



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



03 December 2024

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 10 December 2024 at 6:30 pm.

Lindy Deitz
Chief Executive Officer

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1. OPENING

Australian National Anthem

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

Acknowledgement of Country

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

Council Prayer

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

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2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 12 November 2024

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 12 November 2024, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Ordinary Meeting of Council held 12 November 2024 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 12 November 2024 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6:30 pm on Tuesday, 12 November 2024.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 12 November 2024

Present

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

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Chairperson .

Council Prayer

The Council Prayer was presented by the Chief Executive Officer.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apology of Councillor W Morrison be accepted.

324/2024 The Motion on being Put was **CARRIED**.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 29 October 2024

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

That the Minutes of the Ordinary Council Meeting held 29 October 2024, copies of which have been circulated to each Councillor, be taken as read and confirmed.

325/2024 The Motion on being Put was **CARRIED**.

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

The Mayor Councillor Darcy Lound

Item 8.5 - Hollylea Road Planning Proposal - Amendment to Floor Space Ratio - Draft Development Control Plan

The Mayor advised his Employer has an interest in this site and will leave the chamber.

Non Pecuniary – Significant Interests

Councillor Adam Zahra

Item 8.5 - Hollylea Road Planning Proposal - Amendment to Floor Space Ratio - Draft Development Control Plan

Councillor Zahra advised has a close relationship with a property owner in the vicinity and will leave the chamber.

Councillor Isabella Wisniewska

Item 8.5 - Hollylea Road Planning Proposal - Amendment to Floor Space Ratio - Draft Development Control Plan

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

Councillor Joshua Cotter

Item 8.5 - Hollylea Road Planning Proposal - Amendment to Floor Space Ratio - Draft Development Control Plan

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

Non Pecuniary – Less than Significant Interests

Councillor Khaled Halabi

Item 8.9 - Quarterly Business Review Statement as at 30 September 2024 Q1

Councillor Halabi advised he has a property in the vicinity of the library and will stay in the chamber.

Other Disclosures

Nil

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

Meeting Note: Sumera Danish addressed the Council

7.1 Lack of Public Transport within the Macarthur Electorate

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

That the letter be received and the information be noted.

326/2024 The Motion on being Put was **CARRIED**.

7.2 Upper Water Canal - Koala Crossing, Gilead

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

That the letter be received and the information be noted.

327/2024 The Motion on being Put was **CARRIED**.

Procedural Motion

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

That Standing Orders be suspended in order to present the Annual General Meeting Presentations.

328/2024 The Motion on being Put was **CARRIED**.

8. REPORTS FROM OFFICERS

8.1 Annual General Meeting Presentation

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

That Council note the Annual General Meeting Presentations.

329/2024 The Motion on being Put was **CARRIED**.

Procedural Motion

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

That Standing Orders be resumed.

330/2024 The Motion on being Put was **CARRIED**.

8.2 Annual Report 2023-24

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

That Council endorse the Annual Report for 2023-24.

331/2024 The Motion on being Put was **CARRIED**.

8.3 Audited Financial Statements 2023-24

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

That the financial reports and the Auditors reports for the period 1 July 2023 to 30 June 2024 be received and noted.

332/2024 The Motion on being Put was **CARRIED**.

8.4 Campbelltown Koshigaya Sister City Relationship

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

1. That Council welcomes Eriko Narita and thanks her for her participation in the Koshigaya Staff Exchange Program.
2. That Council invites Eriko Narita to say a few words and address the Council meeting.

333/2024 The Motion on being Put was **CARRIED**.

Procedural Motion

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

That Item 8.10 be brought forward to be considered after Item 8.4.

334/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Having declared an interest in Item 8.5, the Mayor, Councillor Lound left the Chamber at 7:41 pm and The Deputy Mayor, Councillor Hunt took the chair.

Meeting Note: Having declared an interest in Item 8.5, Councillor Zahra, Councillor Wisniewska and Councillor Cotter left the Chamber at 7:41 pm.

Meeting Note: Angela Koepp addressed the Council.

8.5 Hollylea Road Planning Proposal - Amendment to Floor Space Ratio - Draft Development Control Plan

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

1. That Council endorse the amendment to the Hollylea Road Planning Proposal and forward the amended proposal to the Department of Planning, Housing and Infrastructure seeking an amended Gateway determination.
2. That Council endorse for public exhibition the draft site-specific Development Control Plan 2A-14 Hollylea Road and 5-7 Plough Inn Road, Leumeah.
3. That subject to the receipt of an amended Gateway determination, the Planning Proposal and draft Development Control Plan be placed on public exhibition concurrently.

A Division was recorded in regard to the Resolution for Item 8.5 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, J Rivera, T Triebels, C McEwan, K Halabi, M Khalil and S Berbari.

Voting against the Resolution were Nil.

335/2024 The Motion on being Put was **CARRIED**.

Meeting Note: The Mayor, Councillor Lound returned to the Chamber at 7:50pm and resumed the chair.

Meeting Note: Councillor Zahra, Councillor Wisniewska and Councillor Cotter returned to the Chamber at 7:50 pm.

8.6 Significant Development Applications

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

That the information be noted.

336/2024 The Motion on being Put was **CARRIED**.

8.7 Policy Review: Revised Investment Policy

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

1. That the revised Investment Policy attached to this report be adopted by Council.
2. That the Investment Policy review date be set at 31 December 2028.

337/2024 The Motion on being Put was **CARRIED**.

8.8 Investments and Revenue Report - September 2024

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

That the information be noted.

338/2024 The Motion on being Put was **CARRIED**.

Meeting note: Sumera Danish addressed the Council.

8.9 Quarterly Business Review Statement as at 30 September 2024 Q1

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

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

339/2024 The Motion on being Put was **CARRIED**.

8.10 Election of Council Delegates to Various Statutory Committees, Authorities and other Organisations

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

That Council appoint delegates to the following statutory committees, authorities and other organisations for a term of appointment concluding in September 2028 as follows:

Arts Centre Strategic Committee

Cr Meg Oates

Cr Seta Berbari

Cr Tao Triebels

Audit Risk and Improvement Committee

Cr Warren Morrison

Traffic Committee

Cr Khaled Halabi

Georges River Combined Councils Committee

Cr Jayden Rivera

Cr Cameron McEwan

Cr Masud Khalil

NSW Public Libraries Association

Cr Ash Rahman

Cr Meg Oates

South West Academy of Sport

Cr Jayden Rivera

Sydney Western City Planning Panel

Cr Isabella Wisniewska

Cr Joshua Cotter

Cr Warren Morrison (Alternate)

340/2024 The Motion on being Put was **CARRIED**.

8.11 Code of Conduct Statistics Annual Report

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

That Council receive and note the Statistical Report on Code of Conduct Complaints relating to Councillors and the Chief Executive Officer for the period 1 September 2023 to 31 August 2024.

341/2024 The Motion on being Put was **CARRIED**.

8.12 Submission to the Review of the Councillor Conduct Framework

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

1. That Council notes the draft submission to the Councillor Conduct Review discussion paper.
2. That Councillors are invited to provide feedback to the draft submission prior to submission to the Office of Local Government.

342/2024 The Motion on being Put was **CARRIED**.

8.13 Campbelltown City Council Submission to IPART: Review of Prices for Land Valuation Services by Valuer General to Councils 2024

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

That Council endorse the submission to IPART on the review of prices for land valuation services by the Valuer General to Councils 2024

343/2024 The Motion on being Put was **CARRIED**.

8.14 Tender T24/11 Cleaning of Campbelltown Sports Stadium

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

That Council:

1. In accordance with section 178 of the *Local Government (General) Regulation 2021* Council declines to accept the tenders received for the cleaning of Campbelltown Sports Stadium as they did not meet requirements of Council.
2. That Council enter into negotiations with organisations that submitted a tender and detailed good company experience in similar services at similar stadiums. As the market has been tested through this process, the evaluation panel do not see any benefit in inviting fresh tenders for the same service.
3. Endorse the Chief Executive Officer to finalise negotiations and enter into a contract for ongoing cleaning services at Campbelltown Sports Stadium by way of delegated authority under section 377 of the *Local Government Act 1993*.
4. Notify the Tenderers of the results of the tender process.

344/2024 The Motion on being Put was **CARRIED**.

8.15 Tender T24/15 Nepean River Reserve Improvement

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

That Council:

1. In accordance with section 178 of the Local Government (General) Regulation 2021 Council declines to accept the tenders received for design and construct works for improvements at the Nepean River Reserve, Menangle Park, as the tenders received did not meet requirements of the Request for Tender.
2. That Council enter into negotiations with CC Consulting Services (NSW) Pty Ltd. As the market has been tested through this process, the Evaluation Panel do not see any benefit in inviting fresh tenders for the same works.
3. Endorse the Chief Executive Officer to finalise negotiations and enter into a contract for design and construction works for improvements at the Nepean River Reserve, Menangle Park, by way of delegated authority under section 377 of the *Local Government Act 1993*.
4. Notify the Tenderers of the results of the tender process.

345/2024 The Motion on being Put was **CARRIED**.

8.16 Reports and Letters Requested

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

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

346/2024 The Motion on being Put was **CARRIED**.

8.17 Minutes of the Audit Risk and Improvement Committee Report

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

That the minutes of the Audit Risk and Improvement Committee held 20 August 2024 be noted.

347/2024 The Motion on being Put was **CARRIED**.

8.18 Minutes of the Audit Risk and Improvement Committee Report

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

That the minutes of the Audit Risk and Improvement Committee held 24 September 2024 be noted.

348/2024 The Motion on being Put was **CARRIED**.

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Raby Road Traffic Congestion

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

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.
2. That Council seek an update from the Traffic Committee on the progress of this matter since it was last considered.

349/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Mr Angus Van de Schyff addressed the Council.

11.2 Ramadan Festival

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

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 consider 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.

A Division was recorded in regard to the Resolution for Item 11.2 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, K Halabi, M Khalil, S Berbari, J Cotter and D Lound.

Voting against the Resolution was Councillor A Zahra.

350/2024 The Motion on being Put was **CARRIED**.

Meeting Note: Mr Angus Van Der Schyff addressed the chamber.

11.3 Civic Events

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

1. That Council endorses the raising of the Bangladesh flag at the Council Civic Centre on 21 February 2025 for International Mother Language Day, in honour of those who sacrificed and advocated for the protection of their language.
2. That the Mayor host a Civic Event for the flag raising ceremony to be held on 21 February 2025.

A Division was recorded in regard to the Resolution for Item 11.3 with those voting for the Motion being Councillors K Hunt, M Chowdhury, M Oates, A Rahman, I Wisniewska, J Rivera, T Triebels, C McEwan, K Halabi, M Khalil and D Lound.

Voting against the Resolution were Councillors A Zahra, S Berbari and J Cotter.

351/2024 The Motion on being Put was **CARRIED**.

Foreshadowed motion – Councillor Zahra

1. That Council endorses International Mother Language Day and its significance to many different communities by raising the Australian flag to celebrate the diversity of all cultures.
2. That the Mayor host a Civic Event for the flag raising ceremony to be held on 21 February 2025.

As the original motion was CARRIED, the foreshadowed motion by Councillor Zahra **LAPSED**.

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

Councillor Karen Hunt on Wednesday, 6 November, represented the Mayor alongside Councillor Chowdhury, Councillor Berbari and Councillor Zahra at the CSIRO End of Year STEM Showcase 2024, held at Wests Leagues Club. Year 7 to Year 11 students from schools including Ambarvale, Broughton Anglican College, Hurlstone Agricultural, Ingleburn, James Meehan, Macquarie Fields, Mount Carmel Catholic College, and Sarah Redfern High Schools presented their group projects as part of the Generation STEM program. The projects covered a wide range of topics, from interactive books aimed at protecting the local koala population to AI-powered mechanical worms that collect data from the soil. The students' enthusiasm as they explained their work clearly demonstrated their passion and commitment to solving real-world problems. Their innovative thinking and dedication to research and development reflect their drive to address challenges across various industries within the community. Councillor Hunt extended her congratulations to all the students for their impressive efforts and accomplishments.

Councillor Karen Hunt on Monday, 11 November, had the honour of representing the Mayor at the Ingleburn RSL Remembrance Day Service, held in the RSL's beautiful commemorative garden. Minister Anoulack Chanthivong MP also attended in his capacity as the Member for Macquarie Fields, representing Premier Chris Minns and the State Government. Local students from several schools participated in the service, laying wreaths at the memorial in tribute to those who served. Rebecca Murphy, a student from St Patrick's College for Girls, gave a moving speech, reflecting on the young soldiers and nurses who were part of past conflicts. She specifically honoured Sister Helen Haultain, a Lieutenant Army Nurse from Ingleburn, who is commemorated with a memorial park at the Ingleburn RSL.

Following the Remembrance Day Service, attendees proceeded to the Victoria Cross Wall for the unveiling of the name of Ordinary Seaman Edward "Teddy" Sheean. Sheean, just 18 years old at the time, was posthumously awarded the Victoria Cross for his heroic actions during a Japanese attack on HMAS *Armidale* in World War II. Despite the captain's orders to abandon ship after it was struck by torpedoes, Sheean remained behind, strapping himself to an anti-aircraft gun to fire at the attacking planes. His actions reportedly resulted in shooting down one plane and damaging others. Even after sustaining injuries, Sheean continued to fire at the enemy aircraft as the ship sank, helping 49 of his crewmates survive by drawing fire away from the life rafts. Following a long campaign, Sheean was posthumously awarded the Victoria Cross on 1 December 2020, exactly 78 years after his heroic actions. In recognition of his bravery, the Royal Australian Navy Submarine *HMAS Sheean* was named in his honour, making it the only naval vessel named after a sailor.

Councillor Hunt reflected on what a beautiful service it was to remember and honour those who gave their lives for the country.

Councillor Ash Rahman on 1 November attended the 62nd Fishers Ghost Art Awards with The Mayor Councillor Lound, fellow Councillors and Director Jim Baldwin. Councillor Rahman described it as remarkable event and a pleasure to attend. He extended a big congratulations to the winner Katy Plummer for her artwork ,Margaret and the Grey Mare, it was certainly deserved. Councillor Rahman acknowledged the other competitors for their brilliant artwork and a special mention to Lathalia Song who was supported by the

Campbelltown Labor Team. Finally, he thanked and recognised the generous sponsors who held the Arts Award for the last 62 years and the Director of Campbelltown Arts Centre for their hard work.

Councillor Isabella Wisniewska on Saturday 2 November represented the Mayor at the Fishers Ghost Writing Prize Awards at the Campbelltown Library. Councillor Wisniewska recognised the amazing works of the writers of all different ages and backgrounds from the Campbelltown LGA. The Fishers Ghost Writing Prize saw a record-breaking 110+ entries, with participants invited to submit a short story, essay, memoir, or poem inspired by the 2024 theme, "...connecting...". All of the winning entries have been compiled and published in Fisher's Ghost Writing Prize 2024 -connecting, a collection now available for loan at all Campbelltown Library branches. Councillor Wisniewska expressed what an honour it was to attend the event and speak to the writers and their families.

Councillor Tao Triebels had the pleasure of attending 3 Fishers Ghost Events. The first being the 62nd Fishers Ghost Art Awards on 1 November. He expressed what an honour it was to have the opportunity to speak with the artists and Director Mouna Zaylah.

Councillor Triebels also attended the Twilight markets on 2 November, although it was a wet and miserable day it didn't dampen any of the spirits of the community that attended the great event.

Lastly, Councillor Triebels attended the Fishers Ghost Writing Prize Awards along with Councillor Wisniewska which was another great event and opportunity to speak with writers.

Councillor Triebels commended the staff for all their hard work and efforts across these events.

Councillor Cameron McEwan briefly mentioned his attendance at the Fishers Ghost Art Awards, where he was joined by the Mayor and fellow Councillors. He expressed his appreciation for the diverse range of styles and mediums on display. Councillor McEwan extended his congratulations not only to the award winners of the evening but also to the more than 800 artists who submitted works, many of whom are residents of Campbelltown. He encouraged all participants to continue honing their craft and to keep pursuing their creativity and passion.

Councillor Cameron McEwan had the pleasure of attending Campbelltown Parkrun's milestone 500th event on 2 November. This volunteer-run event, which began in 2014, has provided the local community with a free and inclusive weekly opportunity to participate in a 5km walk, jog, or run every Saturday, promoting improved health and fitness. Since its inception, Campbelltown Parkrun has seen over 64,000 finishers. Councillor McEwan was honoured to give a brief speech congratulating Campbelltown Parkrun on reaching this significant milestone and extended his thanks to Mayor Lound, Councillor Zahra, and Councillor Wisniewska for their attendance.

After the speeches, the Mayor was invited to officially start the run with a countdown of "3, 2, 1, parkrun." The event saw an excellent turnout, with 265 participants crossing the finish line. Councillor Wisniewska took part in the run, finishing with an impressive time of 30 minutes, while Councillor McEwan completed the 5km in just under 20 minutes. The first runner to cross the line was Andrew Grady, who finished in a remarkable 17 minutes. Special mention also went to Rosemary Barry, who achieved the best age-grade

performance, running the 5km in an outstanding 25 minutes in the Female 70-74 age group. Councillor McEwan offered his thanks and congratulations to run directors Robert Prentice and Emily Cannings for organising such a successful event, Alannah Milosevski from South West Sydney Health for her ongoing advocacy, and all the volunteers who helped make the day possible. He also thanked everyone who participated in and attended Campbelltown Parkrun's 500th event and expressed his excitement for their next milestone when they reach 1,000 events.

On 10 November, Councillor Cameron McEwan had the pleasure of participating in the Fishers Ghost Fun Run, a long-standing favourite on the local events calendar. It was a fantastic sight to see over 600 participants out on a Sunday morning, enjoying the event. The course, which took runners around the Western Sydney Uni Campbelltown campus, provided an exhilarating experience for all involved.

Councillor McEwan shared his moment of slight dismay upon completing the first lap, only to realise he had signed up for the 10km run instead of the 5km, meaning he had to complete the course a second time. Thankfully, volunteers from the Campbelltown Joggers Club provided much-needed support with well-organised drink stations and clear course directions, helping keep all participants motivated. He expressed his appreciation to all the volunteers, Council staff who helped organise the event, and the sponsors who made it possible. Councillor McEwan also congratulated the winners, with a special mention to 13-year-old Sienna Bass, who won the women's 10km race in an impressive display of talent. He concluded by expressing hope that more events like this could be brought to the region, as they not only bring the community together but also attract visitors from across the area to experience Campbelltown.

Lastly, on 11 November at 11am, Councillor Cameron McEwan, along with Mayor Councillor Lound, CEO Lindy Dietz, and Councillor Chowdhury, paused for a minute of silence to reflect on the service and sacrifice of all those who have defended Australia's freedom and fought to protect the nation's way of life. The group attended the Remembrance Day service at Mawson Park, where they paid their respects. Councillor McEwan extended his thanks to the Campbelltown RSL for organising this significant event, as well as to the servicemen and women who participated in the ceremony.

Councillor Adam Zahra on 6 November attended the CSIRO End of Year STEM Showcase 2024, held at Wests Leagues Club along with Deputy Mayor Councillor Hunt, Councillor Chowdhury and Councillor Berbari. Councillor Zahra acknowledged what a great experience it was to see young minds activated and congratulated the school, students and teachers who participated in this event.

Councillor Adam Zahra on 10 November attended the Fishers Ghost Dogs in the Park at Milton Park. Councillor Zahra commended the staff on a well-attended event that he enjoyed attending with his little bestie and noted that whilst speaking to fellow dog lovers it was a well appreciated event.

Councillor Masud Khalil acknowledged the work of Faith and Community Campbelltown and their soup kitchen. He particularly acknowledged Penny, Michael and Peter for their wonderful job with this organisation and its initiatives.

Councillor Khalil asked for donations through "giving machines" which are located in Campbelltown Shopping Centres to assist people who are in need during the festive season.

Councillor Seta Berbari on 1 November attended the 62nd Fishers Ghost Art Awards with The Mayor Councillor Lound, fellow Councillors and Director Jim Baldwin. Councillor Berbari congratulated all the winners and commended them on their fantastic artwork.

Councillor Seta Berbari on 6 November attended the CSIRO End of Year STEM Showcase 2024, held at Wests Leagues Club with Deputy Mayor Councillor Hunt, Councillor Chowdhury and Councillor Zahra. This program seeks to foster strong partnerships between local schools and industry, focusing on showcasing local STEM careers and opportunities while offering students avenues to develop their STEM skills in a way that is relevant to their community. Students involved in the program have explored local challenges such as recycling and waste management, biodiversity, and heat stress. With guidance from their teachers and industry mentors, they have spent the year working on their projects. Councillor Berbari enjoyed the event and was great to see what the students had created.

Councillor Joshua Cotter on 1 November alongside his wife co-hosted the youth solutions golf day. Councillor Cotter was grateful for the support and proudly announced that \$13,500 was raised for programs supporting young people in the community.

Councillor Joshua Cotter was able to attend the Fishers Ghost with the kids they loved it and was great to see other families in the community enjoying the festival.

Councillor Joshua Cotter touched on what a very trying time for families this time of year can be and commended the organisations in the community who are offering food services, toy drives, etc to help families in need.

The Mayor Councillor Darcy Lound acknowledged all of the Fishers Ghost events that have been held what a fantastic festival it was and thanked all the staff involved for their tremendous efforts.

Mayor Councillor Darcy Lound was honoured to attend the Remembrance Day Service held by the City of Campbelltown RSL Sub Branch at Mawson Park. The Mayor emphasised the importance of pausing each year on 11 November to honour the courage and sacrifice of the men and women who have lost their lives in service to the country, as well as those who continue to serve. Councillor Lound concluded with the solemn words, We will remember them. Lest We Forget.

The Mayor Councillor Darcy Lound attended the first road opening of Fig Tree Hill at Gilead. He acknowledged what a great outcome it was for families to be able to now start building their dream homes and is looking forward to the works commencing to upgrade Appin Road.

The Mayor Councillor Darcy Lound expressed what an honour it was to help turn the first sod for the new community precinct at Willowdale. The new precinct will feature a community centre, a swim school, and a childcare centre. The Mayor highlighted that this is a significant investment in the local community, particularly benefiting the many young families who live in Willowdale and the surrounding areas.

Mayor Councillor Darcy Lound announced that the annual Mayor's Christmas Appeal is now underway. He encouraged everyone that is able to contribute by donating new, unwrapped toys and non-perishable items before the campaign closes at 4pm on Thursday, 19 December. All donations will be forwarded to the Macarthur Combined Churches, who will ensure the gifts are distributed to those in need this Christmas.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

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

Item 14.1 In-Principle Heads of Agreement to Enable Further Investigation of Investment in the Community and Justice Precinct

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 Ground Lease of Council Land - Broughton Street 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.

352/2024 The Motion on being Put was **CARRIED**.

The Ordinary Meeting of Council was adjourned at 10:13 pm and reconvened as a meeting of the Confidential Committee at.

Recommendations of the Confidential Committee

14.1 In-Principle Heads of Agreement to Enable Further Investigation of Investment in the Community and Justice Precinct

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

1. That Council enter into a Heads of Agreement with the Department of Communities and Justice to develop suitable commercial terms to provide for expansion of Campbelltown Court services within the South West Sydney Community and Justice Precinct.
2. That the in-principle agreement be executed under delegation by the Chief Executive Officer.
3. That any binding contract for the divestment or acquisition of land will be returned to Council for consideration and appropriate resolution.

353/2024 The Motion on being Put was **CARRIED**.

14.2 Ground Lease of Council Land - Broughton Street Campbelltown

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

1. That Council endorse the proposed new ground lease for the Country Women's Association at Broughton Street Campbelltown based on the terms and conditions outlined in this report.
2. That approval is granted all and any documentation associated with the ground lease on the premises to be executed by way of delegated authority by the Chief Executive Officer (or her authorised delegate) under Section 377 of the *Local Government Act 1993*.

354/2024 The Motion on being Put was **CARRIED**.

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

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

355/2024 The Motion on being Put was **CARRIED.**

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 10:16 pm

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

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

356/2024 The Motion on being Put was **CARRIED.**

There being no further business the meeting closed at 10:17 pm.

Confirmed by Council on <<enter date>>

..... Chief Executive Officer..... Chairperson

4. STATEMENT OF ETHICAL OBLIGATIONS AND DECLARATIONS OF INTEREST

Statement of Ethical Obligations

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

Declarations of Interest

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

5.1 Merry Christmas

Recommendation

That the information be noted.

As we come to the end of another busy and productive year for Campbelltown, I'd like to take the opportunity to reflect and look forward to the holiday period.

Though we may not enjoy fields full of snow here in Australia, we are fortunate to be able to come together and escape the heat at our local pools, parks and recreational facilities and celebrate this wonderful holiday season, together as a community.

Just as Christmas represents new beginnings and the start of a new year, I'm privileged to join our newly inducted Councillors as the elected Mayor of Campbelltown, ahead of a new year full of hope for our community.

I'd like to extend a sincere thanks to our wonderful community for their ongoing support throughout my election and current term as Mayor. I look forward to another great year of community events, exciting projects and local achievements, that emphasise the growing and thriving community we enjoy in Campbelltown.

I'd like to recognise my fellow Councillors, who I will be working closely with over the coming years and who will assist me in bringing their unique voice, and the voices of our community, to our Council meetings.

I'd like to acknowledge the efforts of our state and federal Members of Parliament who work hard to represent our community's interests to their respective governments.

I'd also like to thank our incredible staff and executive team, led by Campbelltown City Council CEO, Lindy Deitz, for working tirelessly for our community throughout the year.

I wish you all a happy, joyful and safe Christmas season.

Attachments

Nil

6. PETITIONS

7. CORRESPONDENCE

7.1 Raby Road Congestion

Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from the Mayor to The Hon Jo Haylen MP, Minister for Transport dated 20 November 2024.

Attachments

- 7.1.1 Letter from the Mayor to The Hon Jo Haylen MP, Minister for Transport re Raby Road Congestion 13 November 2024 (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 small, handwritten mark resembling a stylized 'n' or a flourish, positioned to the right of the text "Yours sincerely,".

Signature removed

Darcy Lound
Mayor of Campbelltown

DOC-24-330592

7.2 Upper Water Canal Corridor Gilead – Access for fauna crossing

Officer's Recommendation

That the letter be received and the information be noted.

1. Letter from The Hon Rose Jackson MLC, Minister for Water to the Mayor dated 27 November 2024.

Attachments

- 7.2.1 Letter from The Hon Rose Jackson MLC, Minister for Water to the Mayor dated 27 November 2024. (contained within this report) [↓](#)

OFFICIAL

The Hon Rose Jackson MLC
Minister for Water, Minister for Housing,
Minister for Homelessness
Minister for Mental Health, Minister for Youth
Minister for the North Coast



IMWNSW24_0072

Cr Darcy Lound, Mayor
Campbelltown City Council
91 Queen Street
CAMPBELLTOWN NSW 2580

By email: council@campbelltown.nsw.gov.au

Dear Cr Lound

Thank you for your letter of 30 October 2024 regarding east-west koala movement through Noorumba Reserve at Gilead and the Figtree Hill development application (DA).

I appreciate your concerns about the future health of koala populations in western Sydney, which I share.

As you note in your correspondence, WaterNSW is actively working with the Department of Planning, Housing and Infrastructure (DPHI) to construct a pilot fauna crossing of the Upper Canal corridor at Ousedale Creek. It is my understanding that this project is in the early construction phase. Should the pilot prove successful, this will greatly assist in establishing other strategically identified fauna crossings and ensure fauna movement is considered in future planning.

It is important that, in this location, the process takes into account the safety and security of the Upper Canal, which is an integral component of Sydney's water supply system that transfers water from four dams south of Sydney to Prospect Water Filtration Plant for treatment. WaterNSW is responsible for protecting water quality and managing bulk water supply infrastructure to ensure a safe and secure drinking water supply for Greater Sydney.

The *Water NSW Act 2014* and associated *Water NSW Regulation 2020* includes controls, restrictions and penalties designed to protect the water supply infrastructure and drinking water quality from pollution, damage, unauthorised entry or other unauthorised activities. The Upper Canal is classified as a 'Controlled Area' under the Act, which affords it added protections. Any change to the historic Upper Canal's State-listed heritage fabric would also require assessment and approval by WaterNSW and Heritage NSW.

I understand that WaterNSW has shared with the proponent its concerns about a proposed pedestrian access and modification to WaterNSW's internal fencing, based on concerns that it could compromise its ability to protect and service bulk water supply infrastructure and increase the risk to public safety.

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

02 7225 6190
nsw.gov.au/ministerjackson

OFFICIAL

OFFICIAL

I am assured WaterNSW would consider any new strategies proposed by the proponent that facilitate fauna movement and retain security and operational access to the Upper Canal corridor. This also reflects the position of DPHI.

If you wish to discuss this matter further, I am advised that WaterNSW's Environmental Planning staff would be happy to discuss your concerns directly. Please contact Email removed

Yours sincerely

Signature removed

Rose Jackson MLC

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

Date: 27.11.24

*Thanks for writing - I hope this is useful information, we do these matters very seriously.
R.*

8. REPORTS FROM OFFICERS

8.1 Our Call to the Federal Government for Support

Reporting Officer

Strategic Partnerships Manager
Chief Executive Officer

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.2.1 Provide proactive and collaborative leadership on issues that are important to Campbelltown now and into the future
4 Economic Prosperity	4.2.2 Attract investment to the area

Delivery Program

Principal Activity
PA Strategy, Engagement, and Advocacy

Officer's Recommendation

That Council note the attached Call to the Federal Government for Support.

Purpose

To provide Council with a summary of our main advocacy priorities leading into the Federal election.

History

The Prime Minister will soon call the Federal election, to be held early in 2025 to elect members of the 48th Parliament of Australia.

As each of the major parties form their agenda for the upcoming election, it is an opportune time for Council to put forward our key infrastructure priorities and advocate for the new government to favourably respond.

Report

As the metropolitan centre of the Macarthur Region, investment in Campbelltown enables the Federal government to meet key policy initiatives:

1. **Realise the investment in Western Sydney International Airport:** through connecting the fastest growing region in Australia to the airport, the Australian government can leverage connections to industry, skilled workers, travellers and tourism.
2. **Achieve Net Zero:** through investing in public transport for our region, government may reduce car dependency, stabilise Vehicle Kilometres Travelled, and reduce embodied carbon.
3. **Supply Homes:** the Macarthur Region has the capacity to deliver 120,000 homes if accompanied by supporting infrastructure. This is 10 per cent of Australia's entire target, and 32 per cent of NSW's contribution under the National Housing Accord.

The attached publication is a summary of Campbelltown's call for investment in key infrastructure priorities including:

1. **Community and Justice Precinct:** invest in the development of a Federal Circuit and Family Court of Australia to make family law services easy to access for Western Sydney.
2. **Deliver Metro Rail:** to connect us to Western Sydney International Airport.
3. **Deliver a Growth-Enabling Transport Network:** commit to deliver essential transport infrastructure for one of the fastest growing regions in the country.

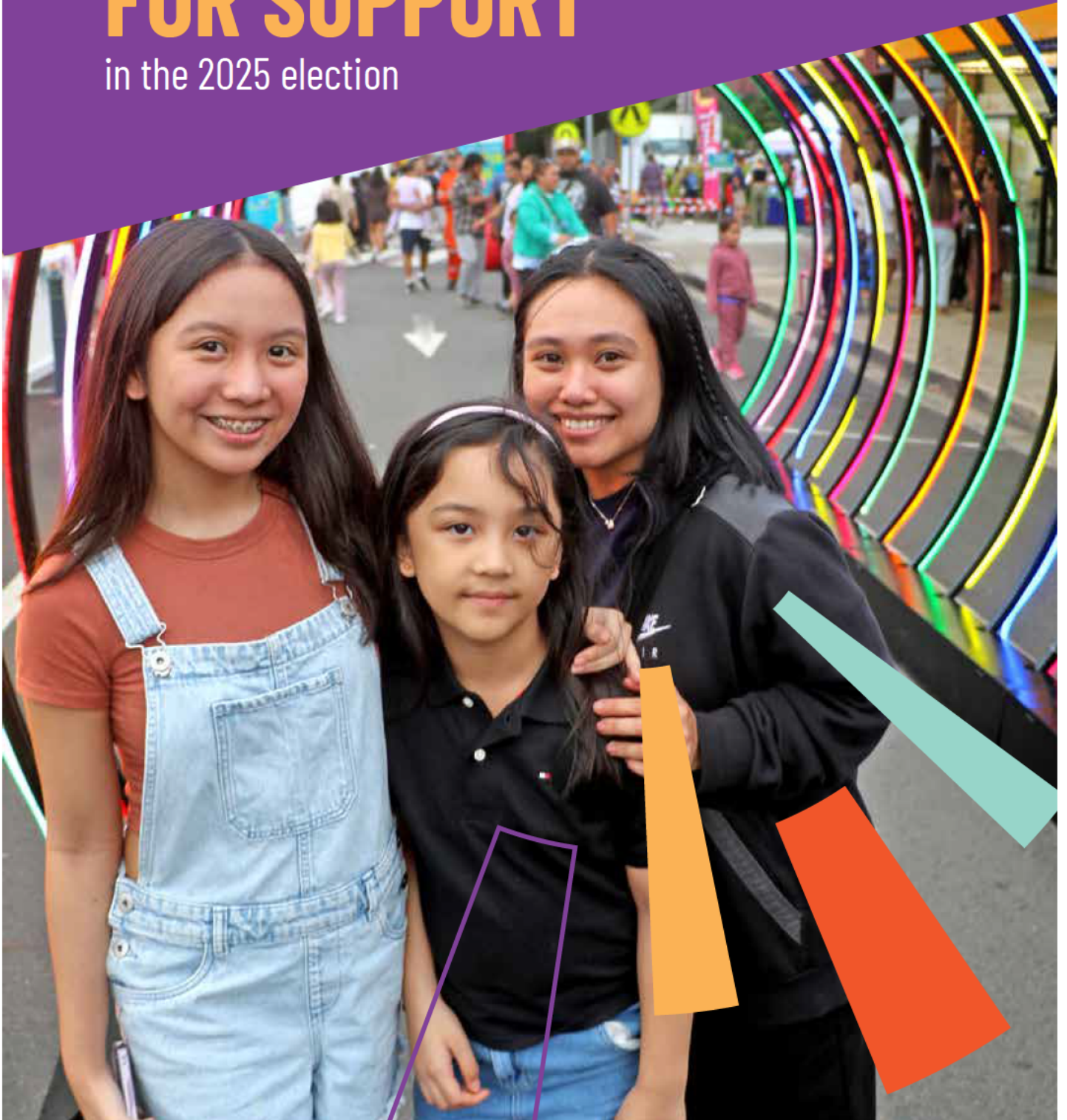
The publication is intended to be published on Council's website and used to assist conversations with various Ministers, Shadow Ministers and local Members of Parliament.

Attachments

- 8.1.1 Campbelltown City Council – Our call to the Federal Government for support in the 2025 election (contained within this report) [↓](#)

CAMPBELLTOWN CITY COUNCIL **OUR CALL TO THE FEDERAL GOVERNMENT FOR SUPPORT**

in the 2025 election





**WE CALL ON YOUR
COMMITMENT IN THE
UPCOMING ELECTION TO
SUPPORT OUR PRIORITY
INITIATIVES AND
DELIVER KEY OUTCOMES
FOR OUR CITY**

CAMPBELLTOWN IS AT THE EPICENTRE OF THE MOST SIGNIFICANT GROWTH CORRIDOR IN NSW – THE MACARTHUR REGION IN S/W SYDNEY

As the metropolitan centre of the Macarthur Region, investment in Campbelltown enables the Federal government to meet key policy initiatives:

- 1. REALISE THE INVESTMENT IN WESTERN SYDNEY INTERNATIONAL AIRPORT:** through connecting the fastest growing region in Australia to the airport, the Australian government can leverage connections to industry, skilled workers, travellers and tourism.
- 2. ACHIEVE NET-ZERO:** through investing in public transport for our region, government may reduce car dependency, stabilise Vehicle Kilometres Travelled, and reduce embodied carbon.
- 3. SUPPLY HOMES:** the Macarthur Region has the capacity to deliver 120,000 homes if accompanied by supporting infrastructure. This is 10% of Australia's entire target, and 32% of NSW's contribution under the National Housing Accord.

CAMPBELLTOWN IS THE SOLUTION TO ACHIEVING KEY POLICY OBJECTIVES; WESTERN SYDNEY INTERNATIONAL AIRPORT - ACHIEVING NET-ZERO AND THE SUPPLY OF MUCH NEEDED HOMES.



WE NEED THE SUPPORT OF THE INCOMING FEDERAL GOVERNMENT TO DELIVER THESE OUTCOMES THROUGH THE INITIATIVES DETAILED IN THIS CALL FOR SUPPORT.

INITIATIVES SUMMARY:

1. COMMUNITY AND JUSTICE PRECINCT:

invest in the development of a Federal Circuit and Family Court of Australia to make family law services easy to access for Western Sydney.

2. DELIVER METRO RAIL:

to connect us to Western Sydney International Airport.

3. A GROWTH ENABLING TRANSPORT NETWORK:

commit to deliver essential transport infrastructure for one of the fastest growing regions in the country.



INITIATIVE 1: SOUTH WEST SYDNEY COMMUNITY AND JUSTICE PRECINCT

The NSW Government has committed to working with us to expand the NSW District, Local and Children's Courts within the Community and Justice Precinct, in Campbelltown.

The Western Parkland City does not currently host a permanent court of federal jurisdiction. Our Region's community is forced to travel outside of the Western Parkland City to access family dispute resolution services, often hours away from their home, disrupting families during an already tumultuous time in their lives.

The Community and Justice Precinct provides an opportunity for better access to family dispute services, closer to home, adjacent to other courts and complementary services.

This will support the attraction of higher order jobs to Western Sydney.



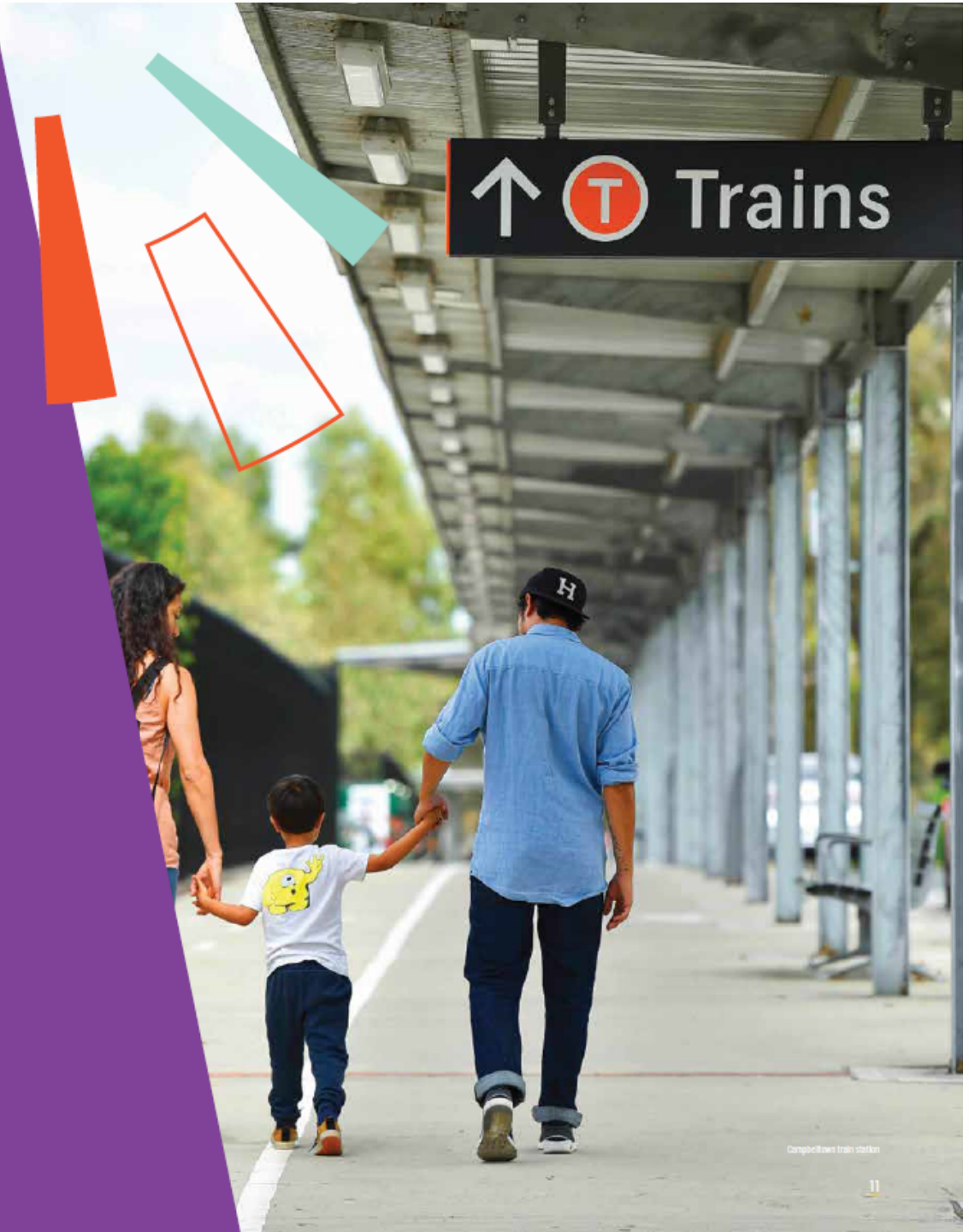
INITIATIVE 2: DELIVER METRO RAIL TO CONNECT US TO WESTERN SYDNEY INTERNATIONAL AIRPORT

We need the Federal Government's commitment to the rail connection from Western Sydney International Airport to:

- 1. Glenfield (via Leppington extension)
- 2. Campbelltown-Macarthur

These connections would ensure Macarthur residents can easily access employment opportunities at our new airport, move around the region via public transport, and maximise the draw of Campbelltown as a destination.

