



CAMPBELLTOWN
CITY COUNCIL

ORDINARY BUSINESS PAPER

12 MAY 2020

COMMON ABBREVIATIONS

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



05 May 2020

You are hereby notified that the next Ordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 12 May 2020 at 6.30pm.

Lindy Deitz
General Manager

Agenda Summary

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1. ACKNOWLEDGEMENT OF LAND

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

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

2. APOLOGIES/LEAVE OF ABSENCE

Nil at time of print.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 14 April 2020

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held 14 April 2020, 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 14 April 2020 are presented to Council for confirmation.

Attachments

1. Minutes of the Ordinary Meeting of Council held 14 April 2020 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6.30pm on Tuesday, 14 April 2020.

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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 14 April 2020

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

WELCOME

The Mayor welcomed the Councillors, staff and viewers to the first online Ordinary meeting of Campbelltown City Council, participating in various locations across our local government area.

He advised of recent legislative amendments as a result of the Covid-19 pandemic, in particular to section 747A of the *Local Government Act 1993* that permits Council to meet remotely using audio visual link and to make the meeting publicly available to members of the community via webcast on Council's website.

The Mayor acknowledged that this is a highly unusual experience not being in the Council Chambers, and thanked everyone for embracing the technology that has allowed the Councillors to connect remotely and continue progressing the business of Council with the continuation of Council meetings.

1. ACKNOWLEDGEMENT OF LAND

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

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/LEAVE OF ABSENCE

Nil

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

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 10 March 2020

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

That the Minutes of the Ordinary Council Meeting held 10 March 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Councillor Greiss – Item 7.1 – Result of Pre-Gateway Review – 71 St Andrews Road, Varroville. Councillor Greiss advised he is a member of the Sydney Western Planning Panel, but will remain in the meeting, as this item recommends that Council note the information published in the business paper only.

Councillor Lound – Item 7.1 – Result of Pre-Gateway Review – 71 St Andrews Road, Varroville Councillor Lound advised he is a member of the Sydney Western Planning Panel, but will remain in the meeting, as this item recommends that Council note the information published in the business paper only.

Other Disclosures

Nil

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

7.1 Result of Pre-Gateway Review - 71 St Andrews Road, Varroville

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

That the letter be received and the information be noted.

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

7.2 Anoulack Chanthivong MP - Development Applications

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

1. That the letters be received and the information be noted.
2. That Council write to the Member for Macquarie Fields to thank him for his support in this matter and congratulate him on the recent birth of his son.

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

8. REPORTS FROM OFFICERS

8.1 Development Application Status

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

That the information be noted.

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

8.2 Draft Campbelltown (Sustainable City) Development Control Plan Amendment No 8 (2020)

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

That Council adopt and notify Draft Campbelltown (Sustainable City) Development Control Plan Amendment No 8 (2020) as revised and provided in attachment 1.

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

Voting against the Resolution were Nil.

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

8.3 New Healthy Food and Drink Policy

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

1. That the draft Healthy Food and Drink Policy as attached to this report be adopted.
2. That the next Healthy Food and Drink Policy review date be set at 30 June 2023.

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

8.4 Investments and Revenue Report - February 2020

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

That the information be noted.

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

8.5 Reports and Letters Requested

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

That the information be noted.

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

8.6 Legal Advice - Standards Contracts

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

That the Request for Tender documents and standard suite of contracts are updated in accordance with those actions defined within the table of the Report.

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

8.7 Minutes of the Audit Risk and Improvement Committee Report

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

1. That the minutes of the Audit Risk and Improvement Committee held 25 February 2020 be noted.
2. That Council thanks Mr Robert Rofo, for 10 years of service, as an independent member on the Audit Risk and Improvement Committee.

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

8.8 Draft Reimagining Campbelltown City Centre Masterplan

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

1. That Council endorse the draft Reimagining Campbelltown City Centre Masterplan.
2. That Council place the Reimagining Campbelltown City Centre Master Plan on public exhibition for a period not less than 90 days.
3. That a further report be presented to Council at the completion of the public exhibition period detailing outcomes of exhibition.

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

8.9 Campbelltown Cares - Community and Business COVID-19 Pandemic Support Package

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

1. That Council endorse and promote Campbelltown Cares – the Campbelltown Community and Business COVID-19 Pandemic Support Package.
2. That in response to the COVID-19 Pandemic, all shop inspection fees relating to health and food premises and all impounding, release and sustenance fees relating to the release of animals held at the Animal Care Facility (ACF) to their owners be classified within a category of hardship in accordance with Section 610E of the *Local Government Act 1993*.
3. That in response to the COVID-19 Pandemic, Council waive all payments of a fee for shop inspections relating to health and food premises and the impounding, release and sustenance of animals held at the ACF as classified within the category of hardship and in accordance with Section 610E of the *Local Government Act 1993*.
4. That should there be no negative submissions during the 28-day public exhibition period, then the category shall be considered adopted immediately and remain applicable until at least 30 June 2020.
5. That the General Manager be delegated authority to extend the application period of the hardship category for shop inspections relating to health and food premises and the impounding, release and sustenance of animals at the ACF should the impact of COVID-19 persist beyond this period and for as long as appropriate.
6. That in response to the COVID-19 Pandemic, Council's microchipping fees be classified within a category of hardship in accordance with Section 610E of the *Local Government Act 1993* and reduced from \$54.00 to \$10.00.

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

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

Nil

12. URGENT GENERAL BUSINESS

Nil

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Meg Oates attended HJ Daley Library for the unveiling of the Fringe Lilly Mural as part of the Campbelltown 2020 Bicentennial celebrations. The mural is a stunning artwork, designed by Peter Gregson and holds particular significance for the Aboriginal community in this area. The mural represents remembrance and storytelling, with the mural featuring hand prints from hundreds of locals and features a number of eyes, symbolising that everyone can be seen and heard in our community.
2. Councillor Meg Oates with Dr Mike Freeland MP and the Mayor, Councillor Bricevic participated in a platypus water study at Freres Crossing on the Georges River. The study, funded by Communities Environment Program through Dr Freeland MP, involves gathering water samples which will then be tested for DNA to confirm if platypus' are living in the river. The data from the study will be shared with the Great Australian Platypus Search and PlatypuSPOT as part of an Australian wide search to ultimately protect our native platypus.
3. Councillor Masood Chowdhury on 8 April inspected the recently installed Breathing Wall at Campbelltown Station. The Breathing Wall has been created with 1200 plants which reduces air pollution, reduces CO₂, reduces noise, reduces temperatures and improves biodiversity. Councillor Chowdhury noted the visual improvement from a grey wall to now living plants.

4. Councillor Karen Hunt on 25 March with the Mayor, Councillor Brticevic attended the HJ Daley Library carpark to view the cool pavement resurfacing. Campbelltown's benchmarking heat study from 2018-2019 shows an increase in hotter days across the LGA. Lighter colour pavements have been shown in other studies to reduce heat. The CoolSeal application applied to the two carparks has been shown to reduce heat by 5-14°C. Councillor Hunt was pleased that Council had taken on this pioneering approach with air temperature sensors now measuring the reduction in heat.
5. Councillor Rey Manoto passed on his thanks to the parking rangers for their assistance with Meals on Wheels, helping to deliver the meals in our LGA. Councillor Manoto noted his appreciation that Council is providing support to the local business' with staff providing some assistance for local cafés acting as delivery drivers.
6. Councillor Ben Gilholme on 14 March attended a quidditch tournament at Kayess Park, Minto. The tournament involved many teams from across Sydney, with the matches being hosted by North Sydney Nightmares and Macarthur Weasleys Quidditch Club. Councillor Gilholme thanked the Macarthur Weasleys Quidditch Club for their eagerness to host more quidditch games going forward. Councillor Gilholme shared his enjoyment in making his debut for the Macarthur Weasleys.
7. Councillor Margaret Chivers on 12 March attended HJ Daley library for Sip and Sew. Volunteers were sewing draw-string bags using sewing machines at the library and donated fabric. The bags were then filled with donated toiletries and will be given to women leaving domestic violence situations. Councillor Chivers shared the positive feedback she received from one of volunteers.
8. Councillor Chivers thanked the library staff for their innovation and efforts in establishing new ways to connect with residents during this time with restrictions in place due to COVID-19.
9. Councillor Paul Lake passed on his thanks to the State and Federal Governments for providing guidance, assistance and support to the residents during these difficult times due to COVID-19.
10. Councillor Warren Morrison and Councillor Meg Oates representing the Mayor celebrated International Women's Day at West Leagues on 11 March. The event attended by Greg Warren MP, celebrated the social, economic, cultural and political achievements of women with some inspiring speakers.
11. Councillor Warren Morrison on 12 March attended Campbelltown Arts Centre for the opening of NIRIN: 22nd Biennale of Sydney. Councillor Morrison spoke of the spectacular art and thanked the Arts Centre for the exhibition.
12. Councillor Bob Thompson thanked the Council staff for their efforts during this time in continuing to provide assistance and support to the community.
13. The Mayor, Councillor Brticevic attended the Animal Care Facility taking a tour of the facility. Councillor Brticevic reminded the LGA that the Animal Care Facility is still open, by appointment only, for inspection and encouraged pet adoption during this time.

14. The Mayor, Councillor Brticevic passed on this thanks to Greg Warren MP as the Shadow Minister for Local Government regarding his advocacy with State Government to align with the Federal Government policy in providing support for the childcare industry, both private and council based. Childcare is now being subsidised through both Federal and State Governments enabling childcare providers, including local councils, to remain financially viable while encouraging and enabling residents to remain at work.
15. The Mayor, Councillor Brticevic passed on this thanks to Linda Scott, President of Local Government NSW and Councillor George Greiss, a Director of Local Government NSW for the advocacy of Local Government NSW in supporting Councils during this pandemic.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Confidentiality Recommendation

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

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

Item 14.1 Possessory Title Claim - Part of Carpark at Ingleburn

Item 14.1 is confidential in accordance with Section 10A(2)(b) of the *Local Government Act 1993* as the report refers to discussion in relation to the personal hardship of a resident or ratepayer.

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

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

The Ordinary Meeting of Council was adjourned at 8.11pm and reconvened as a meeting of the Confidential Committee at 8.12pm.

Recommendations of the Confidential Committee

14.1 Possessory Title Claim - Part of Carpark at Ingleburn

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

1. That Council approve a claim for Possessory Title over a parcel of land within the Local Government Area with the NSW Registrar General.
2. That Council approve the registration of all necessary documents with the Registrar General and NSW Land Registry Services, if the claim is successful.
3. That all documentation associated with the claim and registration is executed under the Common Seal of Council, if required.
4. That Council classify the land as Operational Land.

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

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

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

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

At the conclusion of the meeting of the Confidential Committee the Open Council Meeting was reconvened at 8.13pm and the Mayor read the resolution for Item 14.1 to the open meeting.

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

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

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

There being no further business the meeting closed at 8.14pm.

Confirmed by Council on

..... General Manager Chairperson

3.2 Minutes of the Extraordinary Meeting of Council held 28 April 2020

Officer's Recommendation

That the Minutes of the Extraordinary Meeting of Council held 28 April 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed.

Report

That the Minutes of the Extraordinary Meeting of Council held 28 April 2020 are presented to Council for confirmation.

Attachments

1. Minutes of the Extraordinary Meeting of Council held 28 April 2020 (contained within this report)

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Extraordinary Council Meeting held at 6.30pm on Tuesday, 28 April 2020.

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Minutes of the Extraordinary Meeting of the Campbelltown City Council held on 28 April 2020

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

1. ACKNOWLEDGEMENT OF LAND

An Acknowledgement of Land was presented by the Mayor, Councillor George Brticevic.

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apology from Councillor B Thompson be received and accepted.

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

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

3. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

4. REPORTS FROM OFFICERS

4.1 Proposed amendment of Campbelltown Community Participation Plan

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

1. That Council approves the exhibition of the amendments to the draft Community Participation Plan as detailed in attachment 1.
2. That the draft Community Participation Plan be placed on public exhibition for a period of 28 days.
3. Where any submission objecting to the proposed amendments is received during the exhibition period, a report be provided to the Council tabling the submission/s and responses to the matters raised therein.
4. Where no submissions of objection to the amendments are received during its exhibition, the draft Community Participation Plan shall be deemed to be formally adopted upon the completion of the exhibition period.
5. That on the reopening of the Council's office and libraries to the public, electronic copies of exhibition documentation be made available for viewing by the public at Council's office and libraries.

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

4.2 Draft Delivery Program 2017-2021 and Operational Plan 2020-2021 including the Draft Budget, Fees and Charges

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

1. That the Draft Delivery Program 2017-2021 and Operational Plan 2020-2021 including the Draft Budget and Fees and Charges be placed on public exhibition for a period not less than 28 days between 29 April 2020 and 27 May 2020.
2. That a further report be submitted to Council following the exhibition of the draft documents prior to consideration of the formal adoption of these documents.

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

4.3 Making and Publication of Local Strategic Planning Statement

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

1. That Council note the information provided within this report regarding the successful completion of the Campbelltown Local Strategic Planning Statement (LSPS), and in particular:
 - a. That Council received a Letter of Support (Assurance) from the Greater Sydney Commission (GSC), dated 23 March 2020, that enabled the General Manager to make the LSPS under the delegated authority that had been granted by Council on 18 February 2020,
 - b. That the General Manager made the LSPS on 27 March 2020, in accordance with the Letter of Support,
 - c. That the Campbelltown LSPS was published on the Department of Planning, Industry and Environment's e-planning Portal on 31 March 2020, and
 - d. That the Campbelltown LSPS came into effect on 31 March 2020, in accordance with the date of publication.

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

5. URGENT GENERAL BUSINESS

Nil

There being no further business the meeting closed at 6.40pm.

Confirmed by Council on

..... General Manager Chairperson

4. DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

Other Disclosures

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

7.1 Letter of Thanks to Anoulack Chanthivong MP

Officer's Recommendation

That the letter be received and the information be noted.

A copy of the letter sent to Anoulack Chanthivong MP thanking him for his support to the issue of the removal of Councillors from the decision making process of development applications.

Attachments

1. Copy of letter to Anoulack Chanthivong MP thanking him for his support (contained within this report)



28 April 2020

Mr Anoulack Chanthivong MP
PO Box 882
Ingleburn NSW 1890

Dear Mr Chanthivong

Letter of thanks

I'm writing in relation to your correspondence sent to the Council showing your support to the issue of the removal of Councillors from the decision making process for development applications.

I am happy to inform you that your letter was tabled before the Council at its normal meeting held on 14 April 2020, to which it was very well received.

Council appreciated both your support on this important matter and your representations to both the Minister for Planning and Public Spaces and the Minister for Local Government.

In appreciation of your assistance, the Council formally thanks you for your support in this matter.

Yours sincerely

SIGNATURE HAS BEEN REMOVED

Lindy Deitz
General Manager

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131 450

8. REPORTS FROM OFFICERS

8.1 Development Application Status

Reporting Officer

Director City Development
City Development

Community Strategic Plan

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

Officer's Recommendation

That the information be noted.

Purpose

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

Report

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

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

Attachments

1. List showing status of Development Applications (contained within this report)

Development Application Register

DAs to be considered by the Regional Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
389/2017/DA-RA	'Raith' 74 Fern Avenue, Campbelltown	Construction of a residential development containing 134 residences and alterations to and use of the existing heritage building.	\$26,000,000	>20 million (registered prior to \$30mil threshold)	Under assessment	
308/2019/DA-C	22-32 Queen Street, Campbelltown	Concept plan for a proposed multi-storey mixed use residential and commercial development	\$132,572,272	>\$30 million capital investment value	Under assessment	
1227/2019/DA-M	12-16 Francis Street and 121 Minto Road, Minto	Demolition of four existing dwellings and construction of 23 'affordable rental housing' townhouses and basement car parking	\$7,995,408	>\$5 million capital investment value for affordable rental housing	Under assessment	
2117/2019/DA-DE	Lot 104 Hephher Road, Campbelltown	Construction and operation of a waste management facility in the form of a community recycling centre	\$480,000	Designated development	Under assessment	
434/2020/DA-C	158 Queen Street Campbelltown	Amalgamation of two allotments, demolition of structures and construction of an 11 storey building comprising of a 2 storey RSL club with 152 hotel rooms above	\$50,056,894	>\$30 million capital investment value	On public exhibition	
4204/2016/DA-RA/B	6-12 Dumaresq Street Campbelltown	Modification of a development consent to construct a multi-storey mixed use building	N/A	>\$30 million capital investment value	Under assessment	
4204/2016/DA-RA/B	Appin Road, Gilead	Staged subdivision to create 424 residential lots, 20 residue lots and associated civil works	\$33,446,465	>\$30 million capital investment value	Under assessment	

Development Application Register

DAs to be considered by the Regional Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2255/2018/DA-C	Western Sydney University, 183 Narellan Road, Campbelltown	Construction and operation of the Campbelltown Sports and Health Centre of Excellence including a two storey building, 120 on-site parking spaces, new driveways and landscaping works	\$29,214,249	>\$5 million capital investment value Council application	Under assessment	

DAs to be considered by the Department of Planning						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
SSD 17_8593	16 Kerr Road, Ingleburn	Expansion of existing waste recovery and reuse facility, extension of operating hours to 24 hours per day	\$1,813,000	State Significant Development	Assessment completed	
SSD-9476	Commissioners Drive, Denham Court	Construction and operation of a new public primary school	Unavailable	State Significant Development	Under assessment	
SSD-10420	6A Watsford Road, Campbelltown	Construction and operation of a new school	Unavailable	State Significant Development	Under assessment	
SSD-10136	St Andrews Road, Varroville	Conversion of an existing advertising sign to LED panel	Unavailable	State Significant Development	Assessment completed	

Development Application Register

DAs to be considered by the Local Planning Panel						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
2238/2017/DA-RA	37 Cumberland Road, Ingleburn	Demolition of an existing dwelling and construction of a five storey residential apartment building containing 30 units, basement car parking	\$8,712,418	Residential Flat Building - more than 3 storeys	Deferred for amendments at December 2019 Panel meeting	
3885/2017/DA-SW	Lot 3 Menangle Rd, Menangle Park	Stage 1 – Menangle Park Urban Release Area – civil works and subdivision of land to create 255 residential lots and seven super lots	\$19,330,000	VPA	Under assessment	
368/2016/DA-U	150 Georges River Road, Kentlyn	Extension of existing poultry sheds	\$10,000	Number of objections	Waiting on information from Department of Planning	
743/2018/DA-SW	901 & 913 Appin Road, Campbelltown	Subdivision into 333 residential allotments, 5 residue allotments with associated civil works including road construction, stormwater management facilities and tree removal Stage 1	\$19,072,587	Number of objections	Under assessment	
3493/2017/DA-RS	Lot 1 Linum and Lot 143 Lantana Streets, Macquarie Fields	Construction of 12 two storey dwellings and subdivision into 12 Torrens title allotments	\$3,200,000	Council land	Awaiting further information from applicant	
4618/2018/DA-C	4 Stranraer Drive, St Andrews	Use of building as an outside school hours child care facility	\$165,000	Council land	Reported to April 2020 LPP meeting. Deferred for further information.	

Development Application Register

DAs with a stated value of \$1 million or more approved under Delegated Authority by the General Manager since last Council meeting						
DA No.	Address	Description	Value	Authority Criteria	Status	Determination
1148/2019/DA-CW	Commissioners Drive and Denham Court Road, Denham Court	Bulk earthworks, site remediation and civil works associated with future residential subdivision	\$1,603,511	Delegated	Completed	Approved with conditions on 3 April 2020
1397/2019/DA-M	66 Kent Street, Minto	Demolition of existing structures and removal of trees, and construction of a multi dwelling development containing six two-storey dwellings	\$1,500,000	Delegated	Completed	Approved with conditions on 6 April 2020

8.2 Menangle Park Contributions Plan

Reporting Officer

Executive Manager Urban Release and Engagement
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

Officer's Recommendation

1. That Council endorse public exhibition of the draft amendment to the Menangle Park Contributions Plan as provided in attachment 1 for 28 days.
2. That public exhibition be notified on Council's "have your say" webpage due to the indefinite closure of local newspaper publications, consistent with the Environmental Planning and Assessment Amendment (Public Exhibition) Regulation 2020 which commenced on 17 April 2020.
3. That where non-supportive submissions are received during the public exhibition period, a further report be presented to the Council on the outcome of the public exhibition and the response to the submissions.
4. That subject to recommendations No.1 and 2, the General Manager be authorised to adopt and formally notify the commencement of the amended Contributions Plan.

Purpose

To advise Council of required amendments to the Menangle Park Contributions Plan in accordance with advice issued by the NSW Department of Planning, Industry and Environment (Minister's nominee) on amendments required following the IPART review and to recommend that Council exhibit the amended Plan.

History

At its Ordinary Meeting on 10 April 2018, Council considered a report on the draft Menangle Park Contributions Plan following its public exhibition and resolved:

1. That Council adopt the Campbelltown City Council Menangle Park Contributions Plan as contained within this report and notify commencement of the Plan in the local newspaper

2. That Council forward an application to IPART to assess the Menangle Park Contributions Plan and seek the Minister's endorsement to levy above the maximum contribution of \$20,000 per residential lot or dwelling.
3. That a further report be presented to Council outlining the Minister's response to the plan and any required amendments, and to consider adoption of the amended Menangle Park Contributions Plan.
4. That all parties who made a submission be advised of Council's decision.

In accordance with Council's resolution, a public notice advising on commencement of the Plan was placed in the local newspaper on 24 April 2018. All parties who made a submission were advised of Council's decision.

A formal application to the Independent Pricing and Regulatory Tribunal (IPART) for assessment of the Plan was made on 25 May 2018. On 18 December 2018, IPART released its Final Report which recommended increasing development contributions so they accurately reflect the costs of providing infrastructure to support new residential development in the release area. IPART's report subsequently made 17 recommendations to the Minister for Planning to ensure development contributions match the reasonable cost to Council of acquiring land and delivering essential infrastructure.

A review of the IPART's report was undertaken by the Department of Planning, Industry and Environment (DPIE) on 23 March 2020, the DPIE issued a letter on behalf of the Minister for Planning and Public Spaces (attachment 1) advising Council to amend the Menangle Park Contributions Plan by making 15 changes.

Report

In response to the Department's letter, an amended Contributions Plan has been prepared as provided in attachment 2 that incorporates all required amendments. When commenced, Council would be able to levy a contribution in excess of \$20,000 for residential development as per the following rates:

Development Type	Rate Per Lot / Dwelling
Small Lot (300 – 419sqm)	\$31,916
Standard Lot (420 – 599sqm)	\$31,916
Standard Lot (600 – 949sqm)	\$46,544
Traditional Lot (950-1999sqm)	\$46,544
Large Lot (2,000sqm+)	\$46,544
One Bedroom Dwelling	\$22,607
Two Bedroom Dwelling	\$31,916
Three and more Bedroom Dwelling	\$46,544

Of the 17 IPART recommendations, the Department's review agreed with all except the following:

IPART Recommendation No.	Comment
Recommendation 3: Cost of half-width roads fronting open space and stormwater infrastructure, which would increase the cost in the plan of transport land by an estimated \$4,277,398 and transport works by an estimated \$12,713,000.	Although IPART has recommended that half road construction that adjoins open space be included in the Plan, this cost is typically met by developers and was previously excluded in Plan adopted by Council in April 2018.
Recommendation 7: Cost of 35.41 hectares of riparian land along Howes Creek, which would increase the cost of land for stormwater management by an estimated \$10,623,000 and 11 hectares of riparian land along Creek S1, which would increase the cost of land for stormwater management by an estimated \$3,300,000.	Figure 4 of the Contributions Plan provides details of the proposed location of open space. The riparian areas along Howes Creek and Creek S1 are shown in dark green and form part of a 92.99ha riparian corridor. It has always been envisaged that Howes Creek and Creek S1 would become public open space and as part of the rezoning of the Menangle Park Urban Release area and are shown in the Land Reservation Acquisition Map as Local Open Space (RE1) to be acquired. At the time of preparation of the rezoning, these lands were in the ownership of Council and Landcom and as such already in public ownership. On this basis, these lands were excluded from the Contributions Plan as it was envisaged the land would be provided at no cost, with only capital works to be funded by the Plan. The riparian area along Howes Creek is approximately two thirds within land still owned by Landcom and the remainder within land owned by Dahua. Opportunity exists to re-consider the inclusion of this land in the Contributions Plan as part of a future review associated with the Dahua Planning Proposal which has been referred to the Department of Planning, Industry and Environment for a Gateway Determination. This would involve a separate report and future exhibition process.

In order to give effect to the required amendments to the Menangle Park Contributions Plan, a further exhibition of 28 days is required in accordance with Clauses 28 and 32 of the Environmental Planning and Assessment Regulation (EP&A Regulation) and Council's Community Participation Plan (CPP).

Recent amendments to the EP&A Regulation in response to the COVID-19 pandemic have removed the requirement for councils to notify the amendment in the local newspaper due to the widespread closure of both hard copy and electronic publications.

Therefore, notification and exhibition of the amended Contributions Plan would occur on Council's website and letters would be sent to all land owners within the Menangle Park Urban Release Area.

Conclusion

The IPART and DPIE review of the Menangle Park Contributions Plan represents the completion of a process that commenced in May 2018 to enable Council to levy a contribution in excess of \$20,000 for residential development. When finalised, the Plan will be deemed an "IPART reviewed contributions plan" in accordance with Clause 5(3) of the Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction dated 28 July 2017.

Therefore, it is recommended that Council endorse the attached draft Menangle Park Contributions Plan for exhibition.

Attachments

1. Letter to Campbelltown City Council - Menangle Park Contribution Plan (contained within this report)
2. Menangle Park Contributions Plan 2020 (contained within this report)
3. Appendix H - Work Schedule (contained within this report)



**Planning,
Industry &
Environment**

[IRF19/2397](#)

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


Dear Ms Deitz

I write regarding the Menangle Park Contributions Plan which Campbelltown City Council (Council) submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment.

Upon completing its assessment, IPART made 17 recommendations in relation to the Menangle Park Contributions Plan. On behalf of the Minister for Planning and Public Spaces, I have considered these recommendations and require Council amend the Plan by making 15 changes before Council is able to levy a contribution in excess of \$20,000 for residential development. These required changes are outlined in Attachment A.

I have not agreed with all of the IPART recommendations as some, such as the inclusion of half road costs, are typically the responsibility of the developer and would require re-exhibition of the Contributions Plan. Council is still free to consider whether these costs should be included in the Plan when it is next reviewed.

Once Council has made the necessary changes and adopted the contributions plan it will be deemed an "IPART reviewed contributions plan" in accordance with Clause 5(3) of the Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction dated 28 July 2017. Please advise the Department once this process is completed and provide evidence that the changes have been made.

Should you have any questions, you are welcome to contact Mr Geoff Thompson, Director of Infrastructure Programs and Coordination at the Department on 9274 6235.

23 March 2020

**Brett Whitworth
Deputy Secretary
Greater Sydney Place and Infrastructure**

Encl: Attachment A: List of required amendments to Menangle Park Contributions Plan



Attachment A: Required amendments to Menangle Park Contributions Plan prior to contributions being levied above \$20,000

IPART Rec.No.	Required amendments to Menangle Park Contributions Plan
1.	Remove the allowance for the cost of plans of management from the cost of transport works in the plan, which would reduce the cost of transport works by an estimated \$281,260 (page 21, IPART report).
2	Include the half-width roads fronting community centre in the cost of transport infrastructure in the plan, which would increase the cost of transport land by an estimated \$55,332 and works by an estimated \$112,800 and remove the same land and works items from the cost of community services (page 21 IPART report).
3	IPART recommendation not adopted.
4.	Remove costs for the following items of regional transport infrastructure: • Spring Farm Parkway cycleways, which will reduce the cost of transport works by an estimated \$117,660 • Menangle Park Road upgrades (road segment only, not intersection), which would reduce the cost of transport land by an estimated \$986,000 and the cost of transport works by an estimated \$11,300,000; and • Menangle Park Station cycle parking from the plan, which would reduce the cost of transport works by an estimated \$9,771 (page 23 IPART report).
5.	Remove the allowance for the cost of plans of management from the cost of stormwater management works in the plan infrastructure, which would reduce stormwater management works costs by an estimated \$202,000 (page 30, IPART report).
6.	Include regeneration and revegetation works in the cost of stormwater management infrastructure in the plan, which would increase stormwater management works costs by an estimated \$18,283,345 and reduce open space costs by the same amount. (page 31, IPART report).
7	IPART recommendation not adopted.
8.	Revise the cost estimates for detention basins to align them with the quantities recommended in the GHD (November 2011) alternative drainage strategy, which would increase the stormwater works costs by an estimated \$426,572 (\$101,660 for Basin 7 and \$324,912 for Basin 8) (pages 36, IPART report).
9.	Reduce the cost of stormwater management works to correct double-counting of: • Preliminaries for detention basins (estimated at \$92,252), and • Channel stabilisation works (estimated at \$167,630) (page 36, IPART report):
10.	Remove the allowance for the cost of plans of management from the cost of open space works, which would reduce the cost of open space embellishment by an estimated \$266,000 (page 42, IPART report).



