTNERS



- Campbelltown City Council - **D** **P** **A**

5.3 Support an engaged and informed community

INDICATORS



- Community Satisfaction

DELIVERY PARTNERS



- Campbelltown City Council - **D** **P**
- Media
- Community groups

1 INDICATORS AND TARGETS IN DETAIL

STRATEGIES AND INDICATORS	TARGET TREND	SOURCE
<p>1.1 Foster a cohesive and safe community</p> <ul style="list-style-type: none"> Community Satisfaction with feeling part of your neighbourhood Community Satisfaction with local arts and cultural activities Community Satisfaction with local events and festivals Community Satisfaction with feeling safe Percentage of the community engaged in volunteering activities Crime rates for major offences Cultural infrastructure per capita 	<ul style="list-style-type: none"> Increase Increase Increase Increase Increase Decrease Increase 	<ul style="list-style-type: none"> Campbelltown Council Community Survey Campbelltown Council Community Survey Campbelltown Council Community Survey Campbelltown Council Community Survey ABS Census NSW Bureau of Crime Statistics and Research Australian Urban Observatory
<p>1.2 Encourage a healthy and active community</p> <ul style="list-style-type: none"> Community satisfaction with places for leisure, recreation, and physical activity Community and Sport Infrastructure per capita Percentage of community with chronic health conditions Percentage of community participating in sports Aboriginal health indicators - Long-term health conditions 	<ul style="list-style-type: none"> Increase Increase Decrease Increase Decrease 	<ul style="list-style-type: none"> Campbelltown Council Community Survey Australian Urban Observatory Australian Bureau of Statistics SportsEye Australian Bureau of Statistics
<p>1.3 Provide community services and support pathways</p> <ul style="list-style-type: none"> Community Satisfaction with local support services Community Satisfaction with local community facilities Community Satisfaction with local schools and childcare centres Community Satisfaction with local health and medical services Community Satisfaction with local efforts to respond to extreme weather events Health and medical infrastructure per capita Education infrastructure per capita Primary and secondary school attendance and results Percentage of population whose highest level of schooling is below Year 10 Percentage of population whose highest level of schooling is Year 12 Percentage of eligible community members utilising NDIS support Percentage of youth who are developmentally vulnerable in one or more of the five measured domains Education outcomes for Aboriginal residents 	<ul style="list-style-type: none"> Increase Increase Increase Increase Increase Increase Increase Increase Decrease Increase Increase Decrease Increase Decrease Increase 	<ul style="list-style-type: none"> Campbelltown Council Community Survey Campbelltown Council Community Survey Campbelltown Council Community Survey Campbelltown Council Community Survey Campbelltown Council Community Survey Australian Urban Observatory Australian Urban Observatory Australian Curriculum, Assessment and Reporting Authority Australian Bureau of Statistics Australian Bureau of Statistics Public Health Information Development Unit Public Health Information Development Unit Australian Bureau of Statistics

2 INDICATORS AND TARGETS IN DETAIL

STRATEGIES AND INDICATORS	TARGET TREND	SOURCE
<p>2.1 Provide accessible, green, and attractive public spaces</p> <ul style="list-style-type: none"> • Community Satisfaction with local parks, reserves, and open spaces • Community Satisfaction with appearance of neighbourhoods • Percentage of residents living within 400m of open space • Percentage of urban areas with tree canopy cover 	<ul style="list-style-type: none"> • Increase • Increase • Increase • Increase 	<ul style="list-style-type: none"> • Campbelltown Council Community Survey • Campbelltown Council Community Survey • Australian Urban Observatory • Department of Planning and Environment
<p>2.2 Deliver accessible and connected transport networks and parking</p> <ul style="list-style-type: none"> • Community Satisfaction with local public transport • Community Satisfaction with local road network • Community Satisfaction with local walking paths and cycleways • Community Satisfaction with parking • Method of travel to work • Travel efficiency by mode • Percentage travel mode share 	<ul style="list-style-type: none"> • Increase • Increase • Increase • Increase • Monitor • Increase • Monitor 	<ul style="list-style-type: none"> • Campbelltown Council Community Survey • Campbelltown Council Community Survey • Campbelltown Council Community Survey • Campbelltown Council Community Survey • Australian Bureau of Statistics • Transport for NSW • Transport for NSW
<p>2.3 Provide affordable and diverse housing options</p> <ul style="list-style-type: none"> • Community Satisfaction with the house you live in • Median house sale prices • Median weekly rent prices • Percentage of households experiencing housing stress • Wait times for social housing • Percentage of residents living in crowded dwellings • Homelessness rate • Aboriginal outcomes - Homelessness rate • Aboriginal outcomes - Percentage living in crowded dwellings 	<ul style="list-style-type: none"> • Increase • Decrease • Decrease • Decrease • Decrease • Decrease • Decrease • Decrease • Decrease 	<ul style="list-style-type: none"> • Campbelltown Council Community Survey • Family and Community Services • Family and Community Services • Australian Bureau of Statistics • Family and Community Services • Australian Bureau of Statistics • Australian Bureau of Statistics • Australian Bureau of Statistics • Australian Bureau of Statistics

INDICATORS AND TARGETS IN DETAIL

STRATEGIES AND INDICATORS

3.1 Preserve our bushland, waterways, and wildlife

- Community Satisfaction with local efforts to protect and conserve the natural environment
- Percentage waterways in fair/good condition
- Percentage riparian zones in fair/good condition
- Percentage aquatic habitat in medium/high condition

TARGET TREND

- Increase
- Increase
- Increase
- Increase

SOURCE

- Campbelltown Council Community Survey
- Campbelltown City Council
- Campbelltown City Council
- Campbelltown City Council

3.2 Reduce carbon emissions and waste

- Community Satisfaction with local efforts to respond to climate change
- Residential waste per household
- Residential recycling per household
- Residential organics per household
- CO2 emissions per capita
- Water consumption per capita
- Solar capacity per capita

- Increase
- Decrease
- Increase
- Decrease
- Decrease
- Decrease
- Increase

- Campbelltown Council Community Survey
- NSW Environment Protection Authority
- NSW Environment Protection Authority
- NSW Environment Protection Authority
- Resilient Sydney
- Resilient Sydney
- Resilient Sydney

3.3 Manage urban growth to preserve our local character and environment

- Community Satisfaction with new development
- Development approvals and completions
- Number of registered heritage items

- Increase
- Increase
- Monitor

- Campbelltown Council Community Survey
- Australian Bureau of Statistics
- Campbelltown City Council

4

INDICATORS AND TARGETS IN DETAIL

STRATEGIES AND INDICATORS	TARGET TREND	SOURCE
<p>4.1 Foster economic growth and prosperity</p> <ul style="list-style-type: none"> Gross Regional Product Gross Regional Product per capita (income per person) Economic value added per worker Number of businesses Overall non-residential investment Household income Disposable household income Socio-Economic Indexes for Areas 	<ul style="list-style-type: none"> Increase Increase Increase Increase Increase Increase Increase Increase 	<ul style="list-style-type: none"> economy.id economy.id economy.id economy.id Australian Bureau of Statistics Australian Bureau of Statistics economy.id Australian Bureau of Statistics
<p>4.2 Increase local training, education, and job opportunities</p> <ul style="list-style-type: none"> Community Satisfaction with local tertiary education and training opportunities Percentage residents with a tertiary qualification Labour-force participation (working residents-to-population ratio) Unemployment rates Jobs growth across industry types (above population growth) Aboriginal outcomes - Tertiary qualifications Aboriginal outcomes - Labour-force participation Aboriginal outcomes - Unemployment rates 	<ul style="list-style-type: none"> Increase Increase Increase Decrease Increase Increase Increase Decrease 	<ul style="list-style-type: none"> Campbelltown Council Community Survey Australian Bureau of Statistics economy.id economy.id economy.id Australian Bureau of Statistics Australian Bureau of Statistics Australian Bureau of Statistics
<p>4.3 Provide vibrant town centres</p> <ul style="list-style-type: none"> Community Satisfaction with Campbelltown City Centre Community Satisfaction with Ingleburn City Centre Visitation to City Centres Retail spend in City Centres Non-residential building approvals in City Centres 	<ul style="list-style-type: none"> Increase Increase Increase Increase Increase 	<ul style="list-style-type: none"> Campbelltown Council Community Survey Campbelltown Council Community Survey Campbelltown City Council Spendmapp Australian Bureau of Statistics

5 INDICATORS AND TARGETS IN DETAIL

STRATEGIES AND INDICATORS	TARGET TREND	SOURCE
<p>5.1 Ensure all levels of government collaborate for the community's best interests</p> <ul style="list-style-type: none"> Community Satisfaction with local leadership Value of State significant projects delivered Value of external grants awarded to Council 	<ul style="list-style-type: none"> Increase Increase Increase 	<ul style="list-style-type: none"> Campbelltown Council Community Survey Infrastructure NSW Campbelltown City Council
<p>5.2 Use public funds efficiently and transparently</p> <ul style="list-style-type: none"> Community Satisfaction with public funds are being responsibly managed Council's financial benchmarks met 	<ul style="list-style-type: none"> Increase Increase 	<ul style="list-style-type: none"> Campbelltown Council Community Survey Council Annual Report
<p>5.3 Support an engaged and informed community</p> <ul style="list-style-type: none"> Community Satisfaction with being informed about local issues Community Satisfaction with being able to have a say on local matters Community Satisfaction with engagement with Council Electoral roll registrations Voting participation rate at all levels of government 	<ul style="list-style-type: none"> Increase Increase Increase Monitor Monitor 	<ul style="list-style-type: none"> Campbelltown Council Community Survey Campbelltown Council Community Survey Campbelltown Council Community Survey Australian Electoral Commission Australian Electoral Commission





If you need help with reading and understanding this document, staff at Campbelltown City Council will be happy to arrange interpreter services for you.