70% of cars parked at Campbelltown train station are from outside Campbelltown LGA, mainly Camden and Wollondilly. With a metro connection from Western Sydney International Airport to Campbelltown, these residents could access Campbelltown City Centre via public transport, liberating the commuter carpark land to be utilised for better economic purposes.



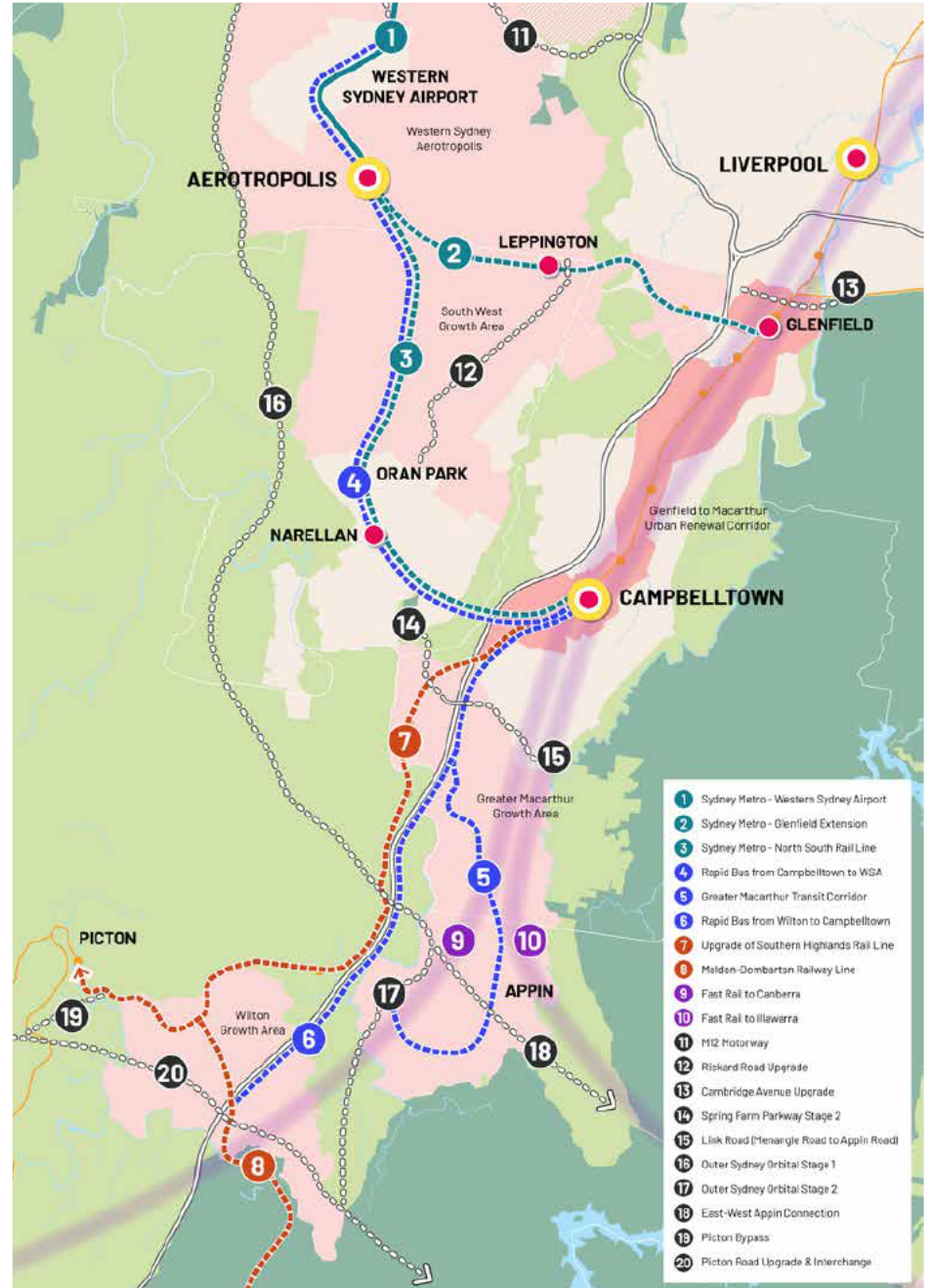
Campbelltown train station

INITIATIVE 3: A GROWTH-ENABLING TRANSPORT NETWORK

Residents of the Macarthur region have suffered for years from a lack of ongoing investment in critical public transport and road infrastructure. Not only does this leave our city centre congested, it makes the population more dependent on private vehicles to access jobs, healthcare, education and other services. The traffic impacts the vibrancy of our city centre and discourages business investment and job creation in Campbelltown. It contributes to poor health outcomes for our community as they are stuck in traffic for hours each day.

We need an integrated and efficient transport network to support our growing community, including:

- a. Rapid bus to Western Sydney Airport: that is fast, legible, frequent and safe.
- b. The full Spring Farm Parkway: from Appin Road (Link Road) to the M31, south facing ramps, and on to Liz Kernahan Drive to support the Greater Macarthur Growth Area
- c. Greater Macarthur Transit Corridor to enable public transport into the Greater Macarthur Growth Area's greenfield developments
- d. Cambridge Avenue, Glenfield: to support the Moorebank Intermodal and NSW Government delivered housing release in Glenfield
- e. Fast Rail to Canberra and the Illawarra, with an interchange at Campbelltown.







8.2 Planning Proposal – 13-17 Eagleview Road, Minto

Reporting Officer

Executive Manager Urban Centres
City Planning and Environment

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.1.2 Provide a diverse range of cultural and creative activities and events, for all interests and people

Delivery Program

Principal Activity
PA Building Development and Controls

Officer's Recommendation

1. That Council endorse the Planning Proposal at attachment 1 which seeks to amend the Campbelltown Local Environmental Plan 2015 by including 'a place of public worship' as an additional permitted use at 13-17 Eagleview Road, Minto and forward the Planning Proposal to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination.
2. That Council request delegation to make the local environmental plan under Section 3.36 of the *Environmental Planning and Assessment Act, 1979*.
3. That subject to a Gateway Determination, the Planning Proposal be exhibited in accordance with the Gateway Determination requirements.
4. That a report on the outcome of the public exhibition of the Planning Proposal be presented to Council for consideration.

Executive Summary

- A request has been received to amend the Campbelltown Local Environmental Plan 2015 for the site at 13-17 Eagleview Road, Minto, to make 'a place of public worship' a land use permitted with consent on this site.
- The Campbelltown Local Planning Panel reviewed the proposal on 22 May 2024, and expressed conditional support. The Local Planning Panel recommended the applicant submit further information to:

- address the intensity and frequency of use
 - limit scale and capacity (number of users)
 - provide additional information regarding traffic impact on the locality
 - demonstrate the suitability of the C4 zone for the proposed use, with consideration given to the preservation of environmental amenity.
- The applicant revised the proposal following feedback from Council staff and the Local Planning Panel and provided additional information that specifically addressed the issues raised by the panel.
 - The applicant also prepared a traffic assessment report and a roundabout design concept plan illustrating alternate access to and egress from the site. While this assists with informing the planning proposal, traffic / transport design matters and the ultimate traffic / transport response, would be dealt with under any future DA that might be lodged in the future.
 - The Planning Proposal is considered generally consistent with regional, district and local planning policies.
 - The report recommends that Council endorse the Planning Proposal (attachment 1), which seeks to include 'a place of public worship' as an additional permitted use at 13-17 Eagleview Road, Minto, and forward the Planning Proposal to the Department of Planning, Housing and Infrastructure, seeking a Gateway Determination.
 - It is also recommended that the Council request delegation to make the plan.

Purpose

The purpose of this report is to seek Council's endorsement of a Planning Proposal that requests the amendment of Schedule 1, Additional Permitted Uses, of the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to make 'a place of public worship' a land use that is permitted with consent on the site known as 13-17 Eagleview Road, Minto.

Property Description	13-17 Eagleview Road, Minto (Lot 7 DP 39165)
Application No	106/2024/E-PP & PP-2023-2652
Applicant	GLN Planning
Owner	Australian Muslim Welfare Centre Inc
Provisions	<i>Environmental Planning and Assessment Act 1979</i> Campbelltown Local Environmental Plan 2015
Date Received	27 November 2023

The Planning Proposal (attachment 1) provides a detailed assessment of the request against relevant local, district and regional strategic planning documents, relevant state environmental planning polices and the Local Planning Directions.

This report seeks Council's endorsement of the Planning Proposal and to forward the Planning Proposal to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination.

History

In 2012, Council granted development consent (DA No. 2118/2011/DA-0) for the construction of an outbuilding on the site, for use as a craft studio. The development consent included the following conditions:

- The use of the craft studio was limited to a maximum of 5 people.
- The hours of operation were restricted to between 9 am and 5 pm Monday to Friday, and 9 am to 1 pm on Saturdays.
- The use of the site for any purpose other than a craft studio, including a religious establishment, was confirmed as not permissible.

On 7 June 2018, Council granted a new consent (DA No. 3587/2017/DA-C) for alterations and additions to the existing outbuilding for use as a community facility. Under this new consent, the following conditions were imposed:

- occupancy at the site for events and gatherings was capped at 50 people for regular weekly activities.
- a maximum of 150 people was permitted 12 times a year for infrequent events such as birthday parties.
- the use of the site as a place of public worship, educational establishment, or any other land use not specified by that development consent is not permissible on the site.

On 19 October 2023, a modification application (3587/2017/DA-C/A) was submitted to Council seeking to:

- increase the maximum attendance at the site for regular weekly activities from 50 to 100 people.
- increase the maximum attendance for larger events at the premises on Friday, Saturday and Sunday from 100 to 220 people (maximum of 2 gatherings a day with a minimum 1-hour gap between each event).
- construction of an awning at the rear of the community facility.
- alter and upgrade the car park to increase the amount of parking available on site.
- construct a 1.8 m fence along the Northern, Eastern and Southern boundaries for noise attenuation.

The modification application was approved on 11 July 2024.

The site has a history of compliance action taken by Council staff and there is a matter recently considered by the NSW Land and Environment Court with judgement pending.

On 22 May 2024 the Planning Proposal was considered and generally supported by the Campbelltown Local Planning Panel (the Panel), subject to addressing matters relating to traffic management, access and the residential amenity of the neighbouring properties.

Report

1. The Site and Locality

The site consists of one allotment known as no. 13-17 Eagleview Road, Minto and has an area of 20,800 m². The site is located on the eastern side of Eagleview Road with direct access to the street. The site has a frontage of 79 m (Figure 1).

At present, the site comprises a:

- a community centre of approximately 200 m² in area;
- formal and informal car parking spaces; and
- a residential dwelling and carport with a storage room.

The remainder of the site is comprised of open grassed areas and is utilised to facilitate overflow parking for the community centre. The site is also affected by biodiversity on the southeastern corner of the site.

To the north of the site is a triangular allotment with an existing dwelling at no. 11 Eagleview Road. Further north is an off-leash dog area and electricity transmission corridor

The site is located approximately 3 km from Minto Railway Station and can also be accessed via the 873-bus service.



Figure 1: Aerial of the subject site

2. Campbelltown Local Environmental Plan 2015

The site is currently zoned C4 – Environmental Living (Figure 2). The site has a maximum permissible building height of 9 m. Part of the site has a minimum lot size of 4,000 m² and the rest of the site has a 2-ha minimum lot size (Figure 3).

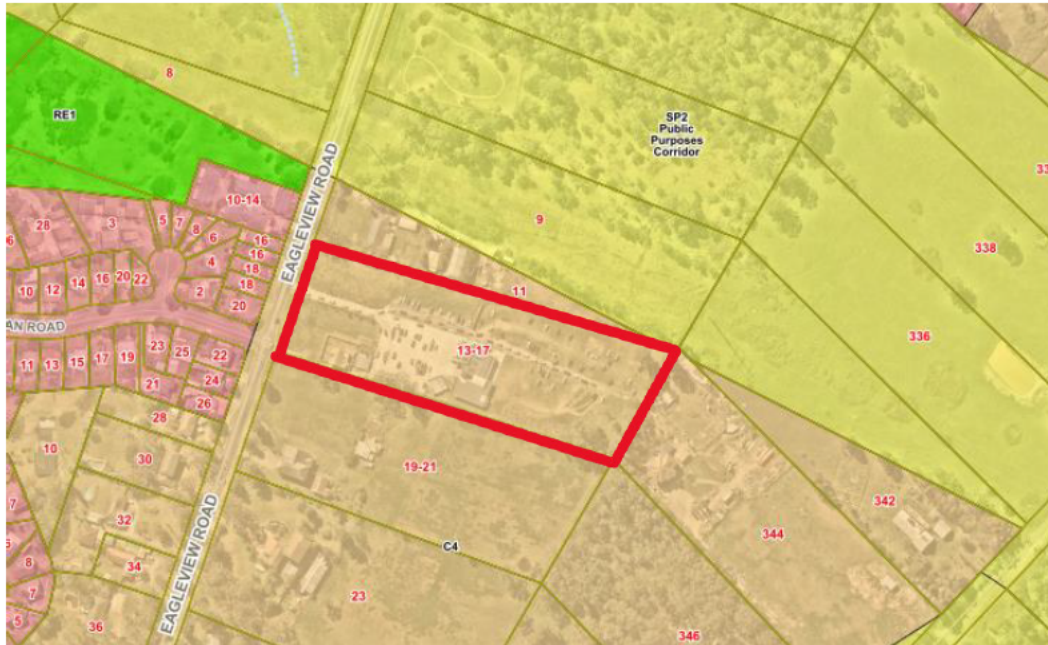


Figure 2: Current zoning – CLEP 2015

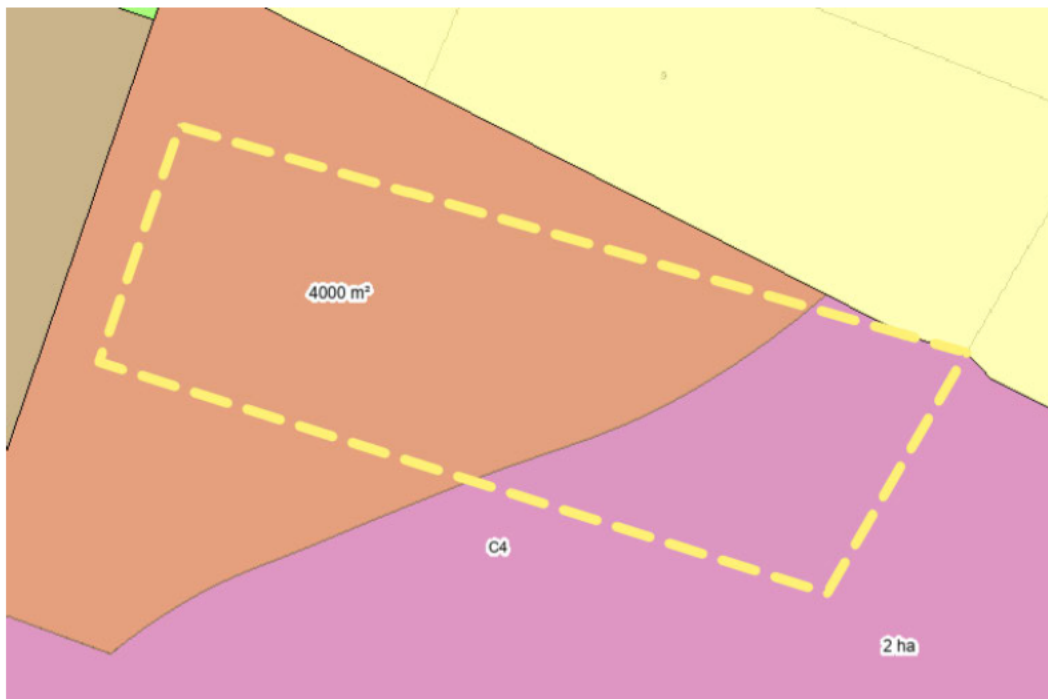


Figure 3: Lot Size Map – CLEP 2015

The site does not have a maximum floor space ratio requirement under the CLEP 2015. A small portion of the site, in the southeastern corner, has biodiversity values and is mapped under the CLEP 2015.

3. Planning Proposal

The Planning Proposal requests to amend Schedule 1 of CLEP 2015 by inserting 'places of public worship' as an additional permitted use for 13-17 Eagleview Road, Minto (Lot 7 DP 39165).

The Planning Proposal does not seek to amend any other development standards within the CLEP 2015.

Assessment of the Planning Proposal – Regional, District and Local Plans

The Planning Proposal was assessed against all the relevant regional, district and local plans. The assessment found that the proposed additional permitted use of the site for a place of public worship was not inconsistent with the overarching plans. Further information on the assessment of the Planning Proposal against the regional, district and local plans is located under attachment 1 of this report. The Planning Proposal meets objective 8: 'Greater Sydney's communities are culturally rich with diverse neighbourhoods' within the Greater Sydney Regional Plan.

Assessment of the Planning Proposal – Local Planning Directions.

The Planning Proposal was assessed against the Local Planning Directions and is generally consistent with them. Further detailed assessment is included in attachment 1 as part of the Planning Proposal. The Planning Proposal is consistent with a number of local planning directions notably 1.1 'Implementation of regional plans' and 3.1 'Conservation zones' as the additional permitted use seeks to promote a cultural and religious facility without having an impact on the existing C4 zoning.

4 Local Planning Panel Advice

On 22 May 2024, the Panel met and provided the following advice on the Planning Proposal.

Whilst the Panel were generally supportive of the Planning Proposal, they identified the following matters for consideration:

- the appropriateness of the proposed use on the C4-zoned land and the site-specific merit of the proposal in terms of the potential impact of intensity and frequency of use on the local area.
- investigation into specific clauses in the CLEP 2015 that would preserve the environmental amenity of the area.
- potential DCP amendments to address design and environmental issues associated with the site and its future use.
- the need to prepare a traffic study to assess all potential impacts on the residential amenity of the local neighbourhood.
- limitations on the scale and number of users on the site at any one time to mitigate the impact on street parking and public safety risks

The applicant has provided Council with additional information addressing the comments raised by the Panel. In summary, the applicant:

- Conducted further traffic analysis, confirming that local roads would continue to function at an acceptable level.

- Submitted a revised preliminary design for the roundabout at Plowman Road and Eagleview Road, allowing entry and exit to the site from two points.
- Proposed a mechanism to employ an on-site person to close the gates if patronage exceeds the approved capacity for the site.
- Indicated that the frequency and patronage limits could be managed through conditions placed on any future approval for the site's use as a place of public worship.

While the proposed elements relating to traffic do shown and intent to address potential future traffic issues where the site was used for a place of public worship, the Planning Proposal process does not approve those aspects, and the assessment and resolution of all traffic matters would be subject to a more detailed assessment where a separate Development Application was lodged.

Further details and assessment of the Proposal against the advice of the Panel is located within attachment 1.

5. Key Issues and Concerns

The following issues have been identified and have either been addressed or can be managed post Gateway determination:

Permissibility

The existing approved use for the site as a community facility is permissible with consent under the C4 Environmental Living (C4) Zone; however, places of public worship are prohibited.

Schedule 1 of the CLEP provides a mechanism to make a land use that is otherwise prohibited under a zone, permissible by listing the site and the specific use under it.

Currently, there are three separate properties identified in Schedule 1 of CLEP 2015 that allow places of public worship as an additional permitted use within the C4 zone on the following properties:

- 201 Eagleview Road, Minto
- 78 Amundsen Street, Leumeah
- 43 Acacia Avenue, Ruse

The properties listed above were historically legally permissible with consent under previous environmental planning instruments and were included under Schedule 1 of the CLEP 2015 to ensure they continue to be permissible with consent. In terms of this subject site, religious establishments/places of public worship were prohibited under the previous environmental planning instrument.

Despite places of public worship being prohibited in the C4 zone, some properties within the C4 zoned land may be able to accommodate a place of public worship because of their large lot sizes and location. Large lots can accommodate on-site parking and provide generous setbacks from neighbouring properties, mitigating noise and privacy impacts.

It is also important to note that even if the planning proposal to permit a place of public worship on the site were approved and finalised, a development application would still need to be lodged assessed and approved by Council for the site to operate as a place of public worship.

Number of people attending the site

The current development consent (3587/2017/DA-C/A) for the use of the site as a community facility allows a maximum of 100 people for regular weekly activities and up to 220 people for larger events held on Fridays, Saturdays, and Sundays, with no more than 2 gatherings per day and a minimum one-hour gap between events.

The operational impact of a place of public worship on the amenity of the surrounding area may be comparable to the impacts of the currently approved community facility use depending on how patronage of the site is managed.

Any future use of the site for a place of public worship could be effectively managed through development consent conditions and a plan of management associated with any future development consent. These conditions would be similar to those already in place for the community facility use including a possible cap on maximum number of people attending the site and or the number of cars allowed on site at any one time.

Traffic

Traffic and access to the site were key concerns raised by the Panel and Council's Traffic Engineers, particularly the control of vehicles at the site, along the road in front of the site, and the impact on traffic flows moving past the site at times of worship.

In response, a traffic assessment report was prepared by Arc Traffic + Transport and provided to council for review. The assessment identified that further work would be required at the development application stage, particularly in evaluating the impact of potential increased traffic at the Plowman Road and Eagleview Road intersection during cultural events and on Fridays between 11 am and 3 pm.

To address access to the site, an option was proposed which outlines a redesign of the roundabout at Eagleview Road and Plowman Road.

The design seeks to show that improvements to local traffic circulation can be achieved, and could prevent illegal vehicle turns, such as U-turns, especially for vehicles travelling south to the site.

The Applicant's design concept indicates that site access and circulation could be improved with adjustment to internal circulation and on-road works.

Notwithstanding the concepts provided by the application, a full and more considered traffic design assessments would be conducted during the development application phase.

Car parking

The site currently provides 84 formal parking spaces, including 4 accessible parking spaces, and the capacity for 30 informal parking spaces. The site is currently required to provide 120

sealed car parking spaces to cater for the maximum 220 users of the approved community facility. Notably, under the SCDCP, the number of car parking spaces required for 220 people, if the site were to be used for a place of public worship, would be 63 spaces. As such, the provision of on-site car parking would not be an issue if the site were to be used as a place of public worship.

The applicant has proposed a method to manage the number of cars and people on-site during busy periods. The plan involves designating a person at the entry gate to count the number of people and vehicles entering the site. Once the maximum capacity is reached, both the pedestrian and vehicle entry gates will be closed, and a sign will be placed at the front of the property to notify people that the event has reached capacity. This method can be further addressed and refined at the development application stage.

Additionally, Council could install no-stopping signs in front of the facility to discourage off-street parking, thereby preventing issues for surrounding residents. Other potential measures, such as green travel plans and shuttle buses, could also be considered. It is important to note that these matters will be addressed at the development application stage, as the provisions within the CLEP 2015 do not specifically regulate parking or traffic on sites.

Environment

This site is currently slightly constrained by biodiversity values. The vegetation on site is mapped as 'terrestrial biodiversity' located in the southeastern corner of the site. This mapping provides protection to the threatened ecological community of the Cumberland Shale-Sandstone Ironbark Forest and core Koala Habitat (Figure 4). The proposal to include 'a place of public worship' as a permissible use for the site will not impact biodiversity values on the site as no vegetation will require clearing in this area.



**Figure 4: Biodiversity mapped area
Bottom right-hand corner of site - light green**

Bushfire

The site is identified within the Vegetation Buffer and Vegetation Category 3 of Bushfire Prone Land classification. The applicant has advised Council it intends to keep the existing allowable number of visitors to the site consistent with the approved community facility.

Should a future gateway determination be issued for the Proposal, the NSW Rural Fire Service (RFS) would be consulted during the public exhibition period, and any raised concerns would be addressed.

5. Site Specific Merits

The Planning Proposal seeks to include 'place of public worship' as an additional permitted use under Schedule 1 of CLEP 2015. The proposal is considered to have site-specific merits for the following reasons:

- The site has sufficient area (over 2 ha) to accommodate a place of public worship.
- While the site contains a small portion of significant vegetation that is mapped for conservation, there is no direct impact on vegetation from allowing the site to be used as a place of public worship.
- The site can accommodate all the required off-street parking.
- With suitable alterations to internal traffic circulation and adjustments to Eagleview Road (subject to further detailed consideration under a future Development Application), it is considered that an adequate traffic response can be delivered.
- Should this proposal be supported by Council, conditions related to limiting the number of patrons, prohibiting off-street parking, and regulating operating hours can be imposed to mitigate impacts on neighbouring residential properties.

Conclusion

The Planning Proposal seeks to amend Campbelltown Local Environmental Plan 2015 by including places of public worship as an additional permitted use for 13-17 Eagleview Road, Minto (Lot 7 DP 39165) under Schedule 1.

As a result of the detailed assessment of the proposal against strategic and site-specific merits, the inclusion of a place of public worship as an additional permitted use for 13-17 Eagleview Road, Minto is considered reasonable.

The proposal could be managed and conditioned to mitigate any potential impacts on the surrounding road network and residential properties through appropriate plans of management and conditions at the development application stage,

The inclusion of the site under Schedule 1 would facilitate a place of public worship which is important to a section of the local community.

It is recommended that Council endorse the Planning Proposal and forward it to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination.

Attachments

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



Planning Proposal

**13-17 Eagleview Road, Minto
(Lot 7 DP 39165)**

December 2024

Introduction

This Planning Proposal explains the intent of and justification for the proposed amendment to the *Campbelltown Local Environmental Plan 2015* (CLEP 2015) to include a 'place of public worship' as an additional permitted use under Schedule 1 of CLEP 2015 for the subject site for the property located at 13-17 Eagleview Road, Minto (Lot 7 DP 39165).

The Site

The subject site is located at 13-17 Eagleview Road, Minto (Lot 7 DP 39165) which has an area of 2.085 ha (20,850 m²). The site is located approximately 7 km north of the Campbelltown City Centre and 3.5 km to the northeast of Minto Town Centre. Figure 1 is an air photo that shows the subject land in red as well as the surrounding area.

The site includes a community centre, residential dwelling, carport and a storage room. The remaining site area is largely either formalised concrete car park or grassland, with some formal landscaping and native trees.



Figure 1: Subject Site

Surrounding the site are rural residential lots to the south and east, R2 – Low Density Residential zoned land to the west and an SP2 – Public Purposes Corridor to the north. The public purposes corridor also includes an off-leash dog park.

Minto Mall, Minto Railway Station, and two schools are located 3 kms to the southwest. Figure 2 shows the current zoning map.

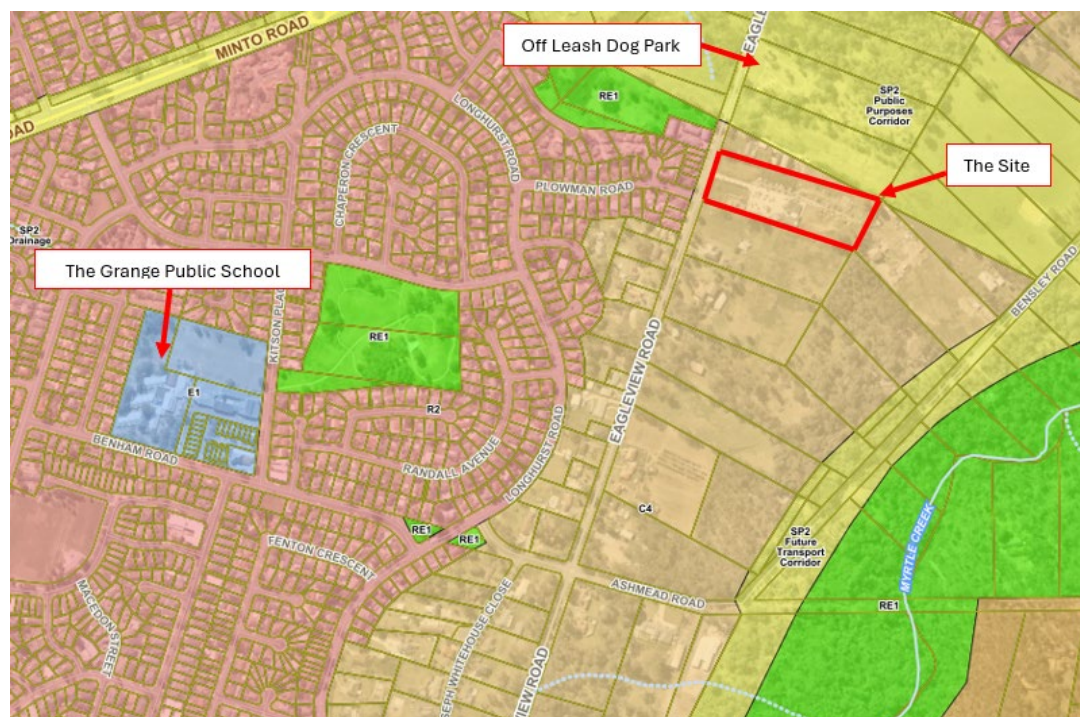


Figure 2: Zoning of subject site and the vicinity

Background

On 1 June 2018, Council approved alterations and additions to the existing building on the site to be used as a ‘community facility’, known as the Australian Muslim Welfare Centre (AMWC).

There has been a long history of compliance action taken by Council and there is currently a matter before the Land and Environment Court.

On 27 November 2023, a Planning Proposal Request was lodged by GLN Planning Pty Ltd which sought to amend the CLEP 2015 to:

- permit ‘places of public worship’ as an additional permitted use with consent under Schedule 1 of the CLEP 2015; and
- include the site on the ‘additional permitted uses’ map under CLEP 2015.

In 2012, Council granted development consent (DA No. 2118/2011/DA-0) for the construction of an outbuilding on the site, for use as a craft studio. The development consent included the following conditions:

- The use of the craft studio was limited to a maximum of 5 people.
- The hours of operation were restricted to between 9 am and 5 pm Monday to Friday, and 9 am to 1 pm on Saturdays.
- The use of the site for any purpose other than a craft studio, including a religious establishment, was confirmed as not permissible.

On 7 June 2018, Council granted a new development consent (DA No. 3587/2017/DA-C) for alterations and additions to the existing outbuilding for use as a community facility. Under this consent, the following main conditions were imposed:

- Occupancy at the site for events and gatherings was capped at 50 people for regular weekly activities.
- A maximum of 150 people was permitted 12 times a year for infrequent events such as birthday parties.
- It was confirmed that the use of the site as a place of public worship, educational establishment, or any other land use not specified by that development consent is not permissible on the site.

On 19 October 2023, a modification application (3587/2017/DA-C/A) was submitted to Council seeking to:

- increase the maximum attendance at the site for regular weekly activities from 50 to 100 people.
- increase the maximum attendance for larger events at the premises on Friday, Saturday and Sunday from 100 to 220 people (maximum of 2 gatherings a day with a minimum one-hour gap between each event).
- construct an awning at the rear of the community facility.
- alter and upgrade the car park to increase the amount of parking available on site.
- construct a 1.8 m fence along the Northern, Eastern and Southern boundaries for noise attenuation.

The modification application was approved on 11 July 2024.

On 22 May 2024, the Planning Proposal was considered by the Campbelltown Local Planning Panel (LPP). At the LPP meeting, the Panel identified the need for more information to assess the impact, intensity, and frequency of the proposed use. The applicant was asked to provide more information on the following: the intensity and frequency of the site, traffic and residential amenities, car parking, and public safety.

A Traffic and Transport Assessment Report was lodged on 16 July 2024, in response to the request of the Local Planning Panel. To address the concerns raised around traffic and parking for the site, additional information was provided including a design concept showing entry to the site from the roundabout at the intersection of Eagleview Road and Plowman Road and exit from the existing entry point on Eagleview Road. This information was sufficient to demonstrate that there are potential solutions to the traffic issues, although is not confirmed as the final solution. The final solution would be determined as part of any future development application for a place of public worship.

Part 1 – Objectives or intended outcomes

The objectives and intended outcomes of the Planning Proposal will be achieved by amending the CLEP 2015 to add a 'place of public worship' as an additional permitted use under Schedule 1 for 13 – 17 Eagleview Road, Minto.

Objective**The objective of the Planning Proposal is to:**

- add a 'place of public worship' as an additional permitted use under Schedule 1 of CLEP 2015 for the subject site; and
- add the site within the 'Additional Permitted Uses' map under CLEP 2015.

The proposed amendments need to be facilitated via the Planning Proposal process in order to achieve the desired outcome.

The proposed mapping is identified in Part 4 of this Planning Proposal document.

Part 2 – Explanation of Provision

This section provides a detailed statement of how the objectives or intended outcomes will be achieved by amending an existing LEP.

Intended Provisions

The objectives can be achieved by adding a new clause under Schedule 1 – Additional Permitted Uses of CLEP 2015 and amending the 'additional permitted uses' map to include the site.

This would involve adding a clause under Schedule 1 which states that 13-17 Eagleview Road, Minto can be used for the purpose of a 'public place of worship' with consent. Further, the 'additional permitted uses' map would subsequently be updated to identify the site as including an additional permitted use.

The proposed draft clause to be added is outlined below.

Schedule 1 – Campbelltown Local Environmental Plan 2015

Clause XX Use of certain land at 13-17 Eagleview Road, Minto

- (1) *This clause applies to land at 13-17 Eagleview Road, Minto, being Lot 7, DP 39165.*
- (2) *Development for the purpose of a place of public worship is permitted with development consent.*

Part 3 – Justification

3.1 Strategic Merit

The Planning Proposal seeks to include 'place of public worship' as an additional permitted use under Schedule 1 of CLEP 2015. The proposal is considered to have site-specific merits for the following reasons:

- The site has sufficient area (over 2 ha) to accommodate a place of public worship.
- While the site contains a small portion of significant vegetation that is mapped for conservation, there is no direct impact on vegetation from allowing the site to be used as a place of public worship.
- The site can accommodate all the required off-street parking.
- It has been demonstrated that there are potential solutions to traffic concerns, with the final design to be confirmed through the development application process.
- Other potential concerns relating to future site operations can be addressed through development consent conditions related to limiting the number of patrons, requiring signage to prevent inappropriate on-street parking, and regulating operating hours to mitigate impacts on neighbouring residential properties.

Section A – Need for the planning proposal

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

No.

The Planning Proposal has not been prepared as a result of any strategic study or report. The Planning Proposal is a result of a planning proposal request initiated by the applicant. However, the proposal is considered appropriate given its comparable environmental impacts similar to other uses permissible at the site (i.e. childcare centre, community facilities).

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

Yes.

The Planning Proposal is the best way to achieve the intended outcomes and objectives.

Section B – Relationship to strategic planning framework**3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?**

Yes.

The Planning Proposal is not inconsistent with the relevant objectives and actions outlined in the *Greater Sydney Regional Plan* and the *Western City District Plan*.

Greater Sydney Region Plan

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

The following priorities of the Greater Sydney Region Plan have been identified for this Planning Proposal:

- Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods

The Planning Proposal will support a growing community by enabling a place of public worship. The Planning Proposal will also assist in providing the local community and neighbourhoods with culturally rich and diverse opportunities.

Western City District Plan

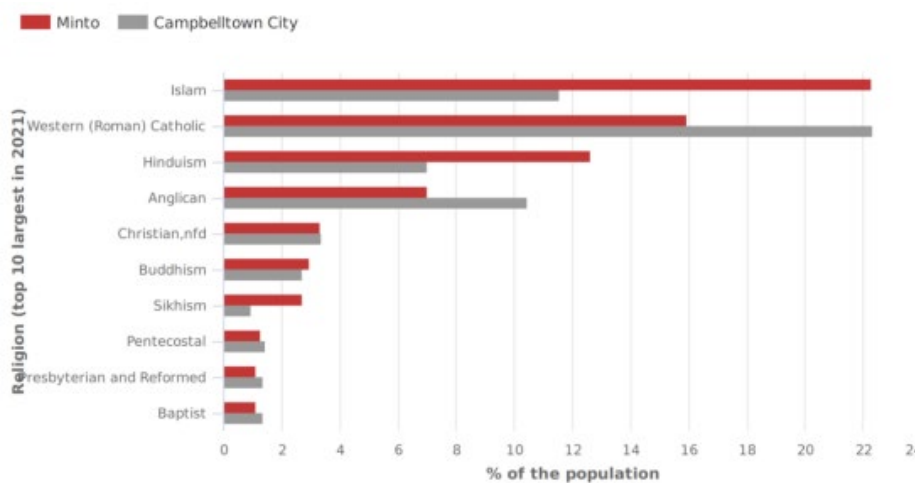
The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The plan provides guidance in relation to job creation, housing supply and sustainability.

The following priorities of the Western City District Plan have been identified for this Planning Proposal:

- Objective 6: Services and infrastructure meet communities' changing needs.
- Objective 7: Communities are healthy, resilient and socially connected.

The Planning Proposal, by adding an additional use to the site, will meet the needs of a growing community. This includes the changes and supporting needs of the Muslim community. According to the 2021 census, the largest religious group within Minto was Islam with 22.3 per cent - refer to Figure 3.

The addition of an additional permitted use to the already approved community facility will directly contribute to the above objective, enabling stronger social bonds and engagement. The proposed additional use is consistent with the rural metropolitan character of the surrounding neighbourhood and consistent with other uses already permitted in the zone (i.e., childcare centre, community centre).



Source: Profile ID, ABS Census 2021

Figure 3 – ABS Census 2021 – Minto Religious affiliation

Currently, the permissibility of places of public worship across the Western City District within the C4 zones is varied.

Below is a comparison of Local Government Areas (LGA).

Comparison – Are Places of Public Worship Permissible in the C4 Zone in WCD?								
LGA	Campbell town	Camden	Fairfield	Liverpool	Hawkesbury	Penrith	Wollondilly	Blue Mountains
Permissible?	No	No	N/A	N/A	Yes	Yes	No	No

Figure 4 – Comparison of LGAs – Permissibility of Place of Public Worship in C4 zone

As per Figure 4, places of public worship are not permissible in C4 zoned land in Campbelltown, Camden, Wollondilly, and Blue Mountains local government areas.

Penrith and Hawkesbury Councils permit places of public worship with development consent in the C4 Environmental Living zone.

Fairfield and Liverpool councils do not have a C4 - Environmental Living zone in their Local Environmental Plans.

4. Is the planning proposal consistent with Council’s LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Yes.

The Planning Proposal is not inconsistent with *Campbelltown Local Strategic Planning Statement* and *Campbelltown Community Strategic Plan*.

Campbelltown Community Strategic Plan – Campbelltown 2032

The *Campbelltown Community Strategic Plan* (CSP) outlines the strategic direction of Council for a 10-year period based on the feedback of the local community and research on successful and resilient communities. The CSP represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions. The CSP has been structured to address key outcomes that Council and other stakeholders will work to achieve. These outcomes are:

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

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

- 1.1 A proud and inclusive community
- 2.1 Public spaces and facilities

The Planning Proposal is considered consistent with the above outcomes.

Campbelltown Local Strategic Planning Statement (LSPS)

The Planning Proposal is consistent with the *Campbelltown Local Strategic Planning Statement* (LSPS) and will assist with providing a place of public worship for a growing community.

The LSPS identified the site as being a 'Potential Transition Area' as shown in Figure 4. The LSPS defines an area of potential transition as 'parcels of land zoned E4 (note since the LSPS was drafted the zone has changed to C4), where some modest reduction of lot size (2ha to 1ha) could be possible under the existing provisions of Campbelltown LEP, 2015 subject to specified criteria being met. This planning proposal does not seek any alteration to the minimum lot size.

The use of the site as a community facility and potential use as a place of public worship are appropriate for these larger lot sizes which provide space for separation from neighbours and car parking.