Planning, Industry & Environment

11.	Remove the cost of public art in the playing fields from the cost of open space embellishment, which would reduce the cost of open space embellishment by an estimated \$152,421 (page 42, IPART report).
12.	Correct a calculation error and reduce the cost of district open space embellishment (item 01.6(a)) by an estimated \$1,725,190 (page 45, IPART report).
13.	Revise the basis for estimating the cost of plan administration so that it is 1.5% of the reasonable cost of works, which would reduce the cost by an estimated \$512,387, subject to recalculation (page 51, IPART report).
14.	Revise the cost of land in the plan to reflect 2018 market values except for land subject to the sale and transfer agreement with Dahua, which should be included at 2016 market values, indexed by the Consumer Price Index (All Groups Index) for Sydney to June 2018 (page 54, IPART report). Subject to the Minister's decision in relation to IPART's recommendations 3 and 7.
15.	Change the base period of the plan to June 2018 and ensure that the estimated cost of works is maintained in real terms by indexing: • Transport and stormwater management works costs by the Producer Price Index (Road and bridge construction NSW); and • Open space embellishment costs by the Producer Price Index (Non-residential building construction NSW) (page 58, IPART report).
16.	Index the land component of the contribution rates in the plan by the Consumer Price Index (All Groups Index) for Sydney as published quarterly by the Australian Bureau of Statistics, and regularly monitor the cost of acquiring land in the release area, and if it appears likely to significantly under or over recover its acquisition costs, amend the plan using updated valuation advice and any actual acquisition data (page 59, IPART report).
17.	Include indicative timing for the delivery of infrastructure in the Menangle Park Contributions Plan (page 60, IPART report).

Menangle Park Contributions Plan 2020



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Appendix E – Trunk Stormwater Management Strategy

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Summary

Overview

This Plan is the Menangle Park Contributions Plan 2020 and it amends the Menangle Park Contributions Plan which came into force on 24 April 2018 by implementing 15 changes required by the Minister for Planning and Public Spaces as attached at Annexure 1 to this Plan.

A formal IPART Application for assessment of a local infrastructure contributions plan was made on 25 May 2018 with regard to the Menangle Park Contributions Plan (the Plan). On 18 December 2018 IPART released its Final Report which recommended increasing development contributions so they accurately reflect the costs of providing infrastructure to support new residential development in the release area. IPART made 17 recommendations to ensure development contributions match the reasonable cost to the Council of acquiring land and delivering essential infrastructure. IPART submitted the Final Report to the Minister for Planning.

The Minister for Planning and Public Spaces considered IPART's recommendations and via formal notification (Annexure 1) requires Council to amend the Plan by making 15 changes before Council is able to levy a contribution in excess of \$20,000 for residential development. The required changes have been made and are reflected in this amended Plan. In addition, the amended changes have required amendment to Appendix H – Work Schedule, which is also attached to this Plan.

The contributions received from this Plan will provide for both active and passive open space, community facilities, traffic and transport works (including pedestrian/cycle links), water management works and administration costs.

Menangle Park is located within the Local Government Area (LGA) of Campbelltown approximately 5.5 km to the south west of the Campbelltown CBD. While the site is predominantly rural, it has been earmarked by the NSW Government for urban redevelopment to help meet Sydney's demand for new housing.

The future development of Menangle Park is expected to be characterised as follows:

- approximately 3,500 dwellings to be developed over a timeframe of approximately 16 years;
- an anticipated population of around 9,800 people;
- a new town centre to accommodate a range of retail, residential and recreation uses;
- an employment area of approximately 29 hectares;
- educational, community and recreation land uses to support the population of Menangle Park; and
- new networks of roads, public transport routes, pedestrian paths and cycleways to facilitate access within the release area and to/from destinations outside Menangle Park.

Menangle Park's current population is estimated at only around 254 people (ABS 2016 Census). As a rural area with only limited population base, there are few if any existing facilities that can cater to the needs of the incoming population.

The costs of required open space and recreation, community facilities, traffic and transport works, water management works and administration tasks are summarised in Table 1.

The contribution rates by dwelling type (Residential) and per 100m² of Gross Floor area (Retail/Commercial) are summarised in Table 2.

Table 1: Contributions Schedule (Dec 2019)

Facility	Total Cost to Development (\$2019)	Residential (per person)	Retail/Commercial (per 100m2 GFA)
Community			
Land Acquisition	\$ 321,409	\$ 33	
Capital Works	\$ -	\$ -	
Sub-Total	\$ 321,409	\$ 33	
Open Space & Recreation			
Land Acquisition	\$ 24,282,512	\$ 2,471	
Capital Works	\$ 12,729,035	\$ 1,295	
Sub-Total	\$ 37,011,547	\$ 3,766	
Trunk Drainage & Water Quality			
Land Acquisition	\$ 11,509,205	\$ 1,164	\$ 346
Capital Works	\$ 46,339,205	\$ 4,687	\$ 1,394
Sub-Total	\$ 57,848,410	\$ 5,851	\$ 1,740
Traffic & Transport			
Land Acquisition	\$ 3,716,478	\$ 303	\$ 3,697
Capital Works	\$ 39,221,342	\$ 3,197	\$ 39,014
Sub-Total	\$ 42,937,820	\$ 3,500	\$ 42,711
Plan Administration			
Plan Administration Costs	\$ 1,474,344	\$ 149	\$ 44
Sub-Total	\$ 1,474,344	\$ 149	\$ 44
TOTAL	\$ 139,593,530	\$ 13,299	\$ 44,495

Table 2: Contributions by Development Type (Dec 2019)

Development Type	Occupancy Rate (per dwelling)	Community	Open Space & Recreation	Trunk Drainage & Water Quality	Traffic & Transport	Plan Administration	Indexed Rate
Rate per person		\$ 33	\$ 3,766	\$ 5,851	\$ 3,500	\$ 149	\$13,298/person
Residential							
Town Centre Unit	1.7	\$ 56	\$ 6,402	\$ 9,946	\$ 5,950	\$ 253	\$22,607/lot
Small Lot (300 - 419m2)	2.4	\$ 78	\$ 9,038	\$ 14,042	\$ 8,399	\$ 358	\$31,916/lot
Standard Lot (420 - 599m2)	2.4	\$ 78	\$ 9,038	\$ 14,042	\$ 8,399	\$ 358	\$31,916/lot
Standard Lot (600 - 949m2)	3.5	\$ 114	\$ 13,181	\$ 20,477	\$ 12,249	\$ 522	\$46,544/lot
Traditional Lot (950 - 1999m2)	3.5	\$ 114	\$ 13,181	\$ 20,477	\$ 12,249	\$ 522	\$46,544/lot
Large Lot (2,000m2+)	3.5	\$ 114	\$ 13,181	\$ 20,477	\$ 12,249	\$ 522	\$46,544/lot
One Bedroom Dwelling	1.7	\$ 56	\$ 6,402	\$ 9,946	\$ 5,950	\$ 253	\$22,607/lot
Two Bedroom Dwelling	2.5	\$ 78	\$ 9,038	\$ 14,042	\$ 8,399	\$ 358	\$31,916/lot
Three and more Bedroom Dwelling	3.5	\$ 114	\$ 13,181	\$ 20,477	\$ 12,249	\$ 522	\$46,544/lot
Retail / Commercial (per 100m2 GFA)		\$ -	\$ -	\$ 1,740	\$ 42,711	\$ 44	\$44,495 per 100m2 GFA

1 Introduction

1.1 Background

Menangle Park is located within the Local Government Area (LGA) of Campbelltown approximately 5.5 km to the south west of the Campbelltown CBD. While the site is predominantly rural, it has been earmarked by the NSW Government for urban redevelopment to help meet Sydney's demand for new housing.

It is estimated that Menangle Park will supply approximately 3,500 dwellings. The proposed urban development of Menangle Park has involved a number of years of planning, technical investigations, studies and consultation.

As Menangle Park is a new release area rather than an "infill" area, it will require a range of new public services and facilities to cater for the new population that is expected. This Contributions Plan is one mechanism that Campbelltown City Council will use to deliver these services and facilities.

Campbelltown City Council has identified the following vision for Menangle Park:

"As an impressive southern gateway to the Sydney Metropolitan Region, Menangle Park will become a unique urban community characterised by sustainable design, accessibility and a vibrant town centre. As part of the broader Macarthur community, Menangle Park's urban form will capitalise on the existing economic resources, existing natural and cultural heritage qualities and the adjacent Nepean River".

The future development of Menangle Park is expected to be characterised as follows:

- approximately 3,500 dwellings to be developed over a timeframe of approximately 16 years;
- an anticipated population of around 9,800 people;
- a new town centre to accommodate a range of retail, residential and recreation uses;
- an employment area of approximately 29 hectares;
- educational, community and recreation land uses to support the population of Menangle Park; and
- new networks of roads, public transport routes, pedestrian paths and cycleways to facilitate access within the release area and to/from destinations outside Menangle Park.

The proposed new development is illustrated on the Structure Plan at Figure 1 below:

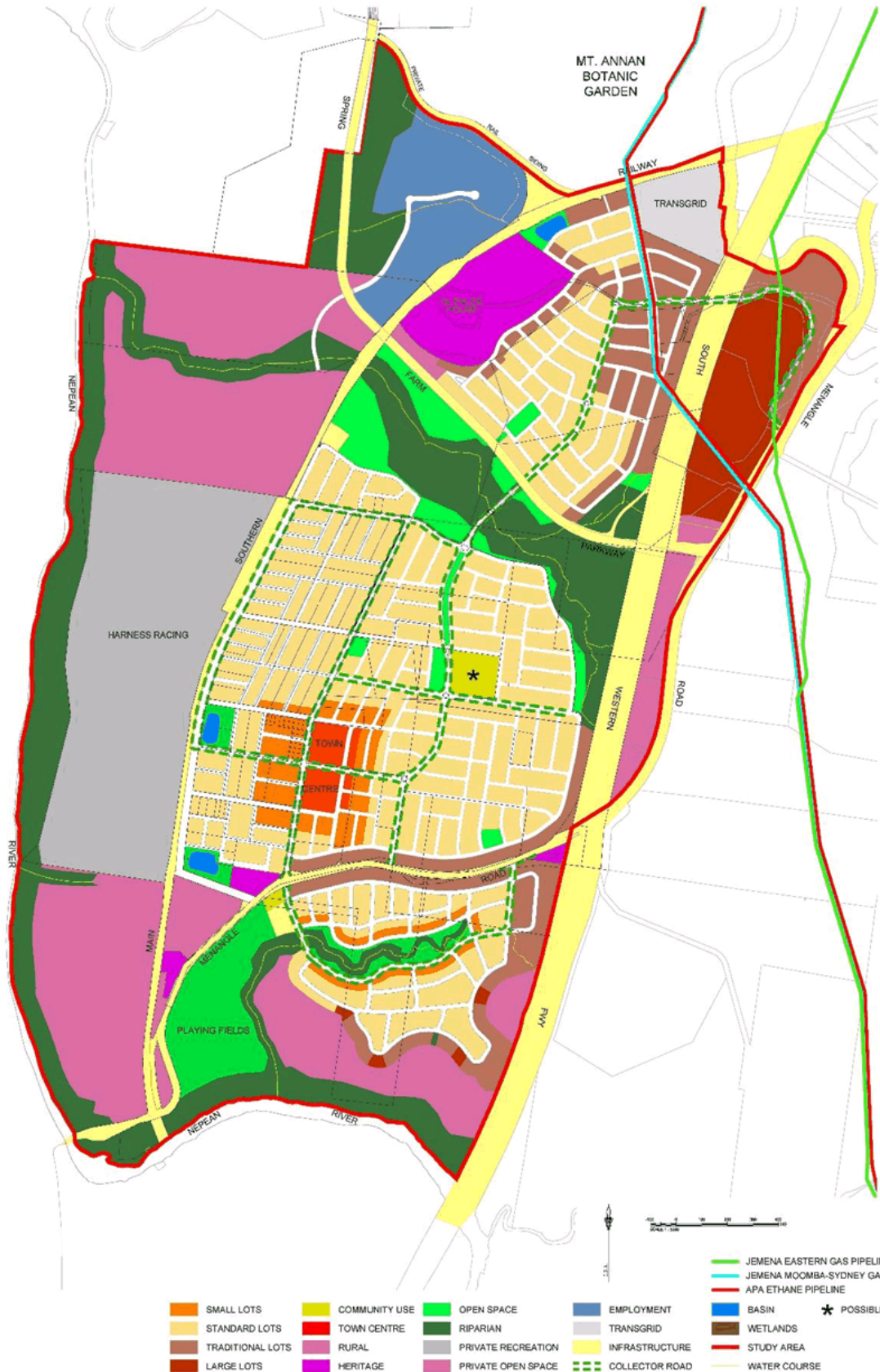


Figure 1: Menangle Park Structure Plan

Menangle Park's current population is estimated at only around 240 people (ABS 2011 Census). As a rural area with only limited population base, there are few if any existing facilities that can cater to the needs of the incoming population. Studies undertaken for Menangle Park (as listed in Section 3.1) have identified that the expected population will generate the following impacts on public services and amenities:

- increased demand for facilities that will support safe and convenient travel between land uses within the release area and to and from destinations out of the area, such as new roads and public transport facilities;
- increased demand for local active and passive recreation facilities, such as sports fields, playgrounds, parks and cycleways;
- increased demand for spaces that will meet community needs and foster the development of social capital in Menangle Park, such as child care and a meeting space;
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.

This Plan has therefore been prepared to determine the demand for public facilities generated by the incoming population and to ensure that development makes a reasonable contribution toward the provision of services and facilities that are required for that population.

1.2 Name of this Plan

This Plan is called *Menangle Park Contributions Plan 2020*.

1.3 Commencement of this Plan

This Plan commenced on 24 April 2018 and was amended in May 2020 to comply with changes required by the Minister for Planning and Public Spaces.

Development applications determined on or after this date will be subject to the provisions of this Plan.

1.4 Aims and Objectives

The aims and objectives of this Plan are to:

- (a) ensure that an adequate level of public infrastructure, services and facilities is provided in Menangle Park to meet the needs of the incoming population and workforce and as development occurs;
- (b) demonstrate the nexus between the demands generated by future development and the provision of services and facilities;
- (c) identify the traffic and transport, community, recreation and open space, and water management works and improvements and administrative needs required as a result of development;
- (d) provide a transparent and accountable system for the administration of levying, collecting, and expenditure of funds derived from this Contributions Plan;
- (e) identify reasonable and relevant charges to be levied on or collected from each development for the services and amenities to be provided; and
- (f) provide an administrative tool to satisfy the public and financial accountability and other statutory requirements outlined in Part 7 of the Environmental Planning and Assessment Act and Part 4 of the Regulation.

1.5 Land to which this Plan applies

This Plan applies to the land identified in Figure 2.

1.6 Relationship to other plans and reports

Any other contributions plan approved by Council (and in force under Part 7 of the EP&A Act at the time this Plan commenced) does not apply to development that is subject to a requirement to pay a contribution under this Plan.

1.7 Savings and transitional arrangements

A development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the Plan which applied at the date of determination of the application.

1.8 IPART Review and Minister's Direction

In 2010, the NSW Government announced a revised approach to setting local development contributions and local council rates as part of a comprehensive strategy to improve housing supply across NSW, which included amongst other things:

- a cap of \$20,000 per dwelling or residential lot in greenfield areas
- an essential works list that will apply when councils are seeking a levy in excess of the \$20,000 cap.

The involvement of the Independent Pricing and Regulatory Tribunal (IPART) in the implementation of the development contributions system brings greater transparency and accountability to the system. IPART's role in providing reviews is to give advice and make recommendations to the Minister for Planning and to Councils in relation to Contributions Plans. This occurs after the contributions plan has been publicly exhibited and public comments have been received to ensure that public/authority comments are taken into account.

A formal IPART Application for assessment of a local infrastructure contributions plan was made on 25 May 2018 with regard to the Menangle Park Contributions Plan. On 18 December 2018 IPART released its Final Report which recommended increasing development contributions so they accurately reflect the costs of providing infrastructure to support new residential development in the release area. IPART made 17 recommendations to ensure development contributions match the reasonable cost to the Council of acquiring land and delivering essential infrastructure. IPART submitted the Final Report to the Minister for Planning on 18 December 2018.

A full copy of IPART's assessment is available on IPART's website: <http://www.ipart.nsw.gov.au>

The Minister for Planning and Public Spaces considered IPART's recommendations and via formal notification (Annexure 1) requires Council to amend the Plan by making 15 changes before Council is able to levy a contribution in excess of \$20,000 for residential development. The required changes have been made and are reflected in this amended Plan.

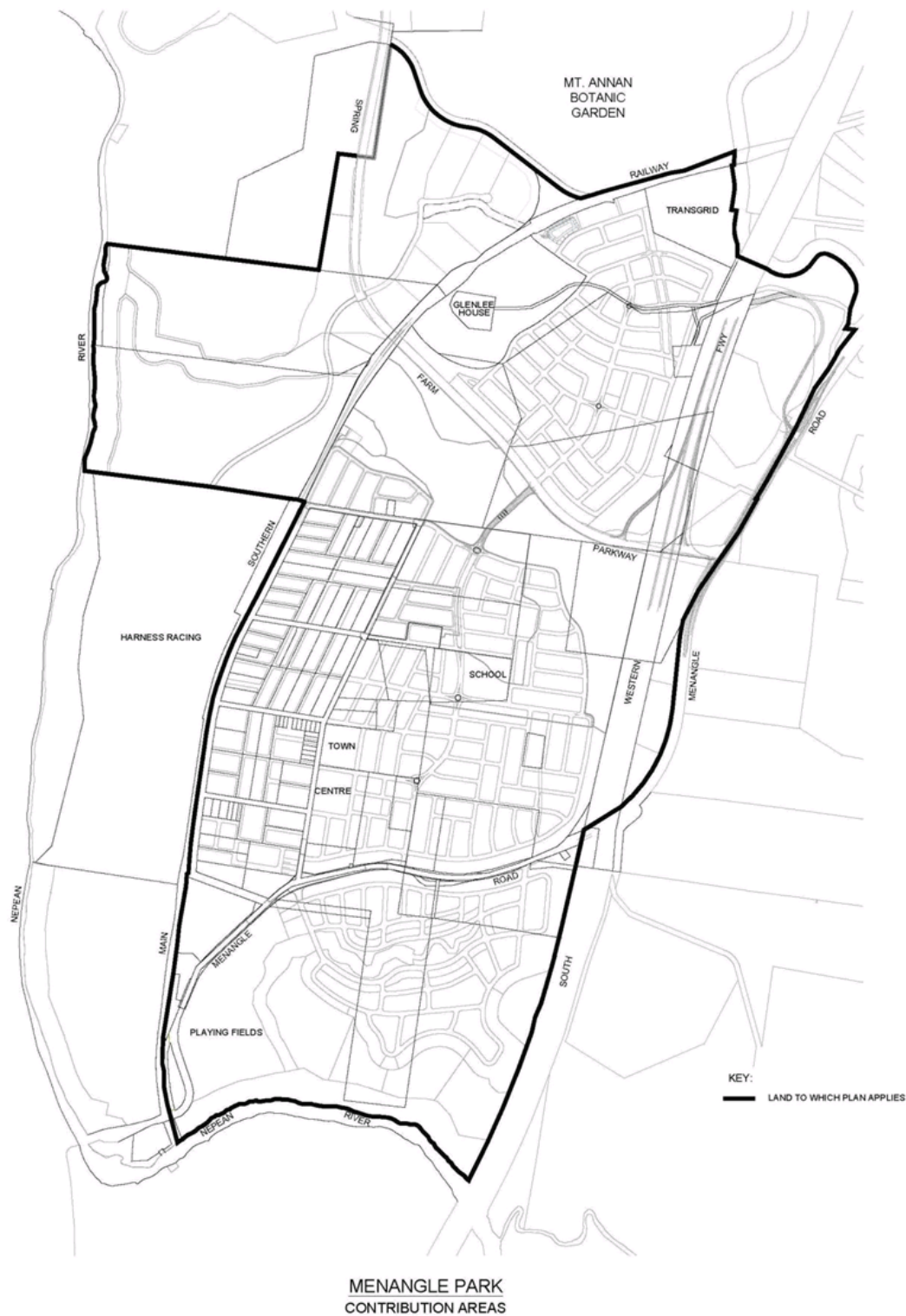


Figure 2: Land to which plan applies (outlined in black)

2 Administration and Operation of the Plan

2.1 Scope of the plan

This Plan identifies the relationship between the future development at Menangle Park and the public amenities and services required to meet the demands of that development. It identifies the range of facilities and services that will be required and the formulas and contribution rates to be used in determining the contributions required for different categories of public amenities and services. It provides work schedules identifying specific works to be undertaken and an estimate of the cost of carrying out those works as well as maps showing the location of the public facilities. The administrative and accounting arrangements to apply in levying Section 7.11 contributions are also detailed in the Plan.

2.2 Development forms to which the plan applies

Council may impose a contribution under Section 7.11 of the EP&A Act on consents issued for different types of development. The type and quantum of the contribution will relate to the form of the development proposed.

The following sets out the types of development that may be required to make a Section 7.11 contribution, and the contributions that the development may be subject to:

- Subdivision for residential purposes; construction of a dwelling, a dual occupancy, multiple dwelling housing, multi unit housing, seniors housing or other dwellings – contributions identified in Table 2 on page vi.
- Other developments – contributions also identified in Table 2 on page vi.

2.2.1 Exemptions

The only exemptions allowed are those the subject of a direction from the Minister for Planning under Section 7.17 of the EP&A Act.

2.3 Types of works addressed by the plan

The types of amenities and services addressed by this Contributions Plan fall within the “Essential Works List” as identified in the IPART Practice Note. Essential works are defined as follows:

- Land for open space including base level embellishment
- Land for community services
- Land and facilities for transport, not including carparking
- Land and facilities for stormwater management

The definition of “base level embellishment” in the IPART Practice Note was amended by the former Minister for Planning on 1 March 2011. This is discussed further in Section 4.2.1.

It is proposed that section 7.11 contributions will only be levied for “essential works”. Additional works are not proposed. However, it is considered reasonable that contributions be sought towards the cost of specialist studies which have been required to inform the preparation of the Contributions Plan. This is consistent with the Department of Planning’s *Development Contributions Practice Notes* (July 2005). The costs associated with the preparation and ongoing administration of this plan will therefore be levied for under this Contributions Plan by using IPART’s benchmark of an allowance equivalent to 1.5% of the cost of works in the Plan.

It is anticipated that the following public amenities and services will be required to meet the needs of the expected future residential and working population of Menangle Park:

- traffic and transport management facilities;
- community centre;
- open space and recreation facilities; and
- trunk drainage and water quality management facilities.

More detail on the demand for public amenities and services and the relationship with the expected development is included in Sections 4.1 to 4.4 of this Plan.

2.4 Facility costings

Costs for facilities included in this Contributions Plan were derived from the services of a qualified quantity surveyor as well as from Council's experience of facility costs in other release areas. Details of cost estimates and assumptions used to derive the costs are included in the report prepared by WT Partnership and provided at Appendix A.

The costings have been based on preliminary advice or concept designs as follows:

- Open space concept designs prepared by JMD Design (provided at Appendix B);
- Stormwater infrastructure design concepts prepared by GHD (provided in reports);
- Road intersection designs provided in the Transport Management and Accessibility Plan prepared by AECOM (refer Appendix C) and concept design of Spring Farm Parkway (refer Appendix D); and
- Community infrastructure (refer Appendix F).

A construction contingency allowance of 10% is proposed by WT Partnership which reflects the high level strategic studies on which costs are based. For an item of work that is to be provided through a works-in-kind agreement or a planning agreement, the credit for the item will include any contingency amount provided for in the plan.

In accordance with IPART recommendations, facility costs have been indexed (to December 2019) by indexing:

- Traffic & Transport and Trunk Drainage & Water Quality management works costs by the Producer Price Index (Road and bridge construction NSW); and
- Open Space & Recreation works costs by the Producer Price Index (Non-residential building construction NSW).

2.5 Land valuation

The land valuations provided for in this Contributions Plan, as supported by IPART and the Minister, come from 3 sources, being:

- William C. McManus (Valuations) Pty Limited. A copy of the Valuer's report, including information on how the valuations have been derived, is provided at Appendix G;
- Colliers International - Advisory Report Various public recreation and low density residential land, Menangle Park NSW, 20 August 2018;
- Sale and Transfer Agreement (the Agreement) of Council owned land to a major developer in the release area.

In accordance with IPART recommendations, land values have been indexed (to December 2019) as follows:

- For land not subject to the Agreement – the 2018 Colliers valuations, indexed by the Consumer Price Index (All Groups Index) for Sydney;
- For land subject to the Agreement – the 2016 McManus valuations, indexed by the Consumer Price Index (All Groups Index) for Sydney.

2.6 Calculation of contributions

The formulas used to determine the contributions rates applicable under this Plan are set out in Sections 4.1 to 4.5.

2.6.1 Allowances for existing development

There is no existing development of any significance in the subject area. It is anticipated that the large majority of the approximately 80 dwellings will be demolished to make way for new residential dwellings and as a consequence no allowance has been made for existing development.

2.7 How will contributions be imposed?

This Plan authorises the Council or an accredited certifier, when determining a development application or an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 7.11 of the EP&A Act requiring:

- the payment of a monetary contribution; and/or
- the dedication of land free of cost,

to the Council towards the provision of public facilities to meet the demands of the development as specified in the works schedule to this Plan.

Developers of land to which this Plan applies will be required to provide either:

- sufficient, usable and (where appropriate) embellished land for the particular facilities identified in this Plan to meet the needs of the population attributable to the proposed development; or, alternatively
- an equivalent monetary contribution to Council for the acquisition and embellishment of land for the particular facilities identified in this Plan.

Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this Plan. Where the development does not, or cannot provide the full land area required as a contribution the shortfall will be required as a monetary contribution. The contribution rates included in this Plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the contribution required is by way of dedication free of cost, the land:

- (where the dedication relates to the provision of community or open space and recreation facilities) is to have an associated draft plan of management prepared in accordance with Chapter 6, Part 2, Division 2 of the Local Government Act 1993 and Part 4, Division 2 of the Local Government (General) Regulation 2005; and
- will have a value equal to the attributable cost under this Plan at the time of transfer. The attributable cost will be offset against monetary contributions required under this Plan.

2.8 Methods of payment

The EP&A Act provides that development contributions may be met by payment of a monetary contribution, the dedication of land, the carrying out of works in kind or the provision of a material public benefit or any combination of these methods.

Each of these methods is a form of payment. Any agreement by the council to accept non-monetary satisfaction of a contribution condition will not require an amendment to the contribution condition. The method of satisfying a contribution does not change the obligation to make the contribution.

2.8.1 Monetary contribution

Monetary contributions will be the most common method of payment. The contribution amount stated in the development consent will be subject to indexation until the date of payment as detailed in the consent. It is therefore necessary to contact Council to obtain the current contribution amount prior to payment. Council will advise of the current contribution amount and the payment methods available. Contact Council:

- via email – council@campbelltown.nsw.gov.au
- via phone – (02) 4645 4846 – Development Contributions Officer

2.8.2 Non-cash contributions

In instances where an Infrastructure Item is located on or adjacent to a development site, it may be appropriate for the developer to dedicate land and/or provide a material public benefit (i.e. works) in full or partial satisfaction of the otherwise payable monetary contribution. This is known as non-cash contributions, or works in kind, and is facilitated through the application process under Sections 7.11(5) and/or 7.11(6) of the EP&A Act.

The developer should contact Council early in the application process (i.e. pre-lodgement meeting) to discuss the proposal. In assessing requests for works in kind the following will be considered:

- whether it has been demonstrated (through plans, detailed designs and other supporting information) that the works will be delivered to a suitable standard;
- whether it is proposed that all or part of an infrastructure item will be provided;
- the timing of completion in regards to the indicative timing for delivery as stated in this Plan;
- the estimated value of land to be dedicated and/or estimated cost of works to be delivered;
- the amount of full or partial offset being sought (noting that the amount of any offset will be limited to the cost of the Infrastructure Item as stated in this Plan);
- details of the future dedication, handover and management arrangements.