To arrange an interpreter, please contact Council on (02) 4645 4000 or come to Council's Administration Centre at Corner Queen and Broughton Streets, Campbelltown NSW 2560.

CONTACT US

MORE INFORMATION www.campbelltown.nsw.gov.au/CouncilandCouncillors/CorporatePlanningandStrategy

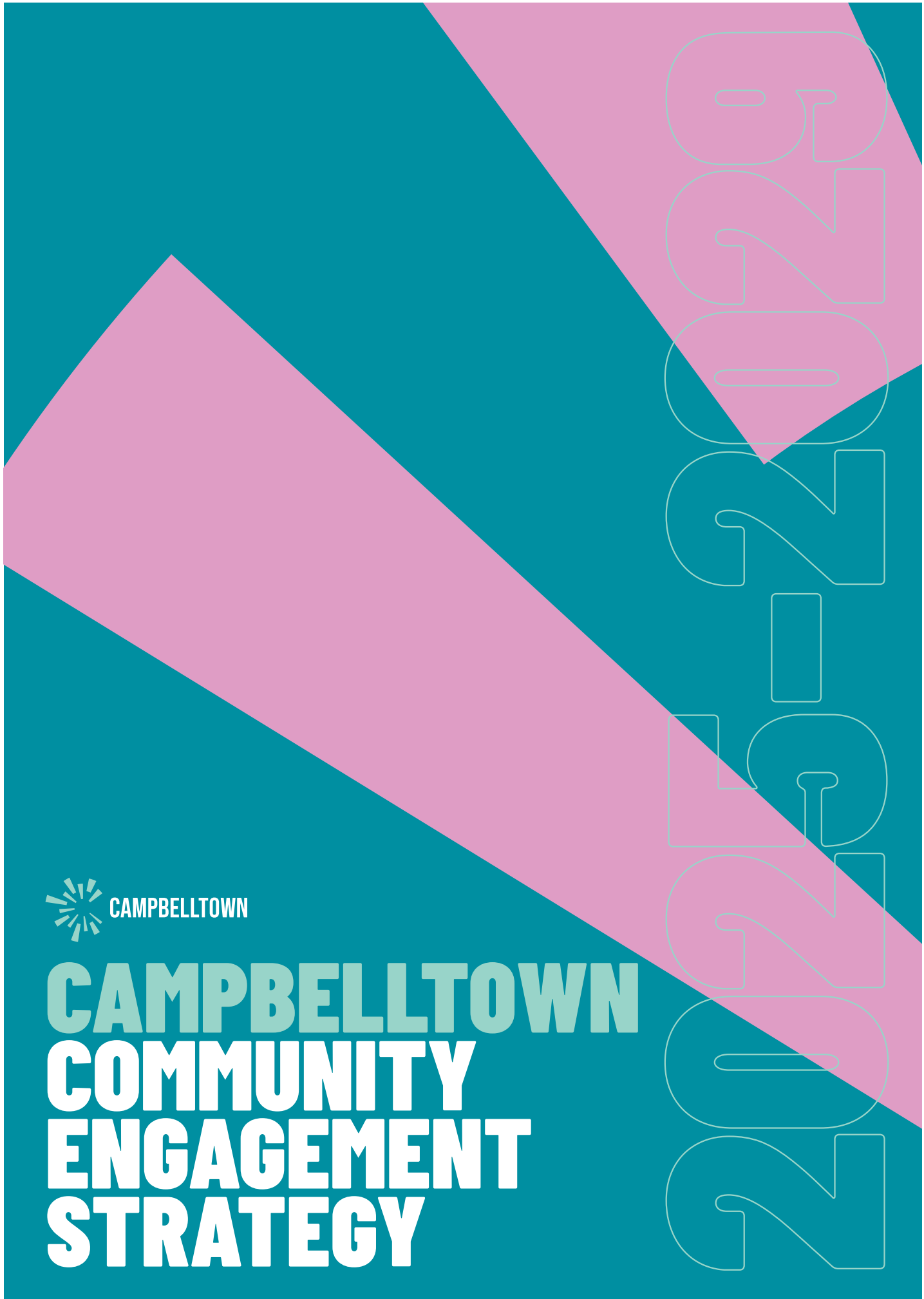
CALL (02) 4645 4000

EMAIL council@campbelltown.nsw.gov.au

POST PO Box 57, Campbelltown NSW 2560

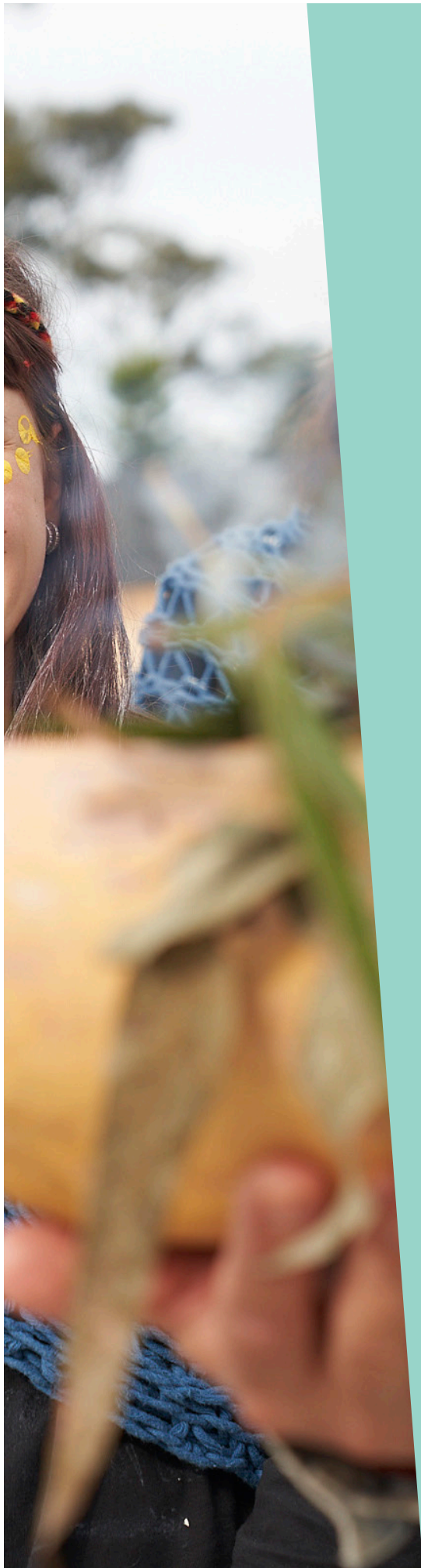
VISIT Corner Queen and Broughton Streets, Campbelltown, NSW 2560

HAVE YOUR SAY overtoyou.campbelltown.nsw.gov.au





WE ACKNOWLEDGE THE TRADITIONAL CUSTODIANS OF THE LAND, THE DHARAWAL PEOPLE AND THEIR UNIQUE AND SPIRITUAL CONNECTIONS TO THE LAND. WE ALSO RESPECTFULLY ACKNOWLEDGE ELDERS PAST AND PRESENT FOR THE ROLE THEY CONTINUE TO PLAY IN GUIDING FUTURE GENERATIONS.



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All Councils in NSW are required to 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 under the Local Government Act 1993. This Community Engagement Strategy is a requirement under the IP&R framework, and has been developed to comply with all essential elements outlined in the IP&R Guidelines.

MESSAGE FROM OUR MAYOR



We recognise that community engagement is at the heart of a connected, empowered and proud community. Campbelltown is built on the insights and experiences of our residents, and this Community Engagement Strategy outlines our commitment to empower those voices to be heard, and to contribute to shaping the future of our great city.

Every program, service or initiative that Council is responsible for is designed with the needs and aspirations of Campbelltown's people in mind. To achieve this, it is essential that we have a meaningful community engagement process that is embedded within Council's day-to-day business.

It's crucial that our community has genuine opportunities to have their voices heard and that people are informed about what's happening in Campbelltown. This ensures that communication between Council and community is two-way, which helps us strengthen our relationship with our community, and make decisions with their input in mind.

Engaging with our community can take many different forms and should reach across our city's residents, businesses, community organisations and other government agencies. As Campbelltown grows, it's important that our community engagement efforts seek to capture a broad cross-section of the community, including groups who are historically underrepresented in having their voices heard.

This strategy sets clear priorities for Council to consider when embarking on any community engagement activity to ensure we are listening to a diversity of voices and are open to opinions and feedback of all kinds.

Community engagement is also about improving transparency. It's not enough to simply invite feedback, it's important that we analyse that feedback and make all attempts to implement the insights our community provide. We are committed to reporting back to those who have engaged with us, so that people are kept informed about the next steps and how their feedback has been implemented.

I look forward to seeing this strategy in action and working alongside Council staff and the community to make things happen in Campbelltown.

Cr Darcy Lound
Mayor of Campbelltown

COMMUNITY ENGAGEMENT STRATEGY IN CONTEXT

**CAMPBELLTOWN
A CITY OF OPPORTUNITY
FOR ALL**

**COMMUNITY
ENGAGEMENT STRATEGY
2025 - 2029**

**OUR COMMUNITY
ENGAGEMENT MISSION**
Provide meaningful and accessible engagement opportunities for all community members

OUR COMMUNITY ENGAGEMENT PRINCIPLES
Purposeful | Inclusive | Authentic | Transparent | Responsive

STRATEGIC GOAL

1

To gain a comprehensive understanding of the diverse perspectives, challenges, and priorities of our community.

STRATEGIC GOAL

2

To foster an informed and engaged community who have meaningful opportunities to participate in community engagement.

STRATEGIC GOAL

3

To actively engage with our community and integrate their input into decision-making processes.

STRATEGIC GOAL

4

To promote an organisational culture of best practice community engagement.

Community Engagement Policy

Community Engagement Implementation Plan

Community Engagement Toolkit

OUR ASPIRATION

We recognise that community engagement is at the heart of local government and strengthens social cohesion and community belonging.