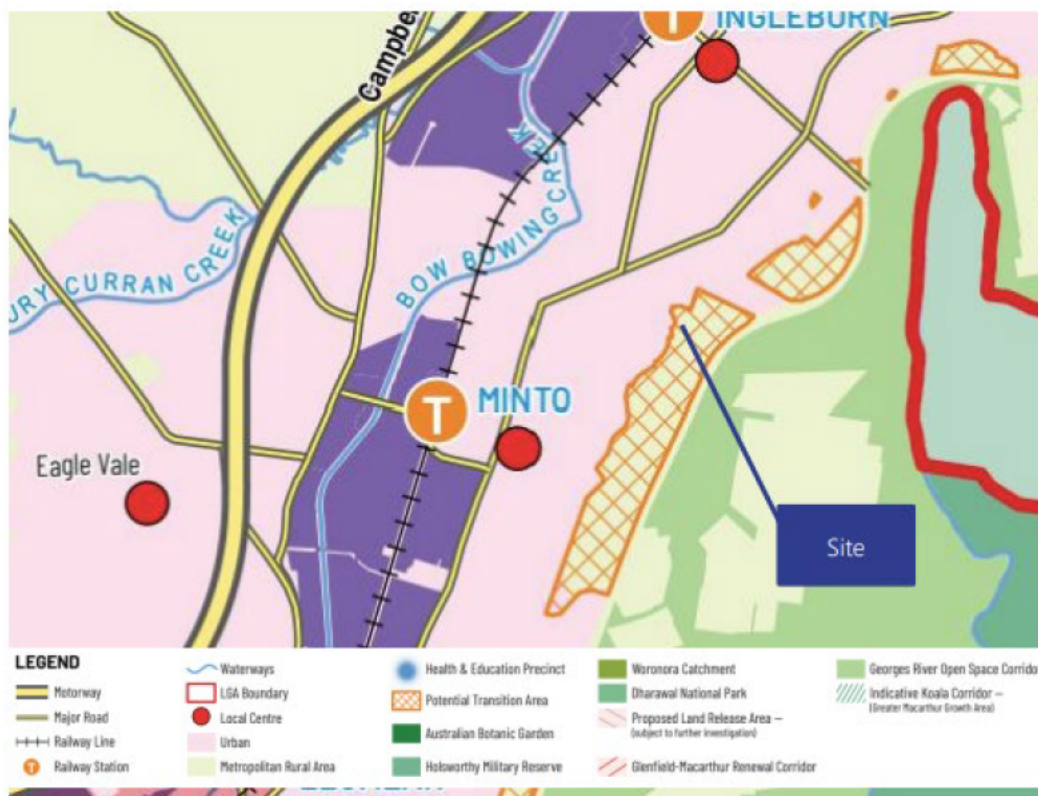


Figure 5 – Structure Plan

A number of actions within the LSPS are relevant to the proposal, and an assessment of the Planning Proposal against these actions are contained in Table 1 below:

LSPS Priorities	
Theme 1 – A vibrant, liveable city	
Priority	Response
Priority 4: Celebrating the arts and culture	The Planning Proposal meets the need of the growing Muslim community by providing a place of public worship to celebrate their culture and religion. The Planning Proposal would facilitate a cultural facility in the form of a place of worship not dissimilar to the community facility already approved on site.
Theme 2 – A Respected and Protected Natural Environment	
Priority 6: Respecting and protecting our natural assets	This site is constrained by biodiversity values in the southeastern corner. The proposal to include 'a place of public

	worship' as a permissible use for the site will not impact biodiversity values on the site as the future development could easily avoid this part of the site.
Theme 4 – A successful city	
Priority 14: Ensuring infrastructure aligns with growth	The site already benefits from existing infrastructure. Information has been provided demonstrating that there are potential solutions to traffic concerns for access to and egress from the site.

Table 1: Assessment against the relevant LSPS

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

Further detailed assessment against other State and regional studies or strategies beyond what has already been considered is not deemed necessary.

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

The Planning Proposal has been reviewed against the provisions of relevant State Environmental Planning Policies (SEPPs) – refer to Table 2

State Environmental Planning Policies	Comment
SEPP (Biodiversity and Conservation) 2021	<p>The site includes a portion of biodiversity land on the southeastern corner of the site. The proposal to include 'a place of public worship' as a permissible use for the site will not impact biodiversity values on the site as this small part of the site is easily avoided.</p> <p>Consideration of biodiversity will occur if a future development application is submitted for the expansion of the footprint of the existing buildings on site.</p>
Chapter 2 – Vegetation in non-rural areas	<p>This chapter is applicable to the Planning Proposal as the site is zoned C4 - Environmental Living.</p> <p>The inclusion of an additional use for the site does not result in the clearing of native vegetation zoned for urban purposes. The</p>

State Environmental Planning Policies	Comment
	<p>proposal is not linked to a development application (DA). As per the Department of Planning, Housing and Infrastructure Vegetation SEPP Frequently Asked Questions for Council, this part of the B&C SEPP applies to clearing of vegetation that occurs outside of a development consent.</p>
<p>Chapter 4 – Koala Habitat Protection 2021</p>	<p>This chapter of the B&C SEPP aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for <i>Phascolarctos cinereus</i> (Koala) ‘to support a permanent free-living population over their present range and revers the current trend of Koala population decline’ (clause 4.1).</p> <p>The site contains a small area in the southeast corner that contains ‘potential koala habitat’.</p> <p>Any future development of the site would need to consider this and be consistent with the approved Campbelltown Koala Plan of Management adopted for Campbelltown LGA. The proposed amendment to Schedule 1 does not impact on Koalas habitat within the area. The current use of the site avoids any impact on this area and it anticipated that future use as a place of public worship could do the same.</p>
<p>SEPP (Exempt and Complying Development Codes) 2008</p>	<p>Exempt and complying development under the SEPP will continue to apply as relevant to the individual site.</p>
<p>SEPP (Housing) 2021</p>	<p>The Planning Proposal does not include any provisions which impede the operation of this SEPP over the site. This SEPP will apply to any future DAs that relate to build form on the Site.</p>
<p>SEPP (Industry and Employment) 2021</p>	<p>Not Applicable.</p>

State Environmental Planning Policies	Comment
SEPP(Planning Systems) 2021	The Planning Proposal does not include any provisions which impede the operation of this SEPP over the site.
SEPP(Precincts – Central River City) 2021	Not relevant to the Proposal.
SEPP(Precincts – Eastern Harbour City) 2021	Not relevant to the Proposal.
SEPP(Precincts – Western Parkland City) 2021	Not relevant to the Proposal.
SEPP(Primary Production) 2021	Not relevant to the Proposal.
SEPP(Resilience and Hazards) 2021	Not relevant to the Proposal.
SEPP(Resources and Energy) 2021	Not relevant to the Proposal.
SEPP(Sustainable Buildings) 2022	The Planning Proposal does not include any provisions which impede the operation of this SEPP over the site. This SEPP will apply to any future DAs on the site for built form.
SEPP(Transport and Infrastructure) 2021	Chapter 2 Infrastructure. This chapter aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development. The additional permitted use does not alter the operation of this SEPP.

Table 2: Assessment against the relevant SEPP

7. Is the planning proposal consistent with applicable Local Planning Directions (previously known as Ministerial Directions) (s9.1 directions) or key government priority?

The Minister for Planning and Environment issues Local Planning Directions that Councils must follow when preparing a PP. This Planning Proposal is generally consistent with the Section 9.1 direction – refer to Table 3.

Consideration of s9.1 Directions	Comment
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	Consistent.

Consideration of s9.1 Directions	Comment
	<p>The site is located within the Western Parkland City. This document provides high level overarching guidance on the strategy for Greater Sydney. This proposal to include an additional permitted use at the site, would not preclude the outcomes of the Greater Sydney Region Plan from being achieved.</p>
<p>1.2 Development of Aboriginal Land Council land</p>	<p>Not relevant to the Proposal.</p>
<p>1.3 Approval and Referral Requirements</p>	<p>Consistent.</p> <p>No new referral or concurrence conditions are proposed.</p>
<p>1.4 Site Specific Provisions</p>	<p>Consistent.</p> <p>The Planning Proposal would enable a public place of worship as an additional permitted use within the site, as such it is consistent with section 1.4 1 C with this direction : Direction 1.4 (1) C states: A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>No other site-specific provisions are proposed which would control or limit this land use form being achieved over the site.</p>
<p>1.4A Exclusion of Development Standards from Variation</p>	<p>Not relevant to the Proposal.</p>
<p>Focus Area 1: Planning Systems – Place-based</p>	
<p>1.5 Parramatta Road Corridor Urban Transformation Strategy</p>	<p>Not relevant to the Proposal.</p>

Consideration of s9.1 Directions	Comment
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to the Proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure and Implementation Plan	Not relevant to the Proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant to the Proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not relevant to the Proposal.
1.10 Implementation of Western Sydney Aerotropolis	Not relevant to the Proposal.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the Proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the Proposal.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant to the Proposal.
1.14 Implementation of Greater Macarthur 2040	<p>Consistent.</p> <p>This proposal to include an additional permitted use at the site, would not prevent the outcomes of Greater Macarthur 2040 being achieved. This includes environmental considerations for vegetation and koalas, tree canopy coverage and consideration of bushfire risk.</p>
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not relevant to the Proposal.
1.16 North West Rail Link Corridor Strategy	Not relevant to the Proposal.
1.17 Implementation of the Bays West Place Strategy	Not relevant to the Proposal.

Consideration of s9.1 Directions	Comment
1.18 Implementation of the Macquarie Park Innovation Precinct	Not relevant to the Proposal.
1.19 Implementation of the Westmead Place Strategy	Not relevant to the Proposal.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not relevant to the Proposal.
1.21 Implementation of South West Growth Area Structure Plan	Not relevant to the Proposal.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not relevant to the Proposal.
Focus Area 2	
Design and Place	Not relevant to the Proposal.
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	<p>Consistent.</p> <p>The site is zoned C4 – Environmental Living under CLEP 2015. This Planning Proposal does not propose to alter this zoning. Further, there is already protection afforded to environmental sensitive areas through the biodiversity values map which applies to an isolated area in the southeast corner of the site.</p>
3.2 Heritage Conservation	<p>Consistent.</p> <p>The Planning Proposal does not propose amendments to the LEP clause or maps relating to Heritage. All future DAs submitted will be required to comply with the relevant provisions of the LEP, <i>National Parks and Wildlife Act 1974</i> and <i>Heritage Act 1977</i></p> <p>The site is not identified as having local or state heritage significance.</p>
3.3 Sydney Drinking Water Catchments	Not relevant to the Proposal.

Consideration of s9.1 Directions	Comment
3.4 Application of C2 and C3 zones and Environmental Overlays in Far North Coast LEPs	Not relevant to the Proposal.
3.5 Recreation Vehicle Areas	Not relevant to the Proposal.
3.6 Strategic Conservation Planning	Not relevant to the Proposal.
3.7 Public Bushland	Not relevant to the Proposal.
3.8 Willandra Lakes Region	Not relevant to the Proposal.
3.9 Sydney Harbour Foreshores and Waterways Area	Not relevant to the Proposal.
3.10 Water Catchment Protection	Not relevant to the Proposal.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	Not relevant to the Proposal.
4.2 Coastal Management	Not relevant to the Proposal.
4.3 Planning for Bushfire Protection	<p>Consistent.</p> <p>The land is mapped as bushfire prone land. The Planning Proposal does not propose any physical changes to any part of the site. Any future application to amend the land use or undertake works would need to undertake an assessment against planning for bushfire protection. The use of the site as a place of public worship is not a special fire protection purpose and would not require a bush fire safety authority under the <i>Rural Fires Act 1997</i>.</p>
4.4 Remediation of Contaminated Land	<p>Consistent.</p> <p>The land use zone is not proposed to be amended under this Planning Proposal. The site has previously been determined to be suitable for community type uses.</p>
4.5 Acid Sulfate Soils	Not relevant to the Proposal.
4.6 Mine Subsidence and Unstable Land	Not relevant to the Proposal.

Consideration of s9.1 Directions	Comment
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Not relevant to the Proposal.
5.2 Reserving Land for Public Purposes	Not relevant to the Proposal.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the Proposal.
5.4 Shooting Ranges	Not relevant to the Proposal.
Focus Area 6: Housing	
6.1 Residential Zones	Not relevant to the Proposal.
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the Proposal.
Focus Area 7: Industry and Employment	
7.1 Employment Zones	Not relevant to the Proposal.
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to the Proposal.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum and Extractive Industries	Not relevant to the Proposal.
Focus Area 9: Primary Production	
9.1 Rural Zones	Not relevant to the Proposal.
9.2 Rural Lands	Not relevant to the Proposal.
9.3 Oyster Aquaculture	Not relevant to the Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the Proposal.

Table 3: Assessment against the relevant Local Planning Directions

Section C – Environmental, social and economic impact

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

No.

However, the site contains an isolated area of mapped as terrestrial biodiversity in the southeastern corner of the site, which protects the threatened ecological community of the Cumberland Shale-Sandstone Ironbark Forest and core Koala Habitat located in the southeast corner of the property – refer to Figure 4. This area is capable of being managed and protected as part of any future DA and this would not preclude development over the site including a change of use to a ‘place of public worship’ following the proposed amendment to the LEP under this Planning Proposal.

A small part of the site is mapped as potential koala habitat. Any future development of the site would need to avoid this area to be consistent with the approved Koala Plan of Management adopted by Council.

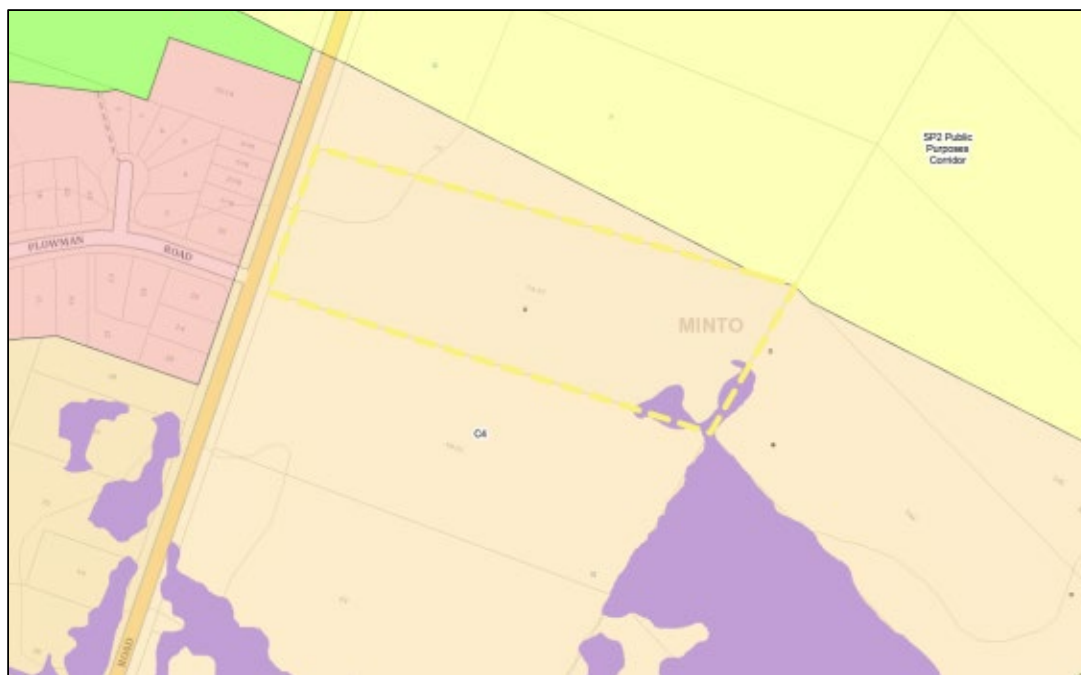


Figure 6 – Biodiversity Map of Site

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

No.

The site is unlikely to result in significant additional environmental effects beyond those already considered for the community centre.

The site is mapped as bushfire prone land. A 'place of public worship' is not considered a 'special fire protection purpose' which would require approval under the *Rural Fires Act 1997*. Notwithstanding, appropriate consideration will need to be given to emergency evacuation routes and or building materials and infrastructure to protect the site as part of any future development application. This would be prepared by a specialist bushfire consultant.

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

Yes, the planning proposal will have a positive social impact by providing an additional land use that will be enable a public place of worship to be permitted with consent at the site. The additional use of the site will support social interactions within the Muslim community and will provide a facility for a growing community in Minto.

Section D – State and Commonwealth Interests

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

Yes.

There is adequate public infrastructure in place to support this proposal used. As part of the community centre approved over the site, the site was installed with water and sewer electricity and telecommunications connections to ensure the site was capable of supporting the community centre. The same connections would be used for a place of public worship.

• **Traffic**

A traffic assessment report was prepared by Arc Traffic + Transport which identified that further work will need to be undertaken at the development assessment stage, including evaluating the impact of potential increased traffic at the Plowman and Eagleview Road intersection (roundabout) during cultural events and on Fridays between 11 am and 3 pm.

A preliminary design concept for site access was prepared by Genesis Traffic, detailing a potential use of the roundabout in accordance with relevant Australian Standards to improve local traffic circulation.

Additional traffic assessments and design work will need to be conducted at the development application phase to ensure safe and efficient access to and egress from the site.

12. What are the views of the State and Federal public authorities and government agencies consulted in order to inform the Gateway Determination?

Consultation with state and federal public authorities and government agencies has not yet been undertaken. Consultation will occur with public authorities identified in the Gateway Determination. It is unlikely that any commonwealth agencies will need to be consulted for this Planning Proposal.

Part 4 – Mapping

The Planning Proposal seeks to amend the following map in CLEP 2015:

Map	No	Requested Amendment
Additional Permitted Uses	Tile number 012	Amend the Additional Permitted Uses map by applying an overlay for 13-17 Eagleview Road, Minto (Lot 7 DP 39165).

Table 4: Mapping change

The current and proposed maps are identified below in figure 7 and 8.

Figure 7 – Current Map

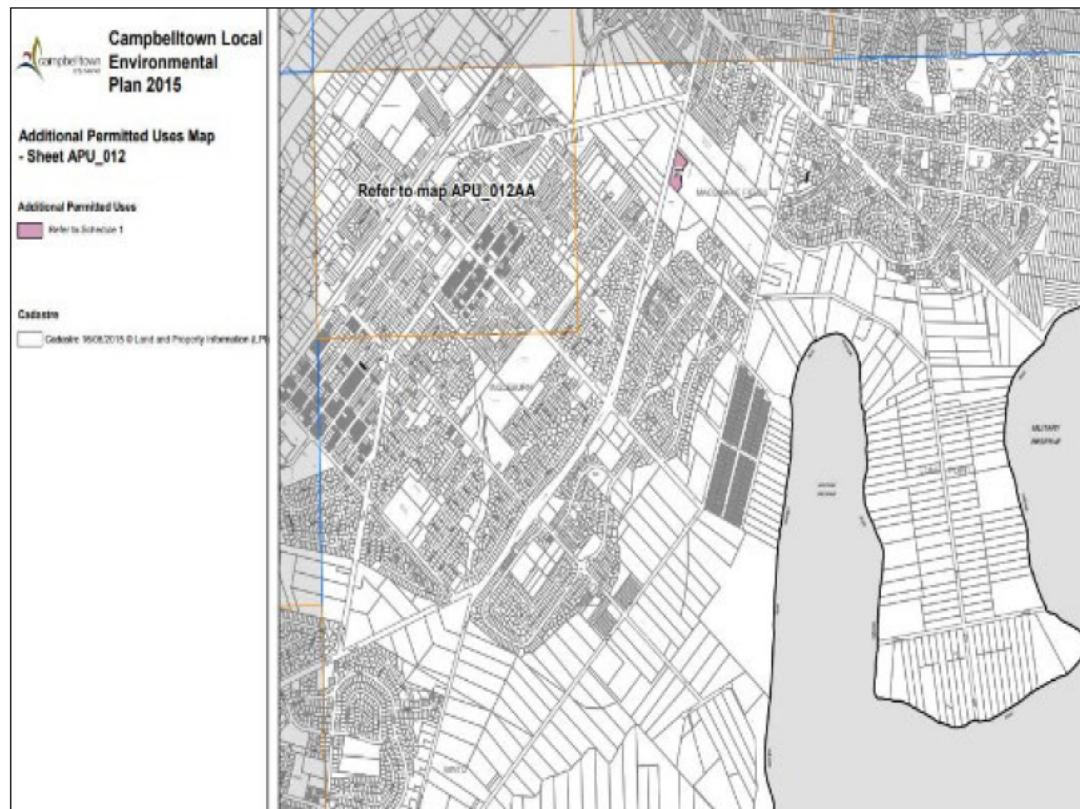
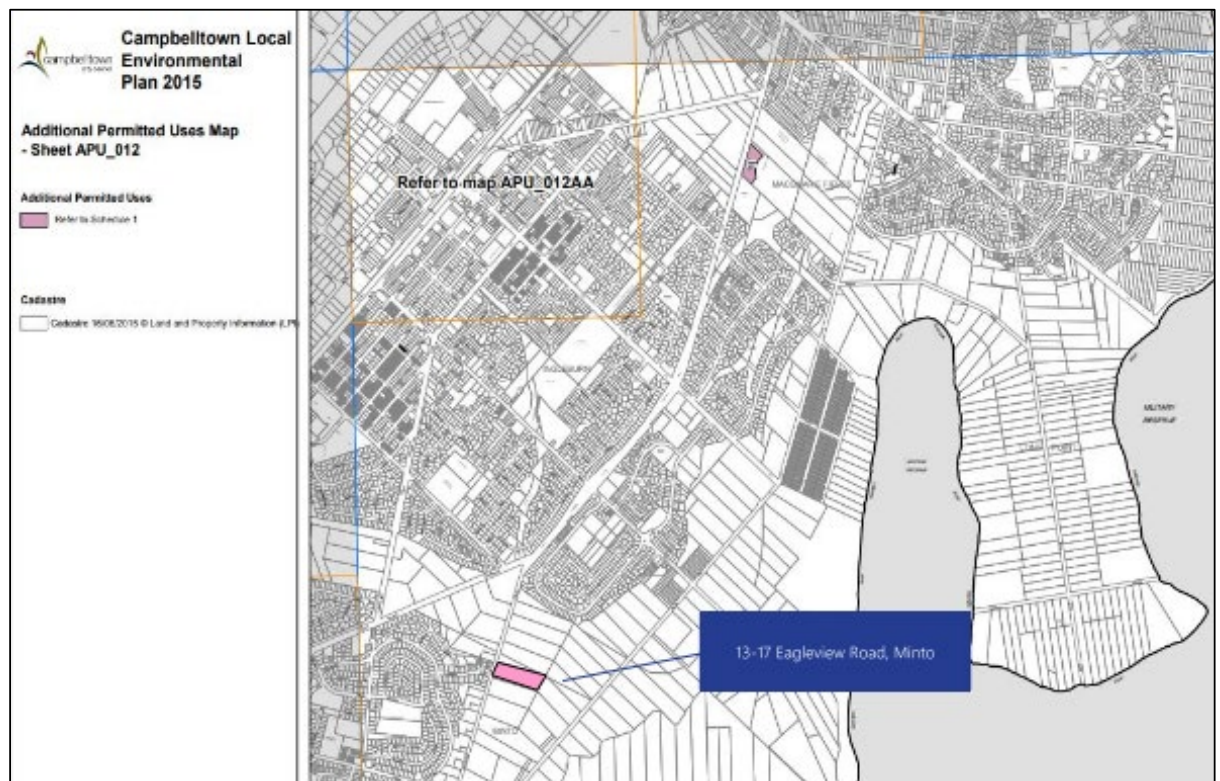


Figure 8 – Proposed Map



Part 5 – Community consultation

The Planning Proposal will be submitted to the Department of Planning, Housing and infrastructure (DPHI) for a Gateway Determination. If a Gateway Determination is issued by the DPHI, the Planning Proposal will be exhibited for the period outlined in the Gateway Determination.

Public exhibition of the draft Planning Proposal will include:

- Exhibition on Council’s website (www.campbelltown.nsw.gov.au).
- Availability on the NSW Planning Portal website (www.planningportal.nsw.gov.au).
- Copies of the Planning Proposal being available at Council’s Administration Building at 91 Queen Street, Campbelltown.

5.1 Campbelltown Local Planning Panel Comments

The Planning Proposal was considered by the Campbelltown Local Planning Panel (LPP) at its meeting held on 22 May 2024.

The following responses are provided below in relation to comments raised by the LPP in Figure 12 below.

LPP Comments/Minutes	Response
The Panel notes that there are 3 places of public worship that have historically been approved within the C4 Environmental Living zone by way of additional permitted uses under Schedule 1 of the CLEP 2015.	The 3 approved places of public worship were all in existence prior to the commencement of CLEP 2015.
The Panel notes the contents of the report and the Planning Proposal to amend the CLEP 2015.	Noted.
The Panel notes that the Planning Proposal would provide a facility for the local community.	Noted.
The Panel considered the Planning Proposal and the Council report and considered that the Planning Proposal submitted required further work and additional information to address the potential impacts and the intensity and frequency of the use on the local area. Further justification should be provided that the C4 zone and the site in this case is appropriate and suitable for the use and to ensure there is site specific merit for the proposal. Consideration needs to be	<p><u>Intensity and frequency</u></p> <p>The applicant has indicated that any future use of the site as a place of public worship would be subject to a cap on capacity and frequency, similar to the current approved use as a community centre, which allows a maximum capacity of 220 people.</p> <p><u>Justification for the C4 Zone</u></p>

LPP Comments/Minutes	Response
<p>given to the provisions of specific clauses in the LEP that will preserve the environment amenity of the area and the future design.</p>	<p>Certain sites within the C4 zone have large areas with limited vegetation, making them suitable for a place of public worship without significantly impacting the residential amenity of adjoining properties. These larger sites can accommodate on-site parking and provide generous setbacks to mitigate potential noise and privacy concerns. Below is an assessment of the subject site in relation to:</p> <ul style="list-style-type: none"> • Environment <p>The site includes a small area of Biodiversity Value in the southeast corner and a few scattered trees. Otherwise, it is clear, with an existing community centre and associated parking already in place. Allowing a place of public worship as a permissible use on this site is not likely to result in any significant direct environmental impacts. Any future development applications will be assessed and conditioned to ensure that environmental impacts are properly addressed and managed.</p> <ul style="list-style-type: none"> • Social <p>The proposed use of the site as a place of public worship would provide additional opportunities for individuals to gather for the purpose of engaging in worship and by extension, socialise with one another. If adopted, the site would support congregational gatherings which in turn supports people within a known and safe context. This would have a positive and cohesive social impact on the community.</p> <ul style="list-style-type: none"> • Economic <p>The use of the site for a place of public worship could provide a positive economic benefit. It would provide for gatherings that bring people in from surrounding areas who may then stop within the area to shop at local businesses.</p>

LPP Comments/Minutes	Response
	<ul style="list-style-type: none"> • Other site-specific matters <p>Other matters which have been considered to determine whether the site is suitable for use as a place of public worship include:</p> <ul style="list-style-type: none"> • Bushfire prone land <p>The site is partially bushfire prone containing vegetation buffer and vegetation Category 3. Bushfire impacts were considered as part of the DA for the community centre with recommendations provided to support the safe occupation and use of the site. A similar exercise would occur as part of any Development Application for the use of the site as a place of public worship. Any recommendations outlined, which may consider among other things a limitation on patrons, would form a condition of any future consent.</p> <ul style="list-style-type: none"> • Servicing <p>The site is serviced with water, sewer, electricity and telecommunications. These services were connected to support the existing community centre and lead in from Eagleview Road to the existing building. Any future use of the site for a place of public worship could use these same services.</p> <p><u>Local Provisions in the CLEP 2015</u></p> <p>Council is able to add local provisions under the CLEP 2015, however, in this instance, it is not considered necessary as it can be managed by way of other existing controls in State environmental Planning policies, the CLEP 2015 and the Campbelltown (Sustainable City) Development Control Plan which will guide the assessment of any future development application.</p>
<p>Any potential design or environmental issues associated with the site and its future use could be addressed through changes to the</p>	<p>It is not considered necessary in this instance to amend the Campbelltown Sustainable City Development Control Plan</p>

LPP Comments/Minutes	Response
<p>DCP to provide greater planning direction e.g. a masterplan of future use and indicative layout.</p>	<p>(SCDCP). Part 10, <i>Places of Public Worship</i>, of the SCDCP provides sufficient development controls to ensure that environmental issues, parking and impacts on neighbouring properties are appropriately addressed and managed at the development application stage. Any future built form will be assessed through the Development Application (DA) process, with appropriate conditions of consent imposed to address impacts such as occupancy limits and parking requirements.</p>
<p>The Panel recommends that the applicant be invited to submit further information in regard to the matters raised above and addressed in more detail the following matters:</p>	<p>As below.</p>
<p>Intensity and Frequency of Use: The impact of the establishment’s intensity and frequency of use on the local area should be thoroughly considered. Limits on scale, frequency, and capacity (number of users) should be included in any amendment to CLEP 2015.</p>	<p>Council will be able to regulate the use of the site (i.e., frequency and capacity) through ant future development consent, allowing for a detailed review of impacts and conditioning the approval accordingly. The site’s capacity has already been demonstrated by the approved maximum of 220 users, which aligns with anticipated impacts if used as a place of public worship. These impacts would be similar to those previously considered and approved by Council for the operation of the existing community centre.</p>
<p>Traffic and Residential Amenity: A traffic study should be conducted to assess all potential impacts on the residential amenity of the local neighbourhood and nearby neighbours</p>	<p>A Traffic Report was submitted to Council prepared by Arc Traffic + Transport.</p> <p>In summary the Report identified that sufficient parking could be provided on site in line with the car parking rates under Council’s DCP for a place of public worship. It also identified that the trip generation related to the proposed use with a capacity of up to 220 people could be accommodated within the existing local road network with spare capacity during peak periods.</p>

LPP Comments/Minutes	Response
	<p>The Traffic Report assessed the peak hour intersection volumes for Collins Promenade and Eagleview Road based on SIDRA modelling. For this intersection both the AM and PM level of service was identified as 'B'. This means the intersections would operate at an appropriate level of service in each of the peak periods with minimal average delays, queue lengths and also having significant spare capacity.</p>
<p>Car Parking and Public Safety: Limitations should be placed on the scale and number of users on the site at any one time to mitigate the impact on street parking and public safety risks. Patronage on the site should be controlled in the same way as that of a community centre in the same location.</p>	<p>The site is currently required to provide 120 sealed car parking spaces to cater for the 220 users of the approved community facility. Notably, under the SCDCP, the number of car parking spaces required for 220 people, if the site were to be used for a Place of Public Worship, would be 63 spaces.</p> <p>Currently, for larger events, patron numbers are managed by designating a person at the entry gate to count attendees. This person begins counting up to 30 minutes before the event starts. Once the maximum occupancy is reached, both the pedestrian and vehicle entry gates are closed, and a sign is placed at the entrance to inform people that the event has reached capacity.</p> <p>This approach could be considered in the management of the proposed Place of Public Worship as part of any future DA approval.</p>

Part 6 – Project Timeline

Dates	Item
22 May 2024	Local Planning Panel advice
10 December 2024	Report to Council
December 2024	Referral to DPHI for Gateway Determination
February/March 2025	Gateway Determination Issued
April 2025	Public exhibition of Planning Proposal and referral to any required public authorities
June 2025	A report to Council on Submissions received
July 2025	Send Planning Proposal to DPHI for finalisation
September 2025	Making of LEP Amendment

8.3 Planning Proposal Post Exhibition Report - 1 Bugden Place, Campbelltown

Reporting Officer

Manager Strategic Land Use Planning
City Planning and Environment

Community Strategic Plan

Objective	Strategy
2 Places For People	2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing
4 Economic Prosperity	4.1.1 Provide high quality and diverse local job opportunities for all residents

Delivery Program

Principal Activity
PA Building Development and Controls

Officer's Recommendation

1. That Council forward the Planning Proposal at attachment 1 to the Department of Planning, Housing and Infrastructure to finalise the Planning Proposal and make the amendment to Campbelltown Local Environmental Plan 2015.

Executive Summary

- The subject Planning Proposal for 1 Bugden Place, Campbelltown seeks to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) by exempting the site from clause 7.9(3)(b) of CLEP 2015.
- Clause 7.9(3)(b) of CLEP 2015 requires the ground floor to accommodate non-residential land uses only.
- The amendment to the CLEP 2015 proposes to exempt the site from the application of clause 7.9(3)(b), requiring a minimum of 3,000 m² of non-residential land use to be provided at ground level.
- The Council previously considered and supported the proposal to amend the CLEP 2015 on 9 July 2024. The Proposal was forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway determination.

- The DPHI subsequently issued a Gateway Determination on 14 August 2024, requiring public exhibition of the proposed amendment to the CLEP 2015.
- Public and agency consultation was undertaken between 16 September and 21 October 2024.
- In response, 2 submissions were received from the public as well as a submission from Transport for NSW
- The key issues raised in the submissions were:
 - Increased pressure on local infrastructure
 - Increased traffic congestion
 - Reduced commercial vibrancy
 - Creating a precedent for sites within the E2 and MU1 zones to seek similar future exemptions
- The issues raised were considered and no amendment to the Planning Proposal is required as a result of the submissions received.
- The report before the council recommends that Council endorse the Planning Proposal, allow the amendment to CLEP 2015, and forward it to DPHI to finalise the Planning Proposal and make the amendment to Campbelltown Local Environmental Plan 2015.

Purpose

The purpose of this report is:

- To advise Council of the outcome of the public exhibition of the subject Planning Proposal (the Proposal) in accordance with the Council's resolution of 9 July 2024
- To seek Council's endorsement of the Planning Proposal (attachment 1) and to request the Department of Planning, Housing and Infrastructure to finalise the Proposal and make the amendment to Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Property Description: 1 Bugden Place, Campbelltown
(Lot 1, DP 882496)

Application no: 3294/2023/E-PP

Applicant: Think Planners Pty Ltd

Owner: AVJennings SPV No 25 Pty Ltd

History

- On 20 April 2023, Think Planners Pty Ltd submitted a scoping proposal which was assessed, and advice provided to the applicant on 14 June 2023.
- 18 July 2023, the Proposal was lodged on the NSW Planning Portal.
- On 13 December 2023, the Proposal was reported to the Local Planning Panel for advice.
- On 9 July 2024, Council supported the Proposal (refer to attachment 2 for a copy of Council's report and minutes)
- On 14 August 2024, the Gateway Determination was issued by DPHI, requiring a 30-day public exhibition.
- The Proposal, Urban Design Study and Retail Market Assessment were placed on public exhibition from 16 September to 21 October 2024.
- On 21 October 2024 the DA was approved by Sydney Western City Planning Panel. Refer to attachment 3 for the Panels Determination.

Report

Site and Locality

The site is located at 1 Bugden Place, Campbelltown (Lot 1 DP882496), and is approximately 300 m east of the Macarthur Railway Station and approximately 200 m northeast of Macarthur Square (refer to Figure 1).

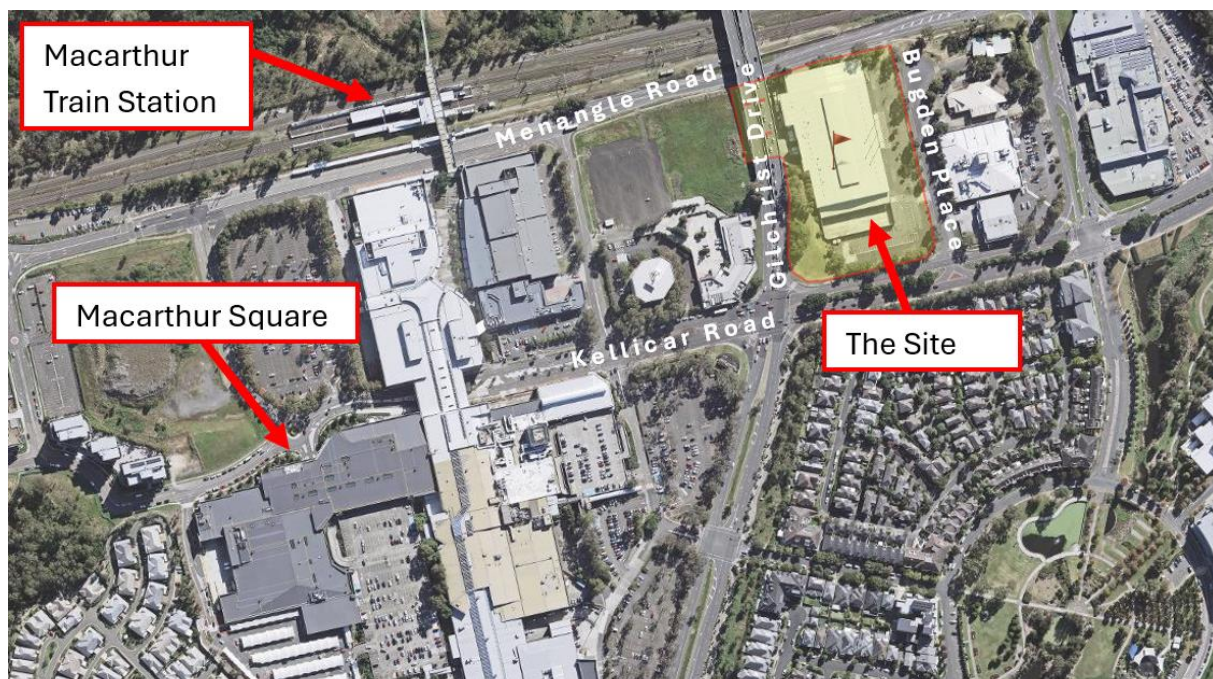


Figure 1 - Aerial Photo of Site/Locality - 1 Bugden Place, Campbelltown

The site has an area of 25,500 m². A proposed road widening is planned for Menangle Road to accommodate future traffic needs (refer to Figure 2)

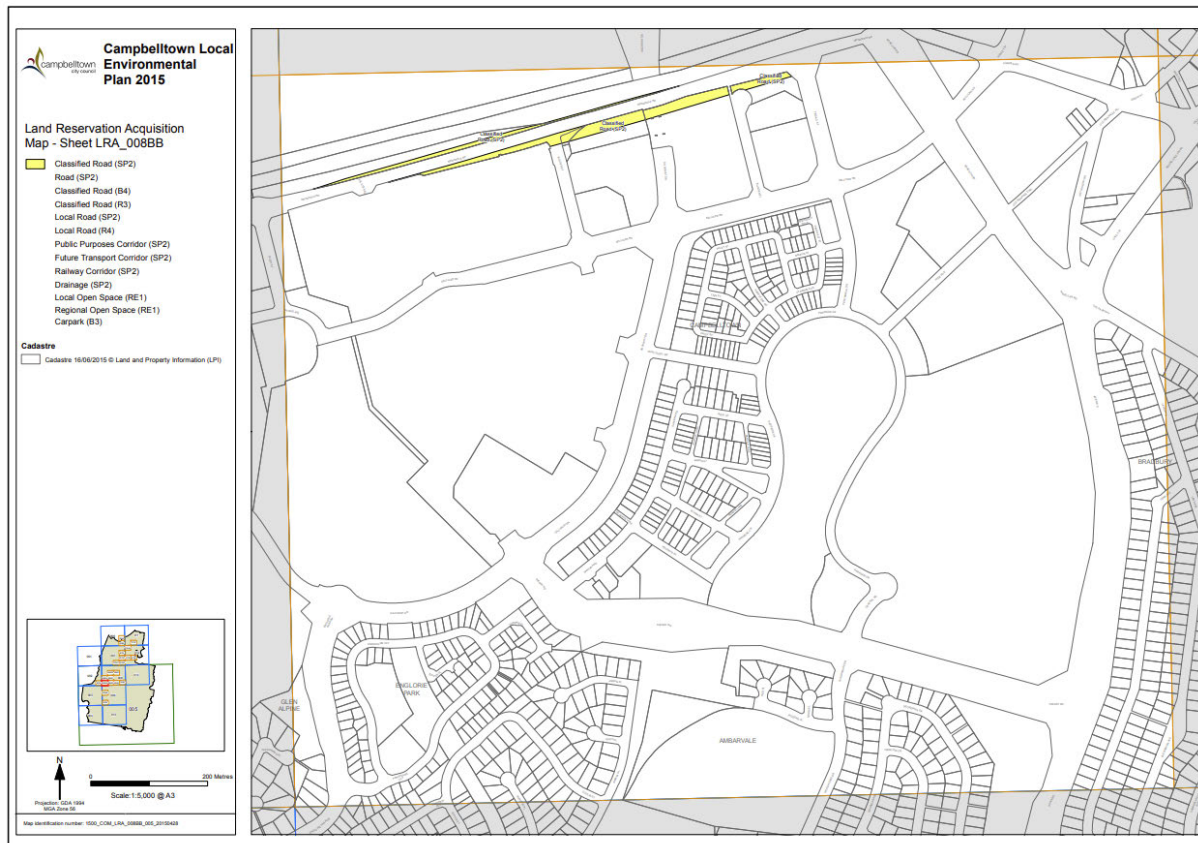


Figure 2 – Land Reservation Acquisition Menangle Road widening

The site has a frontage to 4 roads:

- Kellicar Road to the south (131.6 m frontage)
- Menangle Road to the north (119 m frontage)
- Bugden Place to the east (175 m frontage), and
- Gilchrist Drive to the west (175 m elevated frontage).