Depending on the value and nature of the proposed works in kind, the process will be facilitated through the development consent or in some cases may require a formal works in kind agreement

2.8.3 Planning Agreements

Section 7.4 of the EP&A Act states that a planning agreement is a voluntary agreement between a planning authority and a developer, under which the developer agrees to make contributions towards a public purpose. This may include the dedication of land, a monetary contribution, any other material public benefit or a combination of these. A planning agreement may exclude the application of Section 7.11 to the entire development or to part of the development that is subject to the agreement. The provisions of Sections 7.4 to 7.10 of the EP&A Act and clauses 25B to 25H of the EP&A Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

2.9 Timing of payment

A contribution is payable at the following times:

- Development Applications involving building work only – prior to the issue of a Construction Certificate;
- Development Applications involving subdivision only – prior to the release of the Subdivision Certificate;
- Combined development applications involving building work and subdivision (ie dual occupancies) – prior to the issue of either Construction Certificate;

- A Complying Development Certificate – before any building or subdivision work authorised by the certificate commences.

2.9.1 How are contributions adjusted at the time of payment?

The contribution amount stated in a condition of consent is current as at the date of determination and subject to indexation until the date of payment. The contribution rates (as detailed in Tables 1 and 2) will be indexed quarterly according to the formulas outlined in section 2.10 (below) and will be available on Council's website.

2.10 Indexation

The contribution rates stated in this Plan are 'base' rates and have been calculated as at December 2019.

To ensure that the value of contributions are not eroded over time by movements in the Consumer Price Index (CPI), the cost of works and land acquisitions will be indexed quarterly using the following specific indices:

- Traffic & Transport and Trunk Drainage & Water Quality management works costs by the Producer Price Index (Road and bridge construction NSW);
- Open Space & Recreation works costs by the Producer Price Index (Non-residential building construction NSW);
- Land acquisitions by the Consumer Price Index (All Groups Index) for Sydney.

In accordance with clause 32(3)(b) of the EP&A Regulation, the following sets out the means by which the Council will make changes to the rates set out in this Plan.

Note: The proposed indexation of contributions as outlined above is not an alternative to regular reviews. Council will undertake a review of the actual costs of infrastructure and land values every 5 years (at a minimum) to ensure that the development contributions are appropriate, adequate and transparent.

2.11 Deferred and periodic payments

The Council may accept a written request for a deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

- Compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment will not prejudice the timing or the manner of the provision of the public amenity, service or facility for which the contribution was required, as outlined in the Works Schedule.
- There will be no prejudice to the community deriving benefit from the public amenity, service or facility required by the proposed development.
- There will be no prejudice to the operation of this Contributions Plan.

The decision to accept a deferred or periodic payment is at the sole discretion of the Council.

The Council may accept deferred or periodic settlements by way of instalments subject to the condition that the instalments are to be paid before work commences on any stage of the development, or as otherwise agreed to by the Council.

The Council may, if it decides to accept the deferred or periodic payments of a contribution, require the applicant to provide a bank guarantee by an Australian bank to the amount of the contribution, or the outstanding balance, plus any interest likely to accrue, on condition that:

- (a) The bank guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing not earlier than 6 months (or other term so determined by the Council) from

the provision of the guarantee, or completion of the development, or stage of the development to which the contribution, or the outstanding balance, relates.

- (b) The guarantee prohibits the bank from:
- having recourse to the applicant or other person entitled to act upon the consent; and
 - having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount.
- (c) The bank's obligation under the guarantee are discharged:
- when payment is made to the consent authority in accordance with the terms of the bank guarantee; or
 - if the related consent lapses; or
 - if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required.
- (d) The applicant pays interest to the Council on the contribution, or the outstanding balance at the overdraft rate on and from the date when the contribution would have been otherwise payable, as set out in this Contribution Plan.

Where the Council does not require the applicant to provide a bank guarantee, it may require a public positive covenant under Section 88E of the Conveyancing Act 1919 to be registered on the title to the land to which the relevant application relates.

2.12 Review of the Plan

This Plan will be subject to regular review by Council in accordance with the provisions of clause 33A of the EP&A Regulation. The purpose of such review is to ensure that:

- levels of infrastructure provisions are consistent with likely population trends and community needs;
- contribution rates are updated to reflect changes to construction costs and land values; and
- the works program remains responsive to development trends.

The contribution rates and works program for this Plan have been formulated using information available at the time of writing. The following variables will be monitored to ensure the Plan remains current:

- the rate of lot production and dwelling construction;
- the costs of constructing infrastructure and acquiring land; and
- actual and anticipated household types, occupancy rates and population.

Any changes to the Contributions Plan, apart from indexation and minor typographical corrections, will be placed on public exhibition in accordance with the requirements of the EP&A Act and Regulation.

2.13 Accounting and management of funds

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 7.11 contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EPA Regulation and include:

- maintenance of, and public access to, a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of contributions; and
- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at Council.

The accounting records for this Plan will indicate the following:

- (a) the various kinds of public amenities or services for which expenditure is authorised by the Plan;
- (b) the monetary contributions received under the Plan, by reference to the various kinds of public amenities or services for which they have been received;
- (c) in respect of monetary contributions paid for different purposes, the pooling or progressive application of the contributions or levies for those purposes, in accordance with any requirements of the plan or any ministerial direction under Division 6 of Part 4 of the EP&A Regulation; and
- (d) the amounts spent in accordance with the Plan, by reference to the various kinds of public amenities or services for which they have been spent.

2.13.1 Contributions register

A Contributions Register will be maintained for this Contributions Plan in accordance with the EP&A Regulation and may be inspected upon request. This register will be updated at regular intervals and include the following:

- (a) Details of each development consent for which contributions have been sought;
- (b) Nature and extent of the contribution required by the relevant condition of consent;
- (c) Name of the Contributions Plan imposing the condition of consent; and
- (d) Date the contribution was received, for what purpose and the amount.

At the end of each financial year, the Council is required to make an annual statement within the yearly budget. This statement must include the following:

- (a) Opening and closing balances of money held by the Council for the accounting period;
- (b) Total amounts received by way of monetary contribution under this Plan;
- (c) Total amount spent in accordance with this Plan; and
- (d) Outstanding obligations of the Council to provide works for which contributions have been received.

2.13.2 Investment and interest

Council will invest monies received in order to maintain the time-value of monetary contributions between the time of payment and the time of expenditure for the purpose for which they are required. Records of contributions (including investment return) will be kept and distinguished from other accounts. This will ensure that interest from development contributions accounts is returned to the accounts rather than being placed within general revenue funds.

2.13.3 Pooling of contributions

Pursuant to clause 27(1)(i) of the EP&A Regulation, this Plan expressly authorises monetary contributions paid for different purposes under this Plan to be pooled and applied (progressively or otherwise) for those purposes.

3 Facility Needs Associated with Expected Development

3.1 Background

Menangle Park has been identified for urban redevelopment to help meet demand for new housing within the Sydney Metropolitan Area. It is estimated that the area will supply approximately 3,500 dwellings over a 16 year period resulting in an additional population of some 9,800 persons. The Menangle Park Release Area represents the culmination of a number of years of planning, technical investigations, studies and consultation.

As it is a greenfield release area (i.e. it is located on the urban periphery and is not an 'infill' area) it will require a raft of new public services and facilities to cater to the new population that is expected. Consequently, this plan is one mechanism that the Council will use to deliver a range of those public services and facilities.

Campbelltown City Council has identified the following vision for Menangle Park:

"As an impressive southern gateway to the Sydney Metropolitan Region, Menangle Park will become a unique urban community characterised by sustainable design, accessibility and a vibrant town centre. As part of the broader Macarthur community, Menangle Park's urban form will capitalise on the existing economic resources, existing natural and cultural heritage qualities and the adjacent Nepean River".

Planning for the release area is now complete and this Contributions Plan draws together the substantial information and specialist studies which have led to the rezoning of the area. The key studies which have been used to determine key infrastructure and servicing requirements include, but are not limited to:

- *Menangle Park Transport Management and Accessibility Plan*, AECOM Australia Pty Ltd, June 2010
- *Menangle Park Strategic Concept Design, Spring Farm Parkway*, AECOM Australia Pty Ltd, 2016
- *Menangle Park Trunk Stormwater Management Strategy including Local Flooding and Stormwater Quantity Management (Detention)*, GHD, May 2010, *Menangle Park WSUD Strategy*, AECOM, June 2010 and *Review of Drainage Options*, GHD, October 2011
- *Social Sustainability for Menangle Park*, Heather Nesbitt Planning, February 2010 and Addendum by GHD, 2016.

3.2 Existing population

Campbelltown City is one of the most populated LGAs in the Sydney metropolitan area with 157,006 residents in 2016 according to the Census. Although a major regional centre for south-west Sydney, Campbelltown City's growth has been relatively small in recent years as the LGA's residents have matured and household size decreased.

As identified in Table 3 below the largest demographic change between 2011 and 2016 was in the residents aged 60 to 84. This is likely related to the evolution of Campbelltown as a new residential area in the 1970s and 1980s, which has caused the population to steadily age.

Table 3: Campbelltown Age Structure

Age Group	2011		2016		% Change
	Number of residents	% of total LGA population	Number of residents	% of total LGA population	
0 to 4	10,892	7.5%	11,605	7.4%	-0.1%
5 to 11	14,556	10.0%	15,934	10.1%	0.1%
12 to 17	13,580	9.3%	12,642	8.1%	-1.2%

18 to 24	15,552	10.7%	15,784	10.1%	-0.6%
25 to 34	20,680	14.2%	23,307	14.8%	0.6%
35 to 49	29,207	20.0%	30,635	19.5%	-0.5%
50 to 59	19,755	13.5%	19,863	12.7%	-0.8%
60 to 69	13,247	9.1%	16,064	10.2%	1.1%
70 to 84	7,134	4.9%	9,513	6.1%	1.2%
85 and over	1,366	0.9%	1,666	1.1%	0.2%
Total	145,969	100%	157,013	100%	

Based on 2016 Census data Menangle Park has the following existing population characteristics which are reflective of its existing rural / semi-rural character:

- Resident population of 254 persons with a slight increase from the population in 2011 (241 persons).
- From 2011 to 2016 the number of dwellings increased from 77 to 95 dwellings.
- For those under the age of 50, it is only secondary schoolers (12 to 17) where the percentage (11.4%) is higher than in comparison to the LGA (8.1%).
- For all age groups over the age of 50 years the percentage is higher than for the equivalent LGA percentage.
- Very few people speak a language other than English at home (1.2%) compared to LGA (30.3%) and Greater Sydney (35.8%).
- Only 8.3% are overseas born compared to 31.4% in the LGA and 36.7 for Greater Sydney.
- Separate houses make up the sole (100%) of private housing stock. The occupancy rate in Menangle Park is 2.79 persons per dwelling which is lower than for Campbelltown City (2.94) but higher than Greater Sydney average (2.69).
- 55% of occupied dwellings in Menangle Park are owned/being purchased with 40% being rental properties.
- Predominate household type in Menangle Park is couples with children (28%) and couples without children (28%), followed by one parent households (19.8%) and lone person households (21%).

3.3 Development and population projections

The future development of Menangle Park will result in an increase in the number of people living and working in the area. The expected development and estimates of the incoming population attributable to the expected residential development and employment is shown in Table 4.

Table 4: Future Development and Population Yield

Land Use	Expected dwellings	Occupancy Rate per dwelling	Expected residents*	Expected net developable area
Residential land use				
Town Centre units	160	1.7	272	
Small Lot (300-419m ²)	435	2.4	1044	
Standard Lot (420-599m ²)	1505	2.4	3612	
Standard Lot (600-949m ²)	925	3.5	3238	
Traditional Lot (950-1900m ²)	456	3.5	1596	
Large Lot (2000+m ²)	19	3.5	67	
Total all dwellings	3500		9828	330.46ha

Non residential land use			
Retail and commercial	n/a	n/a	20,000m2 Gross Leasable Floor Area

*Occupancy rates based on GHD Addendum to Social Sustainability Report (2016)

3.4 Demographic and socio-economic characteristics

3.4.1 Future demographics

Features of projected population change and future characteristics of the Menangle Park resident population are summarised below and generally reflective of new release areas. The characteristics are indicative based on a comparative assessment of Camden Park:

- The indicative age and household characteristics of the future population is expected to vary with different household types and price points likely to influence the age profile of households. It will also be affected by resources such as schools, community facilities, transport and the local job market.
- The projected future occupancy rates of various household types are as shown in Table 4 above.
- It is assumed that Menangle Park will attract a variety of household types from young families (generally first home buyers), established families with teenagers / young adults (second/third home buyers) as well as couple only households (empty nesters and young couples). The traditional lot (and larger) component of the development (i.e. > 1000m2) would attract mainly established families.
- Given the proposed household mix and historical patterns of settlement, the expected age profile for the future development at Menangle Park is outlined in Table 5 below:

Table 5: Indicative age profile for projected Menangle Park population

	Age profile		Population
	Separate dwellings (%)	Town centre units (%)	Total residents
0 to 4 years	10.5%	7.5%	1,020
5 to 11 years	13.1%	3.2%	1,259
12 to 17 years	9.7%	6.2%	948
18 to 24 years	7.2%	15.7%	728
25 to 34 years	14.9%	24.9%	1,490
35 to 49 years	24.9%	20.9%	2,437
50 to 59 years	11.5%	9.8%	1,125
60 to 69 years	5.9%	8.7%	588
70 to 84 years	2.4%	2.8%	233
85 and over years	0.0%	0.6%	2
Total	100%	100%	9,829

Note: Total population is rounded up to the nearest whole number when adding residents from separate dwellings and town centre units together.

- It should be noted that the above profile is indicative only with factors such as housing prices, job markets, transport costs and lifestyle trends all ultimately determining factors.

- Over time, the peaks in the age distribution associated with a predominance of young families will reduce and the population will become more diverse. Increasing levels of single person households and group households are anticipated.
- Adults aged 35-49 are likely to be the biggest age group, around 25%.
- It is unlikely that there will be a high proportion of frail aged older people.
- Over time, it can be expected that the population profile will come to more closely approximate that of an established area with a variety of age and household characteristics, particularly if there are a range of housing types and affordability available in the release area.

3.4.2 Employment

There were 74,700 persons in Campbelltown City's labour force in 2016 of which 21,484 were employed part-time (28.8%) and 45,763 were full time workers (61.3%). Unemployment in 2016 was higher in Campbelltown LGA (7.9%) as compared to Greater Sydney (6.0%). Overall, 92.1% of the labour force was employed and 7.9% unemployed compared with 94.0% and 6.0% respectively for Greater Sydney. Analysis of the labour force participation rate of the population in Campbelltown City in 2016 shows that there was a similar proportion in the labour force (60.7%) compared with the Sydney Statistical Division (61.6%) (ABS, 2016 Census).

Campbelltown's employment profile in 2016 was dominated by jobs in the following sectors:

- Health Care and Social Assistance (8,543 persons or 12.4%)
- Retail Trade (7,432 persons or 10.8%)
- Manufacturing (6,493 persons or 9.4%)

Campbelltown also has a health/education focus with the University of Western Sydney's School of Medicine and Campbelltown Hospital providing general hospital services.

Planning for Menangle Park includes land dedicated as employment areas as well as for retailing. Working from home will also be encouraged through the provision of the National Broadband Network to all dwellings and businesses.

It is envisaged that development of employment and retail land at Menangle Park will result in additional demand for transport and water cycle management facilities in the release area.

3.5 Facility demands

There is limited provision of social and recreation infrastructure currently in the area with no existing public health, public education, welfare / support, recreation or emergency services in Menangle Park. Based on the 2010 Social Sustainability Report (Heather Nesbitt Planning), the majority of services in surrounding communities do not have the capacity to expand and /or services are already in short supply. For Menangle Park and southern Campbelltown this includes:

- Lack of child care, preschool and parenting services;
- Lack of formal youth and informal youth recreation, social and cultural infrastructure with existing youth centres not fulfilling the needs of local youth
- Lack of services for special needs groups i.e. people with a disability, indigenous residents, residents from non-English speaking backgrounds
- Lack of services and appropriate accommodation for older residents
- Poor existing public transport services with no pedestrian / cycle network in place
- Poor access to Council library services

- Spare capacity in majority of public schools in surrounding areas;
- Shortage of general practitioners and no existing general practitioners in the area
- Emergency services in Campbelltown with NSW Ambulance and NSW Police to service development by outreach services. NSW Fire Services has insufficient capacity in their service to meet needs of Menangle Park¹

Studies listed in Section 3.1 of this Chapter have identified that the expected development in Menangle Park will generate the following impacts on public services and public amenities:

- increased demand for local active and passive recreation facilities, such as sports fields, playgrounds, walking trails and cycleways;
- increased demand for spaces that will foster community life and the development of social capital in Menangle Park, such as meeting spaces and after school child care;
- increased demand for facilities that will support safe and convenient travel between land uses both within the release area and to and from destinations outside of Menangle Park, such as new roads and public transport facilities; and
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development, including:

- Community centre – minimum 500m²;
- Primary school
- Long day child care centre with pre school programs – 2-3 new 90 place day care facilities
- Outside school hours care centre – total of 252 places
- Health services – seven GPs and three primary health care nurses or early childhood nurses
- Fire station co-located with Rural Fire Service
- Open space and recreation facilities – proposal include four local parks and three district with additional open space adjacent to riparian area and 18ha of land for playing fields. It is recommended to include one multipurpose court and two tennis courts and for indoor courts at community centre and inclusion of skate park at proposed parks be explored.
- Transport and traffic management facilities; and
- Water cycle management facilities.

More detail on the demand for public facilities and the relationship with the expected development is included in Section 4.1 to 4.4 of this Plan.

Strategies for the delivery of these facilities and amenities are detailed in Section 4 of this Plan.

The costs and programs of works related to these facility categories are shown in the Work Schedules at Appendix H to this Contributions Plan.

Details on assumptions used for costing purposes are contained in Appendix A of this Plan.

¹ Heather Nesbitt Planning (2009), p.24

3.6 Demand and facility staging

The program for delivery of the required facilities has been based on the anticipated lot development program.

Details of the indicative residential development program are shown in Table 6. The indicative development program for employment and retail/commercial lands is shown in Table 7.

Table 6: Indicative Residential Development Program

Year		Product Type					Total	
	Calendar Target	Small	Standard	Traditional	Large	Town Centre	annual	cumulative
1	2020		50				50	50
2	2021		125				125	175
3	2022		155	8	3		166	341
4	2023		175	8	3		186	527
5	2024		175	8	3		186	713
6	2025		190	20	3		213	926
7	2026	20	190	15	0	20	245	1171
8	2027	40	190	50	0	20	300	1471
9	2028	70	215	60	0	20	365	1836
10	2029	70	215	70	0	20	375	2211
11	2030	70	205	75	1	20	371	2582
12	2031	55	175	50	2	20	302	2884
13	2032	40	155	40	2	20	257	3141
14	2033	40	115	25	1	20	201	3342
15	2034	30	75	17	1		123	3465
16	2035		25	10			35	3500
TOTALS		435	2430	456	19	160	3500	
<i>DCP Target</i>		<i>435</i>	<i>2430</i>	<i>460</i>	<i>15</i>	<i>160</i>	3500	

Table 7: Indicative Employment and Retail/Commercial Development Program

Year		Employment Lands	Retail/Commercial Lands
	Calendar Target		
1	2020		
2	2021		
3	2022		
4	2023		
5	2024		
6	2025		
7	2026		
8	2027		6,000m2 GLFA*
9	2028		
10	2029		
11	2030		
12	2031		8,000m2 GLFA
13	2032	10 hectares	
14	2033	10 hectares	
15	2034	9 hectares	6,000m2 GLFA
16	2035		
Total		29 hectares	20,000m2 GLFA

*Gross Leasable Floor Area

The data in Tables 6 and 7 are an indication of the projected staging only. The roll-out of development over time will be dependent on a number of factors, including market demand and the timing of extensions to infrastructure and services. The program has been prepared in response to strategic level information and will evolve as development occurs. Changes to the program may impact on the sequencing and timing of the delivery of facilities addressed by this Plan. Lot programming and facility staging will be regularly reviewed and such reviews may result in amendments to the Plan.

3.6.1 Timing

The program for Timing for delivery of facilities under this Plan is set out in the Work Schedules at Appendix H. As with the development program, the timing of the delivery of facilities is dependent on a wide range of factors including development take up and receipt of contributions. Some of the information and assumption used to develop the indicative timing is detailed below:

- It is anticipated that the development of the Menangle Urban Release Area (MURA) will take approximately 15-16 years (Table 6);
- One-third of the MURA is existing development in multiple ownership on the land bounded by Racecourse Avenue, Fitzpatrick Street and Cummins Road. The remaining two-thirds of the MURA is in single ownership which will ensure steady and consistent lot delivery;
- A development application has been approved for 48 residential lots at 12 & 26 Fitzpatrick Street and 111 & 121 Cummins Road. This is within the existing multiple lot ownership area;
- Development applications have been submitted for Stages 1, 2A, 2B and 3 by the principal developer. These applications, if approved, will yield approximately 255, 66, 90 & 355 lots (766 lots in total) of the anticipate 3,500 lots (22%);
- Stages 1, 2A and 2B are being developed from Menangle Road east of Cummins Road northward;
- Stage 3 is located on the south side of Menangle Road opposite Stage 1, 2A & 2B;
- It is understood that future staging will see development progress northward. This would extend development towards Howes Creek;
- Latter stages would include the areas north of Howes Creek and the Spring Farm Parkway;
- The timing for further development in the existing development area is unknown and will likely be sporadic.

Based on the above, timing for delivery of infrastructure has been broken down into 3 priority classifications, namely:

- A – 0-5 years (2020-2024);
- B – 5-10 years (2025-2029); and
- C – 10+ years (2030-2035+)

Indicative timing based on the 3 priority classifications is set out in the Work Schedules at Appendix H.

4 Strategy Plans

This section sets out the strategies that Council intends to follow to cater to the needs of future population growth and development in the Menangle Park release area. It identifies the resulting demand for public services and facilities and the costs and timing of provision of the works that the council intends to provide to cater for that demand.

It is important to note that the release area will take some years to develop and planning for facilities at this stage of the development must recognise that population demands will vary over time. They may also possibly vary from the assumptions that are used to determine the contributions that are set out in this Plan. The Council will continually monitor population growth and demand, and where necessary, will appropriately adjust the facilities to ensure that the facilities are delivered to meet the demands of the population.

4.1 Community facilities

4.1.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for community facilities as a result of the expected development of Menangle Park are documented in the Social Sustainability report prepared by Heather Nesbitt Planning (February 2010).

The Social Sustainability Report provides an assessment of existing community facilities and services currently provided in Menangle Park and the wider area. It notes that in general local community infrastructure is limited given the small existing population in Menangle Park and its location on the south-western border of the Campbelltown LGA. Existing residents use services and facilities in Campbelltown's southern suburbs together with services in the Campbelltown CBD and Macarthur Square and in the adjacent Wollondilly LGA.

In consulting with key stakeholder groups, a number of consistent social issues were raised:

- potential physical and social isolation of the proposed development including its lack of connection to established suburbs;
- limited capacity of some existing services in surrounding suburbs;
- likelihood that the future Menangle Park residents will be more culturally diverse than evident in Campbelltown City;
- concern that the proposed development will be a dormitory suburb resulting in poor social connections, limited community cohesion and poor community safety.

The report identified that, in the main, existing community services do not have the capacity to accommodate the demand generated by the proposed development. The exception to this is public schools in surrounding areas which have significant capacity for additional students with enrolments declining. Although spare capacity exists in schools in the surrounding area it was considered that the proposed development can support its own public primary school and that such a facility would play a significant role in community building. Accordingly a new public primary school was recommended for the development. In terms of high schools it was considered that children could be taken to existing schools in surrounding suburbs by bus and that the development would not create sufficient demand to warrant provision of a new local high school.

To address the social issues raised in the report and to ensure a socially sustainable development is delivered for this new community, a social sustainability framework and objectives have been adopted for the new release area. These are detailed in the Social Sustainability Report.

Planning Standards

The use of service thresholds or standards alone to determine community infrastructure needs has been primarily discredited as they do not reflect the individual characteristics and needs of communities. They also do not guarantee provision as typically there are a myriad of social, environmental and economic factors which impact on the provision of infrastructure. Importantly the provision of built community infrastructure alone does not result in a socially sustainable development.

Issues which impact on service thresholds include:

- Differing socio-economic characteristics of an area;
- Influence of services available in the surrounding area;
- Competing priorities for government funding;
- Impact of issues such as transport nodes and major shopping centres on service demands;
- Slow land development rates which increase the time in which thresholds are reached;
- Innovative new models for service delivery.

Nevertheless service thresholds do provide one indicator of need and as such, can be used as an assessment tool with other indicators. They also provide a guideline through which the physical infrastructure needs of a new urban community can be broadly assessed.

The Social Sustainability Report includes a list of service thresholds often used for planning the provision of community infrastructure. These service thresholds have been considered together with the best practice social sustainability objectives established for Menangle Park in determining appropriate community infrastructure for the release area.

Facilities Required

In terms of facilities to be funded through Section 7.11 contributions, the Social Sustainability Report and Addendum identify the need for community facilities to support these social sustainability measures. The report recommends that the following local community infrastructure be funded through Section 7.11 Contributions:

- Community centre, and
- Outside school hours centre (in association with a primary public school to be funded by the NSW Government/Special Infrastructure Contribution).

However, where the \$20,000 cap is to be exceeded, under the IPART guidelines Section 7.11 Contributions may only be sought for the land component of any community facility.

Council has made provision for the acquisition of land sufficient to deliver a minimum 500m² facility as recommended by the GHD 2016 Report. However as the construction cost of the facility must be borne by Council and cannot be funded under section 7.11, Council is currently proposing to construct a 350m² facility only as Stage 1 of the development. While this size of facility is not ideal, Council considers that it is of a sufficient size for it to be able to deliver a range of community programs.

Land to be acquired for the community facility will be funded through section 7.11 contributions. A total site area of 13,700m² is proposed for the facility which will accommodate the community facility, at grade parking and an area for outdoor community activities. The size of the site will also enable the community facility to be expanded in the future when funds become available.

4.1.2 What is the strategy for delivering facilities?

Council will require contributions from developers under this Plan toward provision of the facilities and services identified in this Plan. These contributions may be in the form of monetary contributions, works in kind, land dedications, or a combination of these.

The Menangle Park Structure Plan has nominated a site adjacent to the playing fields for the location of the community centre. Its location adjacent to the playing fields means that the facility can also be used in conjunction with recreation activities.

It is intended that the community facility will be provided in Year 10 of the development.

Where alternatives to the works schedule are proposed in conjunction with the development of land and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

The proposed location of the community facilities is shown in Figure 3.



Figure 3: Proposed location of community facility

4.1.3 How are the contributions calculated?

Contributions will be collected from residential development toward acquisition of land for the community facility as identified under this Plan (refer discussion in Section 4.1.1).

As workers in the employment areas are unlikely to significantly increase the demand for community facilities within the release area, no contributions are to be collected from employment development towards community facilities.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person (\$)} = \frac{\sum (C)}{P}$$

Where:

C = the estimated cost of acquiring land for the community facility (see Table 1)

P = the contribution catchment (in persons) attributable to each facility (see Table 4 - 9,828 persons)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4. The resultant contribution rates are detailed in Tables 1 & 2.

4.1.4 How is cost apportionment determined?

The contribution catchment for community facilities is the expected additional resident population for Menangle Park. The community facilities are required to meet the demand generated by the additional resident population rather than the existing community.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development. Although there is likely to be some demand for the facilities generated by employees working at Menangle Park but living outside the area, this Plan has not quantified this demand. As a result, the cost of facilities identified in this Plan has not been apportioned to the population attributable to expected non-residential development in the release area.

4.2 Open space

4.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for open space and recreation facilities as a result of the expected development of Menangle Park are documented in the Social Sustainability Report prepared by Heather Nesbitt Planning (February 2010) and Addendum by GHD (2016).

Key characteristics of existing recreation and open space facilities and services in the area are as follows:

- the only major open space in Menangle Park is on the Nepean River (Menangle River Reserve).
- there are 11 sporting grounds with a total of 13 playing fields located in southern Campbelltown but these are all located outside of Menangle Park;
- services in the area for young people are already inadequate and there is an identified need for informal youth recreation facilities in the LGA including basketball courts, cycleways, rollerblading tracks etc;
- the study area has a large expanse of flood-labile land which has agricultural, recreation and lifestyle potential. However, if given over to public ownership this large area of land will have high operational and maintenance costs in an area which already has a large amount of land in public ownership e.g. Georges River foreshore, Mt Annan Botanic Gardens and Western Sydney Regional Parklands.

The Social Sustainability Report and Addendum note that there is limited provision of recreation infrastructure in Menangle Park and no existing capacity to meet the needs of the incoming population. The report therefore recommends the following recreation facilities should be provided at Menangle Park to be funded through Section 7.11 Contributions:

- passive open space;
- active open space; and
- informal youth recreation facilities.