Enabling meaningful opportunities for community to actively participate in shaping the future of their local area, promotes more thorough decision-making and better outcomes for everyone.

This Community Engagement Strategy provides the direction for all our community engagement activities between 2025 and 2029. These activities relate to the development of our plans, policies, programs and key activities.

This strategy directly supports each of the focus areas outlined in the Community Strategic Plan: Campbelltown 2025-2035, in particular through the CSP Outcome – *Leadership for our community*.

VISION	A CITY OF OPPORTUNITY FOR ALL				
CSP Outcomes	1. An Inclusive and Supportive Community	2. Places for People	3. An Enriched Natural Environment and Heritage	4. A Strong Local Economy	5. Leadership for our Community
CSP Strategies	1.1 Foster a cohesive and safe community	2.1 Provide accessible, green, and attractive public spaces	3.1 Preserve our bushland, waterways, and wildlife	4.1 Foster economic growth and prosperity	5.1 Ensure all levels of government collaborate for the community's best interests
	1.2 Encourage a healthy and active community	2.2 Deliver accessible and connected transport networks and parking	3.2 Reduce carbon emissions and waste	4.2 Increase local training, education, and job opportunities	5.2 Use public funds efficiently and transparently
	1.3 Provide community services and support pathways	2.3 Provide affordable and diverse housing options	3.3 Manage urban growth to preserve our local character and environment	4.3 Provide vibrant town centres	5.3 Support an engaged and informed community

Supporting Resources:

- Community Engagement Policy
- Community Engagement Implementation Plan
- Community Engagement Toolkit

Related Documents:

- Community Strategic Plan: 2025-2035
- Delivery Program and Operational Plan
- Community Participation Plan
- Disability Inclusion Action Plan
- Local Government Act 1993
- NSW Environmental Planning & Assessment Act
- Integrated Planning & Reporting (IP&R) Framework
- International Association for Public Participation (IAP2) Best Practice Framework

TO PROVIDE MEANINGFUL AND ACCESSIBLE ENGAGEMENT OPPORTUNITIES FOR ALL COMMUNITY MEMBERS, TO PROMOTE A CONNECTED, EMPOWERED AND PROUD COMMUNITY.



Community Engagement Strategy 2025-2029 | 4

THE CAMPBELLTOWN COMMUNITY

Campbelltown is a diverse and growing community of over 180,000 people. Rich in experience and culture, we come from a wide range of backgrounds.

Our city is bursting with potential, and we are proud to be a welcoming and inclusive community, where opportunity is everywhere. Below is a snapshot of our current Campbelltown community.



Population of
184,784



4.1%
Aboriginal and Torres Strait
Islander people

This is more than double the
rate in Greater Sydney



52.8%
of households are couples
with children



35%

Top 5 countries of birth

1. India
2. Bangladesh
3. Philippines
4. United Kingdom
5. New Zealand



Top 5 languages spoken

1. English
2. Bengali
3. Arabic
4. Nepali
5. Filipino



34.6%
of residents are under 25.

Campbelltown has a higher
percentage in comparison
to Greater Sydney.

Median age is 35.

“
**WE’RE AT
OUR BEST
WHEN WE’RE
WORKING
ALONGSIDE
EACH OTHER.**
”



61,600

local jobs

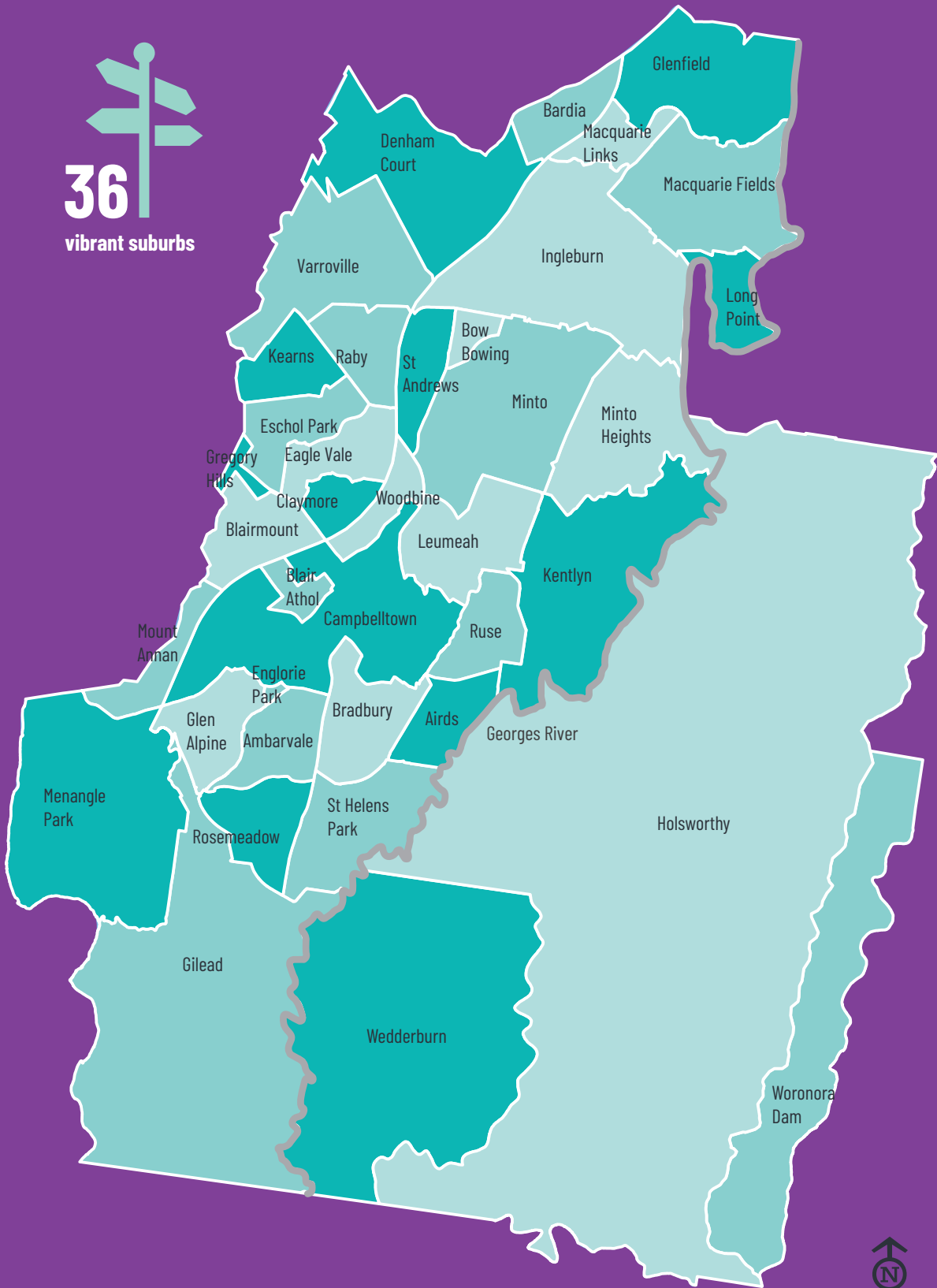


6.3%

need assistance due to age
or disability.
(higher than Greater
Sydney which is 5.2%)



36
vibrant suburbs



WHAT COMMUNITY ENGAGEMENT MEANS

Community engagement, also known as ‘public participation’, is a strategic process of **involving community members** in the problem solving and decision-making process. It is based on the social justice principles of equity, access, participation and rights.

“Community engagement is an intentional process with the specific purpose of working to shape the decisions or actions of the community and stakeholders in relation to a problem, opportunity or outcome. – IAP2”

Community engagement allows community to express their expectations and give input on things that are important to them. It ensures our community members have opportunities to be **informed and have a say** on decisions that impact their lives, now and into the future.

This strategy outlines our commitment to **listening to and serving our community**.

WHY WE ENGAGE

We engage with the aim of communicating with our community, understanding their perspectives, seeking input, and working together to influence decision-making.

When developing Community Engagement Plans, we will examine the key purposes of engagement, which guides us in setting appropriate objectives to achieve from each engagement.

Key purposes of Community Engagement may include:

- ✔ Sharing information
- ✔ Generating support
- ✔ Understanding a problem
- ✔ Identifying opportunities
- ✔ Problem solving
- ✔ Generating ideas
- ✔ Improving proposals
- ✔ Social license
- ✔ Understanding community perception
- ✔ Complying with law and best practices
- ✔ Managing risk
- ✔ Maintaining relationships
- ✔ Supporting community development
- ✔ Embedding behaviour change
- ✔ Influencing decision making

OUR APPROACH TO COMMUNITY ENGAGEMENT

HOW WE ENGAGE

Community engagement involves both **sharing information** and actively seeking **community input**. To understand community engagement process, we have summarised it in the table below.

WHEN WE ENGAGE

We engage on:

- Council Plans and Strategies
- New capital works and place making
- Council's key policies
- Maintenance and renewal capital works
- Projects and matters that impact residents and our community.