The site's topography gradually falls from east to west and currently accommodates the old Bunnings Warehouse, now used by Koala. The site is not at grade with any of the surrounding streets/roads. The site has a significant drop from Kellicar Road and Gilchrist Drive and is raised as it relates to Bugden Place and Menangle Road.

The site is largely cleared of vegetation with only a few trees planted on the site's boundary.

The immediate vicinity of the site includes a commercial precinct comprising Macarthur Square and Bulky Goods stores. On the opposite side of Kellicar Road, the area is characterised by traditional one and 2-storey residential dwellings, with the Campbelltown Private and Public Hospitals and Specialist Medical Centre located close by.

On the opposite side of Menangle Road is the train line, connecting Macarthur and Campbelltown stations. Access to the site is highly convenient, with Macarthur Station approximately 400 m away and bus stops within a 200 m radius. Macarthur train station provides services to Campbelltown, Sydney CBD, and Sydney Airport.

In addition to the extensive rail network, the site is within 200 m of bus stops on Kellicar Road, serving routes to Liverpool (bus route 872), Liverpool Station (bus route 870), and Campbelltown (bus route 887). This combination of rail and bus services ensures residents have diverse and convenient public transport options for accessing local and regional employment, services, and entertainment.

The area is supported by educational institutions, including schools and tertiary establishments, as well as childcare centres, community services, recreational and sporting facilities, and an established commercial centre to the west.

Existing Planning Provisions under the Campbelltown Local Environmental Plan 2015

This site is currently zoned part MU1 Mixed Use zone and part SP2 Infrastructure (classified road). Clause 7.9(3)(b) under the CLEP 2015 applies to the site and requires the ground floor of a building in the MU1 zone to only accommodate non-residential land uses.

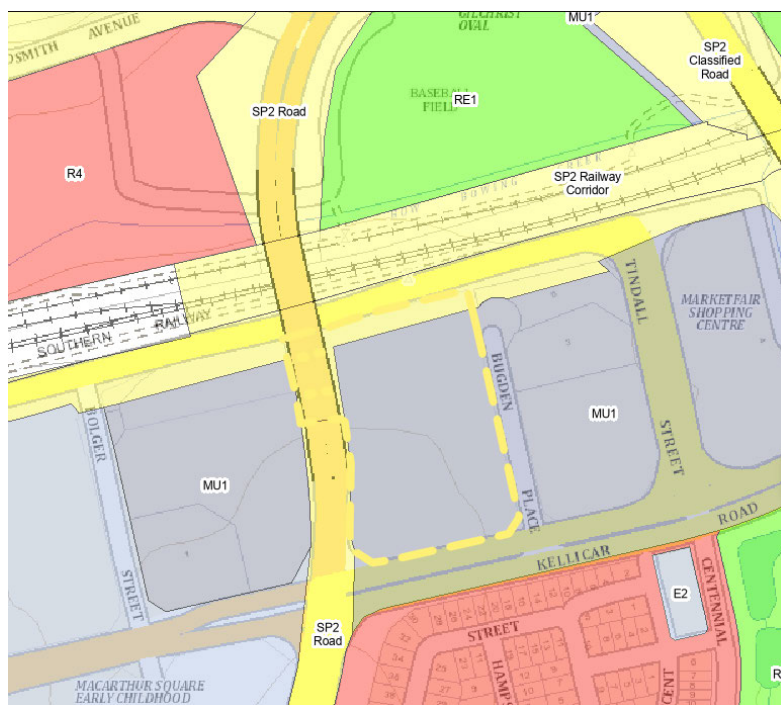


Figure 3 Existing Zoning

The Planning Proposal

The Proposal seeks to undertake the following amendments to the CLEP 2015:

- remove the application of Section 7.9(3)(b) to the subject site; and
- introduce a local provision mandating a minimum of 3,000 m² of non-residential land uses at ground level.

The Proposal does not seek to amend any other provisions under the CLEP 2015 such as height or floor space ratio.

Public and Agency Consultation

The Proposal and associated technical documents were publicly exhibited from 16 September to 21 October 2024.

In response, 2 submissions were received from the public, and a submission from Transport for NSW (TfNSW) was also received.

Submissions from residents

A copy of the 2 submissions received from residents is shown as attachment 4, and detailed response to all matters raised by the residents is shown under attachment 5 of this report.

The main issues raised in the public submissions include:

Issue 1: Increase pressure on local infrastructure

Comments: The proposed modest increase in residential density resulting from this proposal is unlikely to place significant pressure on local infrastructure or services. The site is well-served by nearby medical and recreational facilities, including Campbelltown Public and Private Hospitals and several parks. Additionally, redevelopment of this underutilised site in the Campbelltown-Macarthur CBD is expected to contribute positively to the area, supporting both residential and commercial growth. There is also no change to the height and FSR of the site.

Issue 2: Increased traffic congestion. Macarthur Square, Campbelltown Public Hospital, and the University of Western Sydney are close to the site.

Comments: The Proposal is not anticipated to adversely impact traffic levels, as commercial and retail uses tend to generate significantly higher traffic volumes compared to residential developments. Council's traffic engineers and TfNSW have raised no issues in regard to traffic impacts.

Issue 3: Creating a precedent for future exemption for other sites reducing commercial vibrancy

Comments: The request to reduce the requirement for non-residential land uses on the ground floor was supported by a retail market assessment, which indicated limited demand for non-residential land uses across the entire ground floor due to the site's close proximity to Macarthur Square and the potential for improved connectivity through the site. The original proposal sought a minimum of 600 m² of non-residential floor space on the ground floor, which was considered insufficient. The amended proposal significantly exceeds 600 m², providing a minimum of 3,000 m² for ground floor non-residential land uses, which is considered reasonable.

The Proposal was thoroughly reviewed to ensure the best outcome for this site while aligning with the strategic planning principles for the Campbelltown-

Macarthur City Centre. Any future requests for similar exemptions will be assessed on their individual merits, taking into account current market demand conditions and ensuring they meet high standards for urban design outcomes.

Agency Consultation

TfNSW was the only Government Agency required to be consulted by the Gateway determination. The issue raised was as follows:

Issue: Ensure that any new buildings or structures, including infrastructure such as retaining walls and drainage basins, are not to be situated within the SP2 zoned land as indicated in Figure 4 and highlighted in pink.

Comments: The DA (3067/2023/DA-RA) for the demolition of all existing structures on site and the construction a mixed-use commercial and residential development in 2 stages was approved by the Sydney Western City Planning Panel on 18 October 2024. As the land subject to widening has an SP2 Infrastructure (Road Widening) Zone, the development was clear of this area. As such, the Planning Proposal will not impact on the future widening of Menangle Road.



Figure 4 – TfNSW Proposed Road Widening.

After considering the comments received during public and agency consultation, no amendment to the Proposal is recommended.

The Next Step

Council has satisfied all requirements of the Gateway Determination relevant to this stage. Refer to attachment 6 of this report for further details.

The Gateway Determination requires Council to finalise the amendment to the CLEP 2015 on or before 13 June 2025.

Conclusion

The Planning Proposal seeks to amend the Campbelltown Local Environmental Plan 2015 by enabling an exemption of the site from the clause 7.9(3)(b) of Campbelltown Local Environmental Plan 2015 requirements and introduce a local provision to require a minimum of 3,000 m² of non-residential land use at ground level has been assessed and on balance is considered to have merit.

Public and Agency submissions received have been considered and there is no requirement to amend the Proposal.

The conditions of the Gateway Determination have been satisfied with no unresolved matters.

It is therefore recommended that Council endorse the Planning Proposal and submit it to the Department of Planning, Housing, and Infrastructure for finalisation of the Planning Proposal and to make the amendment to the Campbelltown Local Environment Plan 2015.

Attachments

- 8.3.1 Planning Proposal (contained within this report) [↓](#)
- 8.3.2 Council Report and Minutes of 9 July 2024 (contained within this report) [↓](#)
- 8.3.3 Determination of Development Application Sydney Western Sydney Planning Panel (contained within this report) [↓](#)
- 8.3.4 Submission - 1 Bugden Place - Planning Proposal (contained within this report) [↓](#)
- 8.3.5 Table of Assessment - Submission to the Public Exhibition - 1 Bugden Place, Campbelltown (contained within this report) [↓](#)
- 8.3.6 Gateway Determination - 1 Bugden Place (contained within this report) [↓](#)

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1 BUGDEN PLACE PLANNING PROPOSAL



Lot 1 on DP 882496

1 Bugden Place, Campbelltown

(former Bunnings Warehouse site)

Planning Proposal

December 2024

Introduction

This Planning Proposal (PP) explains the intent of, and justification for, the proposed amendment to the *Campbelltown Local Environmental Plan 2015* (CLEP 2015) by removing the application of Clause 7.9(3)(b) of the CLEP 2015, which requires the site to “only accommodate non-residential land uses” on the ground floor, for the property known as 1 Bugden Place, Campbelltown (Lot 1 on DP 882496)(the site).

Clause 7.9(3)(b) of the CLEP 2015 applies to all land in Zone E2 Commercial Centre and Zone MU1 Mixed Use within Campbelltown Local Government Area (LGA).

The PP is supported by:

- an Urban Design Report by DKO Architects, and
- a Retail Market Assessment by Urbis.

The Site

The site is located at 1 Bugden Place, Campbelltown (Lot 1 DP882496), east of the Macarthur Railway Station and north east of Macarthur Square. The site has an area of 25,500m² (including land reserved for Menangle Road widening)(refer to Figures 1 and 2).



Figure 1 - Aerial Photo of Site Locality



Figure 2 - Aerial Photo of Site

The site has a frontage to 4 roads: Kellicar Road to the south (131.6 m frontage), Menangle Road to the north (119 m frontage), Bugden Place to the east (175 m frontage), and Gilchrist Drive to the west (175 m elevated frontage). The area has good connectivity with frontage to Menangle Road and access to several major arterial roads including Narellan Road, Oxley Street, Appin Road and M31 Hume Motorway, along with regular public transport services.

The land topography gradually falls from east to west and currently accommodates the old Bunnings Warehouse. The site is not at grade with any of the surrounding streets/roads. The site has a significant drop from Kellicar Road and Gilchrist Drive and is raised as it relates to Bugden Place and Menangle Road.

The site is largely cleared with only vegetation planted on the site boundary. Consideration will be given to retaining any trees that are in good health as part of the future development scheme. Opportunities exist on the site if redeveloped to enhance the natural character including vegetation, particularly along the site boundaries and through-site link.

The immediate vicinity of the site includes a commercial precinct comprising Macarthur Square and Bulky Goods stores. On the opposite side of Kellicar Road, the area is characterised by traditional one and two-story residential dwellings, with the Campbelltown Private Hospital and Specialist Medical Centre located close by.

On the opposite side of Menangle Road is the train line, facilitating travel between Macarthur and Campbelltown stations. Access to the site is highly convenient, with Macarthur Station approximately 400m away and bus stops within a 200m radius. Macarthur train station provides services to Campbelltown, Sydney CBD, and Sydney Airport. The interconnected train lines offer efficient transportation options to various areas of Greater Sydney.

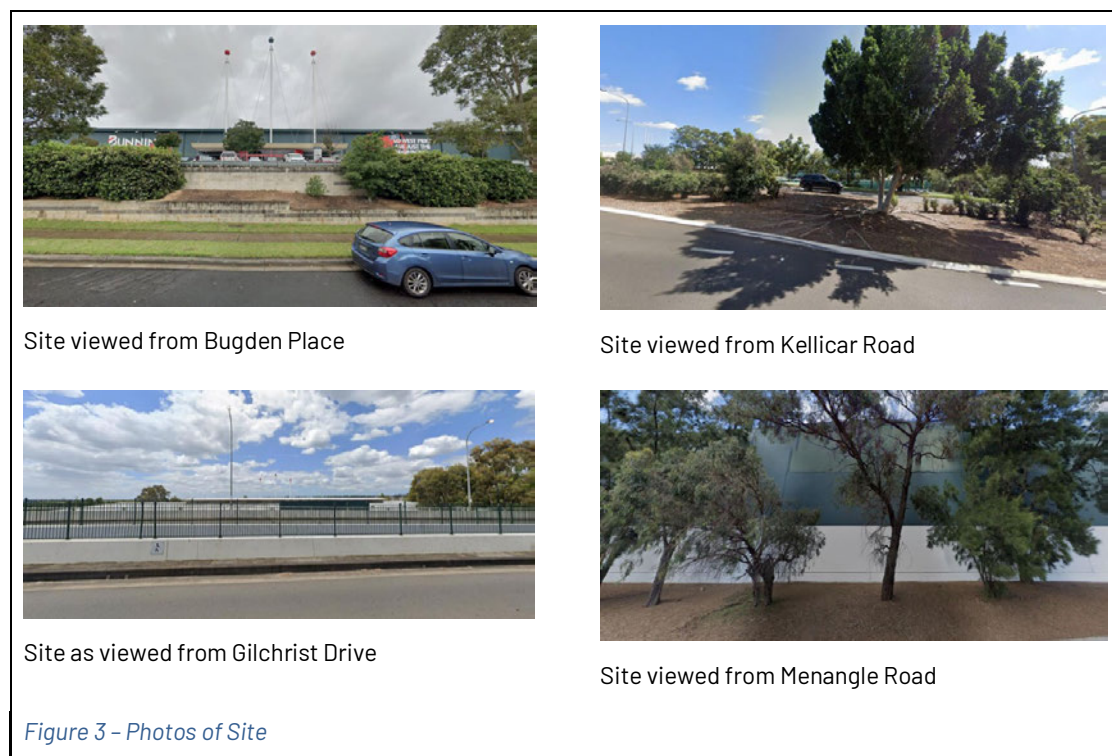
In addition to the extensive rail network, the site is within 200m of bus stops on Kellicar Road, serving routes to Liverpool (bus route 872), Liverpool Station (bus route 870), Glenquarie Shops (bus route 872), and Campbelltown (bus route 887).

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The site is close to Campbelltown centre, earning recognition in the *Reimagining Campbelltown city centre Master Plan*. The area is supported by educational institutions, including schools and tertiary establishments, as well as childcare centres, community services, recreational and sporting facilities, and an established commercial centre to the west. The future vision for the site is to consolidate existing educational, health and communities services and expand to form a 'Cultural Heart Precinct' that will also attract cultural and arts facilities.

Photos of the site are shown in Figure 3.



Background

Previous Planning Proposal

In June 2018, Council received a PP request for a site comprising 5 lots at Kellicar Road, Bugden Place and Tindall Street, Campbelltown, which was collectively identified as the Kellicar Precinct and included the land subject to this current PP. The site had a total area of approximately 64,000m², excluding land along Menangle Road zoned SP2 (Infrastructure) as a road widening reservation.

The Kellicar Precinct Planning Proposal (KPPP) aimed to increase the maximum building height from 32m to 80m over various parts of the site. The KPPP also proposed a floor space ratio (FSR) of 3.5:1, and a total of 80,000m² of employment floor space and 144,000m² of residential floor spaces comprising:

- 144,000m² of residential floorspace, providing between 1,600-1,800 new homes,
- 25,000m² of retail floorspace - replacing what is presently on the site,

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- 10,000m² allocated to a hotel, and
- 45,000m² for general commercial and health/education uses.

Whilst the KPPP was endorsed by Council for finalisation in 2021, it was not supported by the former Department of Planning and Environment due to flooding and traffic concerns. Notably the site (1 Bugden Close) that is subject to this current PP is not impacted by flooding. More details on the site are further in this report.

Current Planning Proposal

On 17 February 2023, a meeting was held with AV Jennings, DKO, Think Planners and Council to discuss the proposed amendment to the Campbelltown LEP 2015. Council officers accepted that Clause 7.9, which requires ground floor commercial/retail, was unsuitable for the redevelopment of the site. Council provided an example where it had removed the application of this clause to land north of the site.

Council advised that there was no in-principle objection to receiving a PP that proposes an amendment of the clause for this site. However, economic analysis to understand any impact upon employment lands should accompany the PP. This includes demonstrating the right quantum of retail, including its location and configuration.

Think Planners Pty Ltd submitted a scoping proposal to Council on 20 April 2023. The scoping proposal sought an amendment to the CLEP 2015 in relation to the site. The scoping proposal aimed to remove the CLEP's section 7.9(3)(a) and (b) requirement to "only accommodate non-residential land uses" on the ground floor of a building in the MU1 Mixed Use zone. The applicant also briefed Council staff on details of the scoping report. The amount of retail/commercial ground floor area identified in the scoping report was 1,500m².

On 13 June 2023, Council provided a response to the applicant's 'Scoping Proposal' which advised that the requested amendment to Clause 7.9 of the CLEP 2015, in the manner proposed, was "potentially supportable" subject to several matters being addressed in any future PP submitted for the site, discussed in this report.

On 18 July 2023, a formal PP was submitted to Council for consideration. The PP included a 'Market Retail Assessment' and 'Urban Design Study' and proposed a retail/commercial floor area of 600m² at ground floor.

Upon reviewing the provided information, concerns were raised regarding the Market Retail Assessment submitted in support of the PP. Notably, the Market Retail Assessment failed to take into account the insights from the Council's *Strategic Review of Employment Land Strategy* (the Review Strategy), adopted on 8 December 2020, as well as the information outlined in the *Reimagining Campbelltown city centre Master Plan*. Both strategic documents highlight the imperative for increased commercial floor space within the Campbelltown city centre.

Following a meeting with the applicant, on 23 October 2023 a revised Market Retail Assessment, with a revised commercial floor space of 1,500m² was submitted to Council. No further justification was submitted to support the proposed commercial/retail area.

A detailed assessment of the PP against the relevant regional and local strategic planning strategies was undertaken by Council. A key finding of the assessment found that the possible loss of employment potential within the City Centre as a result of this PP was inconsistent with the

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Review Strategy and concluded that insufficient justification for the inconsistency had been provided to date. Therefore, advice on the subject PP was sought from the Local Planning Panel (the LPP) for direction.

Local Planning Panel

On 13 December 2023, the LPP met and provided advice on the PP.

The LPP acknowledged that development of the site in accordance with the MU1 zoning would provide additional housing and employment floor space within the Campbelltown city centre and close to public transport and a regional shopping centre. The LPP supported the redevelopment of the site in accordance with objectives of the MU1 zoning and considers this site to be of high strategic value as a mixed-use site.

The LPP also noted that the PP was not consistent with all Local and Regional Strategies due to the potential reduction in employment land uses. This includes:

- the *Campbelltown Strategic Review of Employment Lands*, which recommends an increase in employment land uses to meet the demand of a growing population,
- the *Western City District Plan*,
- the *Reimagining Campbelltown city centre Master Plan*,
- the *Glenfield to Macarthur Urban Renewal Corridor Strategy*,
- the *Campbelltown Local Strategic Planning Statement*, and
- the *Campbelltown Community Strategic Plan 2032*.

Given the site context, the LPP accepted that there may be some potential for a redistribution of the retail and commercial floor space from ground level to ensure that there is an appropriate interface with the adjoining public roads, noting that an active street frontage is not desirable for all street frontages.

The LPP concluded that the minimum existing quantum of employment ground level floor space should be delivered on the site. As an alternative to providing all of this on the ground floor, it could be achieved by providing commercial levels above the ground floor or by providing a building that is commercial only in a suitable location on the site. It should not be automatically assumed that residential land uses are the better use in these locations.

Additionally, the LPP found that the existing controls provide the opportunity for the urban revitalisation of the site within the Campbelltown city centre, close to transport, health and retail facilities as well as assisting in creating an activated pedestrian link between the site and Macarthur Station.

The LPP concluded that the PP did not demonstrate strategic and/or site-specific merit. It recommended that the applicant reengage with Council to determine the best way to achieve the employment outcomes anticipated for the site while concurrently delivering the important housing outcomes.

Current Development Application

On 7 September 2023, a Development Application (3067/2023/DA-RA) was concurrently submitted to Council that proposed the demolition of all existing structures on site prior to constructing a

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mixed-use commercial and residential development in 2 stages.

Figure 4 shows the submitted DA and represents a proposed layout of the development and a perspective showing Menangle Road and the Gilchrist Bridge as it relates to the future development. More importantly, the DA proposes a ground floor retail/commercial area of approximately 4,330m².

The DA was approved by Sydney Western City Planning Panel on the 21 October 2024 subject to conditions.

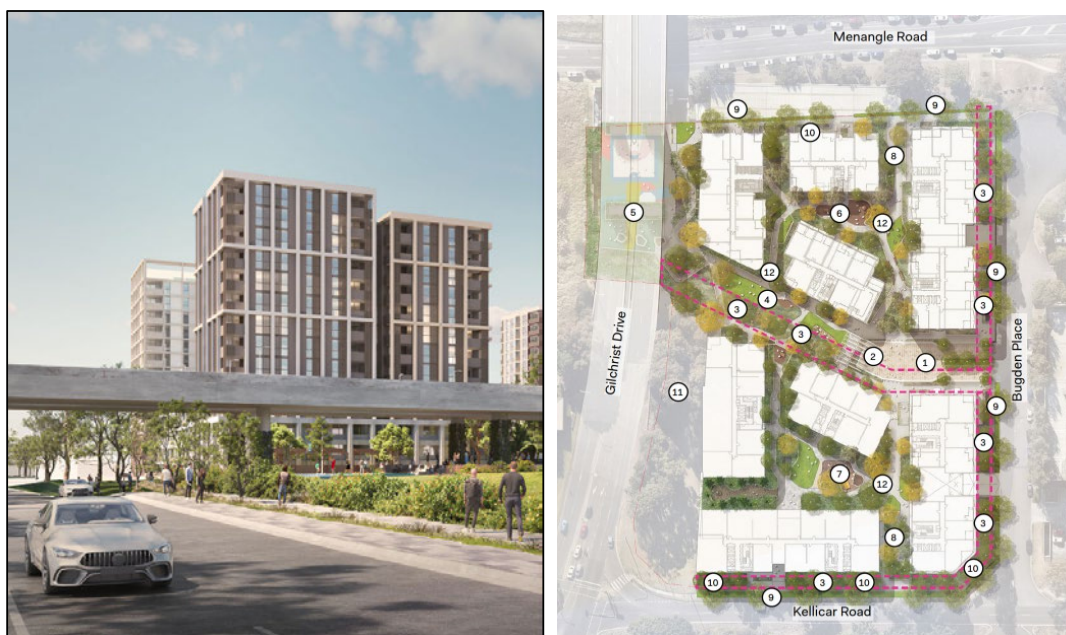


Figure 4: Approved DA Layout and Perspective

Source: Architectural Design Report - 3067/2023/DA-RA

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Part 1 – Objectives or Intended Outcomes

The principal objectives or intended outcomes of the PP is:

- a) to provide appropriate retail floor space controls on the site to facilitate a better urban outcome, enabling a development which supports and contributes to the success of Macarthur–Campbelltown Centre, in line with Campbelltown City Council’s aspirations for the area.

Part 2 – Explanation of provisions

The PP intends to amend the CLEP 2015 by

- amending *Clause 7.9 - Mixed use development in Zones E2 and MU1*, to exclude the site from its application by including the following sub-clause 3B (refer to Attachment 1):

3B) Subclause (3)(a) and (b) does not apply to land bound by Menangle Road, Bugden Place, Kellicar Road and Gilchrist Drive, Campbelltown, being legally described as Lot 1 DP882496 and identified on the Key Sites Map. Consent must not be granted to the erection of building on this land unless the consent authority is satisfied at least 3000m2 of the gross floor area of the building will not be used for residential accommodation.

Part 3 – Justification

Section A – Need for the Planning Proposal

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

No, the PP is an owner initiated PP.

The Proponent has provided technical studies to support their PP (refer to Table 1)

Table 1: Background Studies and Reports

Specialist Technical Studies	Author	Date
Urban Design Report	DKO Architects	24 May 2024
Retail Market Assessment	Urbis	28 May 2020

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

A PP to amend CLEP 2015 is the only relevant means of achieving the intended outcomes.

Section B – Relation to Strategic Planning Framework

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

Greater Sydney Region Plan

A *Plan for Growing Sydney* (the Regional Plan) has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Regional 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 Regional 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 PP against the relevant Directions and Objectives of the Regional Plan is provided in Table 2. The PP is generally consistent with the Regional Plan and District Plan particularly as the PP seeks to ensure that development outcomes meet strategic expectations for the site and broader precinct.

Table 2: Key Directions and Planning Priorities

Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
A City Supported By Infrastructure			
Infrastructure supports the three cities Infrastructure aligns with forecast growth – growth infrastructure Compact Infrastructure adapts to meet future need Infrastructure use is optimised	Planning for a city supported by infrastructure.	Yes	Increasing the potential for additional residential housing on the site will enhance population densities within walking distance of public transport infrastructure, including rail, buses and arterial roads. The site is within 400 meters of Macarthur train station and the existing local centre on the eastern side.
A City of Great Places			
Great places that bring people together	Providing services and social infrastructure to meet peoples changing needs	Yes	The PP would not largely impact on the overall outcome for the site, which would still provide opportunities for housing and commercial uses on-site within walking distance to the Campbelltown CBD.
Housing in the City			
Greater housing supply	Providing housing supply, choice and affordability,	Yes	The PP will provide increased housing in Campbelltown centre and

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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
Housing is more diverse and affordable	with access to jobs, services and public transport Prepare Affordable Rental housing Target Schemes		proximity to public transport, services and peoples employment. The PP seeks to expedite delivery of new housing to the market bringing forward supply to meet the growing demand.
A City of Great Places			
Great places that bring people together	Creating and renewing great places and local centres, and respecting the District's heritage	Yes	The PP would support the site's renewal by facilitating redevelopment with an increased housing yield, thereby contributing to addressing the current housing shortages across the Sydney region.
A Collaborative City			
Benefits of growth realised by collaboration of governments, community and business	Working through collaboration	Yes	The PP is not inconsistent with this Direction. By providing a slightly increased housing density on the site, it would potentially promote increased use of adjacent public facilities and open space.
Jobs and Skills for the City			
Investment and business activity in centres	Growing and Strengthening the Metropolitan Cluster Facilitate health and education precincts that: <ul style="list-style-type: none"> a. create the conditions for the continued co-location of health and education facilities, and services to support the precinct and growth of the precincts b. have high levels of accessibility c. attract associated businesses, industries and commercialisation of research d. facilitate housing opportunities for students 	Yes	The PP will provide additional residential housing within close proximity to a commercial centre within an identified Strategic Centre, helping to consolidate its strategic advantages and supporting those living nearby.

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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
	and workers within 30minutes of the precinct		
A City For People			
<p>Services and infrastructure meet communities changing needs</p> <p>Communities are healthy, resilient and socially connected</p> <p>Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>Providing services and social infrastructure to meet peoples changing needs</p>	Yes	<p>The proposal to amend Clause 7.9 of the CLEP 2015, would facilitate the timely redevelopment of the old Bunnings site, and support additional housing within the Macarthur-Campbelltown CBDs.</p>
A Well Connected City			
<p>The plan integrates land use and transport creates walkable and 30minute cities</p>	<p>Establishing the land use and transport structure to deliver a liveable, productive and sustainable western parkland city</p> <p>Integrate land use and transport plans to deliver the 30- minute city</p>	Yes	<p>The site is close to the Macarthur Train Station, the Campbelltown train station, and bus stops. These public transport opportunities provide significant connections across Greater Sydney, strengthening Campbelltown's competitive advantage as a desirable location for mixed uses of commercial and residential floor space. Furthermore, the site is close to residential areas, increasing opportunities for walking and cycling. Cumulatively, the PP is not inconsistent with the 30-minute city concept of the Region Plan and the emerging concept of a 15-minute city.</p>
A City In Its Landscape			

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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
<p>Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>Environmental, social and economic values in rural areas are protected and enhanced</p> <p>Public open space is accessible, protected and enhanced</p> <p>The Green grid links Parks, open spaces, bushland and walking and cycling paths</p>	<p>Protecting and improving the health and enjoyment of the District's Waterways</p> <p>Protect environmentally sensitive areas of waterways</p> <p>Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport</p> <p>Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes</p> <p>Work towards reinstating more natural conditions in highly modified urban waterways</p>	Yes	The site has very limited biodiversity values. The PP would not result on adverse impacts on the biodiversity values of the site.
A Resilient City			
<p>People and places adapt to climate change and future shocks and stresses</p> <p>Exposure to natural and urban hazards is reduced</p> <p>Heatwaves and extreme heat are managed</p>	<p>Protecting and improving the health and enjoyment of the District's Waterways</p> <p>Adapting to the impacts of urban and natural hazards and climate change</p>	Yes	The PP is not inconsistent with this Direction, as it is not proposing to impact on waterways.
An Efficient City			
<p>A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p>Energy and water flows are captured, used and re-used</p> <p>More waste is re-used and recycled to support the development of a circular economy</p>	<p>Increasing urban tree canopy cover and delivering Green grid connections</p> <p>Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Growth Areas, Planned Precincts, Collaboration Areas, State Significant Precincts and</p>	Yes	The PP is not inconsistent with this Direction, future redevelopment of the site, can still achieve the anticipated outcome.

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Key Directions and Planning Priorities			
Greater Sydney Region Plan	Western City District Plan	Consistent	Response
	Urban Transformation projects.		

Western City District Plan - Connecting Communities

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

Within the District Plan, Campbelltown-Macarthur is identified as a Metropolitan Cluster, indicating its importance to the surrounding community and its potential for supporting economic growth.

The PP will facilitate the achievement of these critical priorities within the Campbelltown-Macarthur Metropolitan Cluster by providing opportunities for employment and housing for the anticipated job targets set in the District Plan.

Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement (LSPS) details 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 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, and
- direct how future growth and change will be managed.

The LSPS responds to the Regional and District 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:

Table 3: LSPS Assessment

LSPS Assessment	Comment
Priority 1: Creating a great place to live, work, play and visit	The site is located within the Campbelltown centre a location identified in the District Plan requiring additional housing. The PP will enable increase in residential floor space within an existing urban area contributing to

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LSPS Assessment	Comment
	<p>the protection of greenfield land for similar uses through infill development.</p> <p>Increasing residential housing will contribute to achieving this goal within an accessible location.</p> <p>The PP will promote housing diversity providing variety of apartment mixes.</p>
<p>Priority 2: Create high quality, diverse housing</p>	<p>The PP would deliver additional housing in a place with good access to public transport, retail and health services. The PP is consistent with this priority as it has the potential to provide additional housing close to existing amenities.</p>
<p>Priority 6: Respecting and protecting our natural assets</p>	<p>As there is no proposal to rezone any part of the site to open space, the PP seeks to incorporate open space on the site that would include plantings and greenery.</p>
<p>Priority 10: Creating strong and vibrant centres</p>	<p>Ensuring that infrastructure aligns with growth is crucial, particularly for a site located within the Campbelltown centre. Although the site is ideally positioned to offer additional housing close to existing amenities and transport hubs, it is essential to carefully balance this development with the proposed reduction in potential retail and commercial floorspace. This approach will help maintain a strong and vibrant city centre, supporting both residential needs and the economic vitality of the area. The PP supports this approach.</p>
<p>Priority 14: Ensuring infrastructure aligns with growth</p>	<p>The PP will enable increased number of people living within key transport catchment areas. It is anticipated that existing infrastructure will be able to support the proposed development.</p>

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

The 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 in Table 4.

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Table 4: Campbelltown Local Environmental Plan 2015 Proposed Amendments

CLEP 2015 Current	Proposed Amendment
<p>7.9 Mixed use development in Zones E2 and MU1</p> <p>Amending Clause 7.9 – Mixed use development in Zones E2 and MU1, to exclude the site from its application</p>	<p>The PP intends to amend the CLEP 2015 by amending Clause 7.9 – Mixed use development in Zones E2 and MU1, to exclude the site from its application by including the following sub-clause 3B:</p> <p><i>3B) Subclause (3)(a) and (b) does not apply to land bound by Menangle Road, Bugden Place, Kellicar Road and Gilchrist Drive, Campbelltown, being legally described as Lot 1 DP882496 and identified on the Key Sites Map. Consent must not be granted to the erection of building on this land unless the consent authority is satisfied at least 3000m2 of the gross floor area of the building will not be used for residential accommodation.</i></p>

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. Progression of the PP would not require an update to the CSCDCP.

4. Is the PP 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 PP is consistent with the CSP and will specifically facilitate delivery of the key outcomes as detailed in Table 5.

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Table 5: Consistency with Campbelltown Community Strategic Plan

CSP Outcome	Statement of Consistency
Outcome 1 A vibrant, liveable city	The community will be afforded the opportunity to review the PP and engage at key stages in the decision-making process. The PP provides for housing choice and diversity not otherwise delivered by the Campbelltown Local Housing Strategy.
Outcome 2 A respected and protected natural environment	The PP will not have adverse impacts on the natural environment.
Outcome 3 A thriving, attractive city	The PP proposes additional residential housing and retail floor space on the site that will enhance employment densities within walking distance of public transport infrastructure, including rail, buses and arterial roads. The site is within 400meters of Macarthur train station and the existing local center on the eastern side.
Outcome 4 A successful city	The PP provides opportunities for redevelopment of housing and commercial on-site and is within walking distance to the Campbelltown centre.

5. Is the PP consistent with any other applicable State and regional studies or strategies?

N/A

6. Is the PP consistent with applicable State Environmental Planning Polices?

Table 6 identifies State Environmental Planning Policies (SEPPs) are relevant to the PP.

Table 6: Consistency with State Environmental Planning Policy

Focus areas	State Environmental Planning Policies	Consistent	Comment
Planning systems	Planning Systems SEPP	Yes	The PP does not include a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development.

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Focus areas	State Environmental Planning Policies	Consistent	Comment
	Precincts SEPPs: <ul style="list-style-type: none"> • Eastern Harbour City SEPP • Western Parkland City SEPP • Central River City SEPP • Regional SEPP 	N/A	The site is not within the defined SEPP areas.
	Codes SEPP	N/A	Exempt or complying development or introduction of State-wide codes is not proposed.
Housing	Housing SEPP	Yes	Future development under the Housing SEPP remains permissible. The PP seeks to facilitate high-density residential development. An urban design study submitted with this PP considers potential design options which address the provisions of the Housing SEPP and associated Apartment Design Guidelines (ADG). The Urban Design Study includes an indicative development concept. This concept shows that the site can be developed in a manner consistent with the ADG requirements.
Transport and infrastructure	Transport and Infrastructure SEPP	Yes	Delivery of infrastructure is not proposed.
Primary production	Primary Production SEPP	Yes	Economic use and development of lands for primary production is not proposed.
Biodiversity and conservation	Biodiversity and Conservation SEPP	Yes	No works are proposed that will impact on the biodiversity of the site.
Resilience and hazards	Resilience and Hazards SEPP	N/A	The site is not within the defined coastal SEPP area or identified contaminated land.
Industry and employment	Industry and Employment SEPP	N/A	The site is not within the Western Sydney Employment Area.
Resources and energy	Resources and Energy SEPP	N/A	The PP does not propose mining or energy uses.

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7. Is the PP consistent with applicable Local Planning Directions (formerly known as s9.1 Ministerial Directions).

The PP is either considered consistent, justifiably inconsistent or the inconsistency is of minor significance with the applicable Ministerial Directions (S9.1 directions). See Table 7 for an assessment of the PP against the S9.1 Ministerial Directions.

Table 7: Consistency with Ministerial Directions

Consideration of Local Planning Directions	Consistent	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The PP achieves the overall intent of the Regional Plan and does not undermine the achievement of the Regional Plan’s vision, land use strategy, goals, directions or actions.
1.2 Development of Aboriginal Land Council land	N/A	Not relevant to the PP.
1.3 Approval and Referral Requirements	Yes	The PP does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
1.4 Site Specific Provisions	Yes	The PP is not seeking to allow any particular development to be carried out on land. The PP relates to an existing site-specific clause relating to the provision of commercial floor space on the entire ground floor. This PP does not seek to amend the existing land use zone provisions contained in the CLEP to permit site specific development and seeks to utilise the existing MU1 Mixed Use zone. This PP does not impose any development standards or requirements in addition to those already contained in the CLEP 2015.
Focus Area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not relevant to the PP as the PP is not located within this area.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not relevant to the PP as the PP is not within the North West Priority Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the PP as the PP is not within the Greater Parramatta Priority Growth Area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	N/A	Not relevant to the PP as the PP is not within the Wilton Priority Growth Area.

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Consideration of Local Planning Directions	Consistent	Comment
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Yes	The PP achieves the overall intent of the precinct plans and does not undermine the achievement of its objectives, planning principles and priorities for the urban renewal corridor.
1.10 Implementation of Western Sydney Aerotropolis Plan	N/A	The PP is not inconsistent with the Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not relevant to the PP as the PP is remote from the Bayside West Precinct.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not relevant to the PP as the PP does not relate to the Cooks Cove Precinct.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not relevant to the PP as the site is not located within this area.
1.14 Implementation of Greater Macarthur 2040	Yes	The PP achieves the overall intent of the Greater Macarthur 2040 and does not undermine the achievement of its objectives, planning principles and priorities for the Greater Macarthur Growth Area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.
1.16 North West Rail Link Corridor Strategy	N/A	Not relevant to the PP as the site is not located within this area.
1.17 Implementation of the Bays West Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not relevant to the PP as the site is not located within this area.
1.19 Implementation of the Westmead Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.
1.21 Implementation of South West Growth Area Structure Plan	N/A	Not relevant to the PP as the site is not located within this area.
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	Not relevant to the PP as the site is not located within this area.
Focus Area 2: Design and Place		
2.1 Design and Place (Not adopted)	N/A	N/A
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	N/A	Not relevant to the PP.

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Consideration of Local Planning Directions	Consistent	Comment
3.2 Heritage Conservation	Yes	There are no items, areas, objects and places of environmental heritage significance and indigenous heritage significance, on the site. Accordingly, there is no impact on any areas requiring heritage conservation.
3.3 Sydney Drinking Water Catchments	N/A	Not relevant to the PP.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	N/A	Not relevant to the PP.
3.5 Recreation Vehicle Areas	N/A	Not relevant to the PP.
3.6 Strategic Conservation Planning	N/A	Not relevant to the PP.
3.7 Public Bushland	N/A	Not relevant to the PP.
3.8 Willandra Lakes Region	N/A	Not relevant to the PP.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not relevant to the PP.
3.10 Water Catchment Protection	N/A	Not relevant to the PP.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Yes	The PP is consistent with the Direction as it has thoroughly investigated flood potential and proposes measures to improve the control of water for the site and surrounding lands.
4.2 Coastal Management	N/A	Not relevant to the PP.
4.3 Planning for Bushfire Protection	Yes	The site is not impacted by a Bushfire Map, nor is it bushfire prone.
4.4 Remediation of Contaminated Land	Yes	The PP is consistent with the aims and provisions of this Resilience and Hazard SEPP.
4.5 Acid Sulfate Soils	N/A	The site is not identified in Campbelltown LEP as being subject of acid sulfate soils.
4.6 Mine Subsidence and Unstable Land	N/A	The site is not within a Mine Subsidence District.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	The PP is consistent with this direction as it will increase housing density within 400m of Macarthur train station and less than 200m to public bus routes. This degree of accessibility, in addition to opportunities for active transport may contribute to a mode shift away from

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Consideration of Local Planning Directions	Consistent	Comment
		private vehicles to other more sustainable and efficient transport modes
5.2 Reserving Land for Public Purposes	Yes	The PP does not seek to change the current zoning provisions and therefore does not impact on land reserved for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Not relevant to the PP.
5.4 Shooting Ranges	N/A	Not relevant to the PP.
Focus Area 6: Housing		
6.1 Residential Zones	Yes	<p>The PP is consistent with the direction. The PP seeks to facilitate the development of high-density housing through the appropriate application of the site-specific clause. The PP represents a more efficient use of existing infrastructure and services and reduces the consumption of land for housing through urban renewal.</p> <p>The PP will facilitate greater housing diversity and mix within Campbelltown City Council LGA, meeting local demand for greater choice. Further as an infill development, it consolidates the city and therefore reduces the pressure of land consumption in greenfield areas and loss of marginal employment lands for housing.</p>
6.2 Caravan Parks and Manufactured Home Estates	N/A	Not relevant to the PP.
Focus Area 7: Industry and Employment		
7.1 Business and Industrial Zones	Yes	<p>While an exemption from the requirements of clause 7.9 could be considered to reduce the minimum required area for employment uses, it does not in any way reduce the total potential floor space for employment uses, as a range of commercial activities will remain permissible with consent on all floor space within the development, based upon the MU1 Medium Density zoning. This flexibility allows the provision of housing in the immediate while also enabling the conversion of residences into commercial tenancies in the future, should market demand increase.</p> <p>The proposal is also not considered to be inconsistent with any of the remaining directions within 7.1.</p>

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Consideration of Local Planning Directions	Consistent	Comment
		As no change to the zoning of the MU1 Mixed Use site is proposed, the PP is considered to be consistent with the direction.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not relevant to the PP.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not relevant to the PP.
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum and Extractive Industries	N/A	Not relevant to the PP.
Focus Area 9: Primary Production		
9.1 Rural Zones	N/A	Not relevant to the PP.
9.2 Rural Lands	N/A	Not relevant to the PP.
9.3 Oyster Aquaculture	N/A	Not relevant to the PP.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	N/A	Not relevant to the PP.