However, only land for open space and base level embellishment may be funded through Section 7.11 contributions where the \$20,000 cap is to be exceeded. As a result, the proposed informal youth recreation facilities are not included in this contributions plan.

This Plan documents the open space and recreation facilities requirements pertaining to expected development of Menangle Park. These facilities are in addition to other facilities including tennis courts and indoor sports courts which are proposed to be funded via the private sector and/or not-for-profit sector.

Planning standards and principles

The amount of land required for local open space and recreation facilities in Menangle Park has been determined on the basis of a needs analysis having regard to a range of standards applied to development. The standards that were considered as part of the needs assessment included the following:

- the existing provision of open space in the Campbelltown LGA of approximately 9 hectares per 1,000 persons² (excluding regional open space);
- open space and recreation provided at a rate of 2.83 hectares per 1,000 people (Growth Centres Development Code standard).

In determining an appropriate level of local open space provision, the needs assessment also had regard to the following principles:

² Glenfield Road Section 94 Contributions Plan, p.24

- the type of facilities to be provided;
- the quality of facilities to be provided;
- recognition that passive open space can be provided in areas which have conservation value;
- collocation of open space with community facilities;
- locating different open space and recreation facilities together and in central locations; and
- flexibility in use of open space areas and recreation facilities.

A total of 31.37 hectares of open space is to be funded through Section 7.11 contributions. This will result in open space provision at a rate of 3.19 hectares per 1,000 people which is slightly higher than the general standard of 2.83 hectares. However, it is considered that this rate of provision is reasonable given the very high provision currently enjoyed by Campbelltown residents generally (9ha per 1,000 persons). It is also considered that the proposed provision will be sufficient open space to meet the needs of the future residential community of Menangle Park, having regard to its location, configuration and proposed embellishment.

Facilities required

On the basis of the principles and standards discussed above, open space and recreation facilities to be funded through Section 7.11 Contributions are shown in Table 8.

Table 8: Required Open Space and Recreation Facilities

Open Space and Recreation Infrastructure Required	Specific Requirements
Local Parks	Four local parks at a minimum 0.5ha usable site area within 400m walking circle of all residents
Playing Fields	1 oval, practice field, multi use courts and playground
District Park	A network of district park land for passive recreation purposes

Base Level Embellishment

This Contributions Plan makes provision for base level embellishment of open space in accordance with the revised IPART definition of “essential works”. It is noted that the definition of “base level embellishment” in the IPART Practice Note was amended by the former Minister for Planning on 1 March 2011 as follows:

Base level embellishment of open space is considered to be those works required to bring open space up to a level where the site is secure and suitable for passive and active recreation. This may include:

- *site regrading*
- *utilities servicing*
- *basic landscaping (turfing, asphalt* and other synthetic playing surfaces planting, paths)*
- *drainage and irrigation*
- *basic park structures and equipment (park furniture, toilet facilities and change rooms, shade structures and play equipment)*
- *security lighting and local sports field floodlighting*
- *sports fields, tennis courts, netball courts, basketball courts (outdoor only), but does not include skate parks, BMX tracks and the like.*

*Note: ‘asphalt’ (under ‘basic landscaping’) includes at-grade carparks to the extent that they service the recreation area only and does not include multi-storey carparks.

Concept designs for the local parks, district parks and playing fields have been prepared and are provided at Appendix B. The designs provide for base level embellishment in accordance with the amended definition. The cost of the proposed open space embellishment has been independently assessed by quantity surveyors, WT Partnership, and these costs have been included in the Open Space Work Schedules at Appendix A. Details of the costs and

timing of the range of open space and recreation facilities to be addressed through Section 7.11 contributions are included in the Works Schedule at Appendix H to this Plan.

Roads fronting open space

The responsibility of upgrading existing local roads or constructing new local roads where they adjoin the open space, include dedication of land, is the full responsibility of the developer.

4.2.2 What is the strategy for delivering facilities?

Council will require contributions from developers under this Plan toward provision of the facilities and services identified in this Plan. These contributions may be in the form of monetary contributions, works in kind, land dedications, or a combination of these.

All facilities will be developed in a manner that allows the facilities to serve the local needs generated by the population of the release area.

Preliminary design concepts for the facilities have been prepared for the purposes of this Contributions Plan. More detailed designs will be prepared so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

Where alternatives to the works schedule are proposed in conjunction with the development of land and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

The proposed location of the open space is shown in Figure 4.

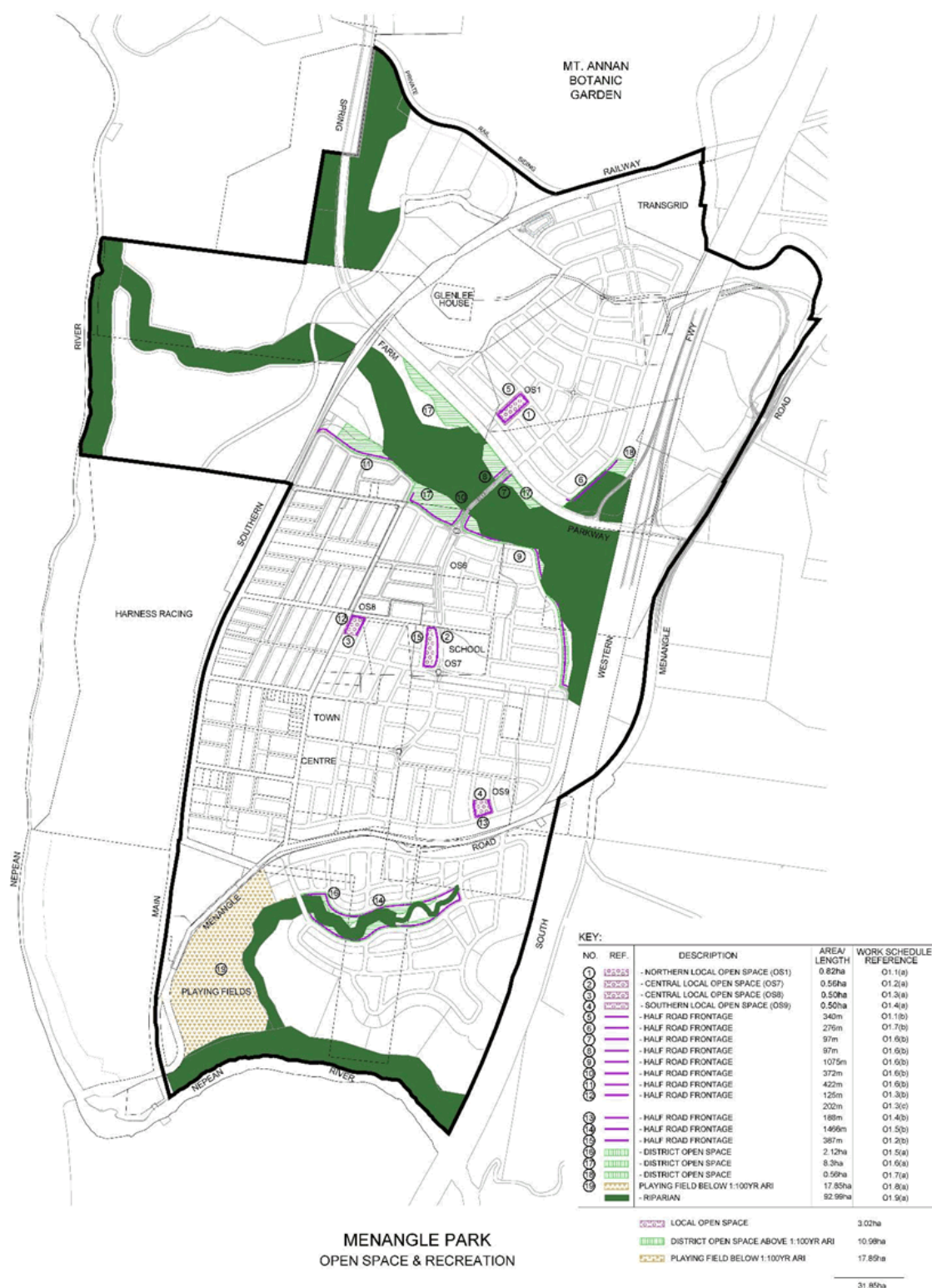


Figure 4: Proposed location of open space

4.2.3 How are the contributions calculated?

Contributions will be collected from residential development toward open space and recreation facilities identified under this Plan.

As workers in the employment areas are unlikely to significantly increase the demand for open space and recreation facilities within the release area, no contributions are to be collected from employment development towards open space and recreation facilities.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person (\$)} = \frac{\sum (C)}{P}$$

Where:

C = the estimated cost – or if the facility has been completed, the actual cost – of providing each of the open space and recreation facilities (see Table 1)

P = the contribution catchment (in persons) attributable to each facility (see Table 4 - 9,828 persons)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4. The resultant contribution rates are detailed in Tables 1 & 2.

4.2.4 How is cost apportionment determined?

The contribution catchment for open space and recreation facilities is the expected additional resident population for Menangle Park. These facilities are required to meet the demand generated by the additional resident population rather than the existing community.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development. Although there is likely to be some demand for the facilities generated by employees working at Menangle Park but living outside the area, this Plan has not quantified this demand. As a result, the cost of facilities identified in this Plan has not been apportioned to the population attributable to expected non-residential development in the release area.

4.3 Water cycle management facilities

4.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The existing and future stormwater drainage conditions and strategies have been documented in the following reports:

- *Report for Menangle Park Flood Study (Nepean River)*, GHD (Sept 2008 Rev 4);
- *Menangle Park LES Local Flooding and Stormwater Quantity Management (Detention)*, GHD, May 2010;
- *Menangle Park WSUD Strategy*, AECOM, June 2010;
- GHD letter dated 5 July 2011 which includes an update of the cost schedules from the GHD May 2010 report;
- *Review of Drainage Options*, GHD, October 2011.

The existing drainage system is characterised as follows:

- the Nepean River bounds the site to the west and receives discharge from all drainage systems on the Menangle Park site. A large portion of the site includes the Nepean River and its floodplain;
- at present, the areas of residential development on site are not serviced by sewer and the presence of septic systems is having some impact on water quality. There are also stock and horses on site which may also contribute to faecal coliform contamination as well as suspended solids and nutrients from runoff;
- in terms of topography the site has three distinct drainage creek valleys draining roughly east to west and discharging into the Nepean River. Approximately 60 to 70% of the site is located in reasonably steep terrain with slopes in excess of 2 to 3 %.
- creek slopes are flat (less than 1%) in the Nepean River floodplain, generally to the west of the Main Southern Railway, and Nepean River flood levels and backwater effects dominate flooding in this area;
- the site hydrology will be significantly impacted by urban development due to an increase in impervious areas limiting infiltration and increasing the frequency and intensity of runoff events;
- salinity is a potential issue, particularly in the vicinity of the more elevated drainage lines in the north and south of the site.

Without adequate stormwater management measures, urban development at Menangle Park may have the following impacts:

- increased stormwater runoff, which could impact sensitive downstream habitats in terms of flushing regimes (frequency, volume and rate), water quality and wetting cycles;
- reduction in rainfall infiltration and decreased groundwater recharge; and
- disturbance of groundwater flow due to site compaction, fill, landform reshaping and underground structures.

A comprehensive water cycle management strategy will be required to ensure that both stormwater quantity and quality is not adversely impacted by the anticipated development at Menangle Park.

The objectives of this strategy are:

- to protect and enhance natural water systems in urban developments;
- to integrate stormwater treatment into the landscape by incorporating multiple-use corridors that maximise the visual and recreational amenity of the development;
- to manage water quality draining from the development;

- to reduce runoff and peak flows from developments by employing local detention measures, minimising impervious areas and maximising re-use; and
- to add value while minimising drainage infrastructure development costs.

The main elements of the water cycle management strategy for Menangle Park comprise the following:

- upgrading and/or stabilisation of existing open channels to convey flows up to the 100-year ARI event;
- detention/bio-retention basins at key locations to treat the quantity and quality of stormwater flows. These systems would essentially comprise a dry basin (to provide detention function) combined with bio-retention (to provide water quality treatment function) situated in the invert of the basin;
- additional wetlands and bio retention systems as necessary to meet water quality discharge targets;
- rainwater tanks throughout, as required and as appropriate.

A range of strategies to address potable mains water conservation and reduction in wastewater discharge from the site are also incorporated in the water cycle management strategy. A stretch target of a 65% reduction on the BASIX benchmark is proposed that moves beyond minimum compliance with BASIX. Adopting this stretch target for potable water conservation is considered appropriate for the Menangle Park site, to demonstrate more sustainable development.

4.3.2 What is the strategy for delivering facilities?

The drainage strategy requires a combination of detention basins, water quality treatment measures and floodway stabilisation measures to safely convey stormwater runoff through the development and discharge it into the Nepean River.

In recognition of the \$20,000 cap and the relatively unique site characteristics, the drainage strategy has been developed to minimise the number of detention basins. It also involves utilising and stabilising the natural floodways through the development (refer Appendix E) to accommodate stormwater flows. This approach makes full utilisation of existing on site resources and reduces the capital cost of implementing the drainage strategy by around 50%. It also has the benefits of enhancing environmental benefits and minimising ongoing operational costs.

Details of the costs and timing of the range of water cycle management facilities to be addressed through Section 7.11 contributions are included in the Works Schedule at Appendix H to this Plan. The different types of water cycle management facilities and their location are shown in Figure 5.

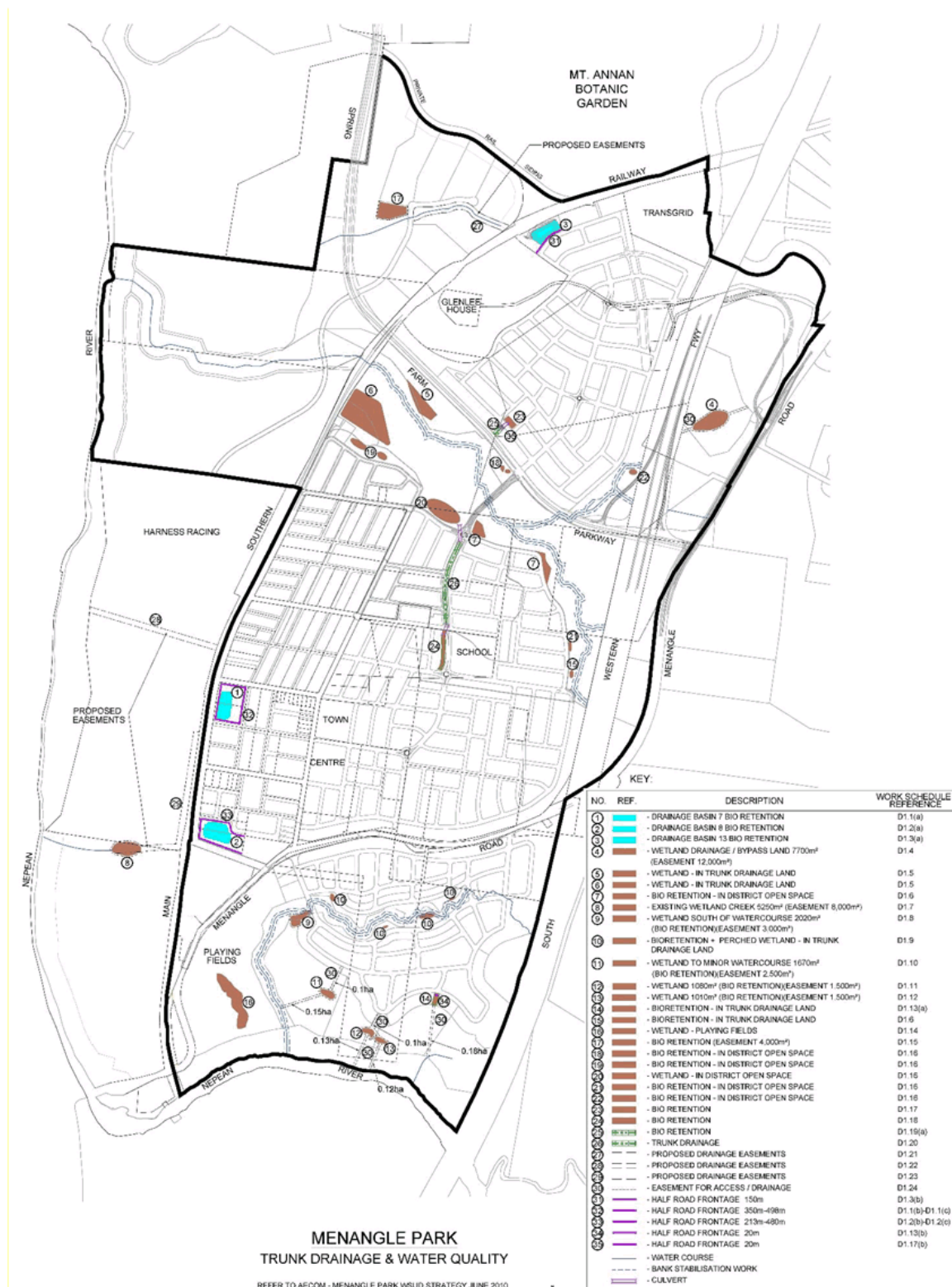


Figure 5: Water Cycle Management Facilities

GHD has proposed trunk drainage channels at a number of locations. These are proposed to be naturalised open channel systems, which could be designed to treat water quality with low capital and maintenance costs.

Water quality treatments along arterial roads are not considered. These treatment measures have been incorporated into Section 7.11 costings for the relevant roadworks.

Council will require contributions from developers under this Plan toward provision of the facilities and services. Although land within and around the Menangle Park village is relatively fragmented, elsewhere the relatively unfragmented land ownership arrangement and the probability that development staging will be controlled by a few developers suggest that developer provision of the works will be the most efficient outcome. The provision of water cycle management works identified in this Plan as works-in-kind in conjunction with the civil works undertaken as part of land subdivision is considered the most efficient approach to providing these facilities.

A range of water cycle management facilities not included in this Plan will be required by Council to be undertaken directly by the developer as conditions of consent under Section 4.17(1)(f) of the EPA Act. The facilities may include lot-scale OSD basins, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

The water cycle management strategies proposed for Menangle Park are based on strategic information. It is possible that, as the planning process for the different development stages proceeds, modified and more cost effective solutions that still meet the strategy objectives may be developed.

Where alternatives to the works identified in this Plan are proposed in conjunction with the development of sub-precincts and are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

A portion of the water cycle management facilities (specifically water quality measures) will be implemented within the district open space land in recognition of the dual water cycle and passive recreation benefits of these facilities. The drainage land for acquisition is shown in Figure 6.

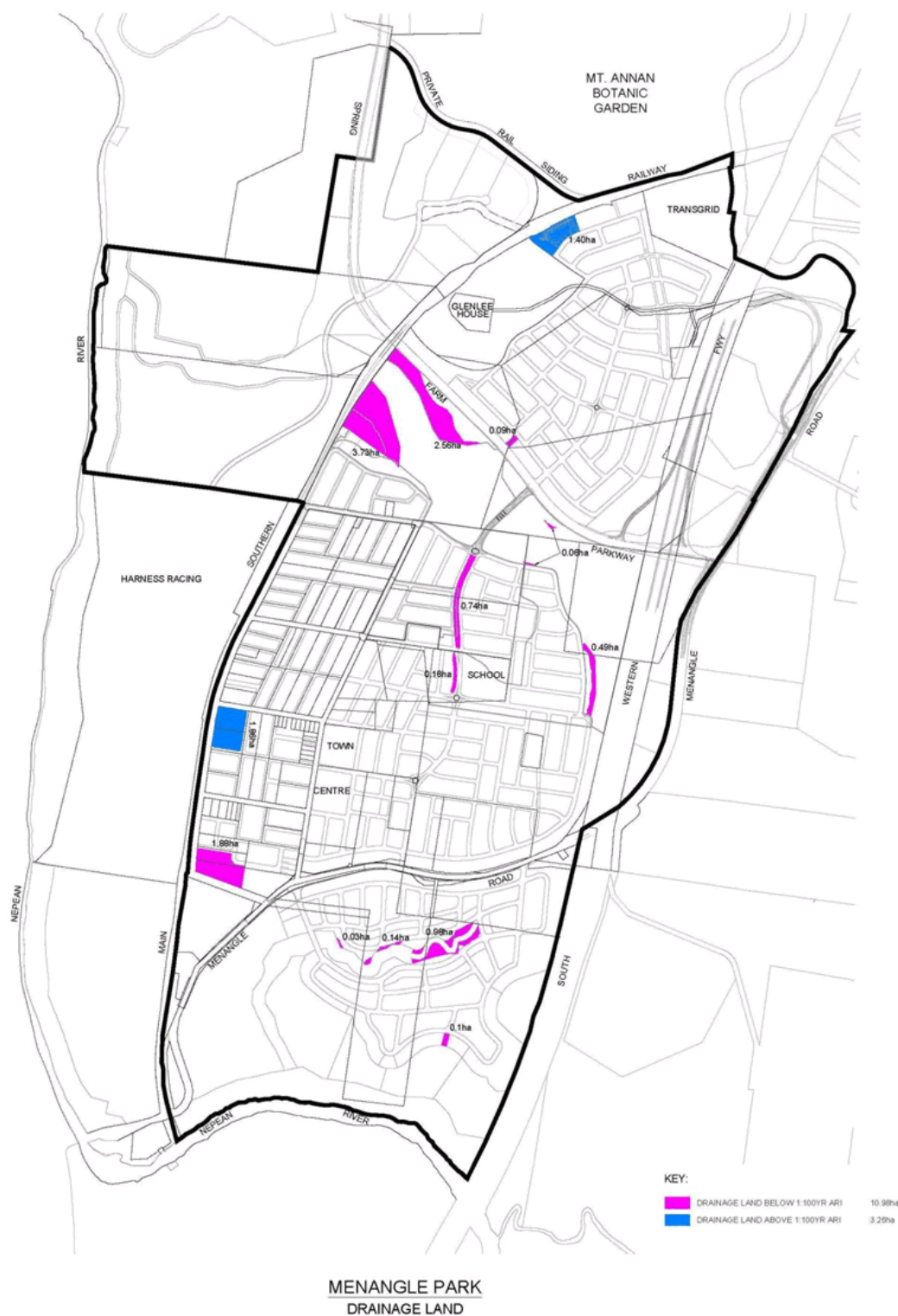


Figure 6: Drainage land (NB: land coloured pink is land to be acquired under this plan for trunk drainage purposes)

4.3.3 How are the contributions calculated?

Contributions for drainage are determined on a per hectare of net developable land basis. A per person approach to drainage is not reasonable as this base does not relate to the facility.

$$\text{Contribution per hectare of net developable land (\$)} = \sum \left(\frac{C}{NDA} \right)$$

Where:

C = the estimated cost of providing the water cycle management facilities within the release area (see Table 1).

NDA = the total area of net developable land within the release area (in hectares) as shown in Table 4. The total area is 332.46ha (residential area is 330.46ha and the retail/commercial area is 2ha of gross leasable floor area).

The costs will however be shared between the estimated residential population and the retail/commercial as follows:

Residential Contribution Rate (per person)

The Residential contribution (per person) is detailed in Tables 1 & 2 and is determined as follows:

$$\text{Residential contribution per person (\$)} = \sum \left(\frac{C}{NDA} \right) \times \frac{A_R}{P}$$

Retail/Commercial Contribution Rate (per 100m2 GFA)

The Retail/commercial contribution (per 100m2 GFA) is detailed in Tables 1 & 2 and is determined as follows:

$$\text{Retail/commercial contribution Per 100m2 GFA (\$)} = \sum \left(\frac{C}{NDA} \right) \div 100$$

Where:

A_R = the area of developable residential land – See Table 4 - 330.46ha

P = the contribution catchment (in persons) - see Table 4 - 9,828 persons

The resultant contribution rates are detailed in Table 2.

4.3.4 How is cost apportionment determined?

Expected development in Menangle Park will solely generate the demand for the water cycle management works included in the works schedule. Therefore the full cost of the works will be met by expected development in Menangle Park.

4.4 Transport management facilities

4.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The existing and future transport network and strategies have been documented in the *Menangle Park Transport Management and Accessibility Plan* (TMAP) prepared by AECOM (June 2010) and updated to reflect changes to the microsimulation model (VISSIM) since that time, refer AECOM (June 2016).

Existing transport conditions in Menangle Park reflect the rural nature of the locality. The existing road network within the study area comprises Menangle Road, a two-way two-lane rural arterial, along with a number of smaller local roads, primarily providing access within Menangle Park village. The local roads are of rural standard, typically 20 metres wide and laid out in a grid pattern.

There are a limited number of rail services provided to Menangle Park. Electrification of the rail line ceases to the south of Macarthur Station and services to Menangle Park are provided by diesel trains on the Southern Highlands Line.

Menangle Park Station is a rural station. Pedestrian connectivity to the local area from the station is minimal.

Similarly, there are limited bus services currently servicing Menangle Park. The study area is currently serviced by Busabout route 889 from Menangle to Campbelltown. Six services are provided each weekday and two on Saturdays, with no services operating on Sundays or public holidays.

Existing infrastructure for pedestrians is also limited in the Menangle Park area, reflecting the low number of residents that currently live in Menangle Park and the rural nature of the area. Footpaths are not provided on local roads and there are a number of other constraints to walking including barriers to pedestrian activity caused by topography, the freeway and rail line.

In summary, the review of existing transport conditions in the draft TMAP has noted a number of constraints in the local area, including:

- limited existing pedestrian facilities;
- barriers to pedestrian and cycle activity caused by topography, the freeway and rail line;
- high traffic volumes on cycle routes;
- low bus mode share, caused in part by low permeability of local communities, restricting access to public transport;
- lack of electrification between Menangle Park and Macarthur Interchange;
- some road links approaching capacity, in particular Narellan Road north of the F5/M5 corridor;
- limited peak period capacity at intersections in the Macarthur and Campbelltown centres; and
- relatively high levels of car use in the region.

On the basis of the forecast trips generated by the proposed development and the output from the traffic model, the TMAP recommends that a package of measures be introduced. The focus of the TMAP is to promote and achieve improved walking, cycling and public transport use in the area around Menangle Park to meet NSW Government objectives for sustainable travel and environmental impacts. In particular, the TMAP aims to provide an integrated transport network which offers a choice of travel mode.

The assumptions regarding future development, the methodology to determine the required transport facilities and the scope and specification of those facilities are contained in the TMAP.

The recommended measures include:

- Policy measures aimed at increasing levels of pedestrian and cycle movements through a comprehensive transport policy that deals with all modes, not just cars.
- Transport service improvements, including increased rail services from Macarthur Interchange and from Menangle Park, together with an integrated package of bus service improvements that are responsive to the development of the site.
- Infrastructure improvements to provide easy pedestrian and cyclist access to Macarthur via a connection to the Regional Cycleway, together with cycle parking and comprehensive directional signage.
- Public transport infrastructure, such as public transport priority at key intersections, a public transport spine within the site and the upgrade of Macarthur Interchange to better facilitate transfers between bus and rail.
- Public transport information, such as comprehensive timetable information on all stops and key retail locations, together with a community intranet.
- Road network improvements within Macarthur to widen selected links and to provide intersection improvements at key locations.

4.4.2 What is the strategy for delivering facilities?

Regional facilities

Clause 6.1 of the LEP provides that Development Consent must not be granted for the subdivision of land in an urban release area unless the Secretary has certified in writing to the Consent Authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that land (clause 6.1 of the Campbelltown Local Environmental Plan 2015).

Regional transport infrastructure includes Spring Farm Parkway and Menangle Road upgrades (except intersection works). In accordance with IPART recommendations, as endorsed by the Minister, these items have been removed from the Plan and their delivery is the responsibility of the NSW Government. The Minister for Planning and Public Spaces has entered into two Planning Agreement (SVPA-2017-8774 and SVPA-2018-9387) with local developers to fund the necessary regional infrastructure, including these items.

Local Facilities

Transport works that are to be funded in part or full by Section 7.11 contributions under this plan are as follows:

- upgrading of existing collector roads and construction of new collector roads,
- upgrading/construction of intersections;
- public transport facilities (including bus shelters and bus priority measures at intersections); and
- cycling facilities.

The need for transport facilities at Menangle Park arises not only from new residential development but also new employment and retail/commercial activity. As a result, contributions will be sought from all three land use sectors towards the provision of transport facilities at Menangle Park. In addition the Plan already makes provision for the upgrade of local roads to collector standard and it is these roads that the retail / commercial traffic would utilise.

Details of the costs and timing of individual transport measures to be addressed through Section 7.11 contributions are included in the Works Schedule at Appendix H to this Plan. The location of these works is shown in Figure 7.