HOW WE ENGAGE	
INFORM	<p><i>"Here's the information you need, to ensure you understand what's happening"</i></p> <p>Compass Community Newsletter and eNewsletters Social media Campbelltown City Council website Flyers, posters and signage</p> <p>Letters and emails Public information sessions Public displays</p>
CONSULT	<p><i>"Here are some options - what do you think?"</i></p> <p>Surveys and polls Consultation pop-ups and drop-in sessions Public exhibitions and submissions Community meetings</p> <p>Our online engagement platform Council meetings Public Information sessions</p>
INVOLVE	<p><i>"Share your ideas and feedback to influence a decision"</i></p> <p>Workshops, webinars and forums Focus Groups Community reference groups Our online engagement platform</p> <p>Surveys Online discussion boards Conversation cafes Interviews</p>
COLLABORATE	<p><i>"Let's work together to come up with a solution"</i></p> <p>Working groups Advisory groups Deliberative Panels</p> <p>Our online engagement platform Workshops, webinars and forums Interviews</p>
EMPOWER	<p><i>"You care about this and are leading the initiative - how can we support you?"</i></p> <p>Delegated Committees Citizens Juries</p>

*IAP2 Spectrum of Public Participation

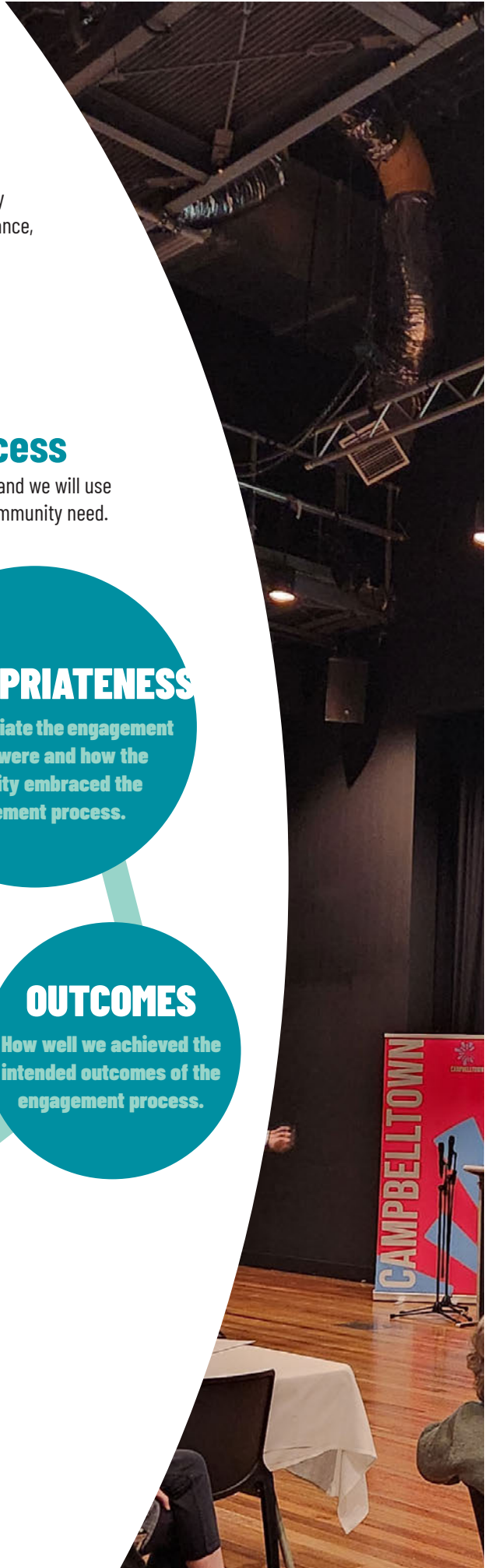
MEASURING SUCCESS

Measuring and evaluating success are important steps in the community engagement process, as it provides an accurate way to assess performance, identify areas for improvement, and ensure objectives are met.

We will report on and evaluate two focus areas:

- 1. The Engagement Findings**
- 2. The Engagement Plan & Process**

The engagement process will be evaluated across 5 key areas, and we will use those learnings to continually improve and be responsive to community need.



OUR STAKEHOLDERS

Our Stakeholders comprise of diverse people, organisations and groups that make up the Campbelltown community. We recognise that our community and our stakeholders have different needs, perspectives and experiences. We will engage with our stakeholders in ways that are relevant and accessible to them, tailoring our approach to ensure we are responsive and inclusive.

An overview of our Stakeholders

PEOPLE

- Local residents
- Ratepayers
- Workers
- Students
- Carers
- Families
- Children and young people
- Seniors
- People with disability
- People with Culturally and linguistically Diverse (CALD) backgrounds
- Aboriginal and Torres Strait Islander People
- Refugees and Migrants
- Local business owners and investors
- Future residents
- People who work here
- People who visit
- Low socio-economic households
- People living in care facilities
- People belonging to minority groups
- Elected Representatives

ORGANISATIONS

- Government Agencies
- Community Service Agencies
- Charities
- Business and Industry Groups
- Peak Bodies
- Chambers of Commerce
- Childcare Services
- Schools and Education Institutions
- Health and Emergency Services
- Media agencies
- Religious and Spiritual Organisations
- Sporting Clubs

GROUPS

- Advocacy Groups
- Advisory and Reference Groups
- Aboriginal and Torres Strait Islander Groups
- Community Groups (Seniors Groups, Youth Groups, Disability Groups, Cultural Groups, LGBTQIA+ Groups, Parent Groups etc.)
- Support Groups
- Committees
- Art and Culture Groups
- Sport and Leisure Groups
- Environmental Groups



INCLUSIVE PARTICIPATION

We recognise that some groups within our community are harder to reach and may experience barriers to participation. We're committed to providing opportunities for these communities to participate and have a say.

We do this by:

- Communicating with clear and simple language.
- Providing information in a variety of accessible formats and translating materials where appropriate.
- Selecting appropriate venues that are welcoming and inclusive.
- Utilising a variety of engagement methods, considering the diverse groups of our community.
- Using culturally appropriate practices.
- Using age-appropriate engagement activities.
- Addressing the barriers of participation different groups in our community may face.
- Nurturing relationships with community and building trust and connection.
- Utilising inclusive resources, such as accessible seating, closed captioning, use of pictures etc.

Including under-represented groups:

Aboriginal and Torres Strait Islander Communities

We recognise the Dharawal People as the traditional custodians of the land. We're committed to and value working with Aboriginal and Torres Strait Islander People, Leaders, and Groups on matters of land, water, language, culture, and heritage. We want to ensure that the voices of Dharawal People are meaningfully represented.

Culturally and Linguistically Diverse (CALD) Communities

Our diversity of cultures and community bonds are our greatest strengths, and fundamental to the Campbelltown identity. We celebrate diversity and work closely with a range of community and cultural groups to ensure diverse voices are represented.

We are culturally responsive and take care to cater our communications and engagement materials to the demographic profiles of our community.

Young People

We're committed to building a city that is welcoming and inclusive of children and young people. We provide age-appropriate opportunities for young people to share their input and be active citizens through inclusive engagement activities and opportunity to be involved in decision-making.

Vulnerable People

We recognise the wide range of disadvantages people in our community may experience, and we're committed to creating engagement opportunities that allow harder-to-reach groups to have their views heard.

OUR PRINCIPLES AND STRATEGIC GOALS

Our Community Engagement Principles

Our Community Engagement Strategy is guided by a set of principles, which align strongly with social justice. Our guiding principles are:



PURPOSEFUL

Being purposeful means we will design community engagement to include clear objectives, scope, and outcomes that are relevant and appropriate.



INCLUSIVE

Being inclusive means providing equitable and easy access to engagement opportunities for all our community, including voices not normally heard or well represented.



AUTHENTIC

Being authentic means prioritising action over words, and ensuring community engagement is genuine, meaningful and honest.



TRANSPARENT

Being transparent means clearly and accurately communicating the community engagement purpose, process and outcomes. This includes closing the loop, showing how engagement informed decisions and reporting back to the community on progress through our reporting program.



RESPONSIVE

Being responsive means continuously (or continually) evaluating, refining and improving community engagement. This includes adapting community engagement where appropriate, to meet the changing needs and expectations of the community.

Our Community Engagement Strategic Goals

Our Community Engagement Strategy is structured around 4 strategic goals that will inform our Community Engagement Implementation Plan, and relevant actions and projects in the Delivery Program and Operational Plan.

GOAL 1

To gain a comprehensive understanding of the diverse perspectives, challenges, and priorities of our community.

GOAL 2

To foster an informed and engaged community who have meaningful opportunities to participate in community engagement.

GOAL 3

To actively engage with our community and integrate their input into decision-making processes.

GOAL 4

To promote an organisational culture of best practice community engagement.



STRATEGIC GOAL 1

To gain a comprehensive understanding of the diverse perspectives, challenges, and priorities of our community.

ACTIONS

- 1.1** Use a range of engagement methods to gather qualitative and quantitative data about the community's identity, experiences and needs.
- 1.2** Continue to engage with hard-to-reach and under-represented stakeholders, ensuring to capture their voices.
- 1.3** Maintain a community profile database, to understand the people, groups, organisations and social factors that make up our community.



To foster an informed and engaged community who have meaningful opportunities to participate in community engagement.

ACTIONS

- 2.1** Inform our community and stakeholders about plans, decisions and initiatives that will impact them, in a timely and accessible manner.
- 2.2** Ensure our Community Engagement Plans are purposeful and align with best practice methods and values.
- 2.3** Measure and evaluate the impact and effectiveness of community engagement plans and activities, using our 5 areas of evaluation.

STRATEGIC GOAL 2

STRATEGIC GOALS 3



Continue to actively engage with our community and integrate their input into decision making processes.

ACTIONS

- 3.1** Continue to provide diverse engagement opportunities for community members to have a say and inform decision making.
- 3.2** Record and implement the learnings from engagement activities to inform decision making.
- 3.3** Provide feedback to the community on how their input influenced decisions and outcomes.