Section C – Environmental Social or Economic impact

8. 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 PP?

The site does not contain habitat of any description as it has been previously developed with a warehouse development.

There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the PP.

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

The PP seeks to revise an additional local provision contained within CLEP 2015. These changes aim to facilitate the redevelopment of the site for the purpose of apartment buildings that meet the demand identified in the LSPS and local housing statement. Additionally, the PP seeks for a better urban outcome in supporting the commercial precinct, Campbelltown- Macarthur Local Centre.

The PP has been designed to ensure a better urban outcome for the site regarding the location of retail spaces and the provision of a through-site link.

The PP highlights the benefit of providing mixed use commercial and residential uses in one location, adjacent to a major transport catchment area. Benefits include reducing car parking reliance and less land is taken needed to deliver additional housing. The PP proposed to contain urban sprawl by placement of new dwellings within high density mixed use development, relieving pressure on greenfield land. The PP is, itself, mitigating the potential environmental impacts that

result from construction of additional housing on greenfield land.

Placing increased residential housing means that urban sprawl is contained but also means that density can be constructed in a location such as Macarthur where infrastructure already exists including public transport with Macarthur train station.

The PP contributes to several 'green' benefits including reduced land take, more green spaces at ground floor, reduced usage of private vehicles and better patronage of public transport.

Built character

The proposed amendment to the application of site-specific clause and the proposed commercial floor space are informed by a detailed Urban Design Study and Economic Assessment. The Urban Design Study presents an urban design analysis of the site and its context as well as potential design options for future redevelopment.

The PP demonstrates that potential development of the site is consistent with the scale of urban renewal envisioned by the Regional Plan, District Plan and LSPS. The amendment of the site-specific clause has been considered and adopted on neighbouring sites and will enable a development that will support the success of Campbelltown centre retail precinct.

Accordingly, the PP is not considered to have any environmental impacts that require further consideration.

10. How has the PP adequately addressed any social and economic effects?

The social and economic effects of the PP are best understood within the context of the challenges of a growing population, as highlighted in the Regional Plan. To accommodate a larger population and sustain economic growth, urban renewal must be paired with infrastructure development in strategic urban centers.

Increasing housing in areas with robust infrastructure and minimal environmental constraints is a positive social outcome. The PP's objectives align with the strategic direction outlined in the Regional Plan, emphasising urban renewal in well-serviced locations.

By facilitating future development, the PP will lead to higher population densities in the Macarthur-Campbelltown Local Centre. This will rejuvenate the local area and contribute significantly to economic growth within the community.

A feature of this PP is the creation of high-quality retail commercial spaces at ground level and a through-site link providing enhanced access to Macarthur Square and Macarthur Station. This link will offer high-quality communal open spaces, ensuring accessibility to transport, shops, jobs, and community facilities. Consequently, future residents will enjoy substantial social and economic benefits, reinforcing the positive impact of the PP.

Section D – State and Commonwealth interests.

11. Is there adequate public infrastructure for the PP?

Existing public infrastructure can comfortably accommodate the demand that is generated from this PP.

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The site is located within the 400m walkable catchment, measured from Macarthur Station. Furthermore, this accessibility is enhanced as by extension it is within 200m of the Macarthur town centre and the services it provides for local residents. This high level of accessibility ensures that residents are able to efficiently access local and regional connections, both by train from Macarthur Station and local bus services.

The Macarthur train line is located on the:

- T8 Leppington to City Circle which provides a direct connection to Leppington and the Sydney CBD, via Campbelltown,
- Southern Highlands Line which provides a connection to Goulburn and Central Station, Sydney.

The site is within 100m of bus stops that provide local accessibility to Liverpool and Liverpool Station (bus route 871 and 870) and Campbelltown Station (bus route 886).

Together with the rail network, the diversity of bus services ensures that residents can choose the best mode of public transport to access local and regional jobs, services, and entertainment.

The site is suitable for increased residential housing due to its high quality access to transport and employment opportunities, accessible by active and public transport modes. Given the proximity of the site to public transport service, it is anticipated that a significant proportion of new residents would opt to use public transport rather than a private vehicle.

The site is within the wider Macarthur-Campbelltown precinct of commercial centre, regional health and educational institutions.

Marsden Park (Park Central) and Koshigaya Park are also located within walking distance from the site, ensuring that adequate recreational infrastructure is available to support residents living in apartment buildings on the site. Other areas of publicly accessible open space are nearby and within a 15 minute walk. Likewise, there are several educational facilities surrounding which include tertiary education TAFE NSW Campbelltown by walking (10 minutes), car (6 minutes); as is Western Sydney University Campbelltown by walking (11 minutes) car (5 minutes).

High schools including Thomas Reddall High School by car (5 minutes), by public transport (13 minutes) and Sherwood Hills Christian School by car (6 minutes) by public transport (22 minutes) and Bradbury Public School by car (7 minutes) by public transport (23 minutes).

Accordingly, it is considered that the area contains the necessary infrastructure to support the intensification of residential development over the site.

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

TfNSW was the only Government Agency required to be consulted in accordance with the Gateway determination. The issue raised was as follows:

TfNSW raised one issue, requiring that any new buildings or structures, including infrastructure such as retaining walls and drainage basins, not be situated within the SP2 zoned land designated for road widening along the western boundary of the site, adjacent to Menangle Road.

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A DA (3067/2023/DA-RA) for the demolition of all existing structures on site and the construction a mixed-use commercial and residential development in 2 stages was approved by the Sydney Western City Planning Panel on 18 October 2024. As the land subject to widening has an SP2 Infrastructure (Road Widening) Zone, the development was clear of this area. As such, the Planning Proposal will not impact on the future widening of Menangle Road.

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Part 4: Mapping

Mapping amendments are not sought as part of this Planning Proposal.

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Part 5 - Community Consultation

This Planning Proposal aligns with the standard criteria under the LEP Making Guideline as shown in Table 4 below:

Table 4: Standard PP Criteria

Criteria	Comments
To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone	The PP does not include an amendment to the current zone under the CLEP 2015.
That relates to altering the principal development standards of the LEP.	The PP includes an amendment to remove the application of Clause 7.9(3)(b) of the CLEP 2015, which requires the site to "only accommodate non-residential land uses" on the ground floor of the site.
That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP	N/A
That is consistent with an endorsed District/ Regional Strategic Plan and/or LSPS	The PP is considered consistent with the Regional Plan, District Plan and LSPS (previously assessed).
Relating to classification or reclassification of public land through the LEP	N/A

The Planning Proposal and associated studies were publicly exhibited from Monday, 16 September to Monday, 21 October 2024. 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 and HJ Daley Library.

Adjoining Landowners

No submissions were received from adjoining landowners.

Public Submissions

Two submissions were received from community members in the Campbelltown area, both of whom expressed opposition to the Planning Proposal. Their concerns, addressed in detail in Council’s report dated 10 December 2024, included increased pressure on local infrastructure, especially traffic congestion. The objectors also raised concerns about the potential for this proposal to set a precedent for future exemptions on other sites.

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 5: Project Timeline

Dates	Item
13 December 2023	Local Planning Panel advice
9 July 2024	Council endorsement to request Gateway Determination
1 August 2024	Referral to DPPI for Gateway Determination
16 August 2024	Gateway Determination issued
16 September 2024 – 21 October 2024	Public exhibition of planning proposal and referral to any required public authorities
10 December 2024	A report to Council on Submissions received
January 2025	Send planning proposal to DPPI for finalisation
March 2025	Making of LEP Amendment

Attachment 1: Changes to CLEP 2015

7.9 Mixed use development in Zones E2 and MU1

(1) The objective of this clause is to promote employment opportunities and mixed-use development in Zone E2 Commercial Centre and Zone MU1 Mixed Use.

(2) This clause applies to land in Zone E2 Commercial Centre and Zone MU1 Mixed Use.

(3) Development consent must not be granted to the erection of a building that will contain a residential component, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that—

(a) the building will have an active street frontage after its erection or change of use, and

(b) the ground floor will only accommodate non-residential land uses, and

(c) if the land is in Zone E2 Commercial Centre—the building will have at least one additional level of floor space, immediately above the required non-residential ground floor, that is also set aside for non-residential land uses.

(3A) Subclause (3)(a) and (b) does not apply to land at Goldsmith Avenue, Campbelltown, being Lot 1097, DP 1182558.

(3B) Subclause (3)(a) and (b) does not apply to land bound by Menangle Road, Bugden Place, Kellicar Road and Gilchrist Drive, Campbelltown, being Lot 1 DP882496.

Consent must not be granted to the erection of building on this land unless the consent authority is satisfied at least 3,000 m² of the gross floor area at ground floor is used for non-residential land uses.

(4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following—

(a) entrances and lobbies (including as part of mixed-use development),

(b) access for fire services,

(c) vehicular access.

(5) In this clause—

active street frontage, of a building, means that all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.

non-residential land uses includes uses for the purposes of commercial premises, medical centres, recreation facilities (indoor) and other similar uses but does not include car parking.



8.4 Planning Proposal - 1 Bugden Place Campbelltown

Reporting Officer

Manager Strategic Land Use Planning
City Planning and Environment

Community Strategic Plan

Objective	Strategy
2 Places For People	2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing
4 Economic Prosperity	4.1.1 Provide high quality and diverse local job opportunities for all residents

Delivery Program

Principal Activity
2.1.1.3 Deliver effective land use planning to ensure community needs are met

Officer's Recommendation

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

Executive Summary

- Think Planners Pty Ltd submitted a Planning Proposal Request (PPR) seeking an amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) in relation to the site known as 1 Bugden Place, Campbelltown.
- The PPR seeks to remove the application of Clause 7.9 (3) (b) of the CLEP 2015, which requires the site to only accommodate non-residential land uses on the ground floor. Clause 7.9 (3) (b) of the CLEP 2015 applies to all land in Zone E2 Commercial Centre and Zone MU1 Mixed Use within Campbelltown Local Government Area (LGA).
- A Market Retail Assessment and Urban Design Study were submitted with the PPR to justify and support the PPR.
- A detailed assessment of the PPR against the relevant regional and local strategic planning strategies has been undertaken. The proposed loss of employment land within the City Centre that would result from this PPR has required justification and detailed consideration.
- The Planning Proposal (the Proposal) at attachment 1 is based on the PPR, with an additional proposed amendment to the CLEP 2015 that ensures that a suitable amount of commercial space of (3,000 m²) be retained on site.
- It is recommended that the Proposal at attachment 1 be endorsed for referral to Department of Planning, Housing and Infrastructure (DPHI) for a gateway determination, and in due course, for public exhibition.

Purpose

The purpose of this report is to seek Council endorsement of the Proposal, for the purpose of seeking a gateway determination from the DPHI, and in due course, for placing the Proposal on public exhibition.

The Proposal is seeking to amend the CLEP 2015 by removing the application of Section 7.9 (3) (b) to the subject site and including a local provision that ensures that at least 3000 m². This site is within the MU1 Mixed Use zone and Clause 7.9(3)(b) requires the ground floor of a building in the MU1 zone to only accommodate non-residential land uses.

A part of the site adjacent to Menangle Road is zoned SP2 Infrastructure (classified road) however the Proposal does not seek to change any provisions relating to this part of the site.

Property Description	1 Bugden Place, Campbelltown (Lot 1, DP 882496)
Application No	3294/2023/E-PP
Applicant	Think Planners Pty Ltd
Owner	Dumarchand Holdings Pty Ltd and Dankaur Pty Ltd
Provisions	Environmental Planning and Assessment Act 1979 Campbelltown Local Environmental Plan 2015
Date Received	18 July 2023

History

- Think Planners Pty Ltd submitted a scoping proposal to Council on 20 April 2023. The scoping proposal sought an amendment to the CLEP 2015 in relation to the site known as 1 Bugden Place, Campbelltown, which is the subject of this report to the LPP. The scoping proposal aimed to remove the CLEP's section 7.9 (3)(a) and (b) requirement to only accommodate non-residential land uses on the ground floor of a building in the MU1 zone. The applicant also briefed Council staff on details of the scoping report. The amount of retail/commercial ground floor area identified in the scoping report was 1500 m².
- On 13 June 2023, Council provided a response to the applicant's scoping proposal which advised that the requested amendment to Clause 7.9 of the CLEP 2015, in the manner proposed, was "potentially supportable" subject to several matters being addressed in any future PPR submitted for the subject site.
- On 18 July 2023, a formal PPR was submitted on the NSW Planning Portal for Council's consideration. The information submission to support the PPR included a Market Retail Assessment and Urban Design Study. The PPR proposed a retail/commercial floor area of 600 m² at ground floor.
- Upon reviewing the provided information, concerns were raised regarding the Retail Market Assessment (RMA) submitted in support of the proposal. Notably, the RMA failed to take into account the insights from the Council's Strategic Review of Employment Land Strategy, adopted on 8, December 2020, as well as the information outlined in the Reimagining Campbelltown City Centre Master Plan. Both strategic documents highlight the imperative for increased commercial floor space within the Campbelltown City Centre.
- Following a meeting with the applicant, on 23 October 2023 a revised RMA, with a revised commercial floor space of 1500 m² was submitted to Council by way of the NSW Planning Portal. No further justification was submitted to support the proposed commercial/retail area.
- On 13 December 2023, the Proposal was reported to the Campbelltown Local Planning Panel (LPP) for expert advice. The minutes from the LPP meeting are at attachment 3.
- Through engagement with the applicant, the PPR was amended to provide a minimum of 3,000 m² of preserved employment-generating floor space on the site. This approach achieves the desired employment outcomes while also accommodating the necessary housing. To accomplish this, the proponent proposed that approximately 1,000 m² of the required space will be distributed above the ground floor.
- The proponent has submitted an amended PPR in line with this agreement, and as such the proposal is reported to Council with a recommendation that the proposal be endorsed for forwarding to the DPHI for a gateway determination, and in due course, for public exhibition.

Report

1. Site

The site is located at 1 Bugden Road, Campbelltown (Lot 1 DP882496), east of the Macarthur Railway Station and north east of Macarthur Square. The site has an area of 25,500m² (including land reserved for Menangle Road widening)(refer to Figures 1 and 2).



Figure 1 – Aerial Photo of Site/Locality

The site has a frontage to 4 roads: Kellicar Road to the south (131.6 m frontage), Menangle Road to the north (119 m frontage), Bugden Place to the east (175 m frontage), and Gilchrist Drive to the west (175 m elevated frontage). The area has good connectivity with frontage to Menangle Road and access to several major arterial roads including Narellan Road, Oxley Street, Appin Road and M31 Hume Motorway, along with regular public transport services.

The land topography gradually falls from east to west and currently accommodates the old Bunnings Warehouse. The site is not at grade with any of the surrounding streets/roads. The site has a significant drop from Kellicar Road and Gilchrist Drive and is raised as it relates to Bugden Place and Menangle Road.

The site is largely cleared with only vegetation planted on the site boundary. Consideration will be given to retaining any trees that are in good health as part of the future development scheme. Opportunities exist on the site if redeveloped to enhance the natural character including vegetation, particularly along the site boundaries and through-site link.

2. Locality

The immediate vicinity of the site includes a commercial precinct comprising Macarthur Square and Bulky Goods stores. On the opposite side of Kellicar Road, the area is characterised by traditional one and 2-story residential dwellings, with the Campbelltown Private Hospital and Specialist Medical Centre located close by.

On the opposite side of Menangle Road is the train line, facilitating travel between Macarthur and Campbelltown stations. Access to the site is highly convenient, with Macarthur Station approximately 400 m away and bus stops within a 200 m radius. Macarthur train station

provides services to Campbelltown, Sydney CBD, and Sydney Airport. The interconnected train lines offer efficient transportation options to various areas of Greater Sydney.

The area is supported by educational institutions, including schools and tertiary establishments, as well as childcare centres, community services, recreational and sporting facilities, and an established commercial centre to the west. The future vision for the site is to consolidate existing educational, health and community services and expand to form a 'Cultural Heart Precinct' that will also attract cultural and arts facilities.

In addition to the extensive rail network, the site is within 200 m of bus stops on Kellicar Road, serving routes to Liverpool (bus route 872), Liverpool Station (bus route 870), Glenquarie Shops (bus route 872), and Campbelltown (bus route 887). This combination of rail and bus services ensures residents have diverse and convenient public transport options for accessing local and regional employment, services, and entertainment.

The area has good connectivity with Menangle Road and access to several major arterial roads including Narellan Road, Oxley Street, Appin Road and M31 Hume Motorway, along with regular public transport services.

3. Current Development application

A Development Application (3067/2023/DA-RA) has been submitted to Council which proposes the demolition of all existing structures on site prior to constructing a mixed-use commercial and residential development in 2 stages.

The DA is still currently being assessed and has been subject to some minor amendments.

4. Planning Proposal Request

Existing Provisions under CLEP 2015

The subject site is currently zoned MU1 – Mixed Use with a maximum permissible building height of 32 m but does not have any maximum floor space ratio control under the CLEP 2015. A part of the subject land is zoned SP2 Infrastructure (classified road) however this part of the site is not subject to any changes under the PPR.



Figure 2 - Existing Zoning - CLEP 2015

Objectives of zone MU1

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage the timely renewal and revitalisation of centres that are undergoing growth or change.
- To provide a focal point for commercial investment, employment opportunities and centre-based living.

Clause 7.9 Mixed use development in Zones E2 and MU1

Clause 7.9 of the CLEP 2015 applies to the MU1 zoned land and states:

- (1) The objective of this clause is to promote employment opportunities and mixed use development in Zone E2 Commercial Centre and Zone MU1 Mixed Use.
- (2) This clause applies to land in Zone E2 Commercial Centre and Zone MU1 Mixed Use.

- (3) Development consent must not be granted to the erection of a building that will contain a residential component, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that—
- (a) the building will have an active street frontage after its erection or change of use, and
 - (b) the ground floor will only accommodate non-residential land uses, and
 - (c) if the land is in Zone E2 Commercial Centre—the building will have at least one additional level of floor space, immediately above the required non-residential ground floor, that is also set aside for non-residential land uses.
- (3A) Subclause (3)(a) and (b) does not apply to land at Goldsmith Avenue, Campbelltown, being Lot 1097, DP 1182558.
- (4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following—
- (a) entrances and lobbies (including as part of mixed use development),
 - (b) access for fire services,
 - (c) vehicular access.
- (5) In this clause—

active street frontage, of a building, means that all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.

non-residential land uses includes uses for the purposes of commercial premises, medical centres, recreation facilities (indoor) and other similar uses but does not include car parking.'

The Proposal seeks to amend CLEP 2015 by adding the following subclause to section 7.9:

- (3B) Subclause (3)(a) and (b) do not apply to land bound by Menangle Road, Budgen Place, Kellicar Road and Gilchrist Drive, Campbelltown, legally described as Lot 1 DP882496.

Consent must not be granted to the erection of a building on this land unless the consent authority is satisfied at least 3,000 m² of the gross floor area at ground floor will be used for non-residential land uses.

Notably, under the current provisions of the CLEP 2015, Residential Flat Buildings are permissible with consent in the MU1 Zone. However, Clause 7.9 provides further controls that prevent residential flat buildings in the MU1 zone, for most land zoned MU1 (there is one site excepted from the operation of Clause 7.9 which is also located north of Macarthur railway station).

The Proposal does not propose to amend any other development standards that apply to the site under the CLEP 2015.

The Retail Market Assessment (RMA) prepared by Urbis, dated 16 October 2023, is attachment 5.

5. State Environmental Planning Policies

An assessment of the Proposal against the various SEPP's has been conducted. A table summarising the results of this assessment can be found in the planning proposal document, included as attachment 1.

No inconsistencies with any SEPP have been identified as part of this assessment.

6. Local Planning Directions

An assessment of the Proposal against the various section 9.1 Local Planning Directions has been undertaken. A table summarising the results of this assessment can be found in the Proposal at attachment 1. Local Planning Direction 7.1 is of particular relevance to this Proposal and states:

- (1) A planning proposal must:
 - (a) give effect to the objectives of this direction,
 - (b) retain the areas and locations of Employment zones,
 - (c) not reduce the total potential floor space area for employment uses and related public services in Employment Zones.
 - (d) not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones, and
 - (e) ensure that proposed employment areas are in accordance with a strategy that is approved by the Planning Secretary.

With regard to direction (c), an exemption from the requirements of clause 7.9 could be considered to reduce the minimum required amount of area for employment uses, however it does not in any way reduce the total potential floor space for employment uses, as a range of commercial activities will remain permissible with consent on all floor space within the development, based upon the MU1 Medium Density zoning. This flexibility allows the provision of housing in the immediate while also enabling the conversion of residences into commercial tenancies in the future, should market demand increase.

The proposal is not inconsistent with any of the other directions within local planning direction 7.1.

As no change to the zoning of the MU1 Mixed Use site is proposed, the Proposal is considered consistent with the direction.

7. Regional, District and Local Plans

7.1 Greater Sydney Region Plan

The Greater Sydney Region Plan has been prepared by the NSW State Government to guide land use planning decisions over the next 40 years in order to achieve a common goal of having a metropolis of 3 cities, Eastern, Central and Western. The plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 725,000 additional homes and create 817,000 jobs by 2036. The plan identifies that the most suitable locations are close to jobs, public transports, community facilities and services.

Objective 22 (Investment and business activity in centres) of this Plan states that: -

As Greater Sydney's population grows over the next 20 years, there will be a need for over 5 million square metres of additional retail floor space and additional stand-alone office developments to accommodate a significant increase in office jobs. For Greater Sydney to remain competitive the market needs to be able to deliver this floor space in an efficient and timely manner.

An exemption requiring no less than 3,000 m² of non-residential floor space is considered to be aligned with objective 22 as it contributes to the amount of suitable floor space in a manner that responds to the location of the site, and the significant existing retail premises in the immediate vicinity. Additionally, the provision of well-situated housing, within walking distance to public transport, is also an objective of the plan (objectives 10 and 11).

7.2 Western City District Plan

Campbelltown is identified as a metropolitan cluster and health and education precinct in the Western City District Plan (WCDP). The plan provides guidance in relation to job creation, housing supply and sustainability.

The WCDP identifies (in part) the following priorities for the 'City Centre'.

- Encourage revitalisation of the commercial core.
- Identify, prioritise and deliver collaboration areas which includes the Campbelltown-Macarthur health and education precinct which contains Campbelltown public and private hospitals, Western Sydney University Campbelltown Campus, TAFE NSW Western Sydney, Macarthur Square and Campbelltown Mall.
- Enhance the centres civic, cultural and heritage role.
- Encourages new lifestyle and entertainment uses to activate streets and grow the night-time economy.
- Improve east-west pedestrian connectivity.
- Improve accessibility through walking, cycling and public transport.
- Support mixed use development and surrounding high quality apartments and medium density residential development.
- Capitalise on the Western Sydney Airport and Western Sydney City Deal.

Implementation of the WCDP could potentially be achieved through Planning Proposals that are submitted to Council for assessment, however, the subject Proposal appears to be inconsistent with the pathway of the WCDP for the 'City Centre' as it seeks remove section 7.9 (3)(b) of CLEP 2015 for the requirement to "only accommodate non-residential land uses" on the ground floor of a building in the MU1 zone. As discussed later in this report, this exemption, to a level no less than 3,000 m² is considered justified based upon the projected future demand for commercial floor space in the area, as well as the geographical nature of the site.

7.3 Glenfield to Macarthur Urban Renewal Corridor Strategy

The NSW Government finalised the plan for the Macarthur precinct in the Glenfield to Macarthur Urban Renewal Corridor Strategy (the Corridor Strategy) in late 2017. The Strategy aims to provide better connections between homes, jobs and open space close to 7 train stations between Glenfield and Macarthur.



Figure 3 - Glenfield to Macarthur Urban Renewal Corridor Strategy Mapping

The Strategy identifies Macarthur as being a precinct which is intended to compliment Campbelltown’s status as a Regional City Centre with world class health facilities, integrated educational institutions, more diverse housing, a premier retail precinct and attractive public spaces. The vision encapsulates Macarthur as a precinct that will provide a range of building heights, with higher rise buildings located near the train station, which is also anticipated to maximise pedestrian activity and increase trade for local businesses.

The Strategy outlines that the vision would be initiated through the lodgement of planning proposals and Council initiated LEP amendments. The subject site is identified as being located within a Mixed Use Retail/Residential area under the Strategy.

Buildings in this location are identified as being able to accommodate a range of heights, close to local services and existing transport hubs. These buildings would also be appropriately setback from both Kellicar Road and Bugden Place to ensure the scale and feel of the surrounding public domain is maintained.

The precinct plan shows the subject land as ‘mixed use retail and residential’.

The subject Proposal proposes a residential precinct with a minimum of 3,000 m² of non-residential floor space and is considered to be consistent with the strategy.

7.4 Campbelltown Local Strategic Planning Statement

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

Several actions within the LSPS are relevant to the proposal, and an assessment of the PPR against these actions is contained in the following table: -

LSPS Priorities	
Priority	Response
Theme 1 – A vibrant, liveable city	
Priority 1: Creating a great place to live, work, play and visit	The provision of 3,000 m ² of non-residential floor space, is considered to achieve the goal of priority 1. The proposal facilitates the delivery additional housing in an area with good access to public transport, retail and health services.
Priority 2: Create high quality, diverse housing	The Proposal is consistent with this priority as it has the potential to provide additional housing close to existing amenities.
Theme 3 – A thriving, attractive City	
Priority 10: Creating strong and vibrant centres	The subject site is located within the ‘City Centre’ and is anticipated to provide additional housing close to existing amenities and transport hubs. A requirement of no less than 3,000 m ² of, non-residential floor space, balances the requirement for ‘City Centre’ employment lands against the risk of unoccupied tenancies thus contributing to the strong and vibrant nature of the city centre.
Theme 4 – A successful city	
Priority 14: Ensuring infrastructure aligns with growth	The Proposal will require careful consideration relating to existing and proposed infrastructure to service the proposed increase in population. Should the Proposal proceed to Gateway Determination, consultation would occur with relevant State Agencies. It is however noted that shop top housing is an existing permitted use on the site and no increase to maximum floor space ratio or maximum height of building is proposed. Infrastructure needs based upon the potential of the site have therefore been considered in historical calculations for the area.

7.5 Re-imagining Campbelltown City Centre Master Plan

The subject site is located within the boundaries of Re-imagining Campbelltown City Centre Master Plan (RCCCMP). The 6 key pillars in the RCCCMP that inform decision making around the evolution of the Campbelltown City Centre are:

- Confident and Self Driven
- Connected Place
- Centre of Opportunity
- No Grey to be Seen
- City and Bush

- The Good Life

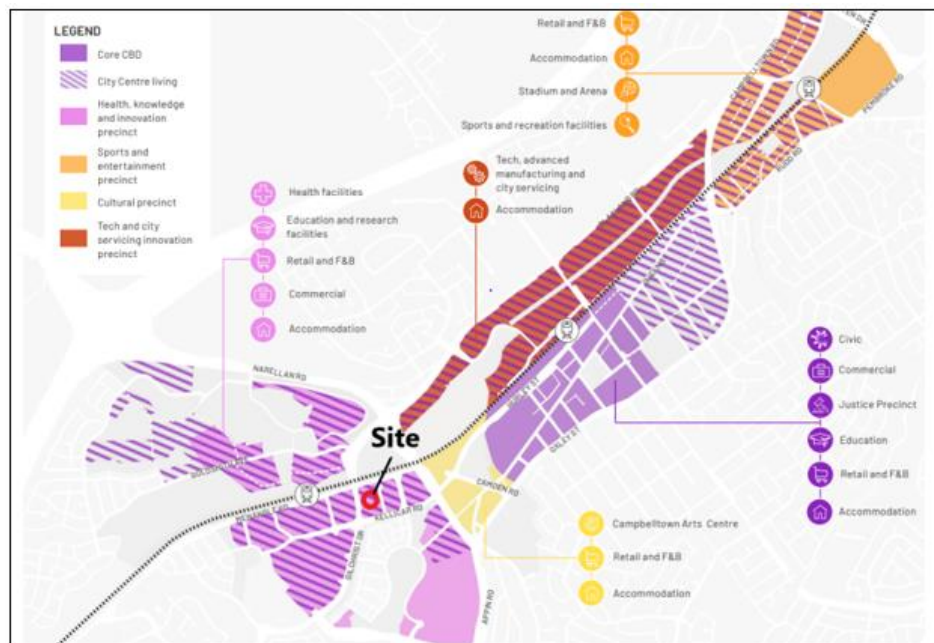


Figure 4 – extract from Re-imagining Campbelltown City Centre Master Plan

With a minimum requirement for 3,000 m² of, non-residential floor space, the Proposal is considered consistent with the RCCCMP as it balances the competing needs of increased housing, employment opportunities and a desire to minimise vacant commercial tenancies within the City Centre.

7.6 Draft Greater Macarthur 2040

Draft Greater Macarthur 2040 is a land use and infrastructure implementation plan to set a vision for the Growth Area as it develops and changes. The plan provides a framework for the future of the 2 elements of the Greater Macarthur Growth Area, in the north, urban renewal of the rail corridor from Glenfield to Macarthur and in the south, the development of land release areas from Menangle Park to Appin. This Proposal is located within the urban renewal section of the plan.

The site is identified as mixed use in the plan. The PPR does not seek a change to the current zone.

7.7 Campbelltown Community Strategic Plan 2032

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

The following strategies which are respectively highlighted in ‘Outcome’ 2 (Places for People) and 4 (Economic Prosperity) of the CSP are considered relevant to this PPR. There are minor inconsistencies with these provisions.

- **2.3 Housing a growing city:** The subject Proposal will ensure that more people in Campbelltown have additional access to safe, secure and affordable housing by providing residential accommodation by making increasing the feasibility of residential development on a site previously used for retail.
- **4.3 Revitalise the city:** The PPR is not considered fully to align with strategy No. 4.3.2 "Strategies" of the CCPS 2032 which aims to create a: -
 4.3.1 unique and lively city which will promote Campbelltown as an appropriate destination for business, social, event and leisure activities; or

Whilst the Proposal has the potential to provide a very small increase in population in the Campbelltown CBD, it is considered that the removal of potential retail, commercial and community space is partially inconsistent with the expected outcomes of the CSP. This however needs to be balanced against the context of the particular site including proximity to the regional shopping centre at Macarthur Square and having regard to the additional housing that will be supplied.

7.8 Campbelltown Strategic Review of Employment Land Strategy

On 8 December 2020, Council endorsed the Campbelltown Strategic Review of Employment Lands which identified the future centres demand and predictions for retail and businesses across the Campbelltown LGA. This strategy is still waiting on endorsement from DPHI.

This review sought to ensure an adequate supply of appropriately zoned land is available to accommodate the future employment needs of the Campbelltown Local Government Area. This Strategy has also been endorsed by Council but is waiting on approval from the Department of Planning and Environment (DPE).

The forecast demand for retail space by centre was derived using resident and worker expenditure modelling. Two scenarios were undertaken: one based on the Forecast ID. Population projections and the other based on the NSW Transport, Analytics and Performance (TPA) projections and distribution. The estimated net increase in floor space across the centres under both scenarios is outlined below.

Centre	Supply in 2019	Demand in 2019	Current over/under-supply	Additional demand in 2031	Additional demand in 2041
Campbelltown	165,120	159,623	-5,497	73,566	106,742

Centre	Supermarkets	Specialty foods	Food services	Department Stores	Apparel Stores	Other Non-Food Goods	Selected Personal Services	TOTAL
Campbelltown	38,561	8,658	25,106	61,824	32,378	97,155	8,179	271,862

Figure 5 – Projected retail floorspace demand

As indicated in Tables 17 and 18 of this Strategy, there is further demand for an additional 271,862 m² of leasable retail floorspace in Campbelltown by 2041 while 'Forecast ID' estimates that an additional 73,566 m² will be required by 2031 and 106,742 m² in 2041. The strategy recommends retaining businesses close to train stations.

Based on the location and constraints of the site in question, it has been determined that a minimum figure of 3,000 m² of commercial space should be retained in order to suitably contribute to meeting the above targets, while also balancing competing need of housing supply. The supply of employment generating floor space has been distributed across the 4 levels of the Proposal.

7.9 Campbelltown Local Housing Strategy 2041

The Campbelltown Local Housing Strategy 2041 (LHS) was endorsed by Council on 11 April 2023 and has been referred to DPPI for endorsement. DPPI has provided draft approval conditions. This document seeks to ensure an adequate supply of appropriately zoned land is available to meet the future housing needs of Campbelltown.

The LHS seeks to contain urban development within the urban areas defined by existing strategies such as the Glenfield to Macarthur Urban Renewal Corridor Strategy.

The Proposal is generally consistent with the LHS as the subject site is located within Campbelltown City Centre and would provide additional housing located close to existing amenities and transport hubs.

7.10 City Centre Planning Proposal

Council has engaged a consultant to oversee specialist technical studies to inform the preparation of a planning proposal for the Campbelltown City Centre. The studies will comprise a suite of technical and site-specific studies including traffic and access, urban design analysis, heritage, open space.

This site forms part of the broader study area and the studies are anticipated to be completed by December, 2024. At present, there is no apparent conflict between the City Centre Planning Proposal and the subject Proposal.

8 Key Issues and Concerns

8.1 Preservation of employment land

In 2022, the Greater Cities Commission (GCC) led a multi-agency review of the Industrial and Urban Service Lands Retain and Manage policy (the Policy) under the Greater Sydney Regional Plan – A metropolis of Three Cities. On 30 June 2022, the Commission released the Industrial Lands Policy Review Findings Paper, which reports the final outcomes of the Review. The key outcomes of the Review were:

- a 'Retain and Manage' Policy is needed for the protection of industrial lands in Greater Sydney. The existing Policy will continue to apply, and
- draft Guiding Principles will strengthen and support the continued implementation of the 'Retain and Manage' Policy. The next Region Plan will consider the findings of this Review and include the vision, objectives and draft Guiding Principles for industrial lands.

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On 26 April 2023, five new employment zones and four new supporting zones took effect in local environmental plans (LEPs) across NSW, replacing the former Business (B) and Industrial (IN) zones:

Employment zones in which the 'primary objective is to promote employment-generating activities', including:

- E1 – Local Centre,
- E2 – Commercial Centre,
- E3 – Productivity Support,
- E4 – General Industry, and
- E5 – Heavy Industry.

Supporting zones which intend to 'accommodate land uses in existing B or IN zones that are not primarily productivity related', including:

- MU1 – Mixed Use,
- W4 – Working Waterfront,
- SP4 – Enterprise, and
- SP5 Metropolitan Centre.

The DPHI's Employment Zones Reform Implementation Report provides further information on the strategic intent of the MU1 Mixed Use zone which is:

- To support a mix of compatible land uses including residential, commercial and light industrial,
- To transition between uses (e.g., a centre and another land use such as residential),
- To apply to mixed use centres, along corridors, or surrounding centres where genuine mixed uses are sought, and
- Can continue to be applied to existing B4 areas that are primarily residential.

Additionally, this report states that the desired characteristics of the MU1 Mixed Use zone is for

- Activities at ground floor and on street fronts,
- Differentiation between a centre and urban support areas in a mix of zones to manage the impacts of out of centre development, and
- Well-designed mixed-use developments are vibrant and support community needs.

Longer-term considerations for the MU1 Mixed Use zone are to manage out of centre development and to use permitted land uses to shape the intent and desired outcome of the area.

The site is subject to the 'retain and manage' policy direction and is located within the MU1 – Mixed Use zone, a supporting zone. As the Proposal proposes that only part of the site accommodate non-residential land uses, justification is required to support departure from the established policy position and a minimum square metre threshold adopted. However, the Proposal does align with strategic intent of the zone in the context of the industrial land policy by providing a mixture of supporting compatible land uses i.e. residential and commercial together.

Council's Economic Analytics and Policy Coordinator raised several issues in response to the original Retail Market Assessment (RMA) submitted with this Proposal. The RMA originally stated that the development could not sustain greater than 600 m² of non-residential (commercial) floor space.

A revised proposal from the proponent is that a minimum threshold of 3,000 m² of non-residential land uses be provided to balance the various requirements of the proposal including:

- a mixture of residential and commercial uses at ground level providing vibrancy to the site.
- a pedestrian plaza lined with retail and commercial sites as noted by Council's Economic Analytics and Policy Coordinator.
- a suitable contribution towards the employment targets outlined in Council's Employment Land Strategy.
- a diverse range of potential commercial tenancies, distributed across multiple levels, facilitating a wider range of commercial uses than an exclusively ground floor approach would.
- a more diverse range of potential job creation opportunities, than the sites previous and current uses.

It is considered that there are the following reasons to support a mixed-use development and departure from the industrial lands policies retain and manage direction based on merit and assessment against current policy directions and guiding strategic documents as the proposal:

- Supports the development of housing in Greater Sydney in accordance with the NSW State Government's Housing Policy Reforms by addressing key priorities such as increasing housing supply, promoting affordability, and fostering sustainable communities. This project enhances the state's strategic objectives by incorporating a mix of housing types and densities that cater to diverse needs.
- Supports the Corridor Strategy by contributing to Campbelltown's status as a Regional City Centre and the vision intent to provide more diverse higher-rise buildings located near train stations and maximising pedestrian activity and trade for local businesses. The PP balances the competing needs of increased housing, employment opportunities and a desire to minimise vacant commercial tenancies within the city centre.
- Supports the Campbelltown LSPS priorities to create a great place to live, work, play and visit and creating high quality, diverse housing in the LGA.
- Supports the delivery of the Reimagining Campbelltown City Centre Master Plan, 'Core CBD' precinct intent to be the commercial and civic heart of the city by providing on-going activation of the site into the evening with a mixture of residents, workers and visitors being on-site all day and night. Activation of the site would not occur if it was solely commercial uses.
- Supports the Draft Greater Macarthur 2040 by providing a mixed-development within the identified urban renewal area of the rail corridor from Glenfield to Macarthur.
- Supports the delivery of the Campbelltown Community Strategic Plan 2032 strategy to provide 'housing in a growing city' and 'revitalise the city' through ensuring that more people in Campbelltown have additional access to safe, secure and housing.
- Supports the Campbelltown Local Housing Strategy by providing residential housing in an appropriate zone to meets the future housing needs of Campbelltown.

8.2 Urban Design and interface with road frontages

The proposed adjustment to the application of Clause 7.9 of the CLEP 2015 would have an indirect impact on the future urban design and layout of the site, in particular its connectivity

and permeability to surrounding land uses. These aspects should be fully investigated and analysed as part of the urban design study.

Further, the site experiences a cross fall of approximately 13 m from south-west to north-east. Relative design responses have been investigated by the Proponent and given the site fall and physical constraints it is considered that road frontage activation should only occur on Kellicar Road and Bugden Place.

An urban design plan titled "Planning Proposal Street Interface" was submitted on 23 October 2023 which included: -

- A site plan which describes the pedestrian movement and activation in and around the subject property.
- A street activation plan that nominates the existing "active" and "non-active" frontages on Kellicar Road.
- Several Kellicar Road and Bugden Place elevations which indicate how the residential apartments, proposed on the ground floor, will present and interface with both street frontages.

A copy of the Planning Proposal Street Interface plan, dated 16 October 2023, has been included as attachment 6.

8.3 Future Road Widening

As part of the feedback of Council to the scoping report, the applicant was advised that Transport for NSW (TfNSW) are working on plans of proposed upgrades to Menangle Road from Tindall Street, Campbelltown to Menangle Park. Consultation will need to be undertaken with TfNSW in this regard and can be undertaken post gateway determination.

8.4 Traffic and Access

A traffic assessment report was not submitted with this Proposal. Feedback was sought from Council's traffic engineers on the Transport Impact Assessment, prepared by JMT Consulting, which was submitted in support of the recently lodged DA (3067/2023/DA-RA) on the subject site.

The comments related to the Proposal are as follows:

Section 2.7 provides the existing Traffic volumes generated for previous Bunnings site which is higher than the traffic volumes generated for the proposed development provided in Section 3.6 Table 2.

It is also noted that TfNSW has advised that they have no concerns with the submitted development application.

8.5 Local Planning Panel Advice

On 13 December 2023, the Campbelltown Local Planning Panel (the Panel) met and provided advice on the Proposal. The minutes from the Panel meeting have been included as attachment 3.