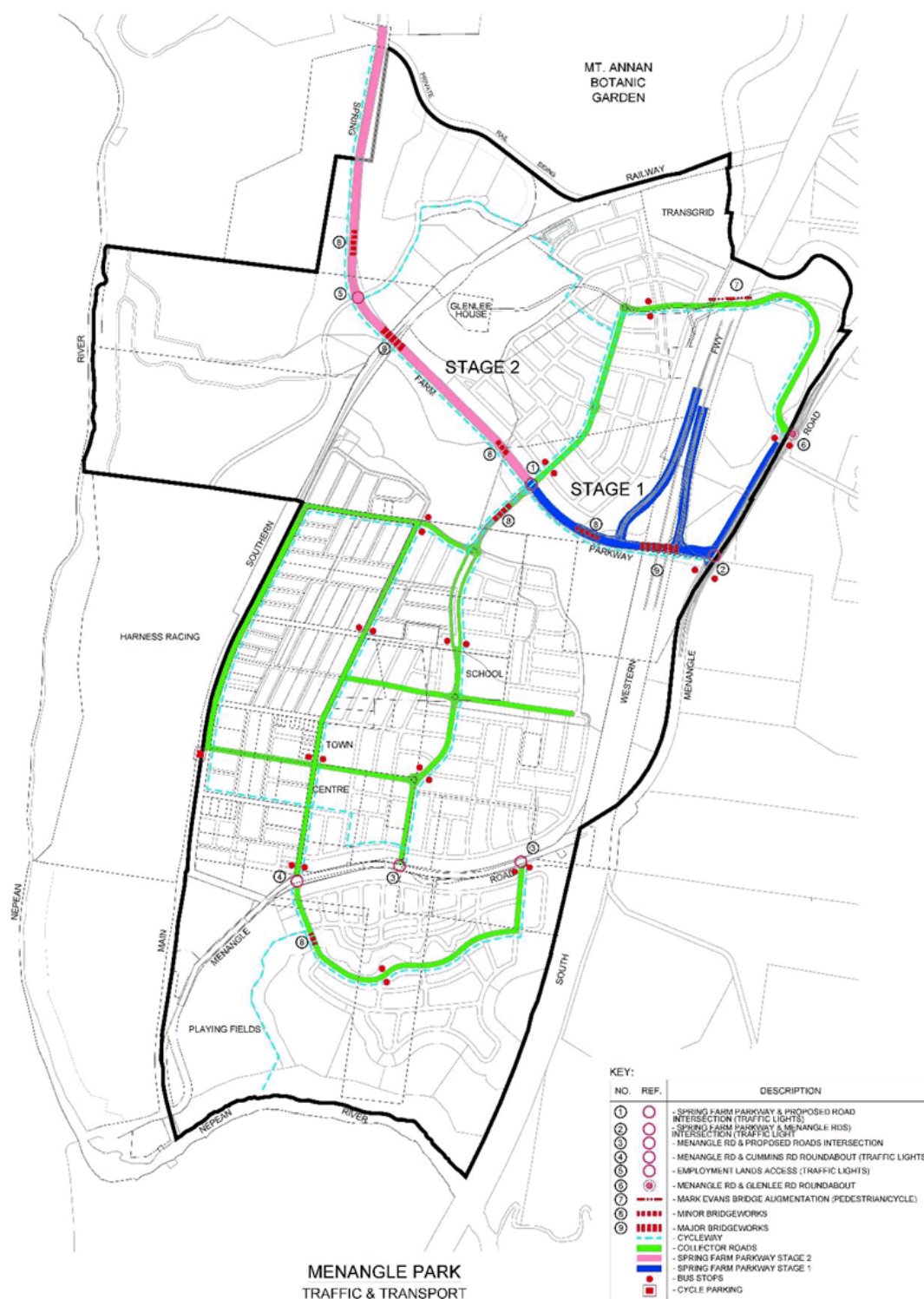


Figure 7: Proposed Location of Transport Facilities

Regional facilities

Some of the transport measures needed to meet demand arising from the urban development of Menangle Park will also meet regional demand extending beyond the boundary of the release area. These works include arterial road links, improvements in regional public transport facilities and services (e.g. upgrading of rail and bus interchanges) and regional cycleways.

Regional transport facilities will need to be delivered either via direct funding from relevant NSW Government agencies (e.g. Roads and Maritime Services, RailCorp), or through imposition of a special infrastructure contribution (SIC) or a mixture of both.

The NSW State Government has committed \$30 million toward the construction of Stage One of Spring Farm Parkway, forming part of the regional funding strategy.

A number of the traffic improvements required to meet the resident and workforce needs at Menangle Park will also meet regional traffic needs. This is reflected in the apportionment of costs for the traffic works. It is intended that funding for the regional component of the works will be via the regional funding strategy and Planning Agreements.

Local facilities

Local roadworks that are not to be levied for under Section 7.11 and that are required to facilitate subdivision of land (i.e. to fulfil demand being generated directly as a result of the development) will be provided by the developer through a Voluntary Planning Agreement or the Council placing conditions of development consent on development approvals that occasion the need for the facilities. Conditions of consent for these types of local works are imposed under Section 4.17(1)(f) of the EP&A Act.

Such facilities may include:

- local roads, footpaths and street tree planting not addressed by this Plan and located within or adjacent to proposed subdivisions; and
- traffic management devices and treatments on local roads (both temporary and permanent) required to provide safe and convenient access to the development.

The integrated use of the different contributions mechanisms under the EP&A Act will result in the transport infrastructure that is required as a consequence of the expected development in the Menangle Park Release Area being provided.

4.4.3 How are the contributions calculated?

The contributions for transport facilities have been calculated on a trip generation basis. This approach was considered preferable to other approaches given that the Menangle Park Release Area includes a range of different land uses (i.e. residential and retail/commercial) generating different trip generation rates and therefore different transport impacts.

As noted above, contributions from employment and retail/commercial development are only being sought for the provision of the Spring Farm Parkway.

The traffic AM/PM peak totals are as supplied by AECOM (16/09/15) from the TMAP³. The TMAP assumed 50,000m² retail/commercial while the current forecast is 20,000m². As such the retail/commercial peak generation has been reduced proportionally to reflect the forecast GFA.

The trip generations used within this Plan for the different land use categories are detailed in Table 9:

³ Refer discussion in Section 7.3 of TMAP

Table 9: % Breakdown of trip generation between land uses

Land Use	AM/PM peak	%	AM Peak	%	Adopted
Residential	5,880	82.7	2482	80.1	80.1
Retail/Commercial	1,233	17.3	616	19.9	19.9
Total	7,113	100	3,098	100	100

In accordance with Table 9:

- 80.1% of the estimated costs of a traffic and transport facility will be met by residential development; and
- 19.9% of the estimated costs of a traffic and transport facility will be met by retail/commercial development.

The costs will however be shared between the estimated residential population and the retail/commercial as follows:

Residential Contribution Rate (per person)

The Residential contribution (per person) is detailed in Tables 1 & 2 and is determined as follows:

$$\text{Residential contribution per person (\$)} = \frac{\sum C}{P_R} \times 80.1\%$$

Retail/Commercial Contribution Rate (per 100m2 GFA)

The Retail/commercial contribution (per 100m2 GFA) is detailed in Tables 1 & 2 and is determined as follows:

$$\text{Retail/commercial contribution Per 100m2 GFA (\$)} = \frac{\sum C}{P_{RC}} \times 19.9\% \times 100$$

Where:

C = the estimated cost of providing the traffic and transport facility within the release area (see Table 1).

P_R = the residential contribution catchment (in persons) - see Table 4 - 9,828 persons

P_{RC} = the retail/commercial contribution catchment (in m2) - see Table 4 - 20,000m2

The resultant contribution rates for traffic and transport management facilities are set out in the Table 1 & 2.

4.4.4 How is cost apportionment determined?

Apportionment aims to ensure that development is only charged for the portion of demand (i.e. cost) that it actually creates. Department of Planning & Environment noted (in its Section 94 manual) that full cost recovery (i.e. no apportionment) can only be used where the public facility is provided to meet the level of demand anticipated by new development only and there is no facility or spare capacity available in the area.

If the proposed public facility satisfies not only the demand of new development, but also some regional demand, demand by people from outside the area, or makes up for some existing deficiency, only the portion of demand created by new development can be charged.

These principles are obviously important to the apportionment methodology for the Menangle Park Urban Release Area. Apportionment is particularly important in this case because there are diverse ownerships, a range of

development intentions, and many Government agencies (including Campbelltown and Camden Councils) with direct interests in the transport and land use outcomes in the vicinity of the site.

The basic principles underlying the methodology for apportionment are:

- developers of land should be required to contribute to the extent necessary to ameliorate the impacts generated by their development;
- growth in background levels of demand for facilities and infrastructure should be met by government, either local or State, depending on the traditional allocation of responsibilities;
- where commercial operators can be expected to benefit from increased patronage, they should be expected to contribute (where practical) to the provision of infrastructure which makes new services and patronage possible;
- the scale of the proposed Menangle Park development is anticipated to have some regional or at least sub-regional transport impacts, so there will be a need for developers to contribute to some extent to the delivery of regional infrastructure.

The apportionment methodology for each of the transport infrastructure items is provided in Table 10 below.

Table 10: Apportionment Methodology

TRANSPORT FACILITY	APPORTIONMENT CONSIDERATION
On Site Works	Footpaths, cycleways and local road network within the development, will be funded by the proponent as well as through Section 7.11 Contributions.
Widening of Menangle Road (Glenlee Road to Gilchrist Drive)	In accordance with the IPART assessment of the Menangle Park Contributions Plan, the Menangle Road upgrades are the responsibility of the NSW Government. Only the intersection works have been retained and levied on local development.
Spring Farm Parkway / F5 Ramps	The full costs are expected to be met by developers which would benefit from the connection, potentially through a Special Infrastructure Contributions or alternative infrastructure funding agreement.
Intersection of Spring Farm Parkways and Menangle Road	The full costs are expected to be met by developers which would benefit from the connection, potentially through a Special Infrastructure Contributions or alternative infrastructure funding agreement.
Cycle Parking at Menangle Station	As the provider of all rail infrastructure, it is assumed that RailCorp would meet 100% of the cost of these works and will benefit from increased patronage as a result.
Connection to Regional Cycleways	The cost of a connection will need to be met by the development as it provides for access between the site and Macarthur/Camden.
Macarthur Rail Interchange	The design of the rail interchange has commenced, funding has been allocated from other sources and construction will commence prior to development of the site. It has therefore been assumed that the release area will not contribute towards these costs.
Rail – Increased Service Frequencies	The Clearways Program, including provision of an additional platform at Macarthur and increased service frequencies, has commenced and funding has been allocated from other sources. It has therefore been assumed that the release area will not contribute towards these costs.
Bus Stops	The cost of providing bus stops within the site has been apportioned in full to the release area.
Bus – Increased Service Frequencies	The DPE Special Infrastructure Contribution Western Sydney Growth Areas nominates that the Special Infrastructure Contribution will provide for 50% of the infrastructure cost with the balance being funded by Government. The costs associated with the provision of increased peak period bus services to the site is expected to be funded through a combination of the Special Infrastructure Contribution and the State Government.

4.5 Plan Preparation Costs

4.5.1 Plan preparation

Council has adopted the IPART benchmark of an allowance equivalent to 1.5% of the cost of works in the Plan, rather than recouping the total cost of the technical studies and consultant's advice needed to prepare the Plan, which was the basis of the initial Plan which came into force on 24 April 2018. This approach has been accepted by IPART and the Minister.

See IPART – *Local Infrastructure Benchmark Costs – Final Report, April 2014*.

4.5.2 Schedule of works and cost estimates

The specific costs described above are detailed in the Table 1.

4.5.3 How are the contributions calculated?

Contributions will be collected from all development toward plan preparation and administration costs based on 1.5% of the total works cost per net developable hectare as follows:

$$\text{Contribution per hectare of net developable land (\$)} = \sum \left(\frac{C}{NDA} \right) \times 1.5\%$$

The costs will however be shared between the estimated residential population and the retail/commercial as follows:

Residential Contribution Rate (per person)

The Residential contribution (per person) is detailed in Tables 1 & 2 and is determined as follows:

$$\text{Residential contribution per person (\$)} = \sum \left(\frac{C}{NDA} \right) \times 1.5\% \times \frac{NDA_{RES}}{P}$$

Retail/Commercial Contribution Rate (per 100m2 GFA)

The Retail/commercial contribution (per 100m2 GFA) is detailed in Tables 1 & 2 and is determined as follows:

$$\text{Retail/commercial contribution Per 100m2 GFA (\$)} = \sum \left(\frac{C}{NDA} \right) \times 1.5\% \div 100$$

Where:

C = cost of all Capital Works (Community Facilities + Open Space & Recreation + Trunk Drainage & Water Quality + Traffic & Transport) (see Table 1).

NDA = the total area of net developable land within the release area (332.46ha) (see Table 4).

NDA_{RES} = the residential component of the net developable land within the release area (330.46ha) (see Table 4).

P = the contribution catchment (in persons) attributable to each facility (see Table 4 - 9,828 persons)

ANNEXURE 1



Planning,
Industry &
Environment

[IRF19/2397](#)

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

Lindy
Dear Ms Deitz

I write regarding the Menangle Park Contributions Plan which Campbelltown City Council (Council) submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment.

Upon completing its assessment, IPART made 17 recommendations in relation to the Menangle Park Contributions Plan. On behalf of the Minister for Planning and Public Spaces, I have considered these recommendations and require Council amend the Plan by making 15 changes before Council is able to levy a contribution in excess of \$20,000 for residential development. These required changes are outlined in Attachment A.

I have not agreed with all of the IPART recommendations as some, such as the inclusion of half road costs, are typically the responsibility of the developer and would require re-exhibition of the Contributions Plan. Council is still free to consider whether these costs should be included in the Plan when it is next reviewed.

Once Council has made the necessary changes and adopted the contributions plan it will be deemed an "IPART reviewed contributions plan" in accordance with Clause 5(3) of the Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction dated 28 July 2017. Please advise the Department once this process is completed and provide evidence that the changes have been made.

Should you have any questions, you are welcome to contact Mr Geoff Thompson, Director of Infrastructure Programs and Coordination at the Department on 9274 6235.

23 March 2020

Brett Whitworth
Deputy Secretary
Greater Sydney Place and Infrastructure

Encl: Attachment A: List of required amendments to Menangle Park Contributions Plan



Attachment A: Required amendments to Menangle Park Contributions Plan prior to contributions being levied above \$20,000

IPART Rec.No.	Required amendments to Menangle Park Contributions Plan
1.	Remove the allowance for the cost of plans of management from the cost of transport works in the plan, which would reduce the cost of transport works by an estimated \$281,260 (page 21, IPART report).
2	Include the half-width roads fronting community centre in the cost of transport infrastructure in the plan, which would increase the cost of transport land by an estimated \$55,332 and works by an estimated \$112,800 and remove the same land and works items from the cost of community services (page 21 IPART report).
3	IPART recommendation not adopted.
4.	Remove costs for the following items of regional transport infrastructure: • Spring Farm Parkway cycleways, which will reduce the cost of transport works by an estimated \$117,660 • Menangle Park Road upgrades (road segment only, not intersection), which would reduce the cost of transport land by an estimated \$986,000 and the cost of transport works by an estimated \$11,300,000; and • Menangle Park Station cycle parking from the plan, which would reduce the cost of transport works by an estimated \$9,771 (page 23 IPART report).
5.	Remove the allowance for the cost of plans of management from the cost of stormwater management works in the plan infrastructure, which would reduce stormwater management works costs by an estimated \$202,000 (page 30, IPART report).
6.	Include regeneration and revegetation works in the cost of stormwater management infrastructure in the plan, which would increase stormwater management works costs by an estimated \$18,283,345 and reduce open space costs by the same amount. (page 31, IPART report).
7	IPART recommendation not adopted.
8.	Revise the cost estimates for detention basins to align them with the quantities recommended in the GHD (November 2011) alternative drainage strategy, which would increase the stormwater works costs by an estimated \$426,572 (\$101,660 for Basin 7 and \$324,912 for Basin 8) (pages 36, IPART report).
9.	Reduce the cost of stormwater management works to correct double-counting of: • Preliminaries for detention basins (estimated at \$92,252), and • Channel stabilisation works (estimated at \$167,630) (page 36, IPART report).
10.	Remove the allowance for the cost of plans of management from the cost of open space works, which would reduce the cost of open space embellishment by an estimated \$266,000 (page 42, IPART report).



Planning, Industry & Environment

11.	Remove the cost of public art in the playing fields from the cost of open space embellishment, which would reduce the cost of open space embellishment by an estimated \$152,421 (page 42, IPART report).
12.	Correct a calculation error and reduce the cost of district open space embellishment (item 01.6(a)) by an estimated \$1,725,190 (page 45, IPART report).
13.	Revise the basis for estimating the cost of plan administration so that it is 1.5% of the reasonable cost of works, which would reduce the cost by an estimated \$512,387, subject to recalculation (page 51, IPART report).
14.	Revise the cost of land in the plan to reflect 2018 market values except for land subject to the sale and transfer agreement with Dahua, which should be included at 2016 market values, indexed by the Consumer Price Index (All Groups Index) for Sydney to June 2018 (page 54, IPART report). Subject to the Minister's decision in relation to IPART's recommendations 3 and 7.
15.	Change the base period of the plan to June 2018 and ensure that the estimated cost of works is maintained in real terms by indexing: • Transport and stormwater management works costs by the Producer Price Index (Road and bridge construction NSW); and • Open space embellishment costs by the Producer Price Index (Non-residential building construction NSW) (page 58, IPART report).
16.	Index the land component of the contribution rates in the plan by the Consumer Price Index (All Groups Index) for Sydney as published quarterly by the Australian Bureau of Statistics, and regularly monitor the cost of acquiring land in the release area, and if it appears likely to significantly under or over recover its acquisition costs, amend the plan using updated valuation advice and any actual acquisition data (page 59, IPART report).
17.	Include indicative timing for the delivery of infrastructure in the Menangle Park Contributions Plan (page 60, IPART report).

Menangle Park Contributions Plan 2020



APPENDIX H

WORKS SCHEDULE

Menangle Park - Development Contributions Plan 2020
Works Schedule

Facility	Total Cost to Development	Total Area of Land to Acquired (m ²)	Residential	Employment	Retail/ Commercial	Community	Open Space & Recreation	Trunk Drainage & Water Quality			Traffic & Transport			Plan Preparation		
			per person	per net developable hectare	per 100m2 GFA	per person	per person	Residential per person	Employment per net developable hectare	Retail/ Commercial per 100m2 GFA	Residential per person	Employment per net developable hectare	Retail/ Commercial per 100m2 GFA	Residential per person	Employment per net developable hectare	Retail/ Commercial per 100m2 GFA
Community																
Land Acquisition	\$ 321,409	2961m2	\$ 33			\$ 33										
Capital Works	\$ -		\$ -			\$ -										
Total	\$ 321,409	0.30 ha	\$ 33			\$ 33										
Open Space & Recreation																
Land Acquisition	\$ 24,282,512	1243500m2	\$ 2,471				\$ 2,471									
Capital Works	\$ 12,729,035		\$ 1,295				\$ 1,295									
Total	\$ 37,011,547	124.36 ha	\$ 3,766				\$ 3,766									
Trunk Drainage & Water Quality																
Land Acquisition	\$ 11,509,205	161130m2	\$ 1,164	\$ -	\$ 346			\$ 1,164	\$ -	\$ 346						
Capital Works	\$ 46,339,205		\$ 4,687	\$ -	\$ 1,394			\$ 4,687	\$ -	\$ 1,394						
Total	\$ 57,848,410	16.11 ha	\$ 5,851	\$ -	\$ 1,740			\$ 5,851	\$ -	\$ 1,740						
Traffic & Transport																
Land Acquisition	\$ 3,716,478	196746m2	\$ 303	\$ -	\$ 3,697						\$ 303	\$ -	\$ 3,697			
Capital Works	\$ 39,221,342		\$ 3,197	\$ -	\$ 39,014						\$ 3,197	\$ -	\$ 39,014			
Total	\$ 42,937,820	19.67 ha	\$ 3,500	\$ -	\$ 42,711						\$ 3,500	\$ -	\$ 42,711			
Plan Preparation																
Plan Preparation Costs	\$ 1,474,344		\$ 149	\$ -	\$ 44									\$ 149	\$ -	\$ 44
Total	\$ 1,474,344		\$ 149	\$ -	\$ 44									\$ 149	\$ -	\$ 44

Menangle Park - Development Contributions Plan 2020 Works Schedule

Facility	Net developable area	Lot Area (m ²)	Occupancy Rate per dwelling	Community	Open Space & Recreation	Trunk Drainage & Water Quality	Traffic & Transport	Plan Preparation	TOTAL
Rate per person				\$33	\$3,766	\$5,851	\$3,500	\$149	\$13,298/person
Residential	330 ha								
Town Centre Unit		N/A	1.7	\$56	\$6,402	\$9,946	\$5,950	\$253	\$22,607/lot
Small Lot		300-419	2.4	\$78	\$9,038	\$14,042	\$8,399	\$358	\$31,916/lot
Standard Lot		420-599	2.4	\$78	\$9,038	\$14,042	\$8,399	\$358	\$31,916/lot
Standard Lot		600-949	3.5	\$114	\$13,181	\$20,477	\$12,249	\$522	\$46,544/lot
Traditional Lot		950-1999	3.5	\$114	\$13,181	\$20,477	\$12,249	\$522	\$46,544/lot
Large Lot		2000+	3.5	\$114	\$13,181	\$20,477	\$12,249	\$522	\$46,544/lot
Employment (per net developable hectare)	0 ha			\$0	\$0	\$0	\$0	\$0	\$0/ha
Retail / Commercial (per 100m ² gross floor area)	2 ha			\$0	\$0	\$1,740	\$42,711	\$44	\$44,495/100m ² GFA

Value of Works	TOTAL	Employment	Retail/Commer	Subtotal	Residential
Community	\$321,409	\$0	\$0	\$0	\$321,409
Open Space & Recreation	\$37,011,547	\$0	\$0	\$0	\$37,011,547
Trunk Drainage & Water Quality	\$57,848,410	\$0	\$348,002	\$348,002	\$57,500,407
Transport	\$42,937,820	\$0	\$8,542,110	\$8,542,110	\$34,395,711
Plan Preparation	\$1,474,344	\$0	\$8,869	\$8,869	\$1,465,474
	\$139,593,529	\$0	\$8,898,981	\$8,898,981	\$130,694,548
				Ave Rate per lot	\$37,341

Rate Adjustment for CPI

CPI rate at adoption date	Sep-16	110.4	(Sydney)
CPI rate at review date	Sep-17	112.5	(Sydney)
CPI adjustment		1.019021739	

Exhibition Values based on Sept 2017 figures

Target Yield	Projected Income at adoption date
3500 lots	
160	\$3,617,106
435	\$13,883,304
1,505	\$48,033,039
925	\$43,052,869
456	\$21,223,901
19	\$884,329
Sub total	\$130,694,548
0 ha	\$0
200	\$8,898,981
TOTAL	\$139,593,529

Menangle Park - Development Contributions Plan 2020 Works Schedule

Rate Adjustment for

	CPI	PPI	PPI	Table 17
		Road & Bridge Construction NSW	Non- residential building construction NSW	
All Groups Sydney				
Jun-2016	109.3	109.4	107.7	
Sep-2016	110.4	110.0	108.6	
Dec-2016	110.9	110.6	110.8	
Mar-2017	111.3	110.6	111.4	
Jun-2017	111.7	111.2	113.5	
Sep-2017	112.5	111.5	114.4	
Dec-2017	113.3	112.3	114.9	
Mar-2018	113.6	113.0	115.5	
Jun-2018	114.0	115.0	116.6	
	1.04300	1.05119	1.08264	
Jun-2018	114.0	115.0	116.6	
Sep-2018	114.7	116.6	118.1	
Dec-2018	115.2	117.0	118.9	
Mar-2019	115.1	117.3	119.8	
Jun-2019	115.9	117.9	121.5	
Sep-2019	116.5	118.5	121.5	
Dec-2019	117.1	118.3	121.5	
	1.02719	1.02870	1.04202	
Jun-2016	109.3	109.4	107.7	
Dec-2019	117.1	118.3	121.5	
	1.07136	1.08135	1.12813	

Menangle Park - Development Contributions Plan 2020 Works Schedule

Tables Calculation Input Data

Lot Type	Yield	People per lot	Population
Town Centre (units)	160	1.7	272
Small (300-419m2)	435	2.4	1044
Standard (420-599m2)	1,505	2.4	3612
Standard (600-949m2)	925	3.5	3238
Traditional (950-1999m2)	456	3.5	1596
Large (2000+m2)	19	3.5	67
TOTAL	3,500 (F)		9,828 (E)
		<i>previous (2011)</i>	<i>12,050</i>

Proportion of Costs

(from WT Partnership 3 November 2011 report page 8)

	Fees, charges and markups				Statutory compliance			Project Management (C)	Construction Contingency (D)	TOTAL
	Preliminaries	Professional Fees	LSL	TOTAL (A)	Plans of Management	Environmental Approvals	TOTAL (B)			
Civil - % value of Works cost	6.00%	8.00%	0.35%	14.35%	0.00%	1.00%	1.00%	3.00%	10.00%	28.35%
Building - % value of Works cost	6.00%	12.00%	0.35%	18.35%	0.00%	1.00%	1.00%	3.00%	10.00%	32.35%

CONTRIBUTION PLAN - CATCHMENT AREAS

(SMEC Plan 7523.09.P29 Rev B)

	Area		Traffic (1)		s94 Plan s4.3.3, table 8		2011	ADOPTED	
	(m2)	%	AM/PM peak	%	AM Peak	%	Split		
Residential	3304600(P)	99.4%	5880	82.7%	2482	80.1%	65.0%	80.1%	(G)
Employment	0(Q)	0.0%	0	0.0%	0	0.0%	16.0%	0.0%	(H)
Retail	20000(R)	0.6%	1233	17.3%	616	19.9%	19.0%	19.9%	(J)
	3324600(S)	100%	7113		3098		100%		

(1) traffic AM/PM peak total as supplied by AECOM 16/09/15 from TMAP; note TMAP assumes 50,000m2 retail while current forecast is 20,000m2, the retail AM/PM peak generation has been reduced proportionally to reflect the forecast GFA

Menangle Park - Development Contributions Plan 2020 Works Schedule

Table A. Community Facilities

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (A)	(e) = (c) x (B)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(l) = (j) / (E)	(m) = (j) / (F)	
Plan Ref. (Fig 3)	Facility	Quantity	Rate	Subtotal	Preliminaries, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate (per person)	Contribution Rate (per lot)	Timing
	Land Acquisition														
	Community Centre														
C 1.1(a)	facility land	2500m2	\$120 /m2	300,000	0	0	0	0	321,409	100%	321,409	Nil	33	92	2030-2035+
C 1.1(c)	Other land	11200m2	\$120 /m2	1,344,000	0	0	0	0	1,344,000	0%	0	1,344,000	0	0	2030-2035+
	Sub-total			1,831,920	0	0	0	0	1,797,997		321,409	1,476,588	33	92	
	Works														
	Community Centre														
	facility	500m2	\$4,040 /m2	2,019,860	371,000	21,000	61,000	248,000	2,720,860	0%	0	2,720,860	0	0	2030-2035+
	parking allowance	847m2	\$173 /m2	146,642	27,000	2,000	5,000	19,000	199,642	0%	0	199,642	0	0	2030-2035+
	Sub-total			2,454,502	428,000	26,000	73,000	292,000	3,188,702		0	3,188,702	0	0	
	Total			4,286,422	398,000	23,000	66,000	267,000	4,986,699		321,409	4,665,290	33	92	

NOTE : 1. Half road width adopted as +9.7m wide

Menangle Park - Development Contributions Plan 2020 Works Schedule

Table B. Open Space and Recreation

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (A)	(e) = (c) x (B)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(l) = (j) / (E)	(m) = (j) / (F)	
Plan Ref. (Fig 4)	Facility	Quantity	Rate	Subtotal	Preliminaries, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to SS4 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate (per person)	Contribution Rate (per lot)	Timing
	Land Acquisition														
	Local Parks														
O1.1(a)	Local OS land	8200m2	\$265 /m2	2,173,000	0	0	0	0	2,232,090	100%	2,232,090	Nil	227	638	2030-2035+
O1.2(a)	Local OS land	7200m2	\$265 /m2	1,908,000	0	0	0	0	1,959,884	100%	1,959,884	Nil	199	580	2025-2029
O1.3(a)	Local OS land	5000m2	\$265 /m2	1,325,000	0	0	0	0	1,361,031	100%	1,361,031	Nil	138	389	2025-2029
O1.4(a)	Local OS land	5000m2	\$120 /m2	600,000	0	0	0	0	642,818	100%	642,818	Nil	65	184	2020-2024
	District Parks														
O1.5(a)	District OS land	21200m2	\$80 /m2	1,696,000	0	0	0	0	1,817,032	100%	1,817,032	Nil	185	519	2025-2029
O1.6(a)	District OS land	83000m2	\$102 /m2	8,466,000	0	0	0	0	8,696,216	100%	8,696,216	Nil	885	2485	2025-2029
O1.7(a)	District OS land	5600m2	\$153 /m2	856,800	0	0	0	0	880,099	100%	880,099	Nil	90	251	2030-2035+
	Sports Ground														
O1.8 (a)	Playing fields land	178500m2	\$35 /m2	6,247,500	0	0	0	0	6,693,342	100%	6,693,342	Nil	681	1912	2025-2029
O1.9	Riparian Corridor	929900m2	\$30 /m2	27,897,000	0	0	0	0	27,897,000	0%	0	Nil	0	0	Developer
	Sub-total	124.36 ha		51,169,300	0	0	0	0	52,179,512		24,282,512	0	2,471	6,938	