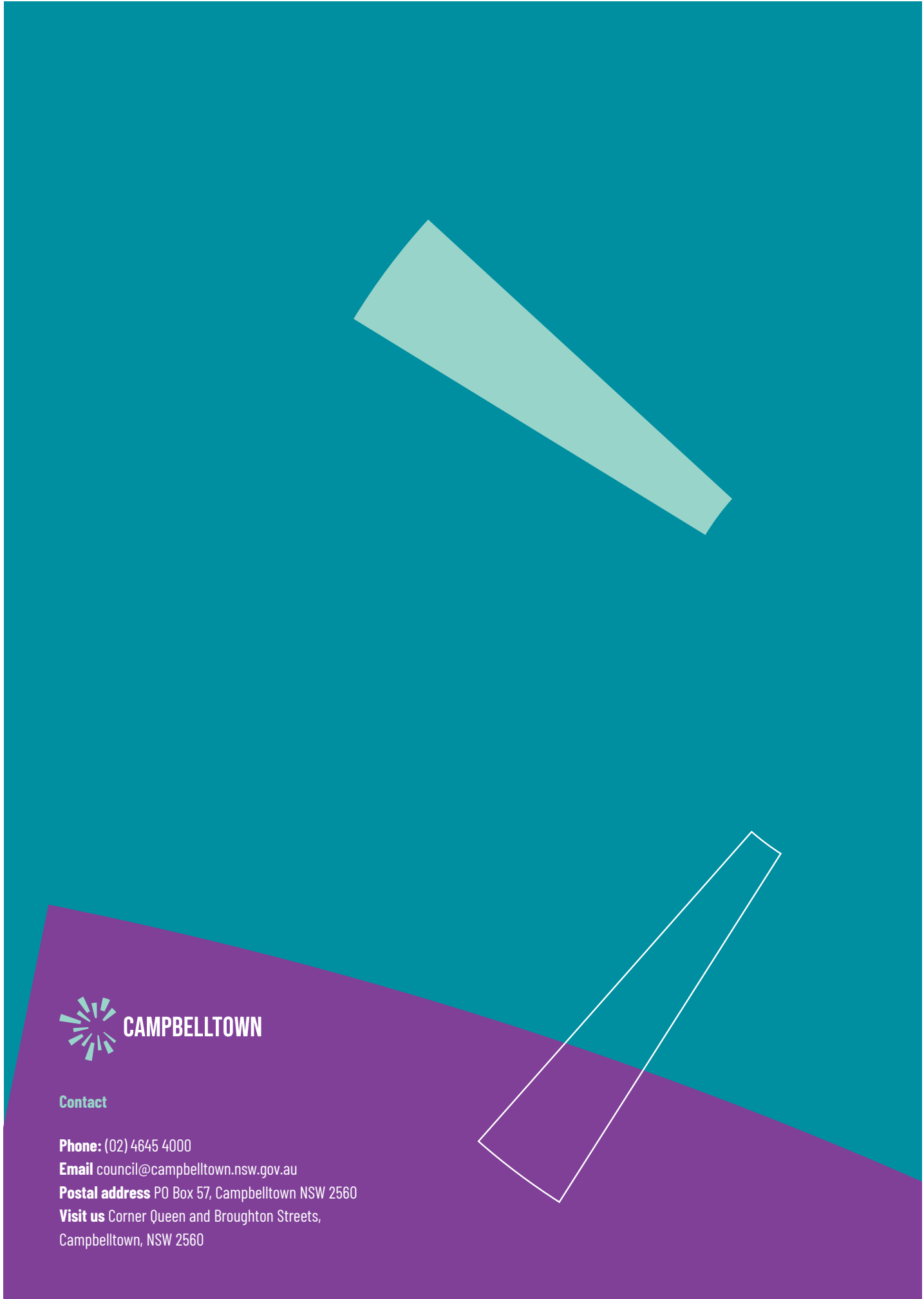


To promote an organisational culture of best practice community engagement.

ACTIONS

- 4.1** Maintain a suite of community engagement resources and documents, including:
 - The Community Engagement Policy
 - The Community Engagement Implementation Plan & Toolkit
 - The Community Engagement Strategy (review every 4 years)
- 4.2** Continually refine and maintain our online Community Engagement platform.
- 4.3** Regularly review and identify areas of improvement and ensure alignment with best practice standards.

STRATEGIC GOAL 4



CAMPBELLTOWN

Contact

Phone: (02) 4645 4000

Email council@campbelltown.nsw.gov.au

Postal address PO Box 57, Campbelltown NSW 2560

Visit us Corner Queen and Broughton Streets,
Campbelltown, NSW 2560

8.8 Investments and Revenue Report - January 2025

Reporting Officer

Executive Manager Corporate Services and Governance
City Planning and Corporate Services

Community Strategic Plan

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

Delivery Program

Principal Activity
PA10 Governance and Administration

Officer's Recommendation

That the information be noted.

Purpose

To provide a report outlining the activity in Council's financial services portfolio for the month of January 2025.

Report

Investments

Council's investment portfolio as of 31 January 2025 stood at approximately \$246 million. Funds are currently being managed by both Council staff and fund managers and are in accordance with the *Local Government Act 1993*, Local Government (General) Regulation 2021 and Council's Investment Policy.

All investments are placed with approved deposit taking institutions or TCorp and comply with the Investment policy.

Council's investment portfolio for the month of October outperformed the benchmark and provided an actual positive return of 0.43 per cent or 5.19 per cent annualised. This return includes the 31-day notice saver account but excludes Council's at call cash and Treasury Corp managed fund accounts.

The portfolio is diversified with maturities with varying lengths ranging up to the maximum 5 year period in accordance with Council's Investment Policy.

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

Council's total liquidity to meet short to medium term cash flow needs, remains strong with \$15 million held in an at call account and an amount of \$11 million in a 31-day notice account. This notice account offers an attractive rate for short term deposits of 5.10 per cent and moves in line with the official cash rate, which is predicted to drop after the upcoming Reserve Bank of Australia (RBA) 18 February meeting.

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

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

The RBA kept rates on hold in its December meeting with the official cash rate holding at 4.35 per cent. It is expected that the RBA reduces the cash rate in its upcoming 18 February meeting due to recently released trimmed mean inflation figures being lower than forecasted. Most banks have priced in the expected interest rate cut in its deposits and loans rates, so it's virtually certain that a rate cut is incoming.

The market value of the Treasury Corporation Long Term Growth Fund which has a current asset allocation of around 50 per cent in domestic and international shares had a 2.12 per cent gain for the month of January due to domestic and international market gains. This Treasury Corporation Fund is a long-term growth fund with high return potential over the long term that may experience occasional periods of negative returns. It is intended to be at least a 7-year investment with the expectation of a return of CPI plus 3.5 per cent over a rolling 10-year period.

It is important to note that councils are restricted to conservative investments strictly in line with the Minister's Investment Order of 17 February 2011 and other relevant legislation including the *Local Government Act 1993* and the *Trustee Act 1925*. Investments in equities are prohibited under the legislation and therefore a benchmark such as the Bank Bill Index is used in line with Council's Investment Policy and the recommendations of the Office of Local Government Guidelines.

Rates and Charges

Rates and Charges levied for the period ending 31 January 2025 totalled \$163,115,576 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of January totalled \$93,224,702. In percentage terms, 58.7 per cent of all rates and charges due to be paid have been collected, compared to 58.2 per cent collected in the same period last year.

To mitigate the risk of debts becoming unmanageable, Council staff have been actively assisting ratepayers with their quarterly instalments and provide advice on options available such as regular weekly payments. Where the charging of penalty interest causes hardship, the interest charges are waived in accordance with Council's Hardship Policy and an application being made. An on-line application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt recovery action during the month involved the issue of 290 Statements of Claim to ratepayers with 2 or more instalments outstanding and a combined balance exceeding \$1,000. Further recovery on accounts with previous action resulted in 36 Judgments being served on ratepayers that have not made suitable payment arrangements or failed on multiple occasions to maintain an agreed payment schedule without adequate communication with Council.

Ratepayers who purchased property since the annual rates and charges notices had been issued, are provided a 'Notice to new owner' letter. During the month, 124 notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges. In addition, a separate letter is sent containing a request for additional contact points such as mobile number and/or email address.

Sundry Debtors

Debts outstanding to Council as at 31 January 2025 are \$8,547,581, reflecting an increase of \$3,249,943 since December 2024. During the month, 669 invoices were raised totalling \$5,575,835 and \$2,325,892 in payments were received. The majority of invoices raised in any given month are paid within a 30 day period and those that are not are reflected in the Ageing of Sundry Debtors Report.

Debt recovery action is undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

All sundry debts that are not rates related, that age by 90 days or more, are charged a statement administration fee of \$5.50 per statement. Debtors are contacted by telephone, email or in writing to make suitable arrangements for payment of the overdue debt. Where a suitable arrangement is not achieved or not maintained as agreed, a 7-day letter is issued referencing referral to Council's debt recovery agents.

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a Letter of Demand (or Letter of Intent) providing debtors with at least 14 days to respond. If no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will automatically proceed to judgment and continue through the *Civil Procedures Act 2001* process.

During the month, 18 accounts were issued a Letter of Demand advising that if the account was not settled or an appropriate arrangement was not made, the account will escalate to formal legal action through Council's agent. All costs associated with formal recovery are payable by the debtor.

Council's agents were instructed to obtain Judgment on 7 accounts for unpaid licence fees.

Council continues to aid debtors experiencing difficulties in paying their accounts. Debtors are encouraged to keep communicating with Council regarding their overdue accounts and to clear their outstanding debts through regular payments where possible to avoid any further recovery action.