The Panel acknowledged that development of the site in accordance with the MU1 zoning would provide additional housing and employment floor space within the Campbelltown city centre

and close to public transport and a regional shopping centre. The Panel supported the redevelopment of the site in accordance with objectives of the MU1 zoning and considers this site to be of high strategic value as a mixed-use site.

The Panel also noted that the Proposal was not consistent with all Local and Regional Strategies due to the potential reduction in employment land uses. This includes:

- The Campbelltown Strategic Review of Employment Lands, which recommends an increase in employment land uses to meet the demand of a growing population.
- The Western City District Plan
- The Reimagining Campbelltown city centre Master Plan
- The Glenfield to Macarthur Urban Renewal Corridor Strategy
- The Campbelltown Local Strategic Planning Statement
- The Campbelltown Community Strategic Plan 2032.

Given the site context, the Panel accepted that there may be some potential for a redistribution of the retail and commercial floor space from ground level to ensure that there is an appropriate interface with the adjoining public roads, noting that an active street frontage is not desirable for all street frontages.

The Panel concluded that the minimum existing quantum of employment ground level floor space should be delivered on the site. As an alternative to providing all of this on the ground floor, it could be achieved by providing commercial levels above the ground floor or by providing a building that is commercial only in a suitable location on the site. It should not be automatically assumed that residential land uses are the better use in these locations.

Additionally, the Panel found that the existing controls provide the opportunity for the urban revitalisation of the site within the Campbelltown City Centre, close to transport, health and retail facilities as well as assisting in creating an activated pedestrian link between the site and Macarthur Station.

The Panel concluded that the Proposal did not demonstrate strategic and/or site-specific merit. It recommended that the applicant reengage with Council to determine the best way to achieve the employment outcomes anticipated for the site while concurrently delivering the important housing outcomes.

In response to the above, the proposal has been amended to significantly increase the commercial floor space from approximately 1600 m² to 3000 m².

Conclusion

The Planning Proposal seeks to amend the Campbelltown Local Environmental Plan 2015 by exempting 1 Bugden Place, Campbelltown (Lot 1, DP 882496) from the provisions of Subclause (3)(a) and (b) of Clause 7.9 of the Campbelltown Local Environmental Plan 2015. The proposed exemption will be subject to a requirement that 3,000 m² of building floor space is set aside for non-residential purposes at ground floor.

The proposed amendment to the Campbelltown Local Environmental Plan 2015 will facilitate the development of a mixed used precinct featuring approximately 750 dwellings, while also contributing a diverse mix of employment supporting floor space in the Campbelltown City

Centre. Both the residences and the commercial tenancies will be well located in proximity to public transport.

A number of issues have been addressed including the preservation of employment land, the quality of the urban design and interface with road frontages, the proposed future road widening, and traffic and access challenges. All challenges have been resolved to the point where a referral for a gateway determination is justified.

It is recommended that Council endorse the Planning Proposal and that it be sent to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

Attachments

- 8.4.1 Planning Proposal (contained within this report) [↓](#)
- 8.4.2 Scoping Report Response (contained within this report) [↓](#)
- 8.4.3 Local Planning Panel Minutes (contained within this report) [↓](#)
- 8.4.4 Design Excellence Panel Minutes (contained within this report) [↓](#)
- 8.4.5 Retail Market Assessment (contained within this report) [↓](#)
- 8.4.6 Street Interface Plan (contained within this report) [↓](#)
- 8.4.7 Proponent Planning Proposal (contained within this report) [↓](#)

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

8.4 Planning Proposal - 1 Bugden Place Campbelltown

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

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

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

Voting against the Resolution were Nil.

204/2024 The Motion on being Put was **CARRIED**.



DETERMINATION AND STATEMENT OF REASONS
 SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	21 October 2024
DATE OF PANEL DECISION	18 October 2024
DATE OF PANEL BRIEFING	30 September 2024
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli and David Kitto
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 26 September 2024.

MATTER DETERMINED

PPSSWC-367 – Campbelltown – 3067/2023/DA-RA at 1 Bugden Place, Campbelltown
 Demolition of existing structures and construction of a mixed use commercial and residential development in two stages, and Torrens title subdivision into two allotments. (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings listed at item 8 in Schedule 1.

Application to vary a development standard

A written request has been made as part of this DA under cl 4.6 (3) of the Campbelltown Local Environmental Plan 2015 (LEP) to vary the height development standard applying under Clause 4.3 – Height of Buildings of the LEP. The height of buildings map called up by that clause stipulates that the maximum height of a building is 32m on the subject site.

The DA proposes substantial variations to that standard in some locations, but proposes buildings lower than the maximum height in others. Specifically, buildings are proposed which have been assessed to be up to 14.22m lower, and buildings up to 16.77m higher, as illustrated in the height plane plan image contained in the clause 4.6 variation request extracted below. The development is 48.77m at its highest point or 51.5% above the maximum.

While the height exceedance is substantial, the approach of varying the heights of the buildings, rather than proposing buildings of a uniform height achieves far better solar access outcomes and a greater variety of built forms. That design choice is responsive to advice received from the Campbelltown Design Excellence Panel and takes advantage of the opportunities available from this large consolidated parcel of land.

REASONS FOR THE DECISION

The panel determined to uphold the Clause 4.6 variation to building height and approve the application for the reasons outlined in the council assessment report, and the reasons given for supporting the exceedance of the height standard above.

Issues raised by the applicable planning instruments are addressed, including State Environmental Planning Policy (Resilience and Hazards) 2021.

The Council report states that “A Detailed Site Investigation report has been submitted with the application, concluding that the site is suitable for the proposed development and land use, provided that an Unexpected Finds Protocol is implemented, the localised groundwater contamination is managed in accordance with a Dewatering Management Plan, and a waste classification assessment, including asbestos screening, is conducted prior to off-site disposal.”

Acoustic conditions are proposed to address the proximity of the site to the railway line. With those conditions, the development is reported to be sufficiently responsive to the ‘Development Near Rail Corridors and Busy Roads – Interim Guideline’.

In view of the position of the site, adjacent to both a classified road and a rail line, the Panel notes that the DA was referred to Transport for NSW (TfNSW) who reviewed the proposal and provided their conditional concurrence to it.

The Panel accepts the advice of Council and the advice of the design architect that the quality of the design of the development is sufficiently high having been assessed in accordance with the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP, and the Apartment Design Guide.

Pursuant to Clause 147 of Chapter 4 of the Housing SEPP provides relevantly:

147 Determination of development applications and modification applications for residential apartment development

(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—

...

(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.

The Panel understands that there is no design review panel constituted by the Minister under section 288A of the Environmental Planning and Assessment Regulation 2021 in Campbelltown, and so there can be no advice from such a Panel to consider.

However, while Council’s Design Excellence Panel is not a design review panel as defined by the Regulation, it has still canvassed the matters arising in relation to this DA which this Panel would expect to see examined, and the Panel understand the plans were improved responsive to that meeting.

While the Panel sees the statutory requirement to be addressed, the Council should urgently take steps to qualify its design panel to meet the Minister’s requirement as soon as possible given the substantial development applications being made in the Local Government Area.

As required by Clause 7.9 - Mixed use development in Zone B3 and Zone MU1 provides that for development consent to be granted for a building containing a residential component on the land, the Panel must also be satisfied that the following are met:

1. Active Street Frontage: The building must have an active street frontage, meaning that all premises on the ground floor facing the street are used for business or retail purposes.

2. **Ground Floor Non-Residential Use:** The ground floor must only accommodate non- residential land uses, which includes commercial premises, medical centres, and indoor recreation facilities, but excludes car parking.

The ground floor of the proposed development consists mostly of employment-generating land uses, but to ensure complete compliance with clause 7.9, a recommended condition of consent requires the relocation or reconfiguration of the ground floor plant room to ensure that commercial floor space fronts the street in this location, ensuring that an active street frontage would be provided.

CONDITIONS




The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Insufficient car parking and exacerbating of current issues
- Broader implications of the planning proposal seeking to remove the application of Clause 7.9 (requiring non-residential land uses on the ground floor of mixed-use buildings) to the site
- Introducing a large number of apartments will significantly strain local resources, including schools, healthcare facilities, and public services
- Proposal will worsen traffic congestion in the area
- Such a large-scale development could lead to environmental degradation, including habitat destruction, increased pollution, and strain on natural resources
- Unique character and charm that would be jeopardized by this high-density development
- Insufficient public consultation
- Impact on property values

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Louise Camenzuli
 David Kitto	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-367 – Campbelltown – 3067/2023/DA-RA
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a mixed use commercial and residential development in two stages, and Torrens title subdivision into two allotments
3	STREET ADDRESS	1 Bugden Place, Campbelltown (Lot 1 DP 882496)
4	APPLICANT/OWNER	AV Jennings SPV No 25 Pty Ltd / Dumarchand Holdings Pty Ltd and Dankaur Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Precincts—Western Parkland City) 2021 ○ Campbelltown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Campbelltown Development Control Plan 2015 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 25 September 2024 • Clause 4.6 variation requests for height of buildings <ul style="list-style-type: none"> ○ Tower B: 52% increase ○ Tower D: 49% increase ○ Tower F: 46% increase ○ Tower H: 48% increase • Written submissions during public exhibition: Two (2) • Total number of unique submissions received by way of objection: Two (2)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 23 October 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: David Kitto (Acting Chair), Louise Camenzuli, Karen Hunt, Goerge Brticevic ○ <u>Council assessment staff</u>: Luke Joseph, Karl Okorn, David Smith ○ <u>Applicant representatives</u>: Adam Byrnes • Final briefing to discuss council’s recommendation: 30 September 2024

		<ul style="list-style-type: none"> ○ <u>Panel members:</u> Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karen Hunt, Goerge Brticevic ○ <u>Council assessment staff:</u> Luke Joseph, Karl Okorn ○ <u>Applicant representatives:</u> Adam Byrnes
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

Submission to the Public Exhibition – Kellicar Road
Exhibited Monday 16 September – Monday 21 October 2024

SUBMISSION #1

To: Campbelltown City Council # Re: Objection to Planning Proposal for 1 Bugden Place, Campbelltown

Dear Councillors and Planning Staff,

I am writing to express my concerns regarding the planning proposal for 1 Bugden Place, Campbelltown, which seeks to amend Clause 7.9 of the Campbelltown Local Environmental Plan 2015 (CLEP 2015). While I acknowledge that this proposal aims to create more flexibility in development options for this specific site, I strongly believe that the potential negative impacts outweigh the benefits. I urge the Council to reject this proposal for the following reasons:

1. **Undermining Zoning Integrity:** The proposed exemption would create a precedent that could lead to a patchwork of inconsistent zoning rules across Campbelltown. This "zoning by exception" approach risks undermining the integrity and purpose of our carefully crafted zoning regulations.
2. **Reduced Commercial Vibrancy:** The current clause ensures active street frontages and dedicated commercial spaces, which are crucial for maintaining a vibrant, economically diverse city center. Allowing residential use on the ground floor may diminish the area's commercial character and potential for job creation.
3. **Long-term Economic Impact:** While the proposal mandates 3,000m² of non-residential use, this represents a significant reduction from the current requirements. This could limit future economic growth and employment opportunities in the area.
4. **Inconsistent Urban Planning:** The proposal contradicts the strategic planning vision for Zones E2 and MU1. It may lead to ad-hoc development patterns that are inconsistent with the broader urban planning goals for Campbelltown.
5. **Potential for Land Use Conflicts:** Introducing more residential use at ground level in a predominantly commercial area may lead to conflicts between residents and businesses over noise, operating hours, and other issues.
6. **Pressure on Infrastructure:** The potential increase in residential density was not accounted for in the original zoning plan and may place unexpected pressure on local infrastructure and services.
7. **Precedent for Further Exemptions:** If approved, this exemption could open the floodgates for similar requests, making it difficult for the Council to maintain consistent zoning policies across the city.

While I understand the desire to repurpose this large site effectively, I believe that adhering to the existing zoning regulations would better serve the long-term interests of Campbelltown. The current mixed-use zoning already provides flexibility for development while ensuring a balance between residential and commercial uses. Instead of granting this exemption, I encourage the Council to work with developers to create a proposal that aligns with the existing zoning regulations. This would demonstrate a commitment to consistent, predictable, and fair urban planning practices.

Submission to the Public Exhibition – Kellicar Road
Exhibited Monday 16 September – Monday 21 October 2024

In conclusion, I strongly oppose this planning proposal. The potential negative impacts on zoning integrity, economic development, and urban planning consistency outweigh any short-term benefits. I urge the Council to reject this proposal and uphold the integrity of our current zoning regulations.

Thank you for your consideration of these concerns.

SUBMISSION #2

Please do not use this site for residential use. It will just increase traffic congestion. Macarthur Square Campbelltown Public Hospital and the University of Western Sydney are around this location.

Commercial activities are acceptable, but new apartments will increase traffic. Apartments everywhere are not the solution to the housing crisis. The space should be wisely used.

No to apartments on Kellicar Road. One apartment (4-5 family members) will have at least two cars. (16 plus kids will have 1 extra vehicle)

Commercial activities (hotels or shops, gyms etc) are okay

Table of Assessment – Submission to the Public Exhibition – 1 Bugden Place, Campbelltown

Exhibition Monday 16 September to Monday 21 October 2024

Community submissions and Council officer’s comments to the public exhibition of - 1 Bugden Place, Campbelltown		
Issues Raised	Officers Comments	Recommendations
Undermining Zoning Integrity: The proposed exemption would create a precedent that could lead to a patchwork of inconsistent zoning rules across Campbelltown. This "zoning by exception" approach risks undermining the integrity and purpose of our carefully crafted zoning regulations.	No changes will be made to the property's zone. A Retail Market Assessment and Urban Design Study have supported the proposed CLEP 2015 amendment. As such, the integrity of the Council's vision and related planning control will not be undermined.	No change.
Reduced Commercial Vibrancy: The current clause ensures active street frontages and dedicated commercial spaces, which are crucial for maintaining a vibrant, economically diverse city centre. Allowing residential use on the ground floor may diminish the area's commercial character and potential for job creation.	The amount of commercial floor space would be valuable to ensure an active/energised street frontage. The accompanying Retail Market Assessment does not support the amount of commercial floor space otherwise proposed. Should the provision not change, there is the prospect of significant vacant / non-energised space.	No change.
Long-term Economic Impact: While the proposal mandates 3,000m ² of non-residential use, this significantly reduces the current requirements. This could limit future economic growth and employment opportunities in the area.	There will be no long-term economic impact as an appropriate amount of employment-generating floorspace is available elsewhere locally, and it will be more responsive to evolving market demand.	No change.
Inconsistent Urban Planning: The proposal contradicts the strategic planning vision for Zones E2 and MU1. It may lead to ad-hoc development patterns inconsistent with Campbelltown's broader urban planning goals.	The Planning Proposal will not change the zone of the site. The Planning Proposal meets the strategic merit of the Western City District Plan and the Regional Plan.	No change.

Table of Assessment – Submission to the Public Exhibition – 1 Bugden Place, Campbelltown

Exhibition Monday 16 September to Monday 21 October 2024

Community submissions and Council officer’s comments to the public exhibition of - 1 Bugden Place, Campbelltown		
Issues Raised	Officers Comments	Recommendations
Potential for Land Use Conflicts: Introducing more residential use at ground level in a predominantly commercial area may lead to conflicts between residents and businesses over noise, operating hours, and other issues.	There has always been shop top housing available in the city centre, and conflict may arise. Crime Prevention Through Environmental Design (CPTED) principles will be detailed in the DA stage. Strata plans will have authority over the management of the site.	No change.
Pressure on Infrastructure: The potential increase in residential density was not accounted for in the original zoning plan and may place unexpected pressure on local infrastructure and services.	The potential replacement of some non-residential floor space on the ground floor with residential floor space is unlikely to have any significant impact on local infrastructure and services compared to the development application that has already been approved for the site.	No change.
Precedent for Further Exemptions: If approved, this exemption could open the floodgates for similar requests, making it difficult for the Council to maintain consistent zoning policies across the city.	The proposal was carefully considered for the best outcome of the site and is consistent with the Western City District Plan and Regional Plan. Any further proposal will be a merit base case by case review	No change.
Increase traffic congestion Macarthur Square Campbelltown Public Hospital and the University of Western Sydney are around this location. One apartment will have at least 2 cars per household with 4-5 people.	The potential replacement of some non-residential floor space on the ground floor with residential floor space is unlikely to have any significant impact on traffic generation, particularly when compared to the development application that has already been approved for the site	No change.

Gateway Determination - Response

Gateway Determination Conditions	Response
<p>(1) Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:</p> <p>(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 30 days; and</p> <p>(b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2021).</p> <p>Exhibition must commence before the end of February 2025</p>	<p>Completed</p> <p>The Planning Proposal and associated attachments were publicly exhibited for more than 30 days, from 16 September to 21 October 2024, commencing well before February 2025.</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 formats at HJ Daley Library and Council's Administration Building.</p>
<p>(2) Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:</p> <ul style="list-style-type: none"> • Transport for NSW <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>Completed</p> <p>The council has undergone consultation with TfNSW through the NSW Planning Portal.</p> <p>A submission was made by TfNSW on 25 October 2024.</p>
<p>(3) 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 hearings have been held as they are not required.</p>
<p>(4) The Secretary 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>(a) the planning proposal authority has satisfied all the conditions of the gateway determination; PP-2024-1705 (IRF24/1618)</p> <p>(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the</p>	<p>Completed</p> <p>It is noted that the plan-making authority is held by the Secretary, not the Council.</p> <p>(a) All the conditions of the Gateway Determination have been satisfied as noted in the table.</p> <p>(b) The Proposal is consistent with the Section 9.1 directions which have been addressed in the Planning Proposal.</p>

Gateway Determination - Response

Gateway Determination Conditions	Response
<p>Secretary has agreed that any inconsistencies are justified; and</p> <p>(c) there are no outstanding written objections from public authorities</p>	<p>(c) A DA (3067/2023/DA-RA) for the demolition of all existing structures on site and the construction a mixed-use commercial and residential development in 2 stages was approved by the Sydney Western City Planning Panel on 18 October 2024. As the land subject to widening has an SP2 Infrastructure (Road Widening) Zone, the development was clear of this area. As such, the Planning Proposal will not impact on the future widening of Menangle Road.</p>
<p>(5) The LEP should be completed on or before 13 June 2025.</p>	<p>Pending Completion</p> <p>Should the Planning Proposal be supported by Council on the 10 December 2024 the Planning Proposal will be sent to the DPPI for making in advance of the 13 June 2025.</p>

8.4 Significant Development Applications

Reporting Officer

Director City Planning and Environment
City Planning and Environment

Community Strategic Plan

Objective	Strategy
2 Places For People	2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

Delivery Program

Principal Activity
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 General Manager under delegation.

This report provides information detailing all development applications considered under the authority of entities such as the Local Planning Panel, the Sydney Western City Planning Panel, and any other non-council government authorities, as well as more significant development applications approved by the General Manager under delegation.

The table attached to this report provides a summary of those development applications that meet the above criteria.

Attachments

DAs where the authority is the Sydney Western City Planning Panel					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
584/2024/DA-SL	1, 3 15 and 18 Old Menangle Road Campbelltown 2560	Demolition of existing structures and construction and operation of a seniors housing development	\$86,215.165	Capital investment Value >\$30 million	Completed - approved with conditions
605/2024/DA-C	6 St Johns Road Campbelltown	Staged redevelopment of an existing primary school and associated works	\$6,414,740	CIV >\$5 million Private infrastructure and community facilities	Completed - approved with conditions
4359/2023/DA-SL	92 Brassil Avenue Claymore	Construction of three storey seniors living development comprising of 45 independent living units and basement car parking for 37 vehicles (including 9 accessible spaces), landscaping, communal gardens, site services, stormwater infrastructure and ancillary site works	\$22,129,386	CIV > \$5M - Crown Development	Completed - approved with conditions
3067/2023/DA-RA	1 Kellicar Road Campbelltown	Demolition of existing structures and construction of a mixed use commercial and residential development in two stages	\$358,623,000	Capital Investment Value > \$30M	Completed - approved with conditions

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

DAs where the authority is Campbelltown Local Planning Panel					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
3346/2024/DA-S	2 Rose Street Campbelltown	Boundary Adjustment	Nil	Land owned by Council	Completed - approved with conditions

Significant DAs approved under delegation by the General Manager since last Council meeting (value exceeding \$3 million)					
DA No. & Link	Address	Description	Value	Authority Criteria	Status
2378/2023/DA-SW	Appin Road, Gilead	Subdivision and associated civil works to create 69 residential lots, 2 residence lots for future open space, roads, drainage and utility infrastructure	\$11,567,802	Delegated	Completed - approved with conditions

8.5 Application to Revoke a Menacing Dog Declaration

Reporting Officer

Manager City Standards and Compliance
City Planning and Environment

Community Strategic Plan

Objective	Strategy
1 Community and Belonging	1.2.3 Promote and support a safe community

Delivery Program

Principal Activity
PA Strategy, Engagement, and Advocacy

Officer's Recommendation

1. That the Menacing Dog Declarations made on 13 June 2023, in respect of a female German Shepherd 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 an application made by the owner of a black/tan female German Shepherd requesting Campbelltown City Council to revoke a menacing dog declaration made in respect of the dog.

History

On 23 February 2023, Campbelltown City Council attended a dog attack incident involving a female black and tan German Shepherd (the dog) owned by a Campbelltown City Council resident. The dog attacked a human at the premises in which the dog was homed. The injuries sustained by the person who was attacked, were not considered serious.

Council issued notice to the owner of its intention to declare the dog as menacing. The owner of the dog appealed the proposed menacing dog declaration on 22 March 2023. The appeal was denied.

On 13 June 2023 the dog was formally declared as menacing.

The owner has had possession of the dog since 2017 and has resided at the same address with the dog during this period.

There are no previous recorded incidents on the Companion Animal Register prior to 23 February 2023.

Report

The owner of a black/tan female German Shepherd has made a written application to Campbelltown City Council, as the responsible regulatory authority, seeking to have a menacing dog declaration in respect of that dog revoked.

As required, a review of the history and circumstance has been undertaken by Council officers.

The review found that there is sufficient merit in supporting the request, particularly given the circumstances surrounding the incident which required the menacing dog declaration to be made.

The incident occurred as a result of a family member failing to secure the dog behind a barrier at the premises on which the dog was homed. A visitor attended the premises, and as the dog was not secured, it rushed the visitor causing a minor injury to the visitor. While minor, the injury required medical attention.

The investigation and review found that it is highly probable that the dog may have been acting in reasonable defence of a person or property in accordance with Section 16 (2) of the *Companion Animals Act 1998*, where it is not an offence for a dog to rush at or bite any person or animal.

The owner of the dog complied with all requirements of the menacing dog declaration within the required time frames.

As a result of the review of the application and the circumstances of the incident, the dog is deemed to be a low threat to the community and as such, it is considered reasonable that the subject menacing dog declaration be revoked.

Council Powers

In accordance with Section 39 (1) of the *Companion Animals Act 1998* (the Act), the owner of a dog that has been declared dangerous or menacing, can apply to the council of the area in which the dog is ordinarily kept for the declaration to be revoked. This application cannot be made until 12 months after the dog was declared menacing or dangerous. It has been more than 12 months since the subject menacing dog declaration was made.

Section 39 (2)(a), (b) and (2A) of 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.

The owner has supplied evidence of the dog successfully completing behavioural training on 14 August 2023 and there have been no further incidents recorded on the Companion Animal Register.

It is required, on deciding to revoke a declaration, the respective council must give notice of the revocation to the Director General, Office of Local Government within 7 days.

Conclusion

On review of the application and the circumstances surrounding the subject menacing dog declaration, the dog is considered to pose a low threat to the community and/or public safety and therefore it is recommended that the menacing dog declaration be revoked.

Attachments

Nil

8.6 Western Sydney Infrastructure Grants Program (ex WestInvest) Update

Reporting Officer

Executive Manager - City Projects
City 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
5 Strong Leadership	5.2.2 Ensure that public funds and assets are managed strategically, transparently and efficiently

Delivery Program

Principal Activity
PA Economic Growth and City Centres
PA Sport and Leisure

Officer's Recommendation

1. That Council notes the current status of the Western Sydney Infrastructure Grants Program, formerly known as WestInvest.
2. That Council endorse the provision of up to \$10 million from the Infrastructure Reserve to support the achievement of strategic and functional goals for the Centre of Excellence.
3. That any use of the approved provision from the Infrastructure Reserve be repaid in full over 5 years from operational savings.

Purpose

To provide Council with an update on the Western Sydney Infrastructure Grants Program (WSIG) and seek provision of funding to support successful delivery.

History

The Western Sydney Infrastructure Grant (WSIG) Program was publicised as a \$5 billion Infrastructure program available to enhance liveability in the 15 Local Government Areas in Western Sydney. The Program, initially known as WestInvest, was divided into three schemes:

- \$400 million Local Government direct allocation depending on population sizes (of which Campbelltown City Council's allocation under this component was \$26.6 million),
- \$1.6 billion allocated to community groups, non-government organisations and local councils through a competitive grant process (of which Campbelltown City Council was successful in attracting a total of \$145 million)
- NSW Government Agency allocation.

At its meeting on 14 June 2022, Council endorsed a list of projects to be submitted for consideration. In February 2023, Council was advised of the success of 21 projects to receive funding.

With Council not being privy to draft Grant Deeds upon applying for WestInvest and amendments issued to Grant Guidelines through July 2023, Council resolved, at its meeting on 10 October 2023, to re-state its proposals to the WestInvest Program Office, and to reduce Council risk exposure by implementing Project Planning and Value Management Workshops. Uplifting of Project Management capability is evident via the internal strengthening of project management and governance plus engagement of APP as Project Management Partner in April 2024, where their previous WSIG experience has been invaluable for setting the foundation for Council's successful delivery.

Submission of the 21 Project Details and Instalment Proposal's to WSIG was completed in February 2024, with Council and WSIG executing Project Funding Deeds for all twenty-one (21) Projects through May 2024.

Report

To assist in the delivery of the twenty-one individual WSIG projects, a consolidated delivery approach has been implemented, to gain efficiencies related to direct project management, procurement and administration, and in regard to the quantity and quality of contractors being engaged to perform the works.

Council regularly engages with the WSIG Grant Management Office, and continues to note challenges in the grant's administration and intensive documentation requirements. WSIG continues to refine their processes, with the Contingency Framework, being most important for Council projects, where budgets were developed from concept proposals.

Continued movements in the construction market are influencing the actual project deliverables expected to be achieved. Council expects to have to undertake some scope and value management activities to ensure alignment to project budgets, with still maintaining project overarching outcomes.

Council officers recently provided an outline of the WSIG program and individual projects to the Aboriginal Reference Group (CARG), to understand engagement processes with local First Nations communities. We have undertaken Expression of Interest (EOI) activities with Land Council's and the broader local community to ensure that First Nations individuals and group representatives can contribute to each project.

Please see the further breakdown of the 21 projects into 6 work streams:

Stream 1 – Campbelltown Art Centre Expansion

Project	Description	Status
WICR0983 – Campbelltown Arts Centre Expansion	Building on the strengths of the existing infrastructure, the expansion of the Campbelltown Art Centre creates additional services flexibility by deploying expanded theatres, galleries, community and workshops spaces, artist studios and an increased hospitality offering, to deliver Art and Cultural offerings to the community.	Requires Action

Status overview –

Overall Stream 1 is tracking to program, however noting budget and scope alignment challenges, which are being worked through to resolve.

Completed actions and next steps –

Council officers engaged Hawkrige Entertainment Services (Hawkrige) to review the WSIG Application and assist in prioritising, with the assistance of the Campbelltown Art Centre (CAC) team, the functional requirements necessary to be included within the expansion. Incorporated within Hawkrige’s analysis was a detailed review of Council’s revenue forecasts, ensuring that revenue opportunities were maximised within the priority functions.

Separately, site investigations around the existing CAC facilities have taken place, including survey works, geotechnical inspections, and the request for planning advice. This information has led to the issue of an Expression of Interest (EOI) for the Lead Architect and Consultant Team; the response to the EOI has positively exceeded expectations, both in regards to the quality of submissions, and to the quantity of applicants, encouraging competition. The EOI is currently under evaluation, prior to issue of a Select Request for Tender (RFT) in January 2025.

Council notes that the alignment of the project scope required to meet CAC’s objectives is currently being challenged by the competitive construction market within NSW. Whilst this challenge remains, Council and APP are working to ensure that the delivered scope does not overrun the required objectives. Regular engagement with the Quantity Surveyor, and their incorporation into the forthcoming RFT processes, are being utilised to continue the budget alignment. Council Officers expect some functional or quality compromises may have to be considered to maintain the project budget.

There is no required action outside of the above actions presently applied.

Stream 2– Railway Parade Bridge Replacement

Project	Description	Status
WICR 1245 – Railway Parade Bridge Upgrade	This project will see the existing bridge over Bunbury Curran Creek at Railway Parade, Glenfield upgraded. As a major connection to Glenfield railway station the link will significantly improve public and active transport access to the rail network and surrounding businesses/industrial precinct.	On Track

Status overview - Overall Stream 2 is tracking well to program and budget. Nil action required.

Completed actions and next steps -

Council has finalised site investigations related to the replacement of the Railway Parade bridge, including survey works, services inspections, and geotechnical investigations.

Separately, Council engaged Stantec to undertake a Peer Review of the bridge design, providing certainty that the works to be completed will be done so to the required standard. Council is finalising Request for Tender (RFT) for the Design and Construction of the Bridge, in preparation for release to the market in December 2024.

Stream 3 – Campbelltown Sport & Health Centre of Excellence

Project	Description	Status
WICR0851 – Campbelltown Centre of Excellence	Partnering with government, Western Sydney University (WSU) and other sports partners, the Centre of Excellence (COE) is being developed to enable the provision of pathways for the development of sporting talent in the fields of pre-elite sport, sports science and research. The COE will support the enhancement of dedicated female programs and facilities to improve pathways for women and girls, whilst aiming to improve the community's overall health and wellbeing through increased participation in sporting and recreational activities.	Requires Action

Status overview - Overall Stream 3 is tracking well to program, however budget challenges have arisen due to one funding element at risk, with action required.

Completed actions and next steps -

Campbelltown City Council's submitted a variation extension of time request to the Federal Department of Infrastructure, Transport, Regional Development, Communications and the Arts, dated 1 December 2023 which has been formally declined, resulting in the \$7.2 million of Federal Government funding now at risk.

With Council submitting a variation to the deed in December 2023, the funding body advised Council in September 2024 that the variation request was reviewed and could not be accepted due to the inability of the Department to extend their Project completion timeframes.

Currently, Council is unable to fulfill the deliverables within the committed timeframe, with construction completion anticipated for Q1 2027. The direct and immediate impact to the project is the reduction of the project budget by \$7.2 million. The Department has, however, indicated an opportunity for Council to pursue reduced grant funding opportunities in line with project progress (as at December 2025). Council will continue to engage with the funding body to realise the initial funding commitment and minimise Council exposure.

Council is committed to the delivering the project outcomes as aligned to the WSIG funding obligations and WSU requirements.

Council recommends up to \$10 million of Council funding, provided from the Infrastructure Reserve, be allocated to ensure that project objectives can be achieved and adequate

contingency remains to deliver on the intended scope of the project. Council is continuing engagement with CDG to realise funding allocations to minimise Council exposure, reducing the requirement of Councils total funds committed to the project.

It is also recommended that any use of this funding provision from the Infrastructure Reserve be repaid in full over 5 years from operational savings.

Stream 4 – Building Infrastructure Projects

Project	Description	Status
WICR0829 – Amenities Upgrade Eschol Park Sporting Complex	Upgrade and refurbishment of an existing Sporting Facility for community-based clubs to improve the delivery of recreational opportunities from accessible, modern and safe facilities.	On Track
WICR1012 – GFAC Upgrades	An extension of the grandstand seating area, installation of shade provisions and reconfiguration of café facilities.	On Track
WICR1026 – Minto Multicultural Community Centre Enhancement	Upgrades to an existing community facility to provide improved and innovative space for delivery of community programs.	On Track
WICR1007 – Multipurpose Community Facilities Hub	The repurposing of a Council community Hall at Hurley Park to innovatively provide the infrastructure required to support local services and community groups, increasing community resilience.	On Track

Status overview - Overall Stream 4 is tracking well to program and budget. Nil action required.

Completed actions and next steps -

Scope Prioritisation workshops and due diligence activities (including survey, desktop and planning activities) have been completed, leading to Council issuing Request for Tender (RFT) for Lead Design Services to the open market. Presently, the RFT is under review, with the Design Consultant commencing in January 2024.

Stream 5 – Parks & Open Space Projects

Project	Description	Status
WILGA182 – Connected Campbelltown	Installation of shared use pathways in Wood Park, Jackson Park, Thomas Acres and Cleopatra Reserve and Abington Reserve, to provide greater connectivity, and functionality as a recreation and active travel option.	On Track
WICR1027 – Dharawal Nature Playspace	A recreational play facility inspired by Aboriginal culture, the local environment and people.	On Track
WILGA267 – Glenfield Urban Bike Park	Construction of a new BMX style track within Kennett Park, Glenfield, accommodating users with different skill levels.	On Track
WILGA266 – St Helens Park Youth Space	Construction of new BMX style bike tracks at St Helens Park Reserve, creating a youth-oriented precinct with a mix of recreation offerings.	On Track
WILGA245 – Leumeah Youth Precinct	To incorporate the construction of multi- use court, with flexible space for activation, parkour and boulder wall elements adjacent to the existing skate park.	On Track

WILGA250 - Outdoor Fitness	Delivery of new outdoor fitness equipment at Emerald Drive, Hamlet Crescent and Ophelia Street, Clematis Place and Parkside Crescent to support local community health and wellbeing.	On Track
WILGA274 - Kanbyugal Parklands	The conversion of underutilised land into accessible and sanctioned mountain bike facility, providing a range of trails for enthusiasts of all skill levels and ages.	On Track
WILGA276 - Hurley Park - Early Stories of Campbelltown's Resilience	To deliver increased community access, and amenity of, significant a historic open space in the centre of the city by restoring the historical structures, adding signage and public art, giving life to the social narratives which form part of the City's identity.	On Track
WILGA269 - Simmos Beach Parklands	To enhance an open, green-space with new community infrastructure to support passive recreation, upgrading amenities, footpaths, viewing decks, informative signage and plantings to provide community benefits.	On Track
WILGA275 - Macarthur Recreation Trail	To deliver a long-term vision for key active transport linkages, enhancing liveability and community experience. Traversing Bow Bowing Creek the trail joins open spaces between Camden, The Australian Botanic Garden, and Campbelltown Train Station.	On Track

Status overview - Overall Stream 5 is tracking well to program and budget. Nil action required.

Completed actions and next steps -

Scope Prioritisation workshops and due diligence activities (including survey, desktop and planning activities) have been completed, leading to Council issuing a number of RFTs to undertake the works. Due to the range of activities being requested of contractors, activities have been consolidated, including pathways, play spaces, and cycling orientations, to ensure contractors align to each project scopes.

Engagement of contractors will take place through Q3 FY25, leading to commencement of design works and community engagement activities.

Stream 6 – Public Domain and Town Centres

Project	Description	Status
WILGA277 - Glenfield Town Centre Beautification	Public domain improvement works to revitalise Glenfield Town Centre to better support a diverse mix of retail, commercial, residential, health, community public open space uses.	On Track
WICR1010 - Ingleburn Town Centre	A beautification, cultural and infrastructure improvement program in the Ingleburn Town Centre to improve lighting, safety, greening, event readiness, public art, traffic management and amenity improvements.	On Track
WILGA284 - Campbelltown City Centre Public Art and Beautification	Improvements to Lithgow Street and the 'On Q' plaza, enabling pedestrian friendly spaces, encouraging events and activities to revitalise the Precinct.	On Track
WICR1055 - CHEP Connectivity, Wayfinding and Identity Project	The identification and delivery of active transport infrastructure and wayfinding initiatives to improve connections between key facilities within the Campbelltown Health and Education Precinct (CHEP).	On Track

Status overview - Overall Stream 6 is tracking well to program and budget. Nil action required.

Completed actions and next steps -

Scope Prioritisation workshops and due diligence activities (including survey, desktop and planning activities) have been completed, leading to Council issuing Request for Tender (RFT) for Lead Design Services to the open market. Presently, the RFT is under review, with the Design Consultant commencing in January 2024.

Effort has been made to inform and consult with local communities of the proposed works, to ensure that the voice of the community is included within the design (and future delivery) of each project. Onsite community consultation is being undertaken in December 2024 at each site to collect and incorporate the community feedback.

Attachments

Nil

8.7 Partnership with Yarpa

Reporting Officer

Executive Manager Community Life
City Lifestyles

Community Strategic Plan

Objective	Strategy
4 Economic Prosperity	4.2.1 Support the growth, productivity and diversity of the local economy 4.2.3 Provide support for local businesses

Delivery Program

Principal Activity
PA Economic Growth and City Centres

Officer's Recommendation

That Council note the formation of the partnership with Yarpa.

Purpose

To inform the Council of the formation of a recent partnership with New South Wales Aboriginal Land Council (NSWALC) t/as Yarpa to support local Aboriginal businesses to thrive.

History

Yarpa was established by the NSWALC and the Australian Government in 2018 under the Indigenous Business Sector Strategy to ensure First Nations people have access to their fair share of the state's economy arising as a result of the once in a generation infrastructure spend. Yarpa is a one-stop-shop for First Nations businesses, industry and community.

Yarpa were successful in their submission to Aboriginal Affairs NSW to support the delivery of a metro place-based Aboriginal procurement pilot: Deliver Better Outcomes.

The Deliver Better Outcomes Project aims to develop a model, framework and evaluation that can be used in the design of effective place-based approaches to develop and grow Aboriginal businesses through local government procurement. The Deliver Better Outcomes Project aims to contribute to the following Priority Reforms under the National Agreement of Closing the Gap:

- PR3: Transforming Government Organisations
- PR5: Employment, business growth and economic prosperity.

Report

Yarpa has undertaken a process to select an appropriate partner to pilot the Deliver Better Outcomes project and has nominated Campbelltown City Council as the successful Council.

The objectives of the project include:

1. Increase the number of Aboriginal businesses providing goods and services to Local Government.
2. Transform the current Aboriginal procurement practices of Campbelltown City Council.
3. Strengthen the capability, capacity and competitiveness of Aboriginal businesses that operate within the Campbelltown LGA.

Yarpa's deliverables under the project include:

1. Develop a model for effective Aboriginal procurement within Campbelltown City Council
2. Implement a functioning Aboriginal business network that fosters collaboration and partnerships
3. Develop and deliver a Tender Ready program that builds capability and capacity
4. Deliver a series of networking events that facilitate connections
5. Develop a promotional campaign to raise profile of local Aboriginal businesses
6. Develop and implement updated policies and procedures to guide procurement practices
7. Deliver a series of cultural awareness training.

The deliverables will be entirely financially supported by the NSW Government through Yarpa. Yarpa will also provide resourcing and specialist advice, particularly in the networking events and promotional campaigns.

The period of the partnership with Yarpa is until 30 June 2026, unless varied by written agreement.

The Council will be provided updates on the progress of the deliverables throughout the term of the agreement.

Attachments

Nil

8.8 A Sustainable Approach to Funding and Management of Billabong Parklands

Reporting Officer

Manager Leisure Services
City Lifestyles

Community Strategic Plan

Objective	Strategy
2 Places For People	2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive 2.1.2 Provide public places and facilities that encourage leisure, recreation, and physical activity

Delivery Program

Principal Activity
PA Sport and Leisure

Officer's Recommendation

1. That an Aquatic Centre entrance fee structure be introduced to the Campbelltown Billabong Parklands, commencing 1 October 2025 for the periods of October-March each year.
2. That the entry fee structure for the Campbelltown Billabong Parklands is submitted within the draft Council Fees and Charges for 2025/2026 to commence from 1 October 2025.

Purpose

To provide Council with a sustainable approach to the funding and management of the Campbelltown Billabong Parklands with the introduction of an entry fee structure commencing from 1 October 2025.

History

At Councils meeting held 10 October 2023, Council determined free entry for the years FY23/24 and FY24/25, with fees subject to review after that time (in line with operation plan).

Campbelltown Billabong Parklands is a new outdoor recreational destination in the heart of the Campbelltown City Centre. The venue features pools, interactive water play facilities, landscaped areas, parklands and amenities set on a four-hectare site. The community can splash, swim, play, picnic and explore at Campbelltown Billabong Parklands.

The landscape features of the design are based on the local Dharawal National Park and Georges River to reflect the importance of our local environment and Aboriginal culture.