Menangle Park - Development Contributions Plan 2020 Works Schedule

Table B. Open Space and Recreation

Plan Ref. (Fig 4)	Facility	(a) Quantity	(b) Rate	(c) = (a) x (b) Subtotal	(d) = (c) x (A) Preliminaries, margin, professional fees, LSL etc	(e) = (c) x (B) Plans of Management and Environmental Approvals	(f) = (c) x (C) Project Management	(g) = (c) x (D) Construction contingency	(h) = (c) + (d) + (e) + (f) + (g) Estimated total cost	(i) Apportionment to SS4 Menangle Park (%)	(j) = (h) x (i) Cost apportioned to Section 94	(k) = (h) - (j) Cost apportioned to Council	(l) = (j) / (E) Contribution Rate (per person)	(m) = (j) / (F) Contribution Rate (per lot)	Timing
	Works														
	Local Parks														
O1.1(a)	Local OS	1	759,514	759,514	109,000	8,000	23,000	90,000	1,116,304	100%	1,116,304	Nil	114	319	2030-2035+
O1.2(a)	Local OS	1	695,166	695,166	100,000	7,000	21,000	83,000	1,022,276	100%	1,022,276	Nil	104	292	2025-2029
O1.3(a)	Local OS	1	73,807	73,807	11,000	1,000	3,000	9,000	110,339	100%	110,339	Nil	11	32	2025-2029
O1.4(a)	Local OS	1	360,960	360,960	52,000	4,000	11,000	43,000	531,306	100%	531,306	Nil	54	152	2020-2024
	District Parks														
O1.5(a)	District OS	1	514,691	514,691	74,000	6,000	16,000	62,000	758,886	100%	758,886	Nil	77	217	2025-2029
O1.6(a)	District OS	1	1,054,632	1,054,632	152,000	11,000	32,000	125,000	1,550,769	100%	1,550,769	Nil	158	443	2025-2029
O1.7(a)	District OS	1	26,877	26,877	4,000	1,000	1,000	4,000	41,602	100%	41,602	Nil	4	12	2030-2035+
	Sportsground														
O1.8 (a)	Playing Fields	1	4,163,971	4,163,971	596,000	42,000	125,000	493,000	6,116,709	100%	6,116,709	Nil	622	1748	2025-2029
	Car Park	2281m2	\$173 /m2	394,911	73,000	4,000	12,000	49,000	601,195	100%	601,195	Nil	61	172	2025-2029
	Amenities Building	213m2	\$2,712 /m2	577,738	107,000	6,000	18,000	71,000	879,649	100%	879,649	Nil	90	251	2025-2029
	Sub-total			8,622,268	1,280,000	90,000	262,000	1,029,000	12,729,035		12,729,035	0	1,295	3,637	
	Total			69,791,568	1,280,000	90,000	262,000	1,029,000	64,908,547		37,011,547	0	3,766	10,575	

NOTE : 1. Half road width adopted as +8.7m wide

Menangle Park - Development Contributions Plan 2020
Works Schedule

Table C. Traffic and Transport

Plan Ref (Fig 7)	Facility	Quantity	Rate	Subtotal	Preliminary margin, gross annual fees, GST etc	Plan cost Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to SIC	Contribution for residential catchment*	Contribution for employment catchment	Contribution for retail catchment	Contribution Rate (per lot)	Contribution Rate (per person)	Contribution for employment catchment (per ha)	Contribution for retail catchment (per 100m2 GFA)	Timing
	Land Acquisition																			
T1.3	Road Upgrade Works																			
(a)	Gerilee Road eastern side of M5	2959m2	\$77 /m2	228,000	0	0	0	0	232,146	100%	232,146	0	185,962	0	46,183	53	19	0	231	2000-2035
(b)	Menangle Road																			
	- part lot 3003 & P802845	2103m2	\$65 /m2	137,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	Developer/SIC
	- 90% part lot 3004 & P802845	10291m2	\$65 /m2	669,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	Developer/SIC
	- part lot 2 & P842735 (north)	837m2	\$65 /m2	54,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	Developer/SIC
	- 50% part lot 2 & P842735 (south)	1951m2	\$65 /m2	127,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	Developer/SIC
T1.4	Collector Roads																			
(a)	local to collector width	20990m2	\$153 /m2	3,210,000	0	0	0	0	3,297,289	100%	3,297,289	0	2,641,322	0	655,967	155	269	0	3,280	Various - with each Stage
C1.1(b)	Community Centre																			
	half road frontage	461m2	\$265 /m2	122,182	0	0	0	0	125,514	100%	125,514	0	100,544	0	24,970	29	10	0	125	2020-2024
T1.5	Cycleways																			
(a)	Cycleways	303m2	\$119 /m2	36,000	0	0	0	0	61,529	100%	61,529	0	49,288	0	12,241	14	5	0	61	Various - with each Stage
	Sub-total	4,811ha		4,854,692	0	0	0	0	3,716,478		3,716,478	0	2,977,117	0	739,361	861	283	0	3,697	

Menangle Park - Development Contributions Plan 2020 Works Schedule

Table C. Traffic and Transport

Plan Ref (Fig 7)	Facility	Quantity	Rate	Subtotal	Preliminary margin, gross annual fees, \$/L/lt	Plan cost Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to SIC	Contribution for residential catchment*	Contribution for employment catchment	Contribution for retail catchment	Contribution Rate (per 100 ha)	Contribution Rate (per person)	Contribution for employment catchment (per ha)	Contribution for retail catchment (per 100m2 GFA)	Timing
	Works																			
	Road Upgrade Works																			
	Menangle Road V-Marking - 2 lane duplication from C/H 1000 to Calchris Drive Intersection	1	9,925,284	9,925,284	1,425,000	199,000	298,000	1,185,000	13,032,284	0%	0	13,032,284	0	0	0	0	0	0	0	Developer/SIC
	Menangle Rd and Glenlee Rd Intersection M/R C/H 800 to C/H 1341.936	1	8,421,101	8,421,101	0	Included	0	0	3,244,069	100%	3,244,069	0	2,599,691	0	645,378	742	264	0	3,227	2000-2035+
	Menangle Rd/Cummins Rd Intersection (lights)	1	1,752,084	1,752,084	252,000	18,000	53,000	268,000	2,468,819	100%	2,468,819	0	1,977,699	0	491,150	565	201	0	2,456	2025-2029
	Menangle Road/Collector Road Intersections (2 off)	1	727,150	727,150	105,000	8,000	22,000	87,000	1,026,366	100%	1,026,366	0	822,179	0	204,187	235	84	0	1,021	2020-2024
	Collector Roads																			
	Standard	6,829 m	\$1,296/m	8,857,224	1,231,000	95,000	298,000	1,016,000	12,076,791	100%	12,076,791	0	9,674,217	0	2,402,574	2,764	984	0	12,013	Various - with each Stage
	non bus route	3,214 m	\$1,187/m	3,815,018	548,000	39,000	115,000	452,000	5,373,262	100%	5,373,262	0	4,304,298	0	1,068,964	1,230	438	0	5,345	Various - with each Stage
	Bridge over Maves Creek	1613	2,482	4,002,727	575,000	41,000	121,000	474,000	5,637,878	100%	5,637,878	0	4,516,271	0	1,121,607	1,290	490	0	5,608	2000-2035+
	Bridge over O/S	921	2,482	2,285,500	328,000	23,000	69,000	271,000	3,218,647	100%	3,218,647	0	2,578,325	0	640,322	737	262	0	3,202	2025-2029
	Community Centre																			
C1.10	Halfroad frontage	53m	\$1,600/m	84,800	13,000	1,000	3,000	11,000	121,977	100%	121,977	0	97,710	0	24,266	28	10	0	121	2020-2024
	Cycleways																			
	Menangle Road																			
	- in road reserve	5,500	249	1,371,195	197,000	14,000	42,000	163,000	1,787,195	0%	0	1,787,195	0	0	0	0	0	0	0	Developer/SIC
	- M5 bridge augmentation	120	24,931	2,991,701	430,000	30,000	90,000	365,000	3,886,701	0%	0	3,886,701	0	0	0	0	0	0	0	Developer/SIC
	Collector Roads																			
	- in road reserve	8,724	179	1,560,740	224,000	16,000	47,000	185,000	2,198,109	100%	2,198,109	0	1,760,814	0	437,295	503	179	0	2,186	Various - with each Stage
	- Mark Evans bridge augmentation	324	7,104	2,301,740	331,000	24,000	70,000	273,000	3,243,777	100%	3,243,777	0	2,508,456	0	645,322	742	264	0	3,227	2000-2035+
	Playing Fields link	740	249	184,488	27,000	2,000	6,000	22,000	261,134	100%	261,134	0	209,183	0	51,950	60	21	0	260	2025-2029
	Spring Farm Parkway																			
	- Spur line to Collector North (m)	1,799	139	249,170	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	
	- Collector North to M5 Ramps (m)	415	139	57,479	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	
	- M5 Ramps to Menangle Road (m)	274	139	37,950	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	
	Miscellaneous																			
	Bus Stops Shelter	12	17,313	207,757	30,000	3,000	7,000	25,000	294,947	100%	294,947	0	236,399	0	58,677	68	24	0	293	Various - with each Stage
	Bus Stops Non Shelter	12	3,116	37,396	6,000	1,000	2,000	5,000	55,577	100%	55,577	0	44,521	0	11,057	13	5	0	55	Various - with each Stage
	Menangle Park Station Cycle Parking	1	5,771	5,771	0	0	0	0	0	100%	0	0	0	0	0	0.0	0	0	0	RailCorp
	Sub-Total			48,696,276	6,722,000	606,000	1,263,000	4,732,000	67,927,622		35,221,342	18,716,180	31,418,694	0	7,802,748	8,977	3,197	0	39,014	
	Total			63,200,367	6,722,000	606,000	1,263,000	4,732,000	81,664,000		42,937,820	18,716,180	34,396,711	0	8,642,110	9,827	3,600	0	42,711	

Menangle Park - Development Contributions Plan 2020
Works Schedule

Table D. Trunk Drainage and Water Quality

		(a)	(b)	(c) = (a) x (b)	(d) = (c) x (a)	(e) = (c) x (b)	(f) = (c) x (C)	(g) = (c) x (D)	(h) = (c) + (d) + (e) + (f) + (g)	(i)	(j) = (h) x (i)	(k) = (h) - (j)	(l) = (j) / (S)	(m) = (j) / (E) x (P) / (S)			
Plan Ref (Fig 6)	Facility	Quantity	Rate	Subtotal	Preliminary, margin, professional fees, L&L etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to \$34 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate (per net developable hectare)	Contribution Rate (per person)	Contribution Rate for employment area (per hectare)	Contribution Rate for retail (per 100m2 GFA)	Timing
	Land Acquisition Basin 7																
D1.1(a)	facility land	18600m2	\$170 /m2	3,162,000	0	0	0	0	3,247,984	100%	3,247,984	Nil	9,770	328	0	98	2025-2029
D1.2(a)	Basin 8 facility land	18800m2	\$119 /m2	2,237,200	0	0	0	0	2,298,036	100%	2,298,036	Nil	6,912	232	0	69	2025-2029
D1.3(a)	Basin 13 facility land	14000m2	\$102 /m2	1,428,000	0	0	0	0	1,466,832	100%	1,466,832	Nil	4,412	148	0	44	2030-2035+
	Wetlands																
D1.4	Wetland drainage bypass land	7700m2	\$68 /m2	523,600	0	0	0	0	537,838	100%	537,838	Nil	1,618	54	0	16	2030-2035+
D1.5	Wetland	Located within trunk drainage land															
D1.6	Wetland	Located within district open space															
D1.7	Existing Wetland Creek	5250m2	\$43 /m2	223,125	0	0	0	0	229,192	100%	229,192	Nil	689	23	0	7	2025-2029
D1.8	Wetland south of watercourse	2020m2	\$30 /m2	60,600	0	0	0	0	64,925	100%	64,925	Nil	195	7	0	2	2020-2024
D1.9	Wetland and perched wetland	Located within trunk drainage land															
D1.10	Wetland to minor watercourse	1670m2	\$30 /m2	50,100	0	0	0	0	53,675	100%	53,675	Nil	161	5	0	1.6	2025-2029
D1.11	Wetland	1080m2	\$30 /m2	32,400	0	0	0	0	34,712	100%	34,712	Nil	104	4	0	1.0	2025-2029
D1.12	Wetland	1010m2	\$30 /m2	30,300	0	0	0	0	32,462	100%	32,462	Nil	98	3	0	1.0	2025-2029
D1.13(a)	Wetland	Located within trunk drainage land															
D1.14	Wetland	Located within playing fields															
D1.15	Wetland	0m2	\$30 /m2	0	0	0	0	0	0	100%	0	Nil	0	0	0	0	Developer
D1.16	Wetland/Wetland	Located within district open space															
D1.17	Wetland	Located within open space															
D1.18	Wetland	Located within open space															
D1.19 (a)	Wetland	Located within open space															
Net Drainage Land map(Fig 6) & D1.20	Trunk Drainage																
	Trunk drainage land (land below 1% AEP)	91000m2	\$34 /m2	3,094,000	0	0	0	0	3,178,135	100%	3,178,135	Nil	9,559	321	0	96	Various - with each Stage
	Proposed Drainage Easements																
D1.21	Drainage easement	0m2	\$24 /m2	0	0	0	0	0	0	100%	0	Nil	0	0	0	0	2030-2035+
D1.22	Drainage easement	12600m2	\$10 /m2	126,520	0	0	0	0	132,015	100%	132,015	Nil	397	13	0	4	2025-2029
D1.23	Drainage easement	17000m2	\$10 /m2	173,400	0	0	0	0	178,115	100%	178,115	Nil	536	18	0	5	2025-2029
D1.24	Drainage easement	8600m2	\$6 /m2	51,600	0	0	0	0	55,262	100%	55,262	Nil	166	6	0	2	2025-2029
	Sub-total	199336m2		11,194,846					11,609,266		11,609,266	0	34,618	1,164	0	346	

**Menangle Park - Development Contributions Plan 2020
Works Schedule**

Table D. Trunk Drainage and Water Quality

Plan Ref (Fig 8)	Facility	Quantity	Rate	Subtotal	Preliminary, margin, professional fees, LSL etc	Plans of Management and Environmental Approvals	Project Management	Construction contingency	Estimated total cost	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate (per net developable hectare)	Contribution Rate (per person)	Contribution Rate for employment area (per hectare)	Contribution Rate for retail (per 100m ² GFA)	Timing
	Works																
	Basin 7																
D1.1(a)	detention facility - civils	1	815,198	815,198	117,000	9,000	25,000	97,000	1,149,692	100%	1,149,692	Nil	3,458	116	0	35	2025-2029
D1.1(a)	detention facility - landscaping	1	1,641,415	1,641,415	236,000	17,000	50,000	195,000	2,313,462	100%	2,313,462	Nil	6,959	234	0	70	2025-2029
	Basin 8																
D1.2(a)	detention facility - civils	1	1,371,800	1,371,800	197,000	14,000	42,000	163,000	1,933,243	100%	1,933,243	Nil	5,815	196	0	58	2025-2029
D1.2(a)	detention facility - landscaping	1	1,509,107	1,509,107	217,000	16,000	46,000	179,000	2,127,137	100%	2,127,137	Nil	6,398	215	0	64	2025-2029
	Basin 13																
D1.3(a)	detention facility - civils	1	790,631	790,631	114,000	8,000	24,000	94,000	1,114,476	100%	1,114,476	Nil	3,352	113	0	34	2030-2035+
D1.3(a)	detention facility - landscaping	1	802,414	802,414	116,000	9,000	25,000	96,000	1,133,705	100%	1,133,705	Nil	3,410	115	0	34	2030-2035+
	Trunk Drainage																
D1.20	civils and landscaping	1	1,949,238	1,949,238	280,000	20,000	59,000	231,000	2,745,812	100%	2,745,812	Nil	8,259	278	0	83	Various - with each Stage
	Wetlands																
D1.4	Wetland riparian corridor	7700m ²	\$47 /m ²	364,383	53,000	4,000	11,000	44,000	515,138	100%	515,138	Nil	1,549	52	0	15	2030-2035+
D1.7	Wetland riparian corridor	5250m ²	\$47 /m ²	248,443	36,000	3,000	8,000	30,000	351,919	100%	351,919	Nil	1,059	36	0	11	2025-2029
D1.10	Wetland riparian corridor	1670m ²	\$47 /m ²	79,029	12,000	1,000	3,000	10,000	113,573	100%	113,573	Nil	342	11	0	3	2025-2029
D1.11	Wetland riparian corridor	1080m ²	\$47 /m ²	51,108	8,000	1,000	2,000	7,000	74,730	100%	74,730	Nil	225	8	0	2	2025-2029
D1.12	Wetland riparian corridor	1010m ²	\$47 /m ²	47,796	7,000	1,000	2,000	6,000	68,986	100%	68,986	Nil	208	7	0	2	2025-2029
	Shoreline & stabilisation																
D1.17	Silo retention	1	457,816	457,816	66,000	5,000	14,000	55,000	646,450	100%	646,450	Nil	1,944	65	0	19	2030-2035+
D1.18	Silo retention	1	928,247	928,247	134,000	10,000	26,000	111,000	1,309,785	100%	1,309,785	Nil	3,940	132	0	39	2025-2029
D1.18 & D1.14	Wetlands and stabilisation to playing fields	1	3,556,359	3,556,359	511,000	36,000	107,000	422,000	5,009,214	100%	5,009,214	Nil	15,067	507	0	151	2025-2029
D1.9	Shoreline and stabilisation to corridor	1	3,135,326	3,135,326	450,000	32,000	95,000	372,000	4,416,598	100%	4,416,598	Nil	13,285	447	0	133	2025-2029
D1.13(a)	Silo retention	570m ²	\$214 /m ²	121,711	18,000	2,000	4,000	15,000	173,785	100%	173,785	Nil	523	18	0	5	2025-2029
D1.13(a)	Stabilisation and GPTs	1	239,028	239,028	35,000	3,000	8,000	29,000	339,575	100%	339,575	Nil	1,021	34	0	10	2025-2029
D1.15	Silo retention	0m ²	\$214 /m ²	0	0	0	0	0	0	0%	0	Nil	0	0	0	0	Developer
D1.19(a)	Silo retention	900m ²	\$214 /m ²	192,175	28,000	2,000	6,000	23,000	271,609	100%	271,609	Nil	817	27	0	8	2030-2035+
D1.7, D1.5, D1.16	Northern Corridor	1	1,954,781	1,954,781	281,000	20,000	59,000	232,000	2,753,969	100%	2,753,969	Nil	8,284	279	0	83	2025-2029
D1.5, D1.16	Northern Corridor 2 & 3	1	12,116,841	12,116,841	1,739,000	122,000	364,000	1,435,000	17,060,115	100%	17,060,115	Nil	51,315	1,725	0	513	2025-2029
	HR1 and HR2																
D1.22, D1.23	Stabilisation and GPTs (HR1 and HR2)	1	506,347	506,347	73,000	6,000	16,000	61,000	716,231	100%	716,231	Nil	2,154	72	0	22	2025-2029
	Sub-total			32,878,993	4,728,000	341,000	998,000	3,907,000	46,339,266		46,339,266	0	139,383	4,487	0	1,384	
	Total			44,073,838	4,728,000	341,000	998,000	3,907,000	57,848,410		57,848,410	0	174,001	5,861	0	1,740	

Menangle Park - Development Contributions Plan 2020 Works Schedule

Plan Preparation												
Item	Facility	Consultant	Total Cost	Purpose of Report	Apportionment to S94 Menangle Park (%)	Cost apportioned to Section 94	Cost apportioned to Council	Contribution Rate per net developable hectare	Contribution Rate per person	Contribution Rate for employment catchment (per ha)	Contribution Rate for retail catchment (per 100m2 GFA)	Timing
1	Plan Preparation											
1	Structure Plan report	Urbis/Rohan Dickson Associates		Required to identify urban footprint, facilitate yield calculations and land acquisition planning to inform contributions plan								
2	Spring Farm Parkway											
2(a)	Route Options Study	Northrop Engineering		Required to identify location of road for concept design, land acquisition planning and costing for contributions plan								
2(b)	Concept grading and cost plan	Lean & Hayward		Required to establish reasonable cost plan allowance for contributions plan								
3	TMAP	AECOM		Required to determine road network upgrade requirements for scope definition, land acquisition and costing for contribution plan								
4	Flood investigation	GHD		Required to determine development footprint which then informs structure plan, land acquisition and drainage works requirements for contributions plan								
5	Flood Report	GHD		Required to establish scope and scale of local trunk drainage provisions and land acquisition for contributions plan								
6	Water Sensitive Urban Design Report	AECOM		Required to establish scope and scale of water quality management facilities required for development								
7	Structure Plan refinement and yield assessment	Lean & Hayward		Required to confirm development yield for apportionment of overall cost to a per lot basis								
8	Social Assessment Report	Heather Nesbitt		Required to determine social needs and assess population characteristics for determination of facilities and costs								
9	Quantity Surveyor	WT Partnership		Required to validate the consultants' opinion of probable costs for contributions plans								
10(a)	Project Management	APP		Required to manage the procurement of the studies and investigations necessary to prepare the contributions plan								
(b)	Project Management	Lean & Hayward		As above								
11	Heritage Studies											
(a)	European	Casey & Lowe		Required to determine structure plan constraints								
(b)	Indigenous	Jo McDonald		As above								
12	Flora and Fauna, Riparian and Offset Study	GHD		As above								
13	Landscape Concept Designs											
(a)	Playing fields	JMD Design		Required to identify scope and scale of works for cost estimation								
(b)	Open Space	JMD Design		As above								
(c)	Streetscape strategy	JMD Design		As above								
14	Surveybase plans	Lean & Hayward		Required to support other studies and to determine land acquisition areas								
15	Land Capability Study	Douglas Partners		Required to determine structure plan constraints								
17	Land Valuations	WC McManus (Valuations)		Required to determine acquisition cost for open space, community and drainage lands								
18	Contributions Plan compilation											
(a)	Statutory Planner	IMG Planning		Required to compile draft plan and IPART submission								
(b)	Works plan preparation	Lean & Hayward		Required to identify location of items contained in works schedule								
	Sub-total		\$1,474,344				0	\$4,435	\$149	\$0	\$44	
	Total Section 94		\$1,474,344				0	\$4,435	\$149	\$0	\$44	

8.3 Planning Proposal to rezone Land at the corner of Appin Road and Kellerman Drive, St Helens Park

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.3 - Responsibly manage growth and development, with respect for the environment, heritage and character of our city

Officer's Recommendation

1. That Council endorse the attached draft Planning Proposal (the Proposal) which seeks to make amendments to the Campbelltown Local Environmental Plan 2015 (LEP2015) and forward the proposal to the Minister for Planning and Public Spaces for a Gateway determination.
2. That subject to a successful Gateway determination, further in depth traffic studies be required and consultation with the NSW Roads and Maritime Service be undertaken given the location of the subject land in proximity to Appin Road.
3. That subject to satisfying the requirements of the Gateway determination, the Proposal be placed on public exhibition and the outcome of that exhibition be reported to the Council.

Executive Summary

- Council has received a planning proposal request relating to land at the corner of Appin Road and Kellerman Drive, St Helens Park. The site is clear of trees and occupied by an existing service station development.
- The site is currently zoned R2 Low Density Residential under Campbelltown Local Environmental Plan 2015 (CLEP 2015).
- Despite the current R2 Low Density Residential zoning, the specific business type uses of a 'service station' and 'neighbourhood shop' are also currently permitted with consent on the land, under the Schedule 1 'additional permitted uses' provisions of CLEP 2015.
- The site is currently being used for the purposes of a service station with the sale of other products considered ancillary to the dominant use as a service station.

- The proposal seeks to change the zone to B1 Neighbourhood Centre Zone under CLEP 2015 to more closely align with those use currently permissible on the land.
- The proposal also seeks to increase the maximum permissible height of building under Clause 4.3 of the CLEP 2015 from 8.5m to 9.0m.
- Should the land be rezoned as requested, the existing Additional Permitted Uses applicable to the site for a 'service station' and 'neighbourhood shop' would become redundant and are therefore it is requested that they be removed from CLEP 2015.
- The Proposal is supported by a concept design to illustrate how a future development may be undertaken on the vacant portion of the site should the land be rezoned as requested. This design is indicative only and would be subject to separate assessment under a development application should the land be rezoned in accordance with the proposal.
- The Proposal is considered to have sufficient planning merit to be recommended for a Gateway Determination.

Purpose

The purpose of the report is to inform the Council of a planning proposal request to amend the Campbelltown Local Environmental Plan 2015 (LEP2015) to rezone land at the corner of Appin Road and Kellerman Drive St Helens Park to B1 Neighbourhood Centre Zone, and to request Council's endorsement for a draft Planning Proposal (the Proposal) to be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination.

History

The Proposal the subject of this report was originally submitted to Council by the owner of the land on 15 July 2015. Following the initial assessment by Council staff, the Proposal was deferred on 11 August 2015, 23 October 2015 and again on 16 May 2016 seeking further information.

The current proposal (attachment 3) comprises an updated proposal that was re-submitted by the landowner on 31 May 2019 and includes supplementary traffic and economic reports provided by the applicant on 27 September 2019. The proposal includes architectural plans to illustrate the potential development outcome intended by the owner of the subject land should the land be rezoned as requested.

On 26 February 2020, the Campbelltown Local Planning Panel (LPP) considered the proposal in accordance with Section 2.19 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and were generally supportive of Council advancing the proposal to the Department of Planning and Infrastructure and Environment for a Gateway Determination, subject to further traffic assessment being undertaken post-Gateway. Further details of the advice provided by the LPP is outlined in the body of this report.

Report

Council has received a planning proposal request relating to a 7625sqm allotment located at the south eastern corner of the intersections of Appin Road and Kellerman Drive, St Helens Park. The site is clear of trees and occupied by an existing service station development.

The site is currently zoned R2 Low Density Residential under Campbelltown Local Environmental Plan 2015 (CLEP 2015). Development for the purpose of a 'service station' and 'neighbourhood shop' is permitted with consent on the land under the Schedule 1 'additional permitted uses' provisions of CLEP 2015.

The planning proposal request seeks to change the zoning of the site from the R2 Low Density Residential Zone to B1 Neighbourhood Centre Zone under Campbelltown Local Environmental Plan 2015. The request also seeks an increase in the maximum permissible height of building under Clause 4.3 of the CLEP 2015 for the site from the current 8.5m to 9.0m to align with the height limit of other B1 zoned land in the Campbelltown LGA.

Should the land be rezoned as requested, the existing Additional Permitted Uses applicable to the site for a 'service station' and 'neighbourhood shop' would become redundant and therefore it is proposed to remove these from Schedule 1 of the CLEP 2015.

A service station with convenience store, vehicle access to Appin Road and Kellerman Drive, and internal roads was approved by Campbelltown City Council under Development Consent 39/2013, dated 10 December 2013 and has since been constructed on the southern part of the lot. The portion of the allotment adjacent to the corner of Appin Road and Kellerman Drive remains vacant.

The application is supported by a concept design to illustrate how a future development may be undertaken on the vacant portion of the site should the land be rezoned as requested. This design is indicative only and would be subject to further assessment under a separate future development application should the land be rezoned in accordance with the request.

The proponent's planning proposal request was considered to have sufficient strategic planning merit when lodged and as such, the subject draft Planning Proposal (the Proposal) has been developed in order to seek the Council's endorsement for further investigation and studies, and for the reasons outlined in this report, having particular regard to the social and economic benefits that would likely result for the growing population of St Helens Park, for forwarding to the Gateway for its consideration and determination.

2. Assessment – Gateway Determination

The State Government's - A Guide to Preparing Planning Proposals – issued under s3.33 (3) of the EP&A Act provides guidance and information for the preparation and assessment of draft Planning Proposals.