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

Debtor Type	Debtor	Amount Outstanding	Date of Debt
City Lifestyles	Stadium Catering Contract (Paid)	\$19,039	Various
City Governance	Facility Booking Debts (raised in advance)	\$64,487	Various
City Governance	Various landowners - Property related debts	\$33,459	Various
City Governance	Lease Debts - Payment arrangements in place	\$30,819	March 2024
City Governance	Secondment - LCC for Injury Management Services (Paid)	\$24,890	October 2024
City Planning	Health inspection fees - Shop Food and Health, Fire Safety Statement, Pool Inspection and Septic Tank	\$187,415	Various

Attachments

- 8.8.1 Summary of Investment Portfolio - January 2025 (contained within this report) [↓](#)
- 8.8.2 Ageing of Sundry Debtor Accounts - January 2025 (contained within this report) [↓](#)
- 8.8.3 Rates and Charges Summary and Statistics - January 2025 (contained within this report) [↓](#)

Summary of Council's Investment Portfolio

Portfolio as at 31 January 2025



Investments Summary*

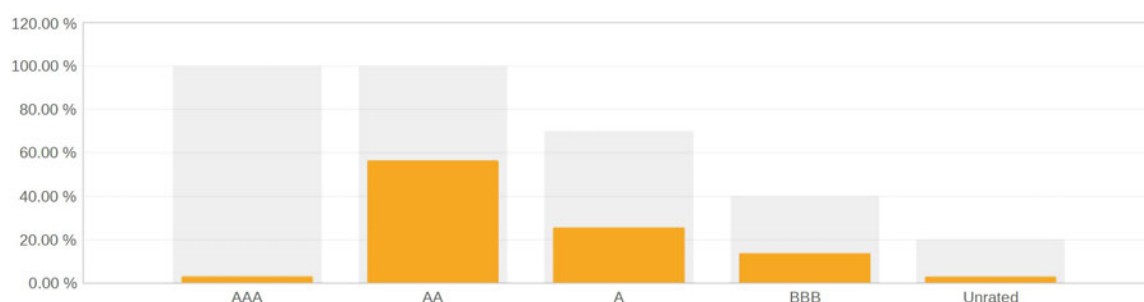
Asset Class as at 31/01/2025

Code	Number of Trades	Invested (\$)	Invested (%)
TD	48	152,031,413.70	61.88
FRN	24	45,670,401.00	18.59
CASH	3	25,826,581.77	10.51
BOND	6	8,921,190.25	3.63
FRTD	2	7,000,000.00	2.85
MGFUND	1	6,224,917.43	2.53
TOTALS	84	245,674,504.15	100.0

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

Credit Quality

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available (\$)
✓	AAA	6,482,984.75	2.64	100.00	239,191,519.40
✓	AA	137,914,934.71	56.14	100.00	107,759,569.44
✓	A	62,167,314.84	25.30	70.00	109,804,838.06
✓	BBB	32,884,352.42	13.38	40.00	65,385,449.24
✓	Unrated	6,224,917.43	2.53	20.00	42,909,983.40
TOTALS		245,674,504.15	100.00		



Maturity Compliance

Compliant	Term	Invested (\$)	Invested (%)	Min Limit (%)	Max Limit (%)	Available (\$)
✓	0 - 90 days	60,824,796.77	24.76	10.00	100.00	184,849,707.38
✓	91 - 365 days	119,665,240.10	48.71	0.00	100.00	126,009,264.05
✓	1 - 2 years	32,751,866.90	13.33	0.00	70.00	139,220,286.00
✓	2 - 5 years	26,207,682.95	10.67	0.00	50.00	96,629,569.12
✓	5 - 10 years	6,224,917.43	2.53	0.00	20.00	42,909,983.40
TOTALS		245,674,504.15	100.00			

Portfolio Return

Council's performance for the month ending January 2025 (excluding cash accounts and TCorp LTGF) is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.36%	1.08%	2.17%	2.54%	4.36%
AusBond Bank Bill Index	0.38%	1.12%	2.25%	2.63%	4.48%
T/D Portfolio	0.43%	1.26%	2.55%	2.99%	5.14%
FRT/D Portfolio	0.46%	1.34%	2.68%	3.13%	5.39%
FRN Portfolio	0.46%	1.36%	2.72%	3.18%	5.44%
Bond Portfolio	0.22%	0.57%	1.07%	1.24%	1.92%
Council's Total Portfolio[^]	0.43%	1.25%	2.50%	2.93%	5.02%
Relative (to Bank Bills)	0.05%	0.12%	0.25%	0.29%	0.53%

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

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	4.35%	4.35%	4.35%	4.35%	4.36%
AusBond Bank Bill Index	4.59%	4.53%	4.52%	4.51%	4.48%
T/D Portfolio	5.20%	5.11%	5.12%	5.13%	5.14%
FRT/D Portfolio	5.53%	5.41%	5.38%	5.38%	5.39%
FRN Portfolio	5.61%	5.49%	5.46%	5.46%	5.44%
Bond Portfolio	2.63%	2.29%	2.14%	2.12%	1.92%
Council's Total Portfolio[^]	5.19%	5.04%	5.02%	5.02%	5.02%
Relative (to Bank Bills)	0.60%	0.51%	0.50%	0.51%	0.53%

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

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 January 2025



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
City Lifestyles	74,949	59,272	25,411	32,549	192,181	21,792
City Governance	7,450,575	232,889	126,366	277,321	8,087,151	174,179
City Futures	0	0	0	0	0	0
City Services	0	25,052	2,526	709	28,287	709
City Planning	25,970	10,141	15,336	187,415	238,861	190,425
Office of the CEO	0	0	0	1,100	1,100	0
	7,551,494	327,354	169,639	499,094	8,547,581	387,106



Rates Summary

Statement of all Outstanding Rates and Extra Charges

Rate - Charge	30/06/2024	Net Levy for Year	Pension Rebates	Extra Charges	Total Receivable	Cash Collected	Net Amount Due	Postponed Rates & Interest	Gross Amount Due
Residential	4,744,997.77	81,468,523.21	1,339,650.68	886,258.62	85,760,128.92	48,216,783.75	37,543,345.17	317,220.13	37,860,565.30
Business	676,244.18	24,002,154.69		82,960.71	24,761,359.58	15,992,596.77	8,768,762.81		8,768,762.81
Farmland	35,519.17	498,666.60	396.69	3,496.56	537,285.64	303,349.72	233,935.92	213,033.69	446,969.61
Mining	0.76	32,390.70		0.00	32,391.46	32,391.46	0.00		0.00
SR - Loan	919.88	0.00		51.79	971.67	0.00	971.67	0.00	971.67
SR - Infrastructure	481,112.23	8,005,581.19		19,617.48	8,506,310.90	4,871,650.71	3,634,660.19	52,047.96	3,686,708.15
Total	\$5,938,793.99	\$114,007,316.39	\$1,340,047.37	\$992,385.16	\$119,598,448.17	\$69,416,772.41	\$50,181,675.76	\$582,301.78	\$50,763,977.54
Garbage	1,659,164.85	41,206,156.34		94,951.35	41,912,056.26	23,548,979.42	18,363,076.84		18,363,076.84
Stormwater	93,856.82	1,509,387.49		1,826.79	1,605,071.10	925,121.65	679,949.45		679,949.45
Grand Total	\$7,691,815.68	\$156,722,860.22	\$2,388,283.65	\$1,089,163.30	\$163,115,575.53	\$93,890,873.48	\$69,224,702.05	\$582,301.78	\$69,807,003.83

Total from Rates Financial Transaction Summary	68,770,125.76
Overpayments	-1,036,878.07
Difference	0.00

Analysis of Recovery Action

Rate accounts greater than 6 months less than 12 months in arrears	845,319
Rate accounts greater than 12 months less than 18 months in arrears	35,695
Rate accounts greater than 18 months in arrears	46,723
TOTAL rates and charges under instruction with Council's agents	927,737



Rates Statistics

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	Jan-24
Rate Notices	55,016	121	145				56						43
Electronic - DoH	4,625												49,061
Instalment Notices				46,632			45,884						4,686
Electronic - DoH				4,568			4,538						
Missed Instalment Notices			12,802			9,829							
- Pensioners > \$15,00			674			1,093							
Notice to new owner	143	119	108	98	103	118	124						181
7-day Letters - Council issued			1,485			1,883							
- Pensioners > \$1000			165			209							819
7-day Letters - Agent issued			699										
Statement of Claim	215	32	19	201	23	15	290						232
Judgments	28	72	17	22	36	26	36						20
Writs	6	1		3	1	2	5						1
Electronic - eRates & BPAYview	18,412	18,496	19,686	19,907	20,156	20,429	20,496						17,365
Pensioner applications	81	61	59	78	61	50	43						47
Arrangements	73	86	88	92	96	109	99						76

8.9 Cost Shifting Survey 2023-24 Financial Year

Reporting Officer

Executive Manager Corporate Services and Governance
City Planning and Corporate Services

Community Strategic Plan

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

Delivery Program

Principal Activity
PA Strategy, Engagement, and Advocacy

Officer's Recommendation

That the information be noted.

Purpose

To advise Council of the results of the cost shifting survey undertaken by Local Government NSW (LGNSW) for the financial year 2023-24.

History

This survey is a continuation of the cost shifting survey undertaken by the Independent Inquiry into the Financial Sustainability of the NSW Local Government for 2006 and surveys for the financial years 2005-2006 onwards being undertaken by Local Government NSW.

The LGNSW survey, conducted biennially, seeks to emphasise the extent of cost shifting by the Australian and NSW Government's onto NSW Local Government. It measures the amount of cost shifting for a representative sample of the general-purpose councils in NSW, calculates a cost shifting ratio for each council; and estimates the total amount of cost shifting onto the whole of NSW Local Government.

Report

Cost shifting occurs when the responsibility for, or merely the cost of, providing certain services, concessions, asset, or regulatory functions are shifted from one sphere of government to another, without corresponding funding or revenue raising ability required to deliver that service or function.

According to the previous survey findings published November 2023, cost shifting by the Australian and NSW Government's onto NSW Local Government in the 2021-22 financial year is estimated to total \$1.36 billion, which far exceeds previous records and represented an increase of some \$540 million and a burden of approximately \$460.67 in state government costs applicable to each ratepayer in NSW. The \$460.67 is effectively the amount of rates that councils must divert from services and infrastructure work committed to be provided to their communities in order to fund the unrecoverable costs imposed by other levels of government.

Local Government NSW recently called for councils to participate in the cost shifting survey for the 2023-24 financial year of which Campbelltown City Council has completed and submitted.