- **Interactive splash play area - open all year:** Featuring hand sculpted rocks, rock pools, water fountains and water play equipment.
- **Children's pool - seasonal opening:** Shallow beach entry with water fountain features. A fully accessible pool with ramp access to 1m deep.
- **Billabong pool - seasonal opening:** The final riverine experience is the Billabong pool which is complimented by a cascading waterfall from the bridge. This is a 1m-1.8m deep pool with accessible ramp access.
- **Picnic huts, BBQs and shade - open all year:** Shaded hut and picnic shelters with tables and seating plus two dedicated undercover BBQ areas. The Billabong Parklands also features shade umbrellas, shade sails and established trees.
- **Public art:** Specialists were engaged to work with us and the local Aboriginal community to develop a vision for Campbelltown Billabong Parklands. The Bridge was developed in consultation with key Aboriginal stakeholders and the Yirran Miigaydhu Weavers Group. The Entry Sign was developed in consultation with key Aboriginal stakeholders and artist Danielle Mate.

Community enjoying the facility

Campbelltown Billabong Parklands opened to the community on 8 June 2024. Since its opening the venue has welcomed more than 60,000 community members.

The visitation mix consists of:

- 45 per cent attending as a family
- 20 per cent adults
- 15 per cent children
- 20 per cent concession/seniors.

Attendance throughout the operational hours of the venue is steady mid-week with increased volumes occurring during warmer weather, weekends and during school holiday periods.

Community feedback

Positive feedback has been received since the opening. The main theme for improvement has been the need for the introduction of an improved food and beverage option. Council at its meeting 13 August 2024, resolved to install a Council operated café within 2025 to improve the overall community experience.

The running cost of the facility to deliver the community experience

It is forecasted that the net operating cost of the facility will be in the order of \$2.8 million annually. However, this figure may be materially impacted by weather, supplier price increases, community utilisation, customer behaviour and levels of service attached to improving customer experience and meeting expectations. Future annual budgets and associated levels of service will be considered annually by Council as part of the Operational Plan.

Council at its meeting on 10 October 2023 resolved that *'the entry to the Campbelltown Billabong Parklands will be free for the years FY23/24 and FY 24/25, with fees subject to review after that time'*.

Report

Campbelltown Billabong Parklands is becoming a much-loved community recreational space to swim, play and relax. The parklands design experiences bring the Dharawal National Park and Georges River with Aboriginal culture representation through public art, into the heart of the Campbelltown CBD. As the demand for the park service's increases, so will the need for a sustainable funding mechanism to maintain, operate and enhance the park's facilities and programs.

This report recommends implementing an entry charging method for the Billabong Parklands Aquatic Centre, emphasising the importance of balancing revenue generation with accessibility, financial sustainability and community experience.

The use of the parklands all year round by the community is vital, and to ensure visitation during the colder months it is proposed that the entry charges are only applied to the period where the main water body is open. This period is also where the cost of operation and maintenance upkeep is at its peak. We estimate the visitation will reach 125,000 visits over the summer period. Visitation is expected to grow year on year.

Based on estimated visitation and applying the proposed fee structure as detailed below, for the 2025/2026 financial year it is projected Council will recover circa \$1.9 million (68%) of the total operating expense of \$2.8 million.

1. Entry Fees

Implementing a nominal entry fee comparable to other Council aquatic centres will generate revenue to offset part of the annualised cost. This will also assist in balancing the cost distribution more fairly across all community assets and ensure visitors from outside the LGA contribute to the running cost of the facility. A small fee for individual visitors or families in line with Council's existing fees and charges is proposed as follows:

	Entry Fee	
	Aquatic charge across the LGA (other sites i.e. GFAC) 2025/2026	Recommended Entrance Fee 2025/2026*
Adult	\$8.10	\$8.10
Child/Concession	\$5.40	\$5.40
Family 2 adults 2 children or 1 adult 3 children	\$22.80	\$22.80

2. User Fees for Specific Activities and Services

Since opening, standard fees and charges have been applied to specific activities and enhanced experiences such as lockers, retail merchandise and hut hire exclusivity. Additional revenue will be generated from the planned introduction of the Café, as resolved by Council on 13 August 2024.

3. Special Events and Programs

Special events including festivals, outdoor cinemas and educational workshops will attract visitors and generate additional revenue through ticket sales and consumables. Depending on the event cost and fee structures any positive revenue returned to Council will support the operating cost.

4. Implementation

Ensuring the broader community is aware of the entry fee approach, structure and seasonal timing will be critical for successful implementation and awareness and will be comprehensively communicated through existing Council channels to ensure the community are aware well in advance.

Any proposed entry fees will be outlined within the draft Council Fees and Charges for 2025/2026 to commence from 1 October 2025.

Conclusion

Implementing a comparable entry fee structure for the Billabong Parklands presents both opportunities and challenges. By carefully considering the needs of the community, the significance of the facility and the financial sustainability requirements across Council's budget, a more balanced approach can be achieved. Ultimately, the goal is to ensure that the Billabong Parklands remains a cherished community facility for generations by securing the necessary balanced funding for its preservation and enhancement. This will also ensure equal cost distribution across all Council serviced community assets.

Attachments

Nil

8.9 Policy Review: Professional Service Provider Use of Council Leisure Facilities

Reporting Officer

Manager Leisure Services
City Lifestyles

Community Strategic Plan

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

Delivery Program

Principal Activity
PA Sport and Leisure

Officer's Recommendation

1. That the revised Professional Service Provider Use of Council Leisure Facilities Policy as attached to this report be adopted.
2. That the Professional Service Provider User of Council Leisure Facilities Policy review date be set at 30 December 2028.

Purpose

To seek Council's endorsement of the Professional Service Provider Use of Council Leisure Facilities Policy.

History

This Policy was first adopted by Council on 4 November 1997 and was last reviewed by Council on 1 July 2014. The review of this Policy was conducted in accordance with Council's Corporate Document Review Framework.


Report

A review of the Policy was undertaken with notable amendments being:

1. Change of policy title from Professional Service Provider of Council Recreation Facilities Policy to Professional Service Provider of Council Leisure Services Facilities Policy to align to the intent of the policy.
2. Refined to the definition of Professional Service Provider to include 'refers to a person or a business that provide a professional allied service' prior to examples within the definition.
3. Addition of a definition of 'Client' to the policy which states a 'Client' refers to the client of the attending Professional Service Provider. Clients are considered general users of a Leisure Centre.'
4. Addition of the requirement to provide a valid working with children check for all service employees entering the facility.
5. Amended wording within the policy document to ensure the policy scope is clear and provides support for its adherence at centre level including:
 - a. Application of Council's fees and charges for Professional Service Providers.
 - b. Application of Council's fees and changes for clients.

Attachments

- 8.9.1 Current - Professional Service Provider Use of Council Leisure Facilities (contained within this report) [↓](#)
- 8.9.2 To be adopted - Professional Service Provider Use of Council Leisure Facilities Policy (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Professional Service Provider Use of Council Recreation <u>Leisure Services</u> Facilities <u>facilities</u>	
Related Documentation	Fees and Charges	
Relevant Legislation/ Corporate Plan	Section 356 <i>Local Government Act 1993</i>	
Responsible Officer	Manager Healthy Lifestyles <u>Leisure Services</u>	

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

1. To formalise access to Campbelltown City Councils Leisure, Fitness and Indoor Sports Centres by Professional Service Providers.
2. To outline applicable payment of fees and charges.
3. To outline booking, utilisation and insurance requirements for Professional Service Providers.

Policy Statement

This policy ~~will ensure an appropriate~~ provides a standard and process is followed to allow Professional Service Providers (as defined by this Policy) access to Campbelltown City Councils swimming, indoor sports and fitness facilities as an extension of their business premises or for activities within the operation of their business.

Scope

This policy applies to Professional Services Providers wishing to utilise Campbelltown City Councils Leisure, Fitness and Indoor Sports facilities as an extension of their business premises or for activities within the operation of their business.

Definitions

~~Professional Service Provider refers to person/s or business/s that provides a service such as Rehabilitation, Physiotherapy and other personal health improvement programs in a professional capacity.~~

<u>Term</u>	<u>Definition</u>
<u>Professional Service Provider</u>	<u>Refers to a person or business that provide a professional allied service such as rehabilitation, physiotherapy and other health improvement programs that are not of a competing business nature to a Council operated service, activity or program.</u>

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<u>Client</u>	<u>Refers to the client of the attending Professional Service Provider. Clients are considered general users of a Leisure Centre.</u>
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Legislative Context

Section 356 of the Local Government Act (as amended).

Principles

- ~~1. Professional Service Providers fall outside of Council's general fee structure due to the nature of their visit.~~
- ~~2. The client or clients of the Professional Service Provider fall under Council's general fee structure unless visits are made on a per visit basis. Clients may purchase a general membership under Council's fee structure. All payments for clients on a per visits basis will attract the standard Professional Service Provider fee.~~
- ~~3. The Professional Service Provider fee is outlined in Council's Fees and Charges document. The Provider fee will cover one visit for the provider on the day of purchase and there is no limit on time or client number.~~
- ~~4. Where the client uses the facility for the purpose of a program or general use without the supervision of the Professional Service Provider, all normal membership or casual entry fees shall apply and appropriate health screening conducted by Centre staff.~~
- ~~5. The appropriate fee for both Professional Service Provider and client entry shall be determined annually in Council's Fees and Charges document.~~
1. Council's Fees and Charges apply for each Professional Service Provider. The Professional Service Provider fee includes one visit for an individual Professional Service Provider only.
2. Council's Fees and Charges apply for each client of a Professional Service Provider. Client/s may purchase a single entry or membership relevant to the clients utilisation type.
3. Clients utilising the fitness spaces, services and programs are required to complete the relevant health screening form.
4. Where the client uses the facility for the purpose of a program or general use without the supervision of the Professional Service Provider, all normal casual entry or membership fees apply.
- ~~6.5. Payments by Professional Service Providers are to be made on a casual basis on the day of the visit or ~~where arrangements have been negotiated~~ on a monthly basis by tax invoice. ~~Late payments will incur the current administration fee.~~~~
- ~~7.6. The Professional Service Provider must, at its own expense, maintain and provide to the relevant facility the following policies of insurance during the period of facility use:~~
 - a) Public Liability Insurance for an amount not less than \$20,000,000 for a single event providing indemnity against third party personal injury or property damage arising out of actions of the Professional Service Provider, its employees or defects in the equipment supplied under use.
 - b) Workers Compensation Insurance for all employees with a licensed Fund Manager, regardless of full, casual or part time employment. If the Professional Service Provider is a sole trader, a certificate of Personal Accident / Injury must be provided.
 - c) Professional Indemnity, for an amount not less than \$2,000,000.
 - d) A copy of all related current policies of insurance are to be supplied to

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Campbelltown City Council prior to use of its facilities.

8.7. Activities undertaken by a Professional Service Provider that are of a competing nature to a Council activity or program will be considered a conflict and will therefore not be permitted to operate within a Council facility.

Responsibility


Manager Healthy Lifestyles

Effectiveness of this Policy

The policy will be reviewed on a three-year basis to ensure the appropriate level of recognition.

END OF POLICY STATEMENT

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 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Professional Service Provider Use of Council Leisure Services Facilities	
Related Documentation	Fees and Charges	
Relevant Legislation	Section 356 Local Government Act 1993	
Responsible Officer	Manager Leisure Services	

UNCONTROLLED WHEN PRINTED

Objective

1. To formalise access to Campbelltown City Councils Leisure, Fitness and Indoor Sports Centres by Professional Service Providers.
2. To outline applicable fees and charges.
3. To outline booking, utilisation and insurance requirements for Professional Service Providers.

Policy Statement

4. This policy provides a standard and process for Professional Service Providers (as defined by this Policy) access to Campbelltown City Councils swimming, fitness and indoor sports facilities as an extension of their business premises or for activities within the operation of their business.

Scope

5. This policy applies to Professional Services Providers wishing to utilise Campbelltown City Councils Leisure, Fitness and Indoor Sports facilities as an extension of their business premises or for activities within the operation of their business.

Definitions

Term	Definition
Professional Service Provider	Refers to a person or business that provide a professional allied service such as rehabilitation, physiotherapy and other health improvement programs that are not of a competing business nature to a Council operated service, activity or program.
Client	Refers to the client of the attending Professional Service Provider. Clients are considered general users of a Leisure Centre.

Legislative Context

6. Section 356, Local Government Act 1993.

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Principles

7. Councils Fees and Charges apply for each Professional Service Provider. The Professional Service Provider fee includes one visit for an individual Professional Service Provider only.
8. Councils Fees and Charges apply for each client of a Professional Service Provider. Client/s may purchase a single entry or membership relevant to the client’s utilisation type.
9. Clients utilising the fitness spaces, services and programs are required to complete the relevant health screening form.
10. Where the client uses the facility for the purpose of a program or general use without the supervision of the Professional Service Provider, all normal casual entry or membership fees apply.
11. Payments by the Professional Service Provider are to be made on a casual basis on the day of the visit or monthly by tax invoice.
12. The Professional Service Provider must, at its own expense, maintain and provide to the relevant facility the following insurance policies and documentation current for the period of facility use:
 - (a) Public Liability Insurance for an amount not less than \$20,000,000 for a single event providing indemnity against third party personal injury or property damage arising out of actions of the Professional Service Provider, its employees or defects in the equipment supplied under use.
 - (b) Workers Compensation Insurance for all employees with a licensed Fund Manager, regardless of full, casual or part-time employment. If the Professional Service Provider is a sole trader, a certificate of Personal Accident / Injury must be provided.
 - (c) A valid Working with Children Check (WWCC) for all employees entering the facility.
 - (d) Professional Indemnity, for an amount not less than \$2,000,000.
 - (e) A copy of all related current policies of insurance are to be supplied to Campbelltown City Council prior to use of its facilities.
13. Activities undertaken by a Professional Service Provider that are of a competing nature to a Council operated activity or program will be considered a conflict and will therefore not be permitted to operate within a Council facility.

Effectiveness of this Policy

14. This policy will be reviewed on a three-year basis to ensure the appropriate level of operation.

END OF POLICY STATEMENT

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8.10 Policy Review: Data Governance Policy

Reporting Officer

Manager Insights and Corporate Strategy
City Governance

Community Strategic Plan

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

Delivery Program

Principal Activity
PA10 Governance and Administration

Officer's Recommendation

That Council approve the proposed Data Governance Policy.

Purpose

To seek Council approval for the proposed Data Governance Policy, to continue to improve evidence-based decision making.

Report

Data and evidence are essential to making good decisions and ensuring the best outcomes for the community. Council routinely uses and relies on an increasing number and type of data assets including raw data, models and algorithms, research reports, visualisations, and analyses. Examples of raw data include financial, community profile (eg, Census data), asset, community satisfaction, natural environment and climate, and spatial data.

These data assets are used for multiple purposes including:

- Understanding the evolving needs of our community
- Informing the prioritisation, planning, and delivery of services, programs, and projects
- Evaluating the impact of initiatives and programs
- Continually improving the effectiveness and efficiency of business processes
- Planning, delivering, and maintenance of community assets, such as roads, footpaths, community facilities, and open spaces.

Robust data governance practices are needed to ensure that Council maximises the value of its data assets and manages potential risks (e.g., around data security). Data governance is a broad term that refers to processes and procedures for managing data assets, which covers data collection, security, storage, access, and disposal.


While Council has practices and procedures relating to data governance, there is not an overarching data governance policy in place. This Report presents a draft Data Governance Policy developed in 2024 for adoption by Council.

If adopted, this Policy will be implemented to:

- Support good practices around Council data and data assets.
- Define clear roles and responsibilities for data owners, data specialists, and data owners.
- Ensure Council can better leverage data and insights generated/produced through external contracts.
- Provide a framework to safeguard the security and use of Council's data.

Attachments

8.10.1 Data Governance Policy (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Data Governance Policy	
Related Documentation	Data Breach Policy CDO-23/811 Procurement Policy NSW Government Open Data Policy	
Relevant Legislation	<i>Government Information (Public Access) Act 2009</i> <i>Data Sharing (Government Sector) Act 2015</i> NSW Government Data Strategy	
Responsible Officer	Manager Corporate Strategy and Insights	

UNCONTROLLED WHEN PRINTED

Objective

1. This Policy has the following objectives:
 - (a) Support processes to govern and protect Council data and data assets.
 - (b) Define roles and responsibilities regarding Council data governance.
 - (c) Ensure Council can leverage the value of its internal data, external data, as well as data and insights derived through consultancies.
 - (d) Ensure effective records regarding data access, reporting, managing, sharing, and storage.
 - (e) Ensure Council complies with relevant laws, regulations, and standards.

Policy Statement

2. This Policy has been developed to strengthen data governance practices, so that Council can best leverage the benefits of its data assets and manage associated risks. This is pertinent given the ever-increasing speed, variety, and volume of data, and the expectations on government agencies to strengthen evidence-based decision making.
3. This Policy describes principles for governing the quality, storage, security, and usage of data assets across the full data lifecycle. This includes outlining the roles and responsibilities of Council staff, contractors, and consultants regarding access, sharing, storage, disposal, and backup of Council data assets.

Scope

4. This Policy applies to all inbound and outbound data assets directly associated with Council activities. This includes:
 - (a) All data assets used in the administration of Council. This includes data in any format (e.g., electronic, print, archived).

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- (b) All data and insights generated/produced through external consultancies.
- 5. This Policy applies to all Council staff, contractors, and consultants as per points 4a and 4b.

Definitions

Term	Definition
Data	Measurements or observations collected as a source of information that can be communicated, stored, and processed. Data generally refers to facts and figures represented as numbers, text, graphics, sound or video. Data can take different forms and pertain to a range of topics or areas.
Council Data	Any data created, received, maintained, and/or communicated by Council. This includes data and insights that are generated/produced by third parties (e.g., consultants) through Council contracts.
Data Asset	A data asset is a structured collection of data. It can include raw data, metadata, models, algorithms, research reports, visualisations and analyses etc.
Data access	The right to read, copy, or query data.
Data Owner	Council staff member responsible for the governance of one or more Council data assets.
Data sharing	The exchange of data between entities. Restrictions and controls imposed are contingent upon the data's sensitivity and privacy impact.
Data Specialist	Business and technical subject matter expert in relation to a data/information asset and/or data analyses more broadly.
Data User	Any staff member, contractor, or consultant who accesses, modifies, or analyses Council data as part of their day-to-day activities. All Data Users must comply with this Policy.

Legislative Context

- 6. The NSW Government Data Sharing Act aims to facilitate sharing of government sector data between agencies, in order to:
 - (a) Support good Government policy making, program management, and service planning and delivery.
 - (b) Provide protections and safeguards for data sharing.
- 7. The NSW Government Open Data Policy assists NSW Government agencies to:
 - (a) Release data for use by community, research, business, and industry.
 - (b) Embed open data into business-as-usual.
 - (c) Support the *Government Information (Public Access) Act 2009*.

Principles

- 8. Data Management and Use
 - (a) Council data assets must be:
 - i. Actively managed throughout the data lifecycle (from collection/creation through to disposal).

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- ii. Used to support Council’s efforts to meet its strategic goals and objectives (including strategies and objectives in the Community Strategic Plan).
9. Roles and Responsibilities:
- (a) The Executive Team has overall responsibility for data management planning and improvement. This includes:
 - i. Assigning staff to be Data Owners for corporate datasets and systems.
 - ii. Providing appropriate resources to manage corporate data and data systems.
 - iii. Resolve any issues escalated by Data Owners and Data Specialists.
 - (b) Data Owners are responsible for the oversight of administrative and governance issues relating to assigned data assets. This includes:
 - i. Ensuring effective local protocols are in place to guide the appropriate use of the respective data asset.
 - ii. Implementing business processes to ensure appropriate data governance, including maintaining data quality and integrity.
 - iii. Considering requests for disclosure of corporate data assets in accordance with this policy, relevant legislation, and third-party data sharing agreements.
 - iv. That all regulatory, legal, and policy requirements are met in relation to the data asset.
 - v. Providing appropriate training for current and potential users before granting systems and data access.
 - vi. Authorise and monitor the secure use of data assets within their functional areas to ensure appropriate access, accuracy, classification, privacy and security.
 - (c) All Data Users (including internal staff and external contractors) and Data Specialists are responsible for complying with this policy.
10. Classification and Security:
- (a) Data security measures must be followed at all times.
 - (b) Personal use of any Council data is prohibited.
 - (c) Appropriate safeguards must be in place to manage access and use of data in all formats.
 - (d) Any data breaches must be addressed as per the Data Breach Policy.
11. Data Sharing and Procurement
- (a) **Data access and use within Council.**
 - i. The Data User must seek approval from the respective Data Owner.
 - ii. The Data Owner must consider the request in a timely manner, and – depending on appropriateness and plausibility – provide the Data User with systems access or summary data.
 - iii. Executive approval may be required depending on the sensitivity of the corporate data and/or the importance of the data request.
 - (b) **Data sharing and release for use outside of Council.**

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- i. The data assets to be shared must be consistent with the principles of the NSW Government Open Data Policy; that is, to inform good Government policy making, program management, and service planning and delivery at Campbelltown City Council.
- ii. The Data User (e.g., a project manager) must seek approval from the Data Owner. In situations where the data assets are considered sensitive (as determined by the Data Owner), approval is required from Council Executive. All relevant stakeholders must consider the request in a timely manner and provide a decision with respect to the appropriateness and plausibility of sharing the data (or granting systems access).
- iii. Data sharing arrangements must be reflected in a being included in relevant contracts specifying rules around use, security, and disposal of corporate data.

(c) Data and insights derived through Consultancies.

- i. As per Council’s Procurement Policy, Council can engage third parties for consultancy activities. Often these consultancies generate new data, information, and/or insights that are value for Council and the broader community.
- ii. Consultancy contracts must ensure Council is provided with all data files generated through such consultancies, as well as relevant metadata, derived insights, and analytic approaches.
- iii. Data repositories used by/during a consultancy must be located within Council’s ICT environment unless this should act as a barrier to the execution of these consultancy services.
- iv. The above information must be provided to Council in a timely manner and in an appropriate format.

Effectiveness of this Policy

12. This Policy will be reviewed every 3 years.

END OF POLICY STATEMENT

DATA AND DOCUMENT CONTROL – GOVERNANCE USE ONLY		
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8.11 Policy Review: Contract Management Policy

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

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

Delivery Program

Principal Activity
PA10 Governance and Administration

Officer's Recommendation

1. That Council adopt the revised Contract Management Policy.
2. That the Contract Management Policy review date be set at 31 December 2028.

Purpose

To seek Council's endorsement of the revised Contract Management Policy.


Report

Council's Corporate Documents are regularly reviewed to ensure that they remain effective and accurately reflect Council practices.

The Contract Management Policy was reviewed and updated to be current and reflective of current practice. While the amendments don't change the intent or the essence of the Policy position, they aim to present a more concise document and are aligned to reflect current terminology and position titles.

Attachments

- 8.11.1 Contract Management Policy - Current (contained within this report) [↓](#)
 8.11.2 Contract Management Policy - Proposed (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Contract Management	
Related Documentation	Contract Management Authorised Statement Code of Conduct Contract Management Procedure Delegations Enterprise Risk Management Authorised Statement Enterprise Risk Management Strategy Procurement Policy Statement of Business Ethics WHS Contractor Engagement and Management Procedure	
Relevant Legislation	<i>Building and Construction Industry Security of Payment Act (1999) NSW</i> <i>Government Information and Public Access Act (2009) NSW</i> <i>Local Government Act (1993) NSW</i> Local Government (General) Regulation (2005) NSW NSW State Records Act (1998) NSW State Records Regulations (2015) NSW <i>Work Health and Safety Act (2011) NSW</i> Work Health and Safety Regulations (2017) NSW	
Responsible Officer	Executive Manager Corporate Services and Governance	

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

The Policy outlines the [approach to](#) contract management ~~adopted approach at~~in Campbelltown City Council (Council).

The objective of the Policy ~~is to~~will ensure contracts are managed in a [transparent, responsible and](#) consistent ~~and reasonable~~manner.

Policy Statement

~~The Council relies on private sector contractors to supply goods and services to enable Council to fulfil its statutory and civic duties. Contract~~Council is committed to ensuring contracts are managed in a manner that is transparent, responsible and in accordance with all relevant legislation, Council's policies and procedures, as well as the relevant conditions of the contract.

~~To ensure organisational-wide assurance in contract management, the Council is committed to ensuring that management plays an integral part in ensuring value for money is achieved from those contracts. As a result, Council is committed to ensuring appropriate organisational structures, processes, systems and controls are in place~~contracts are managed in a consistent and responsible manner.

~~Scope~~

<p>The Policy applies to all those who manage contracts for goods and services at Council.</p> <p>INFORMATION AND DOCUMENT CONTROL</p>		
<p>Division: City Governance Section: Procurement and Contracts DocSet: 5322213</p>	<p>Adopted Date: 18/04/2017 Revised Date: 18/10/2024 Minute Number: 186 Review Date: 31/12/2028</p>	<p>Page: 1 of 7</p>

Campbelltown City Council

Scope

The Policy applies to:

- ~~All staff managing contracts for Council; and~~
- all business and operational activities across all sites and locations.

The Policy does not apply to contracts of employment nor non-binding arrangements.

Definitions

Contract means a legally binding ~~agreement~~ arrangement whether for the provision of goods, services or otherwise, or arrangement including grants, leases, licences, and memorandums of understanding entered into by Council and incoming funding agreement but excluding employment contracts.

Contractor ~~means includes a legal entity including but not limited to a contractor, supplier, consultant, service provider, or federal or state government agency or department~~ (the other party).

Contract Governance Framework means the organisational structures, processes, systems and controls used/needed to support organisational-wide assurance in contract management. enable consistent and reasonable contract management both at the organisational level and transactional level.

Contract Management means the performance of management activities from award to completion, including, relationship management, service delivery management systematic and administration responsible management of a Contract to ensure its expected benefits are fully achieved to deliver value for money.

Contract Management Plan means the a document in which adequately all details all key roles, and responsibilities, dates, activities and financials relating to a contract. for effective contract management are outlined.

Contract Variation means an addition or alteration to the original scope of the contract and may include a change in value, pricing or term.

Legislative Context

Section 24 of the Local Government Act (1993) NSW ("Act") states:

"A council may provide goods, services and facilities, and carry out activities, appropriate to the current and future needs within its local community and of the wider public, subject to this Act, the regulations and any other law."

Section 23 of the Act further confers on Council a power "to do all such things as are supplemental or incidental to, or consequential on, the exercise of its functions."

Section 8 of the Local Government Act (1993) NSW requires Council by way of through a statutory charter to:

"Provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively."

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~~To enable the Council to fully comply with its legislative obligations, the Council is committed to developing an appropriate governance framework to support effective contract management to enable it to obtain the full benefits and cost savings expected from its contracts.~~

Contract Governance Framework

At ~~the an~~ organisational level, ~~the Council is will develop appropriate to implement organisational structures, processes, systems~~ and controls ~~for to support~~:

- Privacy and Confidentiality
- Ethical behaviour, Accountability and Transparency
- Stakeholder Management
- Risk Allocation

At ~~the a~~ transactional level, ~~the Council is to will develop appropriate implement~~ processes, systems and controls ~~for in to support~~:

- Contract Preparation
- Contract Implementation
- Contract Administration
- Contract Completion

Organisational Level

Privacy and Confidentiality

~~The Council is committed to ensuring that those staff involved performing in contract management fully comply with all relevant applicable privacy legislation, and the Council's Code of Conduct and the relevant conditions of the contract.~~

~~In order to protect the integrity and security of personal and confidential-commercial information, all personal and commercial information is to will be treated as treated as confidential and handled managed throughout the contract management stage in accordance with privacy legislation, Council's Code of Conduct requirements and the relevant conditions of terms in the particular contract.~~

Ethical Behaviour, Accountability and Transparency

~~The Council's Code of Conduct and the Statement of Business Ethics outlines the standards of behaviour expected from by Council officers staff and contractors. The Council acknowledges that ethical business partnerships relations are good constructive for delivering effective contracting outcomes business and and most importantly, are what the community expects from Council.~~

~~The Council is is committed to committed to the acting highest standards of honesty, fairness and with integrity in all its business dealings with contractors and. It is therefore very important that the parties comply with these standards. The Council will ensure that Practices that strengthen ethical behavior, accountability and transparency include:~~

- ~~maintaining a~~ ~~W~~written records of all substantive ~~decisions communications~~, meeting ~~outcomes minutes, key discussions about major material~~ issues and ~~the reasons for decision makings are recorded in Council's content management system~~
- ~~undertaking contractor audits performance reviews and quality assurance checks investigations are undertaken and to ensure value for money accessing contractor supplied information~~

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- ~~undertaking~~ site inspections to confirm compliance ~~and performance outcomes are carried out~~
- ~~establishing processes for identifying, declaring and managing~~ conflicts of interest ~~are identified and managed~~
- ~~providing regular reports on~~ contractor performance, ~~contract variations and issues are routinely reported to key stakeholders to support in organisational-wide assurance. to senior management, oversight groups and other key stakeholders as required~~

Stakeholder Management

~~The~~ Council recognises the importance of managing the needs and expectations of stakeholders ~~throughout during~~ the contract management stage. The type and frequency of interactions between/with stakeholders varies depending on factors such as the value, risk, nature and complexity of the ~~particular~~ contract. All key roles and ~~their~~ responsibilities for stakeholder management ~~must will~~ be identified and appropriately assigned as part of the procurement stage and then actioned during contract administration.

Risk Allocation

~~The~~ Council ~~must will~~ maintain an appropriate suite of standard form contracts. A standard form contract selected from Council’s suite of contracts should be used wherever possible, without amendment, when procuring goods or services unless approved by delegated authority.

Transactional Level

Contract Preparation

Each contract ~~is to will~~ have a contract manager appointed as early as practicable during the procurement stage. Early appointment of the contract manager allows them to influence the resulting contract and help in the development of ~~the a~~ contract management plan (where required). The key responsibilities of the contract manager may include:

- ~~P~~reparing contract documents and specifications
- identifying and managing contract risks
- managing stakeholder needs and expectations
- scheduling and attending contract management meetings
- ensuring performance measures are met and provide performance reports to senior management and oversight groups as required
- assessing and seeking approval of variations and payments
- addressing issues and conflicts in a timely manner
- identifying opportunities for improvement throughout the contract management stage.

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Those who are appointed as contract managers are to:

- Have relevant skills and experience, as well as industry knowledge where required
- have completed Council's contract management training program (or similar), and participate in refresher training as required.

Contract Implementation

The contract implementation process should begin as soon as practicable ~~once~~ after the contract is awarded. Effective contract implementation may include:

- Establishing a working relationship with the contractor and giving effect to any communicators strategy
- convening an initial contract management meeting between the parties in order to ensure the deliverables are mutually understood
- ensuring key start up tasks are completed, including, approval of work health and safety documents, contract risk plans, insurance certificates and securities
- arranging site inductions and any other work health and safety requirements
- establishing record management files in the corporate system.

Relationship Management

The Council is committed to maintaining good working relationships with its contractors. The contract manager ~~is to~~ will act in a respectful and honest manner, and at all times comply with Council's Code of Conduct and the Statement of Business Ethics requirements.

Contract Management Plan

Any contract valued at \$500,000 or more, or deemed to be a significant contract as defined in Council's Contract Management Authorised Statement, should have a contract management plan ~~developed during the procurement stage~~ to ensure high-standards of accountability and ownership of all key contract management activities ~~during the life of the contract~~.

Transition Plan

Any contract involving complex or essential services, significant assets or may have significant safety issues, should have a comprehensive transition plan developed during the procurement stage, and pro-actively updated during the life of the contract, especially near the completion period to ensure continuity of service delivery and the avoidance of business disruptions.

Contract Administration

Performance Management

Performance measures should be outcome focused and be linked to the key objectives specified in the procurement documents. Examples of performance measures may include:

- Targets to be achieved
- outcomes to be delivered
- key steps or milestones to be met
- achieving payment deadlines
- feedback or customer service metrics
- technical considerations
- quality, safety, environmental or social outcomes.

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Regular scheduled meetings with the contractor are important to monitor performance and to discuss opportunities for improvement. Medium - long-term contracts may require contract management meetings on a quarterly basis, while short-term contracts (less than ~~six~~6 months) or higher risk contracts should require meetings on a more regular basis.

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Systems for collecting and analysing performance data (financial, quality, safety or technical ~~aspects~~~~aspects~~ of the contractor’s performance) ~~are will to~~ be established as part of the contract governance framework.

Dispute Resolution

~~The~~ Council is committed to the effective and efficient resolution of contractual disputes. Disputes may relate to the scope of deliverables or performance measures, disagreements over requirements, service delivery schedules or price adjustments. Issues should ~~to~~ be resolved at an early stage before they become major issues and difficult to address.

~~The~~ Council’s Contract Management Procedures encourages the prompt resolution of issues by prescribing to a timely and clear dispute resolution process. Dispute resolution processes ~~are will to~~ be outlined in the ~~particular relevant~~ contract.

~~Formal Contract~~ disputes ~~are will to~~ be avoided ~~whenever possible, as they can affect the delivery of goods or services and undermine the relationship.~~ ~~Where a dispute is unavoidable, However,~~ the contract manager ~~must will~~ act to protect the interests of Council. Appropriate advice ~~is to will~~ be obtained prior to formal action being taken.

~~Any t~~Termination ~~of a contract is to will~~ be ~~considered a measure of as a~~ last resort after ~~all~~ reasonable attempts to resolve the issue ~~have has~~ been made. Any decision to terminate a contract ~~must will~~ be by delegated authority.

Risk Management

Risk management is aimed at supporting effective service delivery and provides assurance to Council that control measures and treatments to mitigate contract risks are sufficient. Contract risks, once identified and prioritised, ~~are will to~~ be monitored on an ongoing basis.

Financial Management

Contract Variations

A contract variation is an addition or alteration to the original contract in terms of adding, removing or changing an existing contract provision and may include a change to:

- ~~S~~scope of the contract
- value of the contract
- contract options to be exercised
- contract prices
- quantity purchased.

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Formal processes for ~~varying~~ contract ~~variations~~ ~~are to~~ ~~will~~ be included in the ~~contract, and~~ ~~contract and~~ managed by the contract manager. Wherever possible, all variations ~~must~~ ~~will~~ be approved in writing and the resulting variation notice ~~is to~~ ~~will~~ be signed by the appropriate delegate prior to the proposed variation becoming effective.

An assessment of the proposed variation ~~is to~~ ~~will~~ be made in terms of its impact on the deliverables, price, timeframe and value for money. Regard should be given to whether or not the proposed variation is purely administrative, minor or major.

Variations are not to change the original scope of the contract.

Payments

~~The~~ Council recognises that making timely payments is important in maintaining a good working relationship with the contractor. As such, all payments should be made strictly in accordance with the terms of contract. However, the contract manager should only authorise a payment after being satisfied the contracted goods or services have been received, and in all material aspects comply with the performance measures outlined in the particular contract.

Record Keeping

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Record Keeping

The *State Records Act 1998 (NSW)* and associated standards require Council to keep records. Written records will help to:

- ~~K~~keep more accurate record of communications
- be more reliable than oral communications
- reduce the level of risk associated with the loss of information and knowledge
- simplify the payment process comply with best practice requirements.

All substantive business records that are created and/or received during the contract management phase, whether paper based or electronic, ~~is to~~will be captured in Council's official document management system. Contract management records may include:

- ~~S~~ubstantive communications with the contractor, for example, letters and emails
- telephone conversations – use file notes
- meetings – agenda, take minutes
- records of briefings of stakeholders and/or management team members
- oral arrangement – document in writing by either sending an email or letter “to confirm” the oral arrangement
- risk assessments
- contract management plan or checklist
- evidence of insurances and/or licences and permits required by the contract
- contract management plans and transition plans
- records of payments and of performance reports, analysis, discussions, performance assessments, feedback and of any non-compliance or under-performance
- variations to the contract records of any issues and/or disputes and related discussions.

Contract Completion

Exercising Contract Options

A contract extension is the exercise of a contract option to extend the contract for an additional period. Contract options ~~are will to~~ be outlined in the original contract and state who can exercise it and ~~how~~ ~~how~~.

Contract options ~~are will to~~ be approved in writing and in accordance with the process outlined in the particular contract and by delegated authority. In exercising an option, consideration ~~is to~~will be given to whether the option provides value for money and whether the contract has achieved what was expected.

Discussions to exercise an option are to commence well in advance of the current expiry date in case the option is not exercised and a new procurement is undertaken.

Where a contract has expired without a valid option period, but the goods or services under the expired contract are required, an interim contract may be put in place where the terms of contract are substantially similar to those specified in the expired contract, and the interim contract is approval by delegated authority.

In deciding whether to approve an interim contract, Council ~~is to~~will have regard to the level of risk ~~and~~ ~~the~~the impact on delivering value for money. Approval ~~is to~~will be given on an interim basis only on the condition that a new procurement process is undertaken within a reasonable timeframe.

End of Contract Review

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Where possible, a post-contract review ~~is to~~will be conducted at the end of the contract period. The outcomes of the review should inform future procurement decision-making and assess whether the key objectives specified in the contract were achieved.

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Reporting

The Procurement and Contracts Lead ~~is to will~~ report annually on the effectiveness of the contract governance framework and recommend areas for improvement to the Executive.

Responsibility

The ~~General Manager~~ ~~Chief Executive Officer~~ is responsible for ensuring the objectives of this Policy are realised and ensuring appropriate key performance indicators are in place to promote continuous improvement across all aspects of contract management.

Effectiveness of this Policy

~~The~~ Council expects this Policy to deliver the following outcomes:

- ~~I~~ ~~Improved organisation assurance with respect to delivering on contracting initiatives~~
- value for money is consistently achieved ~~from in~~ ~~contracting~~ ~~ings~~
- well-managed works, services and facilitates
- accountable and defensible decision-making by maximising written records
- systematic and responsible management of performance and contract risks
- capacity to capture and analyse contractor performance data to inform decision-making
- strengthening of contractor relations
- assurance staff managing contracts comply with all applicable legislation, standards, codes and other requirements to which Council subscribes
- transparency and availability of contracts and contract information
- Council's commitment to continuous improvement and best practice across all aspects of business and service delivery is reinforced.

END OF POLICY STATEMENT

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 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Contract Management	
Related Documentation	Contract Management Authorised Statement Code of Conduct Contract Management Procedure Delegations Enterprise Risk Management Authorised Statement Enterprise Risk Management Strategy Procurement Policy Statement of Business Ethics WHS Contractor Engagement and Management Procedure	
Relevant Legislation	<i>Building and Construction Industry Security of Payment Act (1999) NSW</i> <i>Government Information and Public Access Act (2009) NSW</i> <i>Local Government Act (1993) NSW</i> Local Government (General) Regulation (2005) NSW <i>State Records Act (1998) NSW</i> State Records Regulations (2015) NSW <i>Work Health and Safety Act (2011) NSW</i> Work Health and Safety Regulations (2017) NSW	
Responsible Officer	Executive Manager Corporate Services and Governance	

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

The Policy outlines the approach to contract management adopted in Campbelltown City Council (Council). The objective of the Policy will ensure contracts are managed in a transparent, responsible and consistent manner.

Policy Statement

Council is committed to ensuring contracts are managed in a manner that is transparent, responsible and in accordance with all relevant legislation, Council’s policies and procedures, as well as the relevant conditions of the contract.

To ensure organisational-wide assurance in contract management, Council is committed to ensuring that appropriate organisational structures, processes, systems and controls are in place.

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Campbelltown City Council

Scope

The Policy applies to:

- All staff managing contracts for Council
- all business and operational activities across all sites and locations.

The Policy does not apply to contracts of employment nor non-binding arrangements.

Definitions

Contract means a legally binding arrangement whether for the provision of goods, services or otherwise, including grants, leases, licences, and memorandums of understanding entered into by Council.

Contractor includes a contractor, supplier, consultant, service provider, federal or state government agency or department (the other party).

Contract Governance Framework means the organisational structures, processes, systems and controls needed to support organisational-wide assurance in contract management.

Contract Management means the systematic and responsible management of a Contract to ensure its expected benefits are fully achieved to deliver value for money.

Contract Management Plan means a document which adequately details all key roles, responsibilities, dates, activities and financials relating to a contract.

Contract Variation means an addition or alteration to the original scope of the contract and may include a change in value, pricing or term.

Legislative Context

Section 8 of the *Local Government Act (1993) NSW* requires Council by way of a statutory charter to:

"Provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively."

To enable Council to fully comply with its legislative obligations, Council is committed to developing an appropriate contract governance framework to support effective contract management.

Contract Governance Framework

At an organisational level, Council will develop appropriate organisational structures, processes, systems and controls to support:

- Privacy and Confidentiality
- Ethical behaviour, Accountability and Transparency
- Stakeholder Management
- Risk Allocation.

At a transactional level, Council will develop appropriate processes, systems and controls in to support:

- Contract Preparation
- Contract Implementation

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Campbelltown City Council

- Contract Administration
- Contract Completion.

Organisational Level

Privacy and Confidentiality

Council is committed to ensuring that staff performing contract management fully comply with all relevant privacy legislation, Council’s Code of Conduct and the relevant conditions of the contract.