The Guide states that a draft planning proposal should contain enough information to identify relevant environmental, social, economic and other site specific considerations. The assessment of the subject proposal has been undertaken in accordance with the latest version of the guide, having regard to the key issues identified for assessment of the initial Gateway determination.

The purpose of this Gateway determination stage is to ensure there is sufficient justification early in the process to proceed with a draft planning proposal. It enables draft planning proposals that lack strategic merit to be stopped early in the process before time and significant human and financial resources are committed.

This report provides an overview of the proposal to Council to assist the decision on whether the proposal should be forwarded by Council to the Department of Planning, Infrastructure and Environment (DPIE) for a Gateway Determination. If issued, and subject to a positive Gateway determination, additional information, detailed studies or consultation including more in depth traffic studies/analysis will be required before the Proposal can be finalised and placed on public exhibition.

2.1 Intended Outcome

The intended outcome of the proposal is to facilitate the development of a local neighbourhood centre on the land as illustrated in the accompanying concept design plans. This concept design indicates the potential for approximately 1700sqm of additional business and retail floor space, in addition to shop-top housing above.

2.2 Site Description

The subject land is located at the south eastern corner of Appin Road and Kellerman Drive, St Helens Park and is legally described as Lot 6202 in Deposited Plan 1203930. The allotment is 7,625sqm in area with a street frontage to Appin Road of 103 metres, and street frontage to Kellerman Drive of 61 metres. The site is clear of trees and occupied by an existing service station development on the southern portion of the land. Low density residential development of St Helens Park adjoins the site on the eastern and southern boundaries.

The site is served with regular public and school bus routes serving the site along Appin Road and Kellerman Drive. These routes connect the site to Campbelltown railway station and the Central Business District.

A service station development has been built on the southern portion of the lot under the benefit of Development Consent 39/2013/DA-C, conditionally approved by Council on 10 December 2013 under the 'additional permitted use' provisions of Council's Local Environmental Plan which permits a service station and neighbourhood shop on the land. Details of the relevant zoning and planning provisions applying to the site are detailed in the later section of this report.

The existing service station development includes a convenience store, petrol dispensing facilities, canopy and associated concrete vehicular circulation areas. Vehicular access is provided via a combined entry/exit driveway to Kellerman Drive and an exit only driveway to Appin Road. The land is relatively flat as a result of previous earthworks associated with the construction of the service station development, with a slight fall to the north-east towards Kellerman Drive.

2.3 Surrounding Area

St Helens Park is bounded by Woodland Road and the linear parkland of Airds to the north, the Georges River to the east, the locality of Gilead to the south, and Appin Road to the west. St Helens Park is one of the more recently developed residential suburbs of Campbelltown, with the vast majority of new development in the suburb comprising low density detached housing.

The 2020 population estimate for St Helens Park is 6948 and is forecast to grow by 13.32 percent to 7874 by 2036. There are two existing primary schools in the suburb, being Woodland Road Public at the northern end of the suburb and St Helens Park Public to the south. The nearest secondary school is Ambarvale High located in to the north-east within the suburb of Rosemeadow on the opposite side of Appin Road.

The immediate area is characterised by low density residential development within the R2 Low Density Residential zone of St Helens Park, with the public recreation area of St Helens Park Reserve to the north. This recreational space incorporates a recently constructed skate facility. There are three allotments of land on Kellerman Drive zoned B1 Neighbourhood Centre located approximately 1.1km from the subject site that are occupied by a neighbourhood centre and public school.

The suburb of St Helens Park has limited retail facilities to serve the resident population. The closest retail centre is located at Rosemeadow Market Place located on the western side of Appin Road, with a smaller agglomeration of shops and service station located to the north on Woodland Road.

The Proposal

The proposal (attachment 3) seeks to amend Campbelltown Local Environmental Plan 2015 (CLEP 2015) so as to permit the development of a local neighbourhood centre in conjunction with the existing approved service station development on the land. The development type is proposed to serve the local residential catchment of St Helens Park, users of the adjacent St Helens Park Reserve, as well as passing vehicular trade from Appin Road.

For the purpose of understanding what a future potential development could look like if the Proposal was approved, a conceptual design of the potential development outcome that could potentially be facilitated by the proposed rezoning has been provided by the proponent and is included within attachment 3.

The endorsement or approval of this Planning Proposal does not approve any actual development on the land, and any conceptual design would be subject to further assessment under a separate development application (DA).

The concept provided with the Proposal by the proponent, has been provided to indicate how they believe a local neighbourhood centre might be developed on the subject land, where the Planning Proposal was approved.

Should the proposed amendments to CLEP 2015 be made, any future development proposal for a local neighbourhood centre on the land would be subject to public exhibition and a detailed environmental assessment under a separate development application. Such an assessment would include a detailed analysis of the building design, traffic generation, and local environmental impacts on neighbouring residential properties. As such, the concept design included with the proposal should only be read as an indicative development outcome that would be subject to separate DA assessment.

Details of the specific amendments proposed to CLEP 2015 under the draft proposal are provided below.

Zoning

Amendment of the current zoning of 'R2 Low Density Residential' applying to the site to 'B1 Neighbourhood Centre'. An extract of the land use table for each zone under CLEP 2015 is provided below for comparison.

Zone R2 Low Density Residential

1. Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale.
- To minimise overshadowing and ensure a desired level of solar access to all properties.
- To facilitate diverse and sustainable means of access and movement.

2. Permitted without consent

Home occupations

3. Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Semidetached dwellings; Tank-based aquaculture

4. Prohibited

Any development not specified in item 2 or 3

Zone B1 Neighbourhood Centre**1. Objectives of zone**

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To support public transport patronage and encourage walking and cycling.
- To achieve an accessible, attractive and safe public domain.
- To allow small-scale residential development in conjunction with retail, business and commercial uses in a manner that increases the vitality of the surrounding neighbourhood.

2. Permitted without consent

Nil

3. Permitted with consent

Boarding houses; Business premises; Car parks; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Hardware and building supplies; Home businesses; Home occupations; Information and education facilities; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Service stations; Shop top housing; Signage; Take away food and drink premises; Tank-based aquaculture; Veterinary hospitals

4. Prohibited

Pond-based aquaculture; any other development not specified in item 2 or 3

Schedule 1 - Additional Permitted Uses

Removal of the 'Additional Permitted Uses' clause under Schedule 1 of CLEP 2015 that permits a 'service station' and 'neighbourhood shop' with development consent on the land. It is noted that these land uses would otherwise be prohibited in the R2 Low Density Residential Zone.

The additional permitted uses clause under Schedule 1 of CLEP 2015 that applies to the land is replicated as follows:

38 Use of certain land at Appin Road, St Helens Park

- (1) This clause applies to land at Appin Road, corner of Appin Road with northern end of Kellerman Drive, St Helens Park, being Lot 1112, DP 1025751.
- (2) Development for the purpose of a service station and neighbourhood shop is permitted with development consent.

The additional permitted uses clause relates to Lot 1112 DP 1025751, which is the larger historical allotment that captures the subject site, in addition to surrounding land that has been subdivided and developed for low density residential development. In this regard, the operation of the clause is redundant for surrounding residential land that is technically within the boundaries of the historical Lot 1112.

Should the proposed rezoning of the subject land come into effect, the additional permitted uses clause applying to the subject land would become redundant as a 'service station' and 'neighbourhood shop' are permitted with development consent within the B1 Neighbourhood Centre zone.

Lot Size

Removal of the existing minimum lot size control of 500sqm for the subject land.

The lot size control that currently applies to R2 Low Density Residential zoned land under CLEP 2015 specifies a minimum lot size of 500sqm for residential lots. The proposal seeks to remove this minimum lot size control given that minimum lot size requirements for residential purposes do not apply to the areas zoned B1 Neighbourhood Centre under CLEP 2015. Other B1 zones have no minimum lot size.

Building Height

Amendment of the maximum building height from 8.5m to 9.0m for the subject land.

The building height control of 8.5m that applies to the site is consistently applied under CLEP 2015 to R2 Low Density Residential zoned land. The proposed amendment to increase the height limit to 9.0m aligns with other B1 zoned land within the Campbelltown LGA, and has been requested by the proponent to ensure the feasibility of developing a neighbourhood centre with the provision of 'shop top housing' on the upper level.

Dual Occupancy Lot Size

Removal of the minimum lot size control of 700sqm relating to subdivision of dual occupancy developments.

The existing lot size control for dual occupancy under CLEP 2015 applies a minimum lot size of 700sqm for R2 zoned land. As minimum lot size for dual occupancy requirements do not apply to the areas zoned B1 Neighbourhood Centre under Campbelltown LEP 2015, the proposal seeks to remove this control.

4. Assessment of the draft Planning Proposal

4.1 Strategic Context – State Planning Policy

The following State Plans and strategic planning policies are relevant to the consideration of the PPR as discussed below.

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 three 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 in locations close to jobs, public transport, community facilities and services.

The proposal is generally consistent with the requirements of the Greater Sydney Region Plan by promoting employment within a local commercial centre that is accessible to the residents of St Helens Park, and facilitating an increased diversity of housing to meet the needs of the population.

Western City District Plan

The Western City District Plan was released in March 2018 and provides a template for realising the Western Parkland City of the Metropolis of Three Cities (Region Plan for Greater Sydney).

The District Plan is identified to assist councils to plan for and support growth and change, and align their local planning strategies to place based outcomes. It guides the decisions of State Agencies and informs the private sector and wider community of approaches to manage growth and change.

The proposal is considered to be consistent with the planning priorities of the Western City District Plan through improved liveability outcomes, housing affordability and job creation. The proposal also aligns with the priorities of the plan by facilitating a land use that promotes public activity and social interaction adjacent to a public open space asset used by the community.

State Environmental Planning Policies

The following State Environmental Planning Policies (SEPPs) are applicable to the Proposal:

- SEPP 55 – Remediation of Land
- SEPP 64 – Advertising and Signage
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Infrastructure) 2007
- SEPP (Vegetation in Non-Rural Areas) 2017

- SEPP (Koala Habitat protection) 2019
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

An assessment of the Proposal against all relevant SEPPs has confirmed that the proposal is not inconsistent with those SEPPs. Further detail in relation to the relevant SEPPs is outlined in the proposal included as attachment 3 to this report.

SEPP (Koala Habitat protection) 2019 commenced on 1 March 2020 and repeals SEPP 44 – Koala Habitat protection. The proposal is consistent with the provisions of the new Koala Habitat Protection SEPP as the subject land does not comprise koala habitat.

Greater Macarthur 2040

The Department of Planning, Infrastructure and Environment has prepared Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area which sets out the strategic planning framework for the Growth Area.

The primary aim of this Plan is to focus on the urban renewal of the Glenfield to Macarthur rail corridor and the development of land for release areas from Menangle Park to Appin and:

- provide new homes and local centres
- create local jobs
- Develop Collaborative Planning
- improve transport connections
- provide open spaces and parks
- protect the koala population

Through the aims, the Greater Macarthur 2040 Plan also sets out actions that will help meet the vision identified within the document.

The proposal is considered to be consistent with Greater Macarthur 2040 as it would facilitate greater housing diversity outcomes, increased employment opportunities and service provision for the local community.

4.2 Section 9.1 Local Planning Directions

Section 9.1 of the EP&A Act allows the Minister for Planning to give directions to councils regarding principles, aims, objectives or policies to be achieved, or give effect to, in the preparation of draft local environmental plans. All relevant Directions must be satisfactorily addressed by Council (as the relevant planning authority) as part of the planning proposal process.

The directions of most relevance to the assessment of the proposal are considered below.

Direction 1.1 Business and Industrial Zones

The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified centres.

The proposal is considered to be consistent with this Direction given that it will promote increased employment and business activities within a suitable location to service the needs of the growing population of St Helens Park. The proposal is supported by an economic impact assessment that identifies no potential adverse impacts to the viability of existing commercial centres in the surrounding locality.

Direction 3.1 Residential Zones

The relevant objectives of this Direction are to encourage a variety and choice of housing types to provide for existing and future housing needs, and make efficient use of existing infrastructure and services.

The proposal would facilitate a greater diversity of housing choice through the delivery of shop top housing on land that is supported by existing infrastructure and services. Accordingly, the proposal is considered to be consistent with this Direction.

Direction 3.4 – Integrating Land Use and Transport

The objectives of this Direction relate to the improved integration of urban development and transport access options to housing, jobs and services in order to reduce dependence on car travel.

The proposal is considered to be consistent with this Direction given that it would facilitate improved housing and retail options within a highly accessible location in close proximity to the existing St Helens Park residential catchment.

Direction 4.4 states that a planning proposal may only be inconsistent with the terms of the Direction if the NSW RFS does not object to the progression of the planning proposal.

Direction 4.3 – Flood Prone Land

The site is not identified as flood prone by any Council Flood Study or relevant environmental planning instrument. Accordingly, the proposal is considered to be consistent with this Direction.

Direction 4.4 – Planning for Bushfire Protection

The site is not identified as bush fire prone land by Campbelltown City Council's Bushfire Prone Land Map under section 146 of the EP&A Act. Accordingly, the proposal is considered to be consistent with this Direction.

Direction 5.4 – Implementation of Regional Plans

The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.

This direction applies to land to which a Regional Plan has been released by the Minister for Planning. The Greater Sydney Region Plan has been considered and no inconsistencies have been identified.

Direction 6.1 – Approval and Referral Requirements

The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

The proposal is consistent with this direction as it does not alter any approval or referral requirements.

Direction 6.3 – Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.

The proposal is consistent with this direction as it removes the Schedule 1 additional permitted uses clause applying to the land, so as to permit development in accordance with the land use table of the B1 Neighbourhood Centre Zone.

Direction 7.1 – Implementation of a Plan for Growing Sydney

The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.

The proposal is consistent with this Ministerial Direction as it aligns with the objectives of the Metropolitan Strategy by facilitating housing diversity and employment generating development in an accessible location.

4.3 Strategic Context – Local Planning Policy

The following Council plans and strategic planning policies are relevant to the consideration of the proposal as discussed below.

Campbelltown Community Strategic Plan 2027

The Campbelltown Community Strategic Plan 2027 (CSP) is a 10 year vision that identifies the main priorities and aspirations for the future of the Campbelltown City Local Government Area (LGA) and is Council's long term plan to deliver the community inspired vision.

The CSP will guide the development of Campbelltown through a series of goals and strategies including, but not limited to, housing choice, strengthening the local economy and promoting the use of public spaces.

The proposal is considered to align with the above goals and strategies of the CSP.

Campbelltown Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020. The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area over 20 years and aims to achieve the following:

- provide a 20 year land use vision
- outline the characteristics that make our city special
- identify shared values to be enhanced and maintained
- direct how future growth and change will be managed
- prioritise changes to planning rules in the LEP 2015 and DCP
- implement the Region and District Plans as relevant to the LGA
- identify where further detailed strategic planning may be needed

The proposal has been considered in accordance with the relevant provisions of the LSPS, and is consistent with the following actions identified in the LSPS:

- Action 2.12 - Promote housing diversity through local planning controls and initiatives
- Action 10.13 - Ensure that new centres are located in accessible and economically viable locations, are orientated to address the public domain, and provide optimum access for local residents

In addition to the abovementioned actions, the proposal is considered to be generally consistent with the broader intent of the LSPS to strategically manage growth and change in the community to ensure sustainable planning outcomes for the Campbelltown LGA.

4.4 Economic Impact Assessment

An assessment of the economic impacts associated with the rezoning of land have been undertaken by MacroPlan Dimasi in their report titled 'Appin Road, St Helens Park Economic Impact Assessment, May 2019' (refer attachment 3). Supplementary information and assessment has been provided by separate cover (attachment 2)

The Economic Impact Assessment (EIA) has reviewed the potential for an additional 1,700sqm of retail commercial and business floor space under a B1 zoning, in the context of nearby local service centres and the Campbelltown-Macarthur Regional City.

The existing B1 zoned land located on Kellerman Drive within St Helens Park is occupied by the St Helens Park Public School and the St Helens Park Community Centre. There is one vacant allotment within the B1 zone that is under the same ownership as the land the subject of this proposal. The advantages of the subject site are also discussed within the Economic Impact Assessment which identifies the increased viability of the subject land to support a local commercial development given the ability to service a larger trade area, exposure to passing trade along Appin Road, and reduced commercial risk.

The Appin Road Economic Impact Assessment (EIA) by Macroplan Dimasi provides a review of the need and demand for a proposed retail and convenience store at St Helen Park. The assessment includes a detailed review of the plans for the site, a potential catchment area, possible tenancy mix and sales and an indicative estimate of impacts on existing local centres.

The EIA has been reviewed by Council's Economic Analytics and Policy Coordinator and the following analysis provided:

- The concept development design is for approximately 1700sqm of commercial floor space, including an anchor tenant of a small scale supermarket of 660sqm. The centre is intended to provide convenience based retail services for the surrounding population.
- A trade area has been defined that includes the suburb of St Helens Park as well as parts of Rosemeadow and Bradbury. The trade area generally extends around 2km around the site, which is typical of a convenience based centre.
- The indicative centre is proposed to include a retail component of 1330sqm and achieve indicative sales of \$9.5m, including \$5m in supermarket sales. These sales are considered to be conservative but are feasible based on the indicative tenancy mix.
- The proposed impacts as outlined in the EIA are plausible with the largest impacts occurring on Rosemeadow Marketplace and the Campbelltown City Centre. These impacts are well within the competitive range of 10 percent or less.
- Indicative employment generation is in-line with industry benchmarks.
- Having regard to the above analysis, the economic benefits that would likely be realised by the development of a local commercial centre under a B1 Neighbourhood Centre zone are summarised as follows.
- Increased choice and amenity for the population of the main trade area as well as likely increased competition for the benefit of consumers.
- More convenient access to new convenience-oriented amenities, to serve both the main trade area population, as well as passing traffic along Appin Road.
- Reduced travel distances, leading to savings on time for main trade area residents, due to a better provision of retail and non-retail facilities at the local level.
- Additional employment opportunities near residential areas and consequent economic multiplier benefits.

4.5 Social Impact Assessment

The social effects resulting from the proposal are considered to be positive for the local St Helens Park community. The proposed rezoning of the land would provide new employment opportunities for local residents, estimated to be around 39 additional jobs.

The establishment of a small local neighbourhood centre will also provide greater access to local services and facilities for the St Helens Park community and users of the adjacent St Helens Park Reserve. The site is within walking distance for the majority of the St Helens Park community, which would reduce car usage and have a positive effect on general health and wellbeing.

4.6 Traffic Impact Assessment

Transport and Urban Planning Pty Ltd has been engaged by the applicant to assess the potential traffic and access aspects of the concept plan design accompanying the proposal.

The concept plan design is indicative only and would therefore be subject to a separate development application and environmental assessment should the proposed rezoning be made.

However, the concept proposal indicates the addition of 1710sqm retail, commercial and business use floor space on the site, in addition to 11 residential units in a 'shop top' housing form. A total of 121 parking spaces is shown on the concept plan, comprising 30 basement and 91 on grade parking spaces. A loading dock for the supermarket is also provided for on the plan.

Based on that provided by the proponent, the traffic assessment indicates that the concept proposal would constitute a moderate traffic generating development, with a maximum traffic generation of 440 vehicle trips per hour during the PM peak hours if both commercial and residential trips occur within the same one hour. The assessment of the additional traffic associated with the concept proposal indicates that traffic conditions on the road network adjacent the site would remain satisfactory post development.

Council's Traffic Engineers have reviewed the traffic impact assessment and have identified additional issues that will require further in depth investigation should the proposal be recommended for a Gateway Determination.

As part of the assessment of the Proposal, consultation with the NSW Roads and Maritime Service (RMS) will be required regarding planned upgrades to the adjoining intersection of Appin Road and Kellerman Drive, with in depth consideration to be given to such critical aspects as future pedestrian and driver safety, signals operation and traffic network implications.

Subject to a successful Gateway determination, additional documentation and updated traffic modelling data in the vicinity of the site will be required in order to demonstrate compliance with relevant Austroads Guidelines.

It is therefore considered appropriate that further in depth traffic assessment and formal consultation with the RMS be undertaken and as such, recommended to be included as a condition of any successful future Gateway determination.

Campbelltown Local Planning Panel

On 26 February 2020, the Campbelltown Local Planning Panel (LPP) considered the planning proposal request and was generally supportive of the proposal being advanced by Council for a Gateway determination.

The following advice to Council has been provided by the LPP in accordance with Section 2.19 of the EP&A Act:

The proposed change of zoning from R2 low density residential to B1 Neighbourhood Centre is reflective of the current use of the site.

Given the site's location on the intersection of Appin Road and Kellerman Drive, a business/commercial land use is more suitable than a residential land use permissible under the current zone.

It is understood that Council is preparing an employment lands study. In the absence of a strategic planning framework justification which may result from this study, the merits of the site having regard to its existing use are sufficient to allow the advancement of this proposal to gateway. It is recommended that Council request a Gateway condition that requires the planning proposal to be considered in the context of the employment lands study once finalised.

The proposed change to the height of buildings map reflects the change to the land use zone. The removal of the minimum lot size control is appropriate and provides consistency with other B1 zones under the Campbelltown Local Environmental Plan, 2015.

The resultant removal of the additional permitted uses of a service station and neighbourhood shops on the site from Schedule 1 of the Campbelltown Local Environmental Plan, 2015 is logical as they will be permitted with consent in the B1 zone.

Council should ensure that further work is done to assess the issues raised by Council's traffic engineers post gateway, should the proposal be supported by Council.

In providing this advice to Council, the Panel is not providing an opinion of any kind to the suitability of the submitted concept plan.

Public Consultation

Should the Proposal be endorsed for a Gateway Determination, consultation with the public and relevant agencies will be undertaken in accordance with S 3.34 of the EP&A Act, and any specific requirements for community consultation prescribed in the Gateway determination. This would normally involve a 28 day exhibition period.

Conclusion

Council received an owner initiated planning proposal request that seeks to amend Campbelltown LEP 2015 to allow the establishment of a local neighbourhood centre to complement the existing service station constructed at the corner of Appin Road and Kellerman Drive, St Helens Park.

A draft Planning Proposal has since been developed to articulate and support a change in the current land use zone of the site from R2 Low Density Residential to B1 Neighbourhood Centre under Campbelltown Local Environmental Plan 2015. The Proposal also seeks an increase in the permitted Building Height limit for the site from the current 8.5m to 9.0m to align with the height limit of other B1 zoned land in the locality.

If rezoned, the existing Additional Permitted Uses currently applying to the site for a service station and neighbourhood shop would become redundant and accordingly should be removed.

The Proposal includes a conceptual design for a local neighbourhood centre that illustrates a potential development outcome for the site comprising retail floor space generating 39 additional jobs, in addition to increased housing diversity through the provision of shop-top housing. Such development is expected to have some minor trading impacts on existing commercial centres in the region, however, the impacts are not considered to threaten any existing facility's ability to continue operating successfully.

The Proposal is considered to be consistent with the objectives of the Greater Sydney Region Plan and Western City District Plan, and actions of the Campbelltown Local Strategic Planning Statement. A range of economic and social benefits are likely to arise from the proposed development, particularly for the local population of St Helens Park. It is therefore concluded that a net community benefit would likely result from the proposed rezoning.

Section 3.34 of the EP&A Act requires Council to consider the advice of the Campbelltown Local Planning Panel (LPP) on a draft Planning Proposal before it considers whether or not to forward it for a Gateway determination. The LPP has considered the matter and is generally supportive of the Proposal being endorsed by Council for a Gateway Determination.

Attachments

1. Economic Report Addendum (contained within this report)
2. Traffic Report (contained within this report)
3. Planning Proposal - due to size (117 pages) (distributed under separate cover)



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28 August 2019

Mr Paul Hume
Senior Town Planner
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BY EMAIL: paul.hume@premise.com.au

Dear Paul

ADDENDUM TO EIA – CNR APPIN ROAD AND KELLERMAN DRIVE, ST HELENS PARK

Thank you for the instructions to provide further information to the original EIA dated May 2019, pursuant to council feedback. In order to facilitate further consideration for this proposal, council have requested;

- More detailed analysis of the expected changes to the retention rates of supermarket spend within the trade area, as well as the distribution of spend across the trade area supermarkets; and
- Table 4.3 to include a breakdown of impacts on Rosemeadow Marketplace across the supermarket anchor and mini-majors/specialty shops.

Table 1 following provides the detailed analysis of the expected retention rates of supermarket spend for the trade area supermarket(s), and the likely changes in the retention rates if a small supermarket is developed at the subject site as proposed.

Table 1 Supermarket sales detailed analysis		
	2018/19	2021/22
Main trade area population ('000)	18.2	18.8
Main trade area FLG spending (\$M)	110.3	117.2
Estimated % of FLG spending directed to smkts	70%	70%
FLG spending in MTA available to TA smkts (\$M)	77.2	82.0
Estimated % of FLG spending retained by TA smkts		
• Primary sector	35%	38%
• Secondary sector	40%	40%
• Main trade area	37%	39%
TA smkt estimated FLG sales potential from MTA (\$M)	28.8	31.9
Estimated % of sales drawn from beyond MTA	15%	15%
Sales from beyond main trade area (\$M)	5.1	5.6
TA smkt estimated total FLG sales potential (\$M)	33.9	37.6
Estimated % of general merchandise (GM) sales	6.0%	6.0%
Estimated GM sales (\$M)	2.2	2.4
TA smkt total sales potential (\$M)	36.0	40.0
Subject site proposed supermarket		
Est market share of total TA smkt sales		12%
Total smkt sales for subject site		5.0
*Constant 2018/19 dollars & including GST Source: MarketInfo; MacroPlan		

An analysis of Table 1 indicates;

- The available population of the defined catchment is estimated to increase from 18,200 residents at 2019 to 18,800 at 2022 (refer to Section 2 to of the EIA);
- The available food, liquor and grocery (FLG) expenditure generated by trade area residents is approximately \$110 million currently, and projected to grow to \$117 million at 2022, in constant 2018/19 dollar terms (again refer to Section 2 to of the EIA).
- The proportion of that trade area FLG expenditure which is typically directed to supermarkets (as opposed to fresh food operators and other retailers) is estimated at 70%, this reflects the outer metropolitan location of the area.
- The proportion of that supermarket expenditure which is expected to be retained by trade area supermarkets (which is only the Woolworths supermarket at Rosemeadow Marketplace) is estimated at 37%. The retention rate is higher in the secondary sector given that the Woolworths supermarket is located within that sector.
- Potential expenditure directed to trade area supermarkets from beyond the trade area is then allowed for, estimated at 15% of the total.

- An allowance of supermarket sales from non-F&G goods, such as general merchandise, is allowed for, estimated at 6% of total sales.
- The resultant sales for the existing Woolworths supermarket is then shown, estimated at \$36 million.
- If a small supermarket is developed at the subject site, the retention rates of supermarket spend is estimated to increase from 35% to 38% in the primary sector, resulting in the retention rate across the main trade area increasing to 39%. This still allows for more than 60% of the FLG expenditure of trade area residents to be directed to other supermarkets in the region.
- Based on this methodology, total supermarket sales for trade area residents at 2022 are estimated at \$40 million. The sales potential for a small supermarket at the subject site is estimated at \$5 million, which is approximately 12% of the total sales of supermarkets within the trade area. This leaves 88% or \$35 million for the Woolworths supermarket at Rosemeadow Marketplace.

Table 4.3 from the EIA has been updated with the latest estimated sales for Rosemeadow Marketplace and also now shows the breakdown of impacts and sales at Rosemeadow Marketplace across the supermarket anchor compared with the mini-major/specialty shops.

Table 4.3								
Appin Rd, St Helens Park - estimated impact on specific centres, 2021/22*								
Centre	GLA (sq.m)	Est. Sales (2021/22)			Dist. Of impacts (%)	Est. Impacts (2021/22)		
		Est. sales (2018/19) \$M	Without dev. \$M	With dev. \$M		Est. Impacts \$M	%	Sale change with dev. %
Rosemeadow	7,500	60.0	62.7	59.2	37.5%	3.6	-5.7%	-1.4%
• Woolworths	3,700	36.0	37.6	35.0	27.5%	2.6	-7.0%	-2.7%
• MM & Specialty	3,800	24.0	25.1	24.1	10.0%	1.0	-3.8%	0.6%
Ambarvale	1,500	18.5	19.3	19.3	0.0%	0.0	0.0%	4.6%
Bradbury	2,500	17.0	17.5	17.5	0.0%	0.0	0.0%	3.0%
Airds**	1,000	5.5	15.0	15.0	0.0%	0.0	0.0%	171.4%
Ruse	1,300	10.0	10.5	10.5	0.0%	0.0	0.0%	4.6%
Campbelltown- Macarthur RC	165,000	1,015.0	1,061.4	1,057.5	40.0%	3.8	-0.4%	4.2%
Appin	1,700	13.0	13.5	13.3	2.5%	0.2	-1.8%	1.8%
Sub-total	188,000	1,199	1,263	1,251	117.5%	11.2	-0.9%	4.4%
Other centres/elsewhere					20.0%	1.9		
Total est. sales proposed development					100.0%	9.5		

*Constant 2018/19 dollars and including GST
 **Assumes Airds Town Centre is redeveloped to include mid-sized supermarket and new specialties
 Source: Property Council of Australia; MacroPlan

macroplan

The analysis in the table shows that the impact on Rosemeadow Marketplace is estimated 5.7% if the proposed developed proceeds, including a 7% impact on the Woolworths supermarket and 3.8% on the mini-majors and specialty shops at the centre. These impacts would not threaten the ongoing viability of the centre, which would still have ample capacity to achieve good sales volumes and continue to operate successfully.