The table below illustrates the increasing burden placed on our ratepayers for the major areas of costing shifting which has risen per annum from a total of approximately \$25 million for the 2021-22 financial year to a total of approximately \$31 million for the 2023-24 financial year.

	2021-22 FY	2023-24 FY
Emergency Services Levy	1,791,854	2,892,000
Pension Rate Rebates	854,418	888,806
Public Library Operations	5,725,126	7,228,995
Rural Fire Service Obligations	772,467	625,255
Companion Animals Admin	1,441,564	1,274,549
Protection of the Environment	294,102	678,797
DA Processing	2,540,384	3,214,015
Waste Levy	3,065,936	3,039,000
Rate Exemptions	6,861,820	4,489,000
DA Contribution Capping	New Question 2023-24	4,174,242
Election Costs	New Question 2023-24	900,000
Planning Portal	New Question 2023-24	231,118
Audit Fees	New Question 2023-24	205,394

Cost shifting has a significant impact on councils' finances. Local Government NSW notes that along with rate capping, cost shifting undermines the financial sustainability of the local government sector by forcing councils to assume responsibility for more infrastructure and services, without sufficient corresponding revenue.

Contributions to the NSW Fire Brigade, NSW Rural Fire Service and NSW State Emergency Service, lack of adequate funding for public libraries and the NSW Government's failure to reimburse for mandatory pensioner rebates for rates are major examples. Councils are also not given sufficient financial resources for their responsibilities to regulate companion animals, manage contaminated land, control noxious weed, manage flood controls, or administer environmental regulation.

It is important to note that the survey excluded any capital expenditure related to the functional areas. Comments were provided by many councils that the inclusion of capital expenditure would significantly increase the amount of cost shifting.

The survey results help quantify the extent of cost shifting onto NSW Local Government and support Local Government's call for that practice to end.

The LGNSW Cost Shifting report published November 2023 are available on the LGNSW website:

https://lgsw.org.au/common/Uploaded%20files/Cost_Shifting/ML_Report-LGNSW-Annual_Cost_Shifting.pdf

Attachments

Nil

8.10 Reports and Letters Requested

Reporting Officer

Manager Governance and Risk
City Planning and Corporate Services

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

Delivery Program

Principal Activity
PA10 Governance and Administration

Officer's Recommendation

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

Report

Attached for the information of Councillors is a status list of reports and letters requested from Council as at 4 March 2025.

Attachments

8.10.1 Reports Requested (contained within this report) [↓](#)

8.10.2 Letters Requested (contained within this report) [↓](#)

Reports requested effective 4 March 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
12.11.24 Khalil	NM 11.2 Ramadan Nights 1. That a report be presented to Council to provide an overview of Council's events program and outline funding strategies to include the Ramadan Festival in 2026 as an ongoing part of the annual program, acknowledging its importance in promoting cultural diversity, fostering community engagement, and enhancing inclusion within the region.	A report to be presented to Council at the March 2025 meeting as Item 8.11 on the agenda.	March 2025
12.9.23 Hunt	NM 11.2 Bus Stop Shelters 2. That Council, subject to confirmation of bus routes and service standards, review the current installation program of bus stop shelters and explore options to expand to meet community growth and expectations; and 3. That a report is presented on the information received and options to be considered.	Report currently being finalised.	April 2025

Reports requested effective 4 March 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Placemaking and Services			
13.10.22 Bricevic	<p>NM 11.3 Footbridge over Bow Bowling Creek</p> <p>That Council:</p> <ol style="list-style-type: none"> provide a report on the feasibility of building a footbridge over Bow Bowling Creek (causeway) at Bow Bowling towards Minto. Ensure the report includes particular reference to any current legislative requirements for pedestrian footbridges and addresses accessibility for those with mobility and/or disability issues. That Council also advocate to the Member for Macquarie Fields in relation to the development of the bridge to seek funding to ensure it is built to an appropriate standard. 	Report currently being finalised.	April 2025
14.9.21 Oates	<p>NM 11.2 - Creative Arts Fund</p> <ol style="list-style-type: none"> That a report be presented investigating the establishment/trial of a local creative arts fund with the purpose of providing opportunities to improve the wellbeing, resilience and social cohesion of our community through creative expression and social connection. That the report also include the current and past, small and localised art funding initiatives undertaken by Campbelltown City Council including the cost associated with these initiatives. 	Report currently being finalised.	May 2025

Reports requested effective 4 March 2025

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Planning and Corporate Services			
10.12.24 McEwan	<p>NM 11.1 - Aboriginal Road and Place Names</p> <p>2. That a report be presented to Council, detailing the implications and the procedural steps required by the Geographical Names Board, and any other relevant government entities.</p>	Report currently being finalised.	May 2025
10.12.24 Chowdhury	<p>ORD 8.2 -Planning Proposal - 13-17 Eagleview Road, Minto</p> <p>4. That a report on the outcome of the public exhibition of the Planning Proposal be presented to Council for consideration.</p>	This proposal is waiting for a Gateway Determination. The Gateway Determination will specify consultation and public exhibition requirements.	June 2025
13.02.24 Oates	<p>ORD 8.2 - Planning Proposal Request - Hollylea Road, Leumeah</p> <p>5. That following the completion of public exhibition either:</p> <p>a. where submissions are received by Council in response to public exhibition, a submissions report be presented to Council, or</p> <p>b. where no submissions are received by Council in response to public exhibition, the Planning Proposal be finalised.</p>	Positive Gateway determination received 15 April, 2024. Public exhibition from 13/01/2025 to 27/02/2025.	April 2025
13.10.20 Lake	<p>NM 11.1 - Charging for parking within the Campbelltown Local Government Area</p> <p>That a full feasibility report be presented to Council outlining the financial and non-financial implications of introducing paid parking into the Campbelltown Local Government Area.</p>	Further studies are required for paid parking to form a part of a parking strategy.	July 2025

Letters requested effective 4 March 2025

Date of Decision Mover	Action Item	Comments / updates
City Positioning and Transformation		
10.12.24 McEwan	<p>NM 11.2 - Koala Awareness Zone on Appin Road</p> <p>1. Write to the NSW Minister for Roads the Hon. John Graham MLC, the NSW Minister for the Environment the Hon. Penny Sharpe MLC and the Minister for Regional Transport and Roads the Hon. Jenny Aitchison MP, seeking their commitment to the earliest delivery of "Koala Awareness" zones beginning from Noorumba Reserve to Mallaty Creek, reducing the speed limits at known koala crossing points on Appin Road from dusk to dawn and install effective koala fencing along Appin Road as well as adding an additional crossing at Mallaty Creek.</p> <p>2. Write to the Member for Campbelltown Mr Greg Warren MP, the Member for Macarthur Dr Mike Freeland MP and the Member for Wollongong the Hon. Paul Scully MP seeking their support and advocacy for the delivery of these koala protection initiatives.</p>	<p>Letters dated 28.01.2025 sent to: The Hon Jenny Aitchison MP, Minister for Transport and Roads The Hon Penny Sharpe MLC, NSW Minister for the Environment The Hon John Graham MLC, Minister for Roads</p> <p>A copy of the above letters were provided to: Mr Greg Warren MP, Member for Campbelltown Dr Mike Freeland MP, Member for Macarthur The Hon Paul Scully MP, Member for Wollongong</p>
10.12.24 McEwan	<p>CO 7.6 - Upper Water Canal – Koala Crossing, Gilead</p> <p>2. That a letter be sent to the Hon Rose Jackson MLC Minister of Water to support our call for works to be completed as a matter of urgency.</p>	<p>Letter dated 18.12.2024 sent to the Hon Rose Jackson MLC, Minister for Water</p>
City Placemaking and Services		
12.11.24 Zahra	<p>NM 11.1 - Raby Road Traffic Congestion</p> <p>1. That Council write to the Minister of Transport, The Hon. Jo Elizabeth Haylen, MP in support of reducing the Raby Road traffic congestion between Campbelltown Road and onramp to M31, as agreed and actioned for review and consideration by Transport for NSW in the May 2024 Campbelltown Council Traffic Committee.</p>	<p>Letter dated 20.11.2024 sent to The Hon Jo Haylen MP, Minister for Transport.</p> <p>Response email received from The Hon Jo Haylen MP, Minister for Transport, referring the matter to The Hon John Graham MLC, Minister for Roads, for response.</p> <p>Response letter received from The Hon John Graham MLC, Minister for Roads, for response, dated 30.01.2025, included in the March Business Paper.</p>

8.11 Ramadan Nights

Reporting Officer

Executive Manager Community Life
City Placemaking and Services

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.1.1 Provide initiatives that foster a proud, inclusive, and connected community for all 1.1.2 Provide a diverse range of cultural and creative activities and events, for all interests and people

Delivery Program

Principal Activity
PA3 Community Services

Officer's Recommendation

1. That Council note the outcome of the Stronger Together Council Major Festivals grant applications.
2. That Council note the receipt of an application for a community-led event application to host Ramadan Night Markets from 27-29 March 2025 in Lithgow Street, Campbelltown, and are working through the final steps of approval.
3. That Council endorse the total funds of \$30,000 (in-kind support \$25,000 and a cash contribution of \$5,000) from the City Attraction Program as a one-off, for the community-led Ramadan Night Markets 2025.
4. That Council note a community events grant program is currently being considered for the 2025-26 Operational Plan and budget, to further encourage and support events that are initiated and organised by the community.

Purpose

At its meeting on 12 November 2024, Council resolved:

1. That a report be presented to Council to provide an overview of Council's events program and outline funding strategies to include the Ramadan Festival in 2026 as an ongoing part

of the annual program, acknowledging its importance in promoting cultural diversity, fostering community engagement, and enhancing inclusion within the region.