To protect the integrity and security of personal and commercial information, all personal and commercial information will be treated as confidential and managed in accordance with privacy legislation, Council’s Code of Conduct and the relevant conditions of the contract.

Ethical Behaviour, Accountability and Transparency

Council’s Code of Conduct and the Statement of Business Ethics outlines the standards of behaviour expected by staff and contractors. Council acknowledges that ethical relations are constructive for delivering effective contracting outcomes and are what the community expects from Council.

Council is committed to acting honestly, fairly and with integrity in its dealings with contractors and Council will ensure that:

- Written records of substantive communications, meeting minutes, material issues and reasons for decision-making are recorded in Council’s content management system
- contractor performance reviews and quality assurance investigations are undertaken to ensure value for money
- site inspections to confirm compliance are carried out
- conflicts of interest are identified and managed
- contractor performance, contract variations and issues are routinely reported to key stakeholders to support in organisational-wide assurance.

Stakeholder Management

Council recognises the importance of managing the needs and expectations of stakeholders during the contract management stage. The type and frequency of interactions between/with stakeholders varies depending on factors such as the value, risk, nature and complexity of the contract. All key roles and responsibilities for stakeholder management will be identified and appropriately assigned as part of the procurement stage and then actioned during contract administration.

Risk Allocation

Council will maintain an appropriate suite of standard form contracts. A standard form contract selected from Council’s suite of contracts should be used wherever possible, without amendment, when procuring goods or services unless approved by delegated authority.

Transactional Level

Contract Preparation

Each contract will have a contract manager appointed as early as practicable during the procurement stage. Early appointment of the contract manager allows them to influence the resulting contract and help in the development of a contract management plan (where required). The key responsibilities of the contract manager may include:

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- Preparing contract documents and specifications
- identifying and managing contract risks
- managing stakeholder needs and expectations
- scheduling and attending contract management meetings
- ensuring performance measures are met and provide performance reports to senior management and oversight groups as required
- assessing and seeking approval of variations and payments
- addressing issues and conflicts in a timely manner
- identifying opportunities for improvement throughout the contract management stage.

Contract managers are to:

- Have relevant skills and experience, as well as industry knowledge where required
- have completed Council’s contract management training program (or similar), and participate in refresher training as required.

Contract Implementation

The contract implementation process should begin as soon as practicable after the contract is awarded. Effective contract implementation may include:

- Establishing a working relationship with the contractor and giving effect to any communicators strategy
- convening an initial contract management meeting between the parties in order to ensure the deliverables are mutually understood
- ensuring key start up tasks are completed, including, approval of work health and safety documents, contract risk plans, insurance certificates and securities
- arranging site inductions and any other work health and safety requirements
- establishing record management files in the corporate system.

Relationship Management

The Council is committed to maintaining good working relationships with its contractors. The contract manager will act in a respectful and honest manner, and at all times comply with Council’s Code of Conduct and the Statement of Business Ethics requirements.

Contract Management Plan

A contract valued at \$500,000 or more, or deemed to be a significant contract as defined in Council’s Contract Management Authorised Statement, should have a contract management plan to ensure high-standards of accountability and ownership of key contract management activities.

Transition Plan

A contract involving complex or essential services, significant assets or may have significant safety issues, should have a comprehensive transition plan developed during the procurement stage, and pro-actively updated during the life of the contract, especially near the completion period to ensure continuity of service delivery and the avoidance of business disruptions.

Contract Administration

Performance Management

Performance measures should be outcome focused and be linked to the key objectives specified in the procurement documents. Examples of performance measures may include:

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- Targets to be achieved
- outcomes to be delivered
- key steps or milestones to be met
- achieving payment deadlines
- feedback or customer service metrics
- technical considerations
- quality, safety, environmental or social outcomes.

Regular scheduled meetings with the contractor are important to monitor performance and to discuss opportunities for improvement. Medium - long-term contracts may require contract management meetings on a quarterly basis, while short-term contracts (less than 6 months) or higher risk contracts should require meetings on a more regular basis.

Systems for collecting and analysing performance data (financial, quality, safety or technical aspects of the contractor’s performance) will be established as part of the contract governance framework.

Dispute Resolution

Council is committed to the effective and efficient resolution of contractual disputes. Disputes may relate to the scope of deliverables or performance measures, disagreements over requirements, service delivery schedules or price adjustments. Issues should be resolved at an early stage before they become major issues and difficult to address.

The Council’s Contract Management Procedures encourages the prompt resolution of issues by prescribing to a timely and clear dispute resolution process. Dispute resolution processes will be outlined in the relevant contract.

Contract disputes will be avoided whenever possible. Where a dispute is unavoidable, the contract manager will act to protect the interests of Council. Appropriate advice will be obtained prior to formal action being taken. Any termination of a contract will be a measure of last resort after reasonable attempts to resolve the issue has been made. Any decision to terminate a contract will be by delegated authority.

Risk Management

Risk management is aimed at supporting effective service delivery and provides assurance to Council that control measures and treatments to mitigate contract risks are sufficient. Contract risks, once identified and prioritised, will be monitored on an ongoing basis.

Financial Management

Contract Variations

A contract variation is an addition or alteration to the original contract in terms of adding, removing or changing an existing contract provision and may include a change to:

- Scope of the contract
- value of the contract
- contract options to be exercised
- contract prices
- quantity purchased.

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Formal processes for contract variations will be included in the contract and managed by the contract manager. Wherever possible, all variations will be approved in writing and the resulting variation notice will be signed by the appropriate delegate prior to the proposed variation becoming effective.

An assessment of the proposed variation will be made in terms of its impact on the deliverables, price, timeframe and value for money. Regard should be given to whether or not the proposed variation is purely administrative, minor or major.

Variations are not to change the original scope of the contract.

Payments

Council recognises that making timely payments is important in maintaining a good working relationship with the contractor. As such, all payments should be made strictly in accordance with the terms of contract. However, the contract manager should only authorise a payment after being satisfied the contracted goods or services have been received, and in all material aspects comply with the performance measures outlined in the particular contract.

Record Keeping

The *State Records Act 1998 (NSW)* and associated standards require Council to keep records. Written records will help to:

- Keep more accurate record of communications
- be more reliable than oral communications
- reduce the level of risk associated with the loss of information and knowledge
- simplify the payment process comply with best practice requirements.

All substantive business records that are created and/or received during the contract management phase, whether paper based or electronic, will be captured in Council’s official document management system. Contract management records may include:

- Substantive communications with the contractor, for example, letters and emails
- telephone conversations – use file notes
- meetings – agenda, take minutes
- records of briefings of stakeholders and/or management team members
- oral arrangement – document in writing by either sending an email or letter “to confirm” the oral arrangement
- risk assessments
- contract management plan or checklist
- evidence of insurances and/or licences and permits required by the contract
- contract management plans and transition plans
- records of payments and of performance reports, analysis, discussions, performance assessments, feedback and of any non-compliance or under-performance
- variations to the contract records of any issues and/or disputes and related discussions.

Contract Completion

Exercising Contract Options

A contract extension is the exercise of a contract option to extend the contract for an additional period. Contract options will be outlined in the original contract and state who can exercise it and how.

Contract options will be approved in writing and in accordance with the process outlined in the

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particular contract and by delegated authority. In exercising an option, consideration will be given to whether the option provides value for money and whether the contract has achieved what was expected.

Discussions to exercise an option are to commence well in advance of the current expiry date in case the option is not exercised and a new procurement is undertaken.

Where a contract has expired without a valid option period, but the goods or services under the expired contract are required, an interim contract maybe put in place where the terms of contract are substantially similar to those specified in the expired contract, and the interim contract is approval by delegated authority.

In deciding whether to approve an interim contract, Council will have regard to the level of risk and the impact on delivering value for money. Approval will be given on an interim basis only on the condition that a new procurement process is undertaken within a reasonable timeframe.

End of Contract Review

Where possible, a post-contract review will be conducted at the end of the contract period. The outcomes of the review should inform future procurement decision-making and assess whether the key objectives specified in the contract were achieved.

Reporting

The Procurement and Contracts Lead will report annually on the effectiveness of the contract governance framework and recommend areas for improvement to the Executive.

Responsibility

The Chief Executive Officer is responsible for ensuring the objectives of this Policy are realised and ensuring appropriate key performance indicators are in place to promote continuous improvement across all aspects of contract management.

Effectiveness of this Policy

Council expects this Policy to deliver the following outcomes:

- Improved organisation assurance with respect to delivering on contracting initiatives
- value for money is consistently achieved in contracting
- well-managed works, services and facilitates
- accountable and defensible decision-making by maximising written records
- systematic and responsible management of performance and contract risks
- capacity to capture and analyse contractor performance data to inform decision-making
- strengthening of contractor relations
- assurance staff managing contracts comply with all applicable legislation, standards, codes and other requirements to which Council subscribes
- transparency and availability of contracts and contract information
- Council's commitment to continuous improvement and best practice across all aspects of business and service delivery is reinforced.

END OF POLICY STATEMENT

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8.12 Policy Review: Conflict of Interest Policy – Council Related Development

Reporting Officer

Executive Manager Urban Centres
City Governance

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.1 Increase opportunities for the community to engage and collaborate with Council and Key Delivery Partners

Delivery Program

Principal Activity
PA2 Community Learning
PA10 Governance and Administration
PA Building Development and Controls

Officer's Recommendation

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

Purpose

The purpose of this report is to advise Council of the outcome of a review of Council's 'Managing Conflicts of Interest for Council-Related Development Policy' (the Policy). The Policy is a requirement of the Environmental Planning and Assessment Regulation 2021 (the Regulation) and provides guidelines for the management of Council related development applications.

History

The Policy was first adopted by Council at its meeting on 6 June 2023. Since then, several development applications have been submitted for Council related development.

For many years Council's development assessment staff have regularly put in place measures to reduce any potential perception that Council has a conflict of interest in assessing development applications with which Council has another role. Council has regularly taken actions for Council-related development including:

- Outsourcing the assessment of the application and preparation of the development assessment report to an independent consultant.
- Outsourcing specialist advice, e.g. engineering advice or flooding advice.
- Ensuring that staff involved in the preparation of the application are not involved in the assessment of the application.

Since March 2018 no development applications where Council is either the applicant or landowner have been determined by Council or by Council staff. All such applications have been determined either by the Campbelltown Local Planning Panel or the Sydney Western City Planning Panel. All reports to these panels and the minutes of any decision are made publicly available on either Council's website or the Planning Panel's website.

The current policy was reviewed with recommended refinements adopted by Council at its meeting on 9 July 2024.

Report

The Regulation requires that Council has an adopted policy for Council related development that is to be considered in the management of the development assessment process. Council adopted the current Policy on 9 July 2024.

Council has recently received several modification applications for Council related development approved by the Campbelltown Local Planning Panel (the Panel) under the current Policy. Whilst the initial determination of these projects by the Panel is considered appropriate, the subsequent referral of certain modifications to the Panel is considered unnecessary from a conflict-of-interest perspective. Moreover, there are cost implications associated with engaging the Panel as well as processing time implications.

Modification applications generally fall into one of 4 categories as set out below.

Category of modification	Purpose of modification	Legislative reference (<i>Environmental Planning and Assessment Act 1979</i>)
Administrative	To correct an error in a development consent	Section 4.55(1)
Minor	Project amendment involving a minimal environmental impact	Section 4.55(1A)
Major	Project amendment involving more than a minimal environmental impact	Section 4.55(2)
Court	A modification to a Court approval	Section 4.56

The above categories of modification have been reviewed against the current Policy, the Regulation, the Instruction on Functions Exercisable by Council on Behalf of Sydney District or Regional Planning Panels—Applications to Modify Development Consents (published on 30 June 2020), and the Sydney District and Regional Planning Panels Operational Procedures (published in November 2022).

Following review, it is considered appropriate to exclude administrative and minor modifications from the current Policy. This is because these types of modifications are considered low risk and involve only a minimal environmental impact. This approach would also align with the current Policy within the legislative framework for determining modification applications to projects approved by the Sydney Western City Planning Panel.

Conclusion

The Environmental Planning and Assessment Regulation requires that Council have a conflict-of-interest policy in place for the management of Council related development applications.

Council's current policy was adopted on 9 July 2024.

Following receipt of several modification applications for approved Council related development, a review found there would be time and cost savings to Council in excluding certain low risk categories of modification from the current Policy.

It is recommended that Council adopt the amended Conflict of Interest Policy for Council Related Development.

Attachments

8.12.1 Current - Policy Managing Conflicts of Interest for Council Related Development Policy (contained within this report) [↓](#)

8.12.2 To be adopted - Policy Managing Conflicts of Interest for Council Related Development Policy (contained within this report) [↓](#)

 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Managing Conflicts of Interest for Council-related Development Policy	
Related Documentation	Code of Conduct Campbelltown Community Participation Plan	
Relevant Legislation	<i>Environmental Planning and Assessment Act 1979</i> <i>Environmental Planning and Assessment Regulation 2021</i> <i>Government Information (Public Access) Act 2009</i>	
Responsible Officer	Executive Manager, Planning and Development	

UNCONTROLLED WHEN PRINTED

Objective

The objective of this policy is to document how potential conflicts of interest will be managed in the development application assessment process for council-related development to increase transparency at all stages of the development process where Council is involved with an application as a developer, landowner or holds a commercial interest in the land.

Policy Statement

This Policy does not apply to any development application submitted before ~~3 April~~ [9 July](#)

2023. This Policy does not apply to an application for a Complying Development Certificate.

This policy does not apply in circumstances where the only Council land involved is a public road managed by Council. For example, this policy does not apply to a development application that includes works for a driveway for a dwelling house that are within the public road.

[This Policy does not apply to modification applications under Section 4.55\(1\), concerning modifications involving minor error, misdescription or miscalculation; or Section 4.55\(1A\), concerning modifications involving minimal environmental impact. These applications will be determined by Council's CEO or their delegate.](#)

Councils are development regulators, but they also can be the developer, landowner or hold a commercial interest in the land they regulate. Where councils have this dual role, an inherent conflict can arise between their interests in the development and their duty as regulator. Identifying these conflicts early and finding ways to address them is crucial to good governance and allows Councils to strengthen their relationship with communities and build and enhance trust.

At all pre-lodgement discussions for a Council related application Council staff shall clearly state whether their role is in the preparation of the development or the assessment of the application. Where a staff member has been involved in the preparation of development application they shall not be involved in the assessment of the application. A staff member shall not be considered to have been involved in the preparation of the development application where their only role has been to outline the

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planning rules that apply to the site or development and detail the information required to be submitted with the application. All pre-lodgement communication between Council staff, or between Council staff and an independent consultant, shall be stored on Council's electronic document management system.

For each Council-related application, Council staff will assess whether a potential conflict of interest exists and the level of risk associated with the particular application. Following the determination of the level of risk, the relevant management controls identified in this policy will be followed.

In some circumstances, Council may determine the risks associated with a Council-related development are sufficiently low and no specific controls are warranted. In these cases some actions will be taken to increase transparency in the decision-making process including reporting the application to either the Campbelltown Local Planning Panel or the Sydney Western City Planning Panel for determination and public exhibition of the development application, where required under the Community Participation Plan, for 28 days. These actions will be detailed in a Management Strategy statement attached to the development application.

In other circumstances, where the risk is higher, it is appropriate to take additional actions such as separating or reducing the role played by particular Council staff, or all Council staff, in the development application. The actions will be detailed in a Management Strategy Statement included in the development application assessment report.

Council will record conflicts of interest in connection with each Council-related development application, and the measures taken to manage the conflicts, in the Application Register.

In circumstances where a development consent is issued, Council will only undertake building certification work where the capital investment value is less than \$2 million. In cases where the capital investment value is greater than \$2 million an independent external registered certifier will be appointed.

If the development application includes the subdivision of land, Council is not able to outsource the signing of the Subdivision Certificate. However, any actions of Council as a landowner/developer will be undertaken by an officer not involved in the assessment of the Subdivision Certificate application. All correspondence between Council as a developer/landowner and Council as the regulatory authority shall be in writing, whether by email or letter, and saved in Council's electronic data management system.

In the event that either regulatory or enforcement action is required in regard to a Council-related development, one of the following actions will occur:

- An independent consultant will be engaged to investigate and advise on the appropriate action
- Council staff will investigate and recommend appropriate action. The Council staff recommendation will be peer reviewed by an independent consultant.
- Council will enter into a shared services arrangement with another Council and the staff of that Council shall investigate and advise on the appropriate action.

A report will be provided to Council each month providing an update on the status of each Council related application that has been submitted but not yet determined.

Scope

This policy applies to Council-related development.

Process for managing potential conflicts of interest for an Application

When an application is submitted, or proposed to be submitted, for Council related development, an assessment will be made by Council assessment staff of the following:

- Identification of the phase(s) of the application process at which the conflict of interest arises.

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- Assessment of the level of risk involved.

The following steps will be taken for all Council related applications:

- Public exhibition of the application for a period of at least 28 days, where required by the Community Participation Plan
- If Council is the developer, applicant or landowner, the application will be determined by either the Campbelltown Local Planning Panel or the Sydney Western City Planning Panel.
- Council development assessment staff not involved with preparing the development application will assess the DA. The assessment staff will remain separated from the project team.
- Council staff involved in the project team will not be involved in the assessment of the development application. To ensure this they shall not,
 - Access information about the application assessment in Council's document management system
 - Directly contact or enter the workspace of the assessment staff.

Note: any correspondence between the development assessment staff and the project team are to be pre-arranged by management and recorded.

- A Management Strategy Statement in Table 2 will be included in the planning assessment report.

Where the application meets the criteria identified in column 1 of Table 1, Council will choose 1 or more of the potential additional management actions listed in column 2

Table 1. Additional Management Actions for Certain Types of Council related development.

Column 1: Development types where additional management actions required	Column 2: Potential Additional Management Actions for Application Assessment
<p>Where the Council related development meets 1 or more of the following criteria, 1 or more additional management actions will be chosen from the column to the right.</p> <ul style="list-style-type: none"> • The application is Regional Development (under the State Environmental Planning Policy (Planning Systems) 2021. • The capital investment value exceeds \$5 million • The application does not comply with a development standard 	<ul style="list-style-type: none"> • Assessment may be undertaken by an external Planning Consultant. • Specialist advice (eg flooding, acoustics) may be provided by an independent consultant that was not involved in the preparation of the application. • Assessment may be undertaken by Planning staff from another Council as part of a shared servicing agreement. <p>Note: Other management strategies not listed may be implemented at the discretion of management.</p>

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The format for a Management Strategy Statement shall be generally as shown below:

Table 2. Management Strategy Statement example.

Council conflict of interest Management Strategy Statement	
Address	
Application number	
Proposed Development	
Potential conflict	A council staff member is responsible for project managing and delivering this project.
Management strategy	<ul style="list-style-type: none"> Assessment/referral response staff are not part of the project delivery team. Application notified/exhibited for at least 28 days. Determination by independent Planning Panel. Monthly updates on the application provided to Council meeting. <p>(where additional management actions required)</p> <ul style="list-style-type: none"> An external consultant has been engaged for application assessment. An external consultant has been engaged to advise in regards to (___) Monthly updates on the application provided to Council meeting.
Contact	Anyone with concerns about council fulfilling its obligations should report their concerns to the General Manager or delegate of Campbelltown City Council.

Definitions

Term	Definition
Application	An application for consent under Part 4 of the Act to carry out development and includes an application to modify a development consent consent under Section 4.55(2), but excluding 4.55(1) and 4.55(1A) modifications . It does not include an application for a Complying Development Certificate.
Council	Campbelltown City Council.
Council-related development	Development for which Council is the applicant developer (whether lodged by or on behalf of council), landowner, or has a commercial interest in the land the subject of the application, where it will also be the regulator or consent authority.
development process	Application, assessment, determination, and enforcement.
the Act	<i>The Environmental Planning and Assessment Act 1979</i>

A word or expression used in this policy has the same meaning as it has in the Act, and any instruments made under the Act, unless it is otherwise defined under this policy.

Legislative Context

This Policy is a requirement of the Environmental Planning and Assessment Regulations, 2021

Principles

- Council takes steps to manage any perceived or real conflict of interest that arises in the assessment of Council related development applications.

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- 2. Determination of Council-related development applications must be undertaken in a transparent manner.
- 3. The minimum exhibition period for a Council-related development application is 28 days.

Effectiveness of this Policy

- 1. The effectiveness of this policy will be reviewed by Independent Panels each time a Council related development application is reported to such Panel for determination. Regular discussions are held with the Panel chairs and secretariat in this regard.
- 2. This policy will be reviewed when changes are made to either the Environmental Planning and Assessment Act, 1979 or the Environmental Planning and Assessment Regulation, 2021 that affect its content. Outside of such changes, this Policy will be reviewed every three years.

END OF POLICY STATEMENT

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 CAMPBELLTOWN CITY COUNCIL		POLICY
Policy Title	Managing Conflicts of Interest for Council-related Development Policy	
Related Documentation	Code of Conduct Campbelltown Community Participation Plan	
Relevant Legislation	<i>Environmental Planning and Assessment Act 1979</i> <i>Environmental Planning and Assessment Regulation 2021</i> <i>Government Information (Public Access) Act 2009</i>	
Responsible Officer	Executive Manager, Planning and Development	

UNCONTROLLED WHEN PRINTED

Objective

The objective of this Policy is to document how potential conflicts of interest will be managed in the development application assessment process for council-related development to increase transparency at all stages of the development process where Council is involved with an application as a developer, land owner or holds a commercial interest in the land.

Policy Statement

This Policy does not apply to any development application submitted before 9 July, 2023.

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with the application. All pre-lodgement communication between Council staff, or between Council staff and an independent consultant, shall be stored on Council's electronic document management system.

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In some circumstances, Council may determine the risks associated with a Council-related development are sufficiently low and no specific controls are warranted. In these cases, some actions will be taken to increase transparency in the decision-making process, including reporting the application to either the Campbelltown Local Planning Panel or the Sydney Western City Planning Panel for determination and public exhibition of the development application, where required under the Community Participation Plan, for 28 days. These actions will be detailed in a Management Strategy statement attached to the development application.

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A report will be provided to Council each month providing an update on the status of each Council related application that has been submitted but not yet determined.

Scope

This policy applies to Council-related development.

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Process for managing potential conflicts of interest for an Application

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Contact	Anyone with concerns about council fulfilling its obligations should report their concerns to the General Manager or delegate of Campbelltown City Council.

Definitions

Term	Definition
Application	An application for consent under Part 4 of the Act to carry out development and includes an application to modify a development consent under Section 4.55(2), but excluding 4.55(1) and 4.55(1A) modifications. It does not include an application for a Complying Development Certificate.
Council	Campbelltown City Council
Council-related development	Development for which Council is the applicant developer (whether lodged by or on behalf of council), landowner, or has a commercial interest in the land the subject of the application, where it will also be the regulator or consent authority
development process	Application, assessment, determination, and enforcement
the Act	<i>The Environmental Planning and Assessment Act 1979</i>

A word or expression used in this policy has the same meaning as it has in the Act, and any instruments made under the Act, unless it is otherwise defined under this policy.

Legislative Context

This Policy is a requirement of the Environmental Planning and Assessment Regulations, 2021.

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Principles

1. Council takes steps to manage any perceived or real conflict of interest that arises in the assessment of Council related development applications.
2. Determination of Council related development applications must be undertaken in a transparent manner.
3. The minimum exhibition period for a Council related development is 28 days.

Effectiveness of this Policy

1. The effectiveness of this policy will be reviewed by Independent Panels each time a Council related application is reported to such Panel for determination. Regular discussions are held with the Panel chairs and secretariat in this regard.
2. This policy will be reviewed when changes are made to either the Environmental Planning and Assessment Act, 1979 or the Environmental Planning and Assessment Regulation, 2021 that affect its content. Outside of such changes, this Policy will be reviewed every three years.

END OF POLICY STATEMENT

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8.13 Investments and Revenue Report - October 2024

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

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

Delivery Program

Principal Activity
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 October 2024.

Report

Investments

Council's investment portfolio as of 31 October 2024 stood at approximately \$238 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 5.13 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 5.20 per cent which also moves in line with movements in the official cash rate.

The Reserve Bank of Australia (RBA) now meets to consider monetary policy 8 times per year namely:

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

The RBA kept rates on hold in its November meeting with the official cash rate holding at 4.35 per cent with inflation still above target despite recent declines due to lower fuel and electricity. The November forecasts suggest that it will be some time yet before inflation is sustainably in the target range and approaching the midpoint. The Board remains resolute in its determination to return inflation to target and will continue to rely upon the data and the evolving assessment of risks to guide future decisions.

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 minor 0.41 per cent loss for the month of October due to domestic and international market losses following gains in previous months. 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 October 2024 totalled \$162,702,701 representing 100 per cent of the current budget estimate.

The rates and charges receipts collected to the end of October totalled \$62,172,293. In percentage terms, 38.6 per cent of all rates and charges due to be paid have been collected, compared to 38.7 per cent collected in the same period last year.

To mitigate the risk of debts becoming unmanageable, Council staff have been actively assisting ratepayers with their quarterly instalments and provide advice on options available such as regular weekly payments. Where the charging of penalty interest causes hardship, the interest charges are waived in accordance with Council's Hardship Policy and an application being made. An on-line application form is available on Council's website to assist ratepayers to apply and complete their request at a convenient time.

Debt recovery action during the month involved the issue of 201 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 22 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, 98 notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges. In addition, a separate letter is sent containing a request for additional contact points such as mobile number and/or email address.

Sundry Debtors

Debts outstanding to Council as of 31 October 2024 are \$5,901,123, reflecting a decrease of \$898,042 since September 2024. During the month, 790 invoices were raised totalling \$1,661,359 and \$2,559,400 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 normally undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

All sundry debts that are not rates related, that age by 90 days or more, are charged a statement administration fee of \$5.50 per statement. Debtors are contacted by telephone, email or in writing to make suitable arrangements for payment of the overdue debt. Where a suitable arrangement is not achieved or not maintained as agreed, a 7-day letter is issued referencing referral to Council's debt recovery agents.

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a Letter of Demand (or Letter of Intent) providing debtors with at least 14 days to respond. If no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will automatically proceed to judgment and continue through the *Civil Procedures Act 2001* process.

During the month, 6 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 issue one Statement of Liquidated Claim and obtain Judgment on one other 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	Sporting Groups - Facility hire fees	\$12,819	Various
City Governance	NSW Land and Housing - Grant milestone payment (paid 20/11/24)	\$192,500	June 2024
City Governance	OLG - Pension subsidy rebate claim	\$60,636	June 2024
City Governance	Various landowners - Property related debts	\$58,944	Various
City Governance	Macarthur FC - Game day reimbursements (paid 27/11/24)	\$42,356	March 2024
City Planning	Local Businesses - Health inspection fees	\$118,419	Various

Attachments

8.13.1 Summary of Investment Portfolio - October 2024 (contained within this report) [↓](#)

8.13.2 Ageing of Sundry Debtor Accounts - October 2024 (contained within this report) [↓](#)

Summary of Council's Investment Portfolio

Portfolio as at 31 October 2024



Investments Summary*

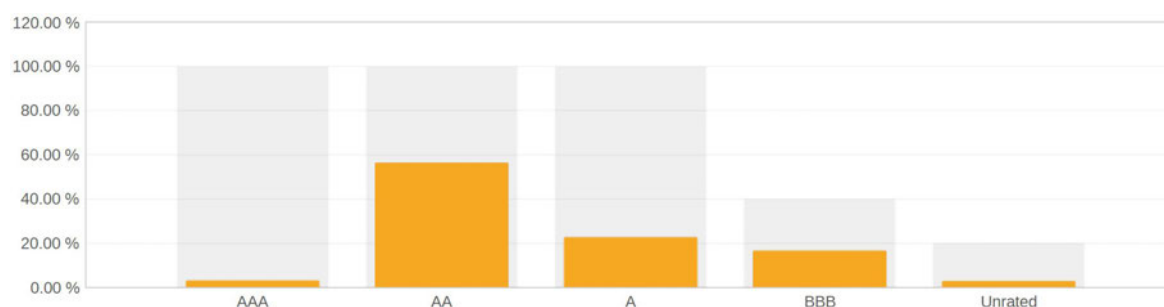
Asset Class as at 31/10/2024

Code	Number of Trades	Invested (\$)	Invested (%)
TD	45	138,031,413.70	57.99
FRN	25	46,707,188.05	19.62
CASH	3	26,459,939.63	11.12
BOND	7	13,888,449.55	5.84
FRTD	2	7,000,000.00	2.94
MGFUND	1	5,930,214.92	2.49
TOTALS	83	238,017,205.85	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	6,484,410.05	2.72	100.00	231,532,795.80
✓	AA	133,683,179.47	56.16	100.00	104,334,026.38
✓	A	53,163,914.29	22.34	100.00	184,853,291.56
✓	BBB	38,755,487.12	16.28	40.00	56,451,395.22
✓	Unrated	5,930,214.92	2.49	20.00	41,673,226.25
TOTALS		238,017,205.85	100.00		



Maturity Compliance

Compliant	Term	Invested (\$)	Invested (%)	Min Limit (%)	Max Limit (%)	Available (\$)
✓	0 - 90 days	55,459,597.63	23.30	0.00	100.00	182,557,608.22
✓	91 - 365 days	101,538,774.00	42.66	0.00	100.00	136,478,431.85
✓	1 - 2 years	42,921,001.30	18.03	0.00	100.00	195,096,204.55
✓	2 - 5 years	32,167,618.00	13.52	0.00	100.00	205,849,587.85
✓	5 - 10 years	5,930,214.92	2.49	0.00	20.00	41,673,226.25
TOTALS		238,017,205.85	100.00			

Portfolio Return

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

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.36%	1.08%	2.17%	1.45%	4.36%
AusBond Bank Bill Index	0.37%	1.12%	2.23%	1.49%	4.45%
T/D Portfolio	0.44%	1.28%	2.58%	1.72%	5.13%
FRT/D Portfolio	0.46%	1.33%	2.68%	1.78%	5.40%
FRN Portfolio	0.46%	1.35%	2.70%	1.80%	5.40%
Bond Portfolio	0.17%	0.50%	0.98%	0.67%	1.69%
Council’s Total Portfolio[^]	0.43%	1.25%	2.50%	1.67%	4.99%
Relative (to Bank Bills)	0.05%	0.13%	0.27%	0.18%	0.54%

[^]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	4.50%	4.50%	4.47%	4.50%	4.45%
T/D Portfolio	5.27%	5.18%	5.18%	5.18%	5.13%
FRT/D Portfolio	5.51%	5.39%	5.39%	5.38%	5.40%
FRN Portfolio	5.58%	5.46%	5.43%	5.44%	5.40%
Bond Portfolio	2.06%	2.01%	1.94%	2.01%	1.69%
Council’s Total Portfolio[^]	5.13%	5.04%	5.03%	5.04%	4.99%
Relative (to Bank Bills)	0.63%	0.54%	0.55%	0.54%	0.54%

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

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 October 2024



	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
City Lifestyles	131,370	107,530	7,518	18,259	264,677	37,136
City Governance	1,243,216	3,067,122	440,161	518,018	5,268,517	482,040
City Futures	0	0	0	0	0	0
City Services	42,702	0	7,472	1	50,175	1
City Planning	44,296	105,937	15,227	118,419	283,880	113,175
Office of the CEO	33,875	0	0	0	33,875	0
	1,495,459	3,280,589	470,378	654,697	5,901,123	632,353

8.14 T24/37 Operation and Management of Farrow Road Multideck Car Park

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

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

Delivery Program

Principal Activity
PA10 Governance and Administration

Officer's Recommendation

That Council:

1. In accordance with section 178 of the *Local Government (General) Regulation 2021*, declines to accept the tenders received for operation and management of the multideck car park on Farrow Road, as the tenders received did not meet requirements of Council.
2. Enter into negotiations with the organisations that submitted a tender and detailed relevant experience in similar services. As the market has been tested through this process, the Evaluation Panel do not see any benefit in inviting fresh tenders for the same works.
3. Endorse the Chief Executive Officer to finalise negotiations and enter into a contract for the operation and management of the multideck car park, by way of delegated authority under section 377 of the *Local Government Act 1993*.
4. Notify the Tenderers of the results of the tender process.

Purpose

To advise Council of the tenders received for T24/37 Operation and Management of Farrow Road Multideck Car Park and recommend that Council decline to accept any of the tenders received and enter into negotiations with organisations that submitted a tender, having experience relevant to the services required.

History

Council sought tenders an operator to provide day-to-day management of the multideck car park which includes but is not limited to access, security, daily maintenance, waste management, cleanliness and amenity. The operator is to also provide basic maintenance for the adjacent at-grade parking provision.

Report

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2021* and Council's Procurement Policy and Procedures.

Advertising of Tenders

Tenders were advertised the week commencing 29 October 2024. Tenders were advertised on Tenderlink and Council's website. YARPA, the Ingleburn and Campbelltown Chambers of Commerce and Industry were notified.

Tender Document

Organisations were requested to submit the following information with their tender response:

- company details
- references
- company experience, particularly as they relate to these services
- details of any subcontractors and their experience, particularly as they relate to the services
- operation and management model and financial model
- transition/implementation plan
- pricing
- insurances
- environmental practices
- Work Health and Safety management systems
- Modern Slavery practices
- conflict of interest declaration
- collusive submission declaration
- additional terms of contract, if proposed.

Tenders Received

Tenders closed on Tuesday 19 November 2024. Two on-time responses were received from the following organisations:

- Point Parking Pty Ltd
- Secure Parking Pty Ltd as the Trustee for Secure Kings Unit Trust

Evaluation Process

The evaluation panel undertook an initial compliance review of the tenders received. The evaluation panel noted a wide variation in pricing and the services to be provided under the contract. This revealed a potential discrepancy in the scope of services and in the interpretation of the services required. The evaluation panel deemed it appropriate to decline to accept all tenders and enter into negotiations with both Tenderers.

The market has been tested through this tender process and the panel believe the companies selected to enter into negotiations have the relevant experience in similar services and that with further information on Council's expectations, companies can propose a more appropriate service provision and pricing, delivering a better outcome to Council and the community.

Recommendation of the Evaluation Panel

1. Council decline to accept all tenders received for the operation and management of the multi deck car park as the tender submissions received did not meet the requirements of the Council.
2. That Council enter into negotiations with tenderers that achieved a good standard for the company experience criteria. As the market has been tested through this process the evaluation panel do not see any benefit in inviting fresh tenders for the same service.

Delegation

As the recommendation is to decline to accept tenders, the Council must resolve to do so. The Chief Executive Officer does not hold delegation under the *Local Government Act 1993*.

Attachments

Nil

8.15 2025 Council Meeting Calendar

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

Delivery Program

Principal Activity
PA10 Governance and Administration

Officer's Recommendation

That the 2025 calendar be noted and adopted.

Purpose

To submit for Council's consideration a meeting calendar for the 2025 meeting dates.

Report

Under section 365 of the *Local Government Act 1993*, Council is required to meet at least 10 times each year, each time in a different month.

Attachments

8.15.1 Council Meeting Calendar (contained within this report) [↓](#)



2025 Council Meeting Calendar

S	M	T	W	T	F	S
January						
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
February						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

S	M	T	W	T	F	S
March						
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

S	M	T	W	T	F	S
April						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29				

S	M	T	W	T	F	S
May						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

S	M	T	W	T	F	S
June						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

S	M	T	W	T	F	S
July						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
August						
31					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

S	M	T	W	T	F	S
September						
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

S	M	T	W	T	F	S
October						
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
November						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	29	30

S	M	T	W	T	F	S
December						
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

- Council Meetings
- Extraordinary Council Meeting / AGM
- Briefing Nights
- Public Holidays
- LG Conference

8.16 Reports and Letters Requested

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
5 Strong Leadership	5.1.2 Ensure the community is continuously informed about current and future issues affecting Campbelltown and key delivery partners

Delivery Program

Principal Activity
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 3 December 2024.

Attachments

- 8.16.1 Letters Requested Register (contained within this report) [↓](#)
- 8.16.2 Reports Requested Register (contained within this report) [↓](#)

Letters requested effective 3 December 2024

Date of Decision Mover	Action Item	Comments / updates
City Services		
12.11.24 Zahra	NM 11.1 - Raby Road Traffic Congestion 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.	Letter dated 20.11.2024, included in the December business paper sent to The Hon Jo Haylen MP, Minister for Transport.
Office of Chief Executive Officer		
29.10.24 Rivera	CO 7.6 - Upper Water Canal – Koala Crossing, Gilead 2. That a letter be sent to the Hon Rose Jackson MLC Minister of Water to support our call for works to be completed as a matter of urgency.	Letter dated 30.10.2024 to the Hon Rose Jackson MLC, Minister for Water Response received from the Hon Rose Jackson MLC, Minister for Water dated 27.11.2024

Reports requested effective 3 December 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City 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.	The Events Team will; <ul style="list-style-type: none"> • Provide an overview of the events program and associated costs for 2026 • Provide an overview of event options • Outline the costs to deliver a Ramadan event in 2026 and ongoing • Investigate potential funding opportunities to deliver an event 	April 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.	Currently under review.	February 2025
13.10.22 Brticevic	NM 11.3 Footbridge over Bow Bowing Creek That Council: 1. provide a report on the feasibility of building a footbridge over Bow Bowing Creek (causeway) at Bow Bowing towards Minto. 2. Ensure the report includes particular reference to any current legislative requirements for pedestrian footbridges and addresses accessibility for those with mobility and/or disability issues. 3. That Council also advocate to the Member for Macquarie Fields in relation to the development of the bridge to seek funding to ensure it is built to an appropriate standard.	The feasibility report is currently being prepared.	February 2025

Reports requested effective 3 December 2024

Date of Decision Mover	Action Item	Comments / updates	Expected completion date
City Planning and Environment			
13.02.24 Oates	ORD 8.2 - Planning Proposal Request - Hollylea Road, Leumeah 5. That following the completion of public exhibition either: a. where submissions are received by Council in response to public exhibition, a submissions report be presented to Council, or b. where no submissions are received by Council in response to public exhibition, the Planning Proposal be finalised.	Waiting on Gateway Determination which will detail public exhibition requirements. Post exhibition report, if required expected early 2025	March 2025
City Futures			
14.9.21 Oates	NM 11.2 - Creative Arts Fund 1. That a report be presented investigating the establishment/trial of a local creative arts fund with the purpose of providing opportunities to improve the wellbeing, resilience and social cohesion of our community through creative expression and social connection. 2. That the report also include the current and past, small and localised art funding initiatives undertaken by Campbelltown City Council including the cost associated with these initiatives.	A report is currently being drafted that investigates the opportunity of a local creative arts fund to improve our community's well-being, resilience, and social cohesion through creative expression and social connection. The report will include the current and past, small and localised art funding initiatives undertaken by Campbelltown City Council.	March 2025
13.10.20 Lake	NM 11.1 - Charging for parking within the Campbelltown Local Government Area That a full feasibility report be presented to Council outlining the financial and non-financial implications of introducing paid parking into the Campbelltown Local Government Area.	Further studies are required for paid parking to form a part of a parking strategy.	July 2025

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

10.1 Flag Raising policy

Rescission Motion

Councillor Jayden Rivera has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 10 December 2024.

1. That the Council decision at the Ordinary Meeting of Council held 13 February 2024, **Item 11.1 – Flag Raising on Council Property** - as detailed below:
 1. *That no flags are to be raised on the Council Civic precinct flagpoles unless by an expressed Council resolution except for the Australian National, NSW State, Aboriginal and Torres Strait Islander, and/or Campbelltown Council flag raising ceremonies.*
 2. *That no financial and/or in-kind support be given to any flag raising ceremonies except for Australian National, NSW State, Aboriginal and Torres Strait Islander, and/or Campbelltown Council flag raising without an expressed Council resolution.'*

be rescinded.

2. Should the rescission motion be carried, that Council officers prepare a Flag raising policy for adoption by Council that provides for flag raising ceremony applications to be considered and determined under delegated authority in accordance with the adopted policy.
-

11. NOTICE OF MOTION**11.1 Aboriginal Road and Place names**

Notice of Motion

Councillor Cameron McEwan has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 10 December 2024.

That Council investigate appropriate Dharawal words for use as road and/or place names across the Campbelltown Local Government Area and report back to the Council.

11.2 Koala Awareness Zone on Appin Road

Notice of Motion

Councillor Cameron McEwan has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 10 December 2024.

That the Council:

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 along the sections of Appin Road that are known to be high koala activity zones, including but not limited to the provisioning of smart road signage and pavement markings, dusk to dawn variable speed zones, and the erection of koala fencing and additional crossings.
 2. Write to the Member for Campbelltown Mr Greg Warren MP, the Member for Macarthur Dr Mike Freelander MP and the Member for Wollongong the Hon. Paul Scully MP seeking their support and advocacy for the delivery of these koala protection initiatives.
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

14.1 Lease - Homebase, 24 Blaxland Road Campbelltown

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

-

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

14.2 Lease amendment - Art Gallery Road, Campbelltown

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

-

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