2. If an event application is submitted for a 2025 Ramadan event, that Council considers in-kind support as part of the application.
3. That Council continues to pursue funding opportunities through relevant government grants to support the ongoing costs of the Ramadan Festival, ensuring its long-term sustainability and future growth.
4. That Council collaborates with business and community stakeholders to strengthen partnerships and support for the funding of Ramadan Festival, contributing to its success and expanding its reach within the community.
5. That any Council involvement or support in the event ensures that promotion of the Ramadan Festival is for the whole of community and that the festival organisers are encouraged to ensure the event is inclusive to all people.

History

Ramadan on Q was delivered in 2023 and 2024, funded via a Multicultural NSW grant funding and supported by a one-off small financial contribution from Council. A report was presented to Council on 12 November 2024 advising that Ramadan is not provisioned in the current financial year's endorsed Council budget, as the grant had expired.

Following the Council resolution noted above, Council has undertaken extensive work to explore both funding opportunities and/or suitable community groups to deliver the event. Council officers worked closely with two separate community groups, with one eventuating into an approved S68 event application for Ramadan Night Markets 2025. Council staff should be commended on their efforts to support this outcome. Multiple grant opportunities were explored but none were deemed eligible for a Ramadan event.

Report

The Stronger Together Council Major Festivals grant

The Stronger Together Council Major Festivals grant supports multicultural festivals, events and projects across NSW and recently opened for 2024-25 applications. Festivals between 1 February 2025 and 28 February 2026 were eligible for this grant. The Stronger Together Council Major Festivals grant is administered by Multicultural NSW and the Hon Steve Kamper MP as Minister for Multiculturalism.

Council submitted 2 applications for this grant round including an application for an inclusive three-night Ramadan Festival in February 2026 and a three-night Multicultural Festival called Feast of Nations in September 2025. Council understood that only 1 application could be successful or neither.

On February 18, Council was advised that its Feast of Nations application was successful, and its Ramadan Festival application was unsuccessful.

Feast of Nations is a three-night celebration in addition to the annual FEAST Multicultural event that will spotlight 3 of the largest cultural groups in the Campbelltown LGA. Each night will focus on a specific cultural group to create an immersive cultural experience including food stalls, cultural music and dance, arts and crafts, and cooking demonstrations.

Community led event enquiry

Council received an enquiry from a community organisation within the Minto locality regarding a proposal to host a Ramadan Festival in March 2025. Council officers met with the organisation on multiple occasions to discuss the proposal and approval requirements.

The organisation advised that they would be unable to meet the timelines to plan and deliver a 2025 Ramadan Festival. They have indicated that they will commence planning to deliver an event in 2026 and will likely engage Council staff soon to develop an appropriate plan.

Community-led event application

A separate community organisation contacted Council expressing interest in hosting a Ramadan Festival in the Campbelltown City Centre in March 2025. Council's officers met with the organisation to discuss the proposal and provided guidance on the approval process. Council worked closely with the applicant and on 11 February we received a Section 68 Outdoor Event Application for Ramadan Night Markets to be held Thursday 27 March, Friday 28 March and Saturday 29 March 2025. The application is for the use of Lithgow Street and Lithgow Street Mall, facilitated through road closures at Carberry Lane, Anzac Lane, Moore Oxley highway and Carberry Lane Carpark entrance and exits. The application indicates the event would start at 5.30 pm and finish at midnight each night, with a bump in and bump out period either side of the event time. Ramadan Night Markets will feature food trucks/stalls and other market stalls.

In-kind and financial support

As part of the application, Council has received a request for in-kind and financial support of circa \$30,000, to support waste management, traffic control and other minor event-related costs. It is the recommendation of this report to support this request, with funding available in the City Attraction Program, in accordance with the Grants, Sponsorship and Donations Policy. The City Attraction Program is application only and demonstrates Council's commitment to attract events and entertainment content to Campbelltown, that drive both economic uplift and positive social outcomes. The City Attraction Program contains four program streams for Campbelltown City Council to fund and support events that meet the required assessment criteria and key performance indicators. In accordance with the Council's City Attraction Program Policy, this event would be classed as a Tier 2 Event, with more than 12,000 participants expected, an opportunity for Council's brand to be used on signage and marketing, attendance by the Mayor (or delegate), positive economic uplift to the area and is expected to be self-funding after 1 year.

The Policy stipulates that funding available for a Tier 2 Event includes a cash contribution of up to \$15,000 and up to \$10,000 of in-kind support, but it is at the discretion of Council, including considerations for amounts above these thresholds. The applicant has requested in-kind support to a total value of \$25,000 and a financial contribution of \$5,000 which would assist to provide further support public safety and a positive customer experience.

The intention of the one-off funding on this occasion is to support the Ramadan Night Markets for year one of the community led event, with the intention that it would be self-sustaining in future years. Due to the applicant submission timeframe and event, the organiser has been advised that the outcome of this decision is pending Council resolution.

Proposed Community Events Grant Program

Since the launch of the Events Tool Kit and the introduction of an Event Liaison Officer role, Council has experienced a significant increase in community-led event enquiries and applications. A substantial portion of these applications seek Council grants and sponsorships to help offset the high costs associated with event delivery.

These local, community-led events are vital in enhancing the vibrancy and social cohesion of our city, complementing the calendar of Council-led events. Recognising their importance, Council is considering the implementation of a community events grant scheme within the Operational Plan and Budget for 2025-26. This initiative aims to provide more support for community-led events and encourage more organisations to deliver their own events.

Attachments

Nil

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION**11.1 Civic Centre Flag Raising Ceremony**

Notice of Motion

Councillor Adam Zahra has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That Council provide a report detailing the itemised costing of the International Mother Language Day flag raising ceremony recently held on 21 February 2025 at the Campbelltown City Council Forecourt.
 2. That Council provide an itemised listing of events/ceremonies/memorials funded by the rate payer for the past financial year.
-

11.2 Letter to Federal Candidates in the up coming Election

Notice of Motion

Councillor Adam Zahra has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That Council write a letter to the Macarthur, Werriwa and Hume candidates in the upcoming Federal election seeking their commitment to the duplication of the Raby Rd M31 over pass.
 2. That Council write a letter to the relevant State and Federal Members of Parliament including The Hon Chris Minns MP, Premier of NSW, The Hon Mark Speakman SC MP, Leader of the Opposition, The Hon Catherine King MP, Federal Minister for Infrastructure, Transport, Regional Development and Local Government of Australia, Senator The Hon Bridget McKenzie Shadow Minister for Infrastructure, Transport and Regional Development, The Hon John Graham MLC, Minister for Roads, The Hon Natalie Ward MLC, Shadow Minister for Transport and Roads and Mr Greg Warren MP, Member for Campbelltown and Mr Nathan Hagarty MP, Member for Leppington, expressing resident's concerns acute to the Raby Rd M31 overpass and the hazard that the lack of funding to the duplication is causing. Request bipartisan support between Federal and State Governments to invest in funding the duplication of the Raby Rd M31 overpass.
 3. That Council provide all relevant documentation from various committees and reports be included with the letter.
-

11.3 Wait times and emergency surgery spaces at Campbelltown Hospital

Notice of Motion

Councillor Adam Zahra has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That Council write to the The Hon Ryan Park MP, Minister for Health and Ms Kellie Sloane MP, Shadow Minister for Health expressing concern regarding the wait times for emergency presentations and surgeries at Campbelltown Hospital and request action be taken urgently to address community concerns and improve patient outcomes.
-

11.4 NSW Seniors Festival

Notice of Motion

Councillor Seta Barbari has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That a post-event review report be provided to Council on the NSW Seniors Festival, which celebrates the role and contributions of older adults to our local communities, held 3 - 16 March 2025.
 2. That Council explore grant opportunities to enhance its existing program and events for seniors, beyond the NSW Seniors Festival.
-

11.5 Australia Day Awards

Notice of Motion

Councillor Seta Barbari has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That, Council undertakes a report to incorporate a new category in the annual Australia Day awards for those in our community living with disabilities.
 2. That the category provides an opportunity for nominees to be considered that go above and beyond to achieve personally, or for the community.
-

11.6 Mobility Scooter Charging Stations

Notice of Motion

Councillor Warren Morrison has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That Council consult with community to understand the need for additional mobility scooter charging stations within the public domain.
 2. That Council presents the results of this consultation with relevant organisations or businesses, such as shopping centres.
-

11.7 Local Charitable Organisations

Notice of Motion

Councillor Joshua Cotter has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That Council undertakes a report exploring ways Council can support existing and future charitable organisations connect to local, state, federal funding and other opportunities to increase their grassroots support to our Campbelltown LGA.
 2. That the report outlines possible ways to increase engagement through workshops, programs, forums and digital resources.
-

11.8 Koala Conservation

Notice of Motion

Councillor Karen Hunt has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That Council investigates opportunities to deliver a community expo and seminar in collaboration with key stakeholders involved in koala conservation in the Campbelltown LGA that focuses on sharing insights and further educating the community about koalas.
 2. That a report be presented to Council that details current koala research, conservation and monitoring initiatives in the Campbelltown LGA including Council's annual projects/programs and community engagement under the Koalatown program.
-

11.9 Wheelie Bins

Notice of Motion

Councillor Karen Hunt has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That Council investigate and report on the feasibility of introducing images locally designed as wheelie bin stickers for residents to purchase to beautify their street environment and promote our local flora and fauna.
-

11.10 Remote Control Toy Vehicle Track

Notice of Motion

Councillor Karen Hunt has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 11 March 2025.

1. That a report be presented to Council expeditiously on the feasibility of installing a basic outdoor remote control toy vehicle race track at John Ryder Reserve Minto in conjunction with minor upgrade of the current park facilities.
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Organisational Structure Review

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(a) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

-

personnel matters concerning particular individuals (other than Councillors).

14.2 Assignment of Lease on Council Property - Woodbine

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

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information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14.3 Surrender of Lease and New Lease - Commercial Property, Campbelltown

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

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information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