To reiterate points from the original EIA, it is clear that the defined trade area is undersupplied with supermarkets when compared with national benchmarks. The Sydney metro benchmark of supermarket GLA per capita is currently 0.27 sqm. The defined trade area currently offers only 0.20 sqm per capita, 26% less than the benchmark. Put another way, using the benchmark, almost 5,000 sqm of supermarket GLA is absorbable just to reach the benchmark, demonstrating a shortfall of close to 1,300 sqm. The proposed supermarket is approximately 860 sqm.

In summary, we confirm our view that Rosemeadow Marketplace's trade (including pad sites) will experience modest forecast impacts in 2021/22 as result of the proposed development of the subject site, being:

- 5.7% total centre
- 7% on supermarket
- 3.8% on specialty

Given this level of impact will not threaten the viability of the centre it is concluded that a net community gain will arise from improved supermarket and specialty amenity, adjacent to a 24 hour service station, located on a busy arterial road.

Yours sincerely

Warwick Turpin
General Manager – Retail

DRAFT

**TRAFFIC AND ACCESS ASSESSMENT TO
ACCOMPANY A PROPOSED REZONING
APPLICATION TO
CAMPBELLTOWN CITY COUNCIL**

FOR

SOUTH EAST CORNER

**APPIN ROAD AND KELLERMAN DRIVE
ST HELENS PARK**

Ref. 19098r

August 2019

Prepared By

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ILLUSTRATIONS

Figure 1 & 2 Location

Figure 3 Existing Site Access Road

APPENDICES

Appendix 1 SIDRA Output Copies

1.0 INTRODUCTION

The rezoning proposal seeks to rezone a site measuring approximately 7,617m² on the south east corner of Appin Road and Kellerman Drive, St Helens Park. The rezoning seeks a change from R2 Low Density Residential to B1 Neighbourhood Centre under Campbelltown Local Environmental Plan 2015. The proposal also seeks an increase in the permitted Building Height limit for the site from the current 8.5m to 9.0m to align with the height limit of other B1 zoned land in the locality. Upon rezoning the existing Additional Permitted Uses applicable to the site of service station and neighbourhood shops will no longer be relevant or required and accordingly are sought to be removed.

A service station with convenience store, vehicle access to Appin Road and Kellerman Drive, and internal roads was approved by Campbelltown City Council under Development Consent 39/2013, dated 10 December 2013 and has since been constructed.

The rezoning proposal will enable additional local services and facilities for the local St Helens Park community and the users of St Helens Park Reserve, including the new skate park and future multi-functional activities planned by Campbelltown City Council.

The proposed B1 zone will provide new local employment opportunities for local residents, estimated to be around 39 additional jobs.

A concept plan has been developed to indicate the potential activities and configuration of the site following the rezoning.

Transport and Urban Planning has been engaged by the applicant to assess the traffic and access aspects of the concept plan and prepare an assessment report to accompany a rezoning proposal to Campbelltown City Council with existing entry/exit driveway to Kellerman Drive facilitating right turn movements as shown in the attached layout plans.

This assessment has been undertaken in accord with the provision of SEPP Infrastructure, the RMS Guidelines for Traffic Generating Developments 2002 (Version 2) and Campbelltown City Council's Planning Policies.

The remaining sections of the report address the following:

- Section 2 describes the location of the site and details the proposal;
- Section 3 details the existing road Kellerman Drive and traffic conditions;
- Section 4 assesses the traffic and access impacts of the proposal; and
- Section 5 presents conclusions.

2.0 SITE AND LOCATION

2.1 The Site

The subject site located on the south eastern corner of Appin Road and Kellerman Drive at St Helens Park as shown in **Figure 1** and **2** overleaf.

The site has a boundary frontage of 71.8 metres to Appin Road and 61.2 metres to Kellerman Drive.

2.2 The Concept Proposal

The concept proposal includes the addition of **1,710m²** retail, commercial and business use floor space on the site, along with shop top housing. The concept proposal also includes 11 residential units in a 'shop top' housing form. Further, the concept proposal seeks to provide a gateway building at a prominent corner to the entry of the local neighbourhood of St Helens Park and more broadly the southern fringe of Campbelltown.

As a guide the anticipated potential non residential uses include:

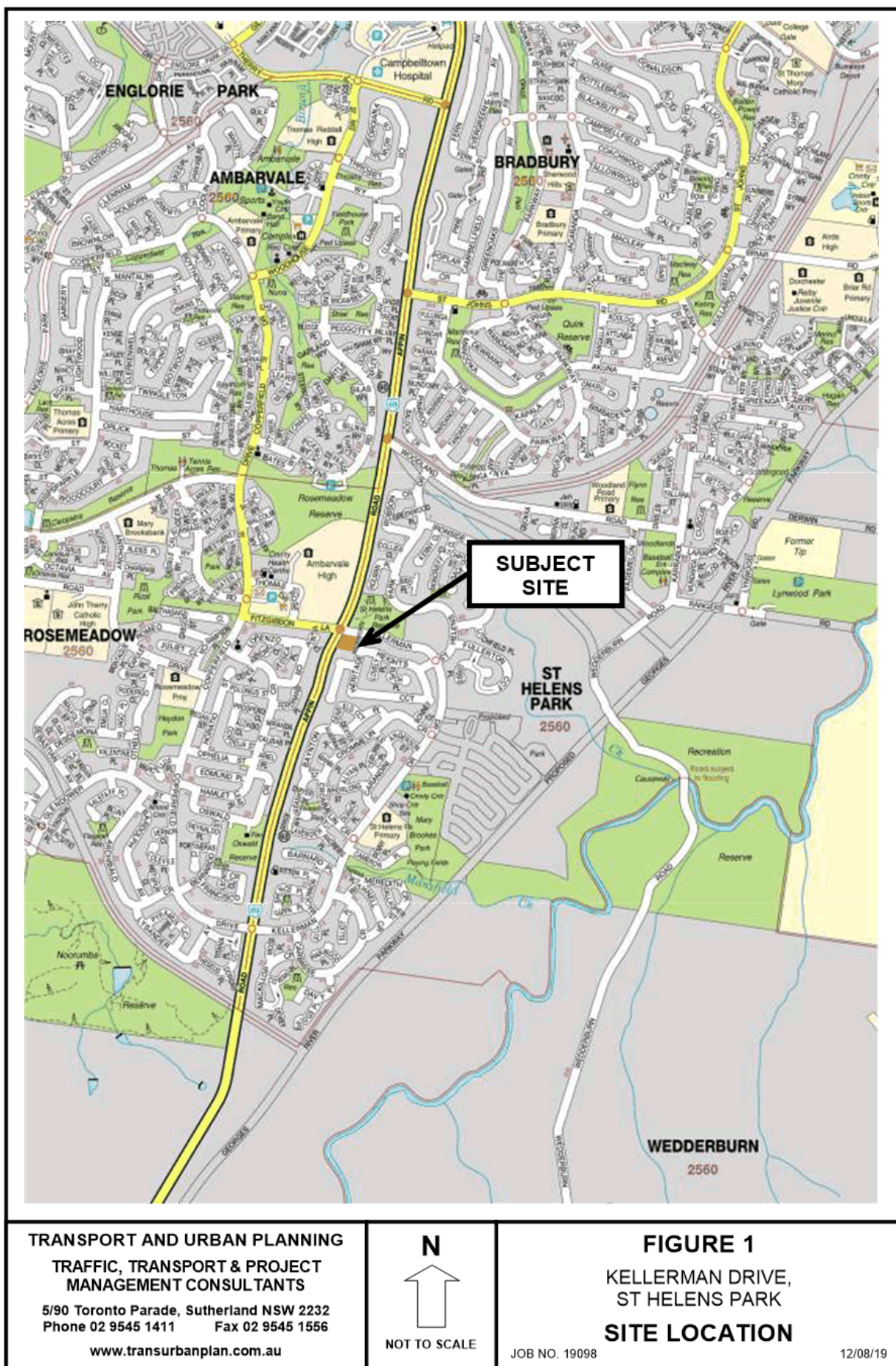
- Neighbourhood supermarket
- Restaurant/café
- Medical centre/consulting rooms
- Fitness centre/Gymnasium
- Specialty shops (hairdresser, beautician, bakery, newsagency)
- Takeaway food
- Real Estate agent

Total 1,710m²

The shop top housing envisages:

- 6 x 2 bed skyhomes;
- 3 x 2 bed apartments; and
- 2 x 1 bed apartments.

Total 11 medium density dwellings





2.3 Parking

The required car parking allocation in accord with Council's DCP is shown in the following tables.

TABLE 2.1

Development Schedule Mixed Use		Car Parking	
Site Area (approximate)	m ² 7560	Compliant with Campbelltown DCP	
	m ²	Rate	Req'd
Service station (existing)	200	1/25	8
Neighbourhood Supermarket	660	1/25	27
Take Away (160 x 2)	320	1.5/20	24
Neighbourhood Shops	270	1/25	11
Restaurant	210	1.5/10	32
Gym	240	1/25	10
Total Area	1,900	-	-
Total Spaces Required			112

TABLE 2.2

Development Schedule Residential		Car Parking	
Site Area (approximate)	m ² 7560	Compliant with Campbelltown DCP	
	m ²	Rate	Req'd
Residential			
6# 2 bed skyhomes	100	1ea	6
3# 2 bed apartments	70	1ea	3
2# 1 bed apartments	50	1ea	2
Total Spaces Required			11

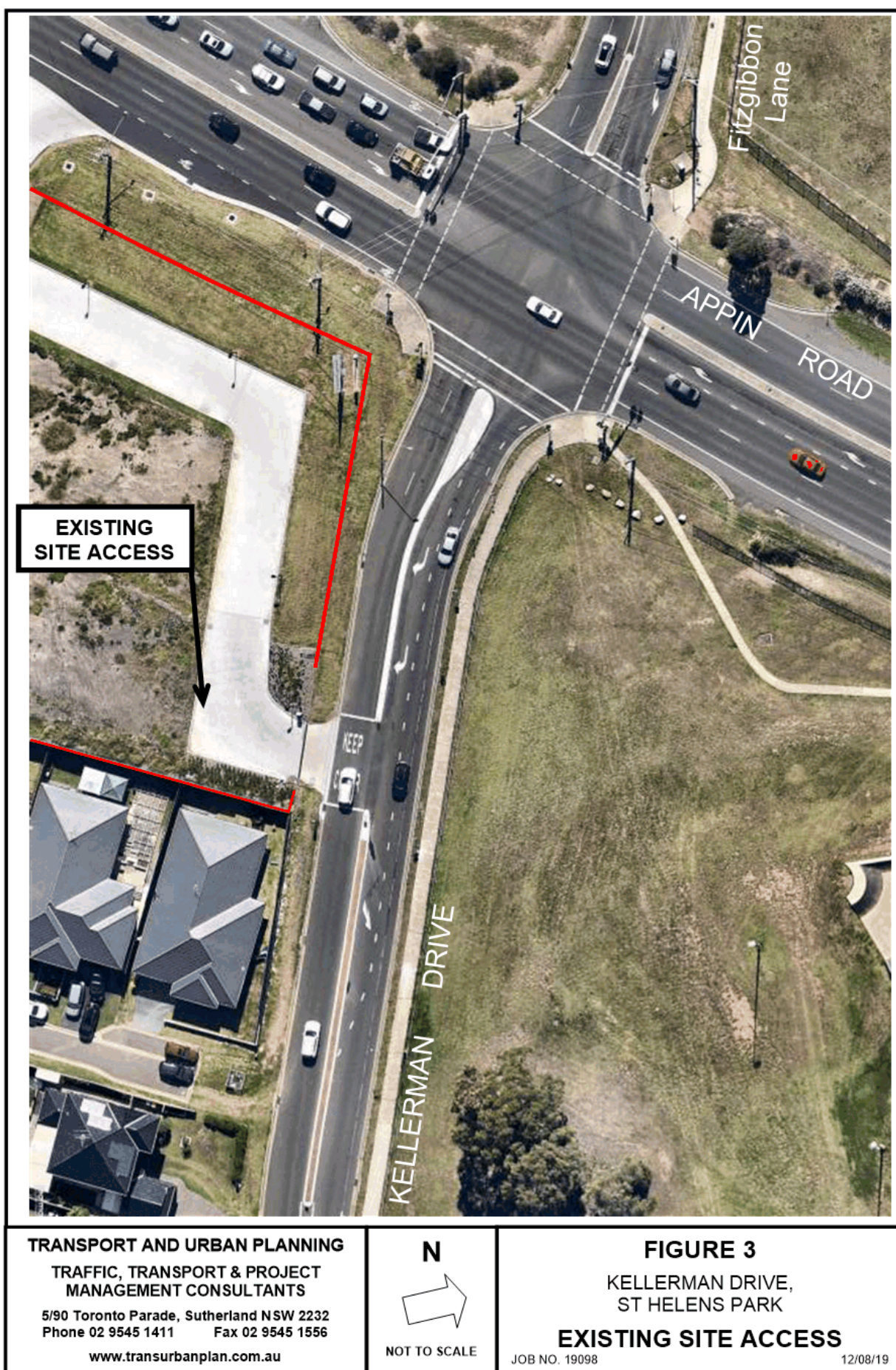
A total of 121 parking spaces is shown on the concept plan, comprising 30 basement and 91 on-grade parking spaces. A loading dock for the supermarket is also provided for on the plan.

2.4 Access

The site currently enjoys left turn in and out only access to/from Appin Road for the service station and from Kellerman Drive for vehicle under 6.0 metres via a channelised junction as shown in **Figure 3** overleaf and the photos below.

This access location is about 50 metres east of Appin Road.

All truck access is, and will continue to be viz the existing Appin Road driveways, no truck access is proposed from Kellerman Drive, although trucks up to MRV size could/can exit to Kellerman Drive.





1. Appin Road entry



2. Kellerman Drive entry/exit



3. Kellerman Drive exit view west



4. Kellerman Drive exit view east

3.0 EXISTING ROAD AND TRAFFIC CONDITIONS

3.1 Adjoining Road

- **Appin Road**

Appin Road, adjacent to the site is a divided multi lane state road which is a major transport route between Appin and the Illawarra to the south and Campbelltown and Greater Sydney to the north, has traffic volumes in excess of 20,000 vehicles per day. Kellerman Drive intersects Appin Road from the east as a signalised intersection and provides collector road access between the dwellings in St Helens Park and the broader road network. There are over 6,000 people living in the suburb of St Helens Park.

- **Kellerman Drive**

Kellerman Drive, east of Appin Road, is a divided two way, two lane collector road providing signalised access to the St Helens Park residential neighbourhood. Kellerman Drive, at this location, is relatively straight on a downgrade (west to east) is speed zoned to 60km/hr and is 12.0 metres between kerbs with a 1.0 metre wide central median 114.00 in length from Appin Road.

Kellerman Drive carries about 4000 vehicles per day. The existing Appin Road and Kellerman Drive is controlled by multi phase traffic signals with all turning movements permitted.

Recent discussions with RMS staff indicate that there are no imminent proposal to upgrade Appin Road or this intersection, however, the intersection and its Appin Road approaches may be subject to ongoing route development works in future works programs as funding becomes available.

3.2 Traffic Volumes and Speed

Recent ADT tube traffic counts undertaken for the assessment, indicates averaged 5 day east and west bound hourly traffic flows as follows:

TABLE 3.1**EXISTING 5 DAY AVERAGE VOLUMES – JULY 2019**

Time	Eastbound Veh/hour	Westbound Veh/hour	Two Way Veh/ hour
Midnight – 1.00am	21	10	31
1.00am – 2.00am	12	6	18
2.00am – 3.00am	6	5	11
3.00am – 4.00am	5	7	12
4.00am – 5.00am	8	22	30
5.00am – 6.00am	11	37	48
6.00am – 7.00am	23	61	84
7.00am – 8.00am	35	60	95
8.00am – 9.00am	47	99	146
9.00am – 10.00am	68	104	172
10.00am – 11.00am	85	113	198
11.00am – Midday	118	112	230
Midday – 1.00pm	116	113	229
1.00pm – 2.00pm	129	115	244
2.00pm – 3.00pm	127	101	228
3.00pm – 4.00pm	162	111	273
4.00pm – 5.00pm	184	116	300*
5.00pm – 6.00pm	173	126	299
6.00pm – 7.00pm	149	104	253
7.00pm – 8.00pm	106	78	184
8.00pm – 9.00pm	80	56	136
9.00pm – 10.00pm	66	37	103
10.00pm – 11.00pm	48	23	71
11.00pm - Midnight	36	16	52
Totals	1815	1632	3447

* Indicates Peak Hour

Averaged 5 day two way volumes are 3447 veh per day (Monday to Friday) whilst individual day two way peak hour volumes were recorded at 300 veh per hour 4.00-5.00pm.

Whilst Kellerman Drive is speed zoned to 60km/hr, the recorded 85th percentile speed for all vehicles was 67 km/hr eastbound and 68 km/hr westbound.

In peak times 85th% speeds are likely to be lower with the heavier traffic volumes and higher with night time speeds lifting the overall average 85th% speed to an increased level.

Conversely the RMS's Guide to Traffic Generation Developments (2002) Ver 2.2 indicates that the environmental peak hour goal for two way traffic volumes on collector roads to be 300 veh per hour with a maximum of 500 veh per hour before environmental amenity is compromised.

The above Table 3.1 surveys indicate that at no time is the environmental goal (300 vehicles per hour) exceeded which would allow us to conclude that peak traffic volumes are moderate with good free flow traffic service levels which indirectly allows for higher vehicle speeds.

3.3 Sight Distances

Austroroad and RMS Guidelines indicate minimum safe stopping sight distance SSSD at 55 metres in 60km zones and 70 metres for speeds of 70km/h.

The proposed Kellerman Drive driveway has 100+ metres sight distance east in Kellerman Drive and 60+ metres sight distance west to Appin Road.

The 5 day, (Monday-Friday) average eastbound volumes are 47 veh/hour 8.00-9.00am and 184 veh/hour 5.00-6.00pm. Conversely 5 day average westbound volumes are 96 veh/hour 8.00-9.00am and 126 veh/hour 5.00-6.00pm.

3.4 Road Safety

A review of the RMS 3 year crash data base to mid 2018 indicates that no accidents have been recorded with vehicles entering or exiting the site.

3.5 Public Transport

The site is well served with regular and school bus routes serving the site along Appin Road and Kellerman Drive. These routes connect the site to Campbelltown railway station and CBD.

4.0 TRAFFIC GENERATION AND IMPACTS

4.1 Projected Traffic Generation

The RMS Guide to Traffic Generating Developments, 2002 (Ver 2.2) suggests that service stations, fast food outlets, commercial uses including retail shops and medium density housing have the following traffic generation rates and characteristics during the AM and PM peak periods.

TABLE 4.1

PROJECTED PEAK HOUR TRIPS

Use	AM Peak Trips Before 9am	PM Peak Trips
Service Station (existing)	40	80
Fast Food Outlets (McDonalds, KFC)	50	150*
Supermarket	20	80*
Shops Restaurant and Gym	20	125
Medium Density Residential	5.5	5.5
TOTAL TRIPS (IN & OUT)	135	440

*Indicates linked trips to other uses ie. service station and/or shops

For assessment purposes we have adopted a projected AM peak (before 9am) of **+95** vehicles per hour and PM peak of **+360** additional trips over the existing service station trips.

Assuming the future peak vehicle trips occur concurrently with the existing peak PM use on Kellerman Drive, then the combined peak hour traffic scenario is:

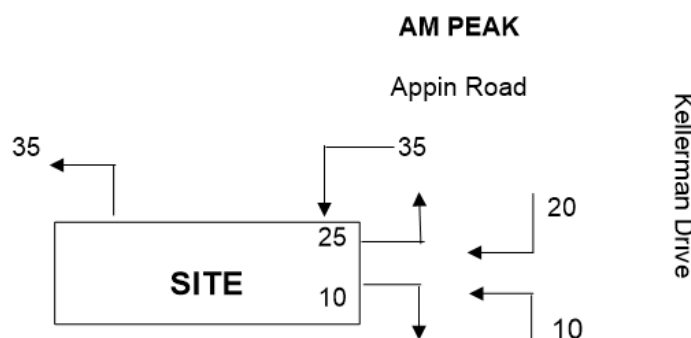
- AM Peak 135 trips/hour including 65 in and 70 out
- PM Peak 440 trips/hour including 240 out and 200 in as follows:

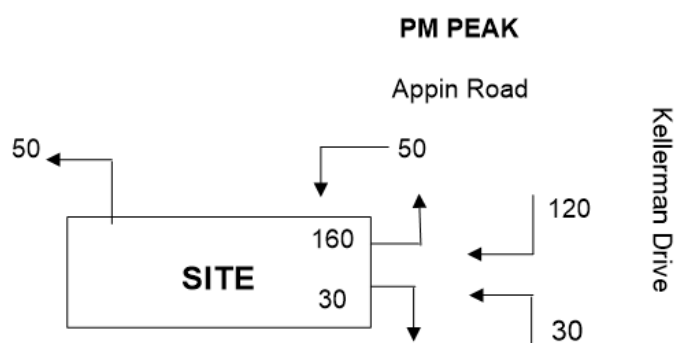
Service vehicle trips are unlikely to conflict with peak hour trips, therefore we would expect peak hour traffic arrivals and departures as above.

All new entry/exit trips will be displaced over Appin Road and Kellerman Drive as shown below.

4.2 Projected Trip Assignment

We have assigned the projected peak hour traffic flows for assessment purposes to/from Appin Road and Kellerman Drive as follows:





4.3 Traffic Impacts

The likely traffic impacts arising from these additional AM and PM at the existing access trips should be viewed in the context of the existing situation. The approved service station has an existing PM peak traffic generation rate of 80 trips per hour.

To assess the likely future traffic impacts and likely service levels on Kellerman Drive we have undertaken SIDRA traffic modelling, output data included as Appendix 1 and summarised as follows.

TABLE 4.2

KELLERMAN DRIVE AND ACCESS ROAD SIDRA OUTPUT

	AM Peak Post DA			PM Peak Post DA		
	DS	Average Delay (sec)	LOS	DS	Average Delay (sec)	LOS
South: Kellerman Drive						
Lane 1	0.070	0.4	A	0.081	1.1	A
Approach	0.070	0.4	-	0.081	1.1	-
North: Kellerman Drive						
Lane 1	0.056	0.0	A	0.056	0.0	A
Lane 2	0.012	5.6	A	0.075	5.7	A
Approach	0.056	0.9	-	0.075	3.1	-
West: Access Road						
Lane 1	0.020	5.8	A	0.109	5.9	A
Approach	0.020	5.8	A	0.109	5.9	A
Intersection	0.070	1.3	A	0.109	3.5	A

Where:

DS Degree of Saturation
 AVG Delay Average Delay in sec/veh
 LOS Level of Service (lane)

4.4 Traffic Modelling Interpretation

The SIDRA traffic output data attached indicates that for the future post development AM and PM peak hour scenarios that the uncontrolled channelised Kellerman Drive and site access intersection should continue to operate at a Level of Service A (LOS A) with minimal and acceptable vehicle delay times and queue length in peak times.

This is a good LOS and operational outcome.

4.5 Car Parking Provision

Based on RMS's Guide to Traffic Generating Developments" 2002 and Council's DCP 2011 Part B, we have calculated an on site car parking requirement of 122 spaces (121 proposed).

This is a matter which would be resolved as part of a future development application, which would also take into consideration dual-purpose trips and differing peak demand times for parking for each of the future tenancies.

4.6 Car Parking Allocation

It is our suggestion that the longer term resident, tenant and staff car parking spaces should be provided securely on site at the rear and that the remaining higher turnover spaces be allocated to commercial and visitor car parking.

5.0 CONCLUSIONS

This report examines the traffic and access impacts of a concept proposal for a mixed commercial and residential development at the south east corner of Appin Road and Kellerman Drive at St Helens Park.

The proposed development is located on the east side of Appin Road and south side of Kellerman Drive and enjoys good access to the road system and to public transport.

The rezoning Concept Plan incorporates a small area of commercial space (1710m² GFA) and 11 residential apartments, together with off street parking for 121 vehicles including loading facilities.

The concept proposal in terms of traffic generation would be a moderate traffic generating development. The assessment indicates that there may be a maximum traffic generation of 440 vehicle trips per hour during the PM peak hours if both commercial and residential trips occur within the same one hour.

The existing traffic conditions on the road network adjacent the site are good with a level of service A operation at the adjacent Kellerman Drive access intersection and would remain at the favourable service levels post development.

The assessment of the additional traffic associated with the concept proposal indicates that traffic conditions on the road network adjacent the site would remain satisfactory with virtually no measurable impact from the projected increase in traffic.

Access to and from the development is from the existing left turn only entry and exit driveways in Appin Road some 40 metres south of the Kellerman Drive intersection. The access provides for left turn in/left turn out movements only.

The primary access for the concept proposal is via the existing channelised junction in Kellerman Drive some 50 metres east of Appin Road. See **Figure 3**.

The sight distances at the driveway access location is good and meets Austroad requirements for the operating speed limit in Kellerman Drive.

The primary access is located at the eastern end of the site and is clear of traffic movements from Appin Road into Kellerman Drive. Vehicles entering and leaving the site would cause minimal potential conflicts with traffic using Appin Road or Kellerman Drive and result in no measurable impact in terms of traffic capacity or road safety.

The concept proposal will provide parking for some 121 vehicles in the ground level car park and the rear basement level car parks. The ground level car park will be used by customers of the commercial use and other visitors including small vehicle loading. Long term parking for the residential units is located on the rear basement levels.

The concept proposal in terms of parking provision generally meets Campbelltown City Council's Parking Code and the car park layout will be designed in accordance with AS2890.1.

In concluding, the concept proposal would be a moderate traffic generating development and would result in minimal traffic impacts on the road network. The proposal will have adequate access provisions and manoeuvring in accordance with Council's requirements and the internal vehicle circulation manoeuvring for the 85% design vehicle is considered to be satisfactory.

8.4 Investments and Revenue Report - March 2020

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

That the information be noted.

Purpose

To provide a report outlining activity in Council's financial services portfolio for the month of March 2020.

Report

Investments

Council's investment portfolio as at 31 March stood at approximately \$231m. Funds are currently being managed by both Council staff and fund managers and are in accordance with the *Local Government Act 1993*, Local Government (General) Regulation 2005 and Council's Investment Policy.

All investments are placed with approved deposit taking institutions and no funds are placed with any unrated institutions.

The return on Council's investments whilst historically has outperformed the AusBond Bank Bill Index benchmark, will not reach the estimated original budget. This has been the direct result of unprecedented low interest rates. For the month of March, Council's return exceeded the benchmark by some 84 basis points on an annualised basis. This return includes the NSW TCorp Cash Fund which saw a decline in the unit price during the month as the value of the fixed interest securities it holds had fallen in value.

The portfolio is diversified with maturities ranging up to a five year period in accordance with Council's Investment Policy.

Council's investment advisor, Amicus Advisory have confirmed that Council is not close to any limit parameters of the investment policy with clear buffers across all rating bands and that the exposures to individual entities and credit limits in general have been well managed.

Council's liquidity at this point is strong with approximately \$1m in an at call account and around \$25m in a TCorp Cash Fund to meet cash flow needs, particularly during the anticipated reduction in revenue during the COVID-19 lock down measures.

The official cash rate has seen two consecutive cuts of 50 and 25 basis points and now stands at an unprecedented level of one quarter of one percent. The ASX200 closed at 5076.80 at the completion of March. This represents an annualised monthly performance result of negative 254 percent ex dividend, the monthly change was negative 8.21 percent and is directly attributable to the market response to the news of COVID-19.

It is important to note that councils are restricted to conservative investments only in line with the Minister's Investment Order of 17 February 2011 and other relevant legislation including the *Local Government Act 1993* and the *Trustee Act 1925*. Investments in equities are prohibited under the legislation and therefore a benchmark such as the Bank Bill Index is used in line with Council's Investment Policy and the recommendations of the Office of Local Government Guidelines.

Rates

Rates and Charges levied for the period ending 31 March 2020 totalled \$119,810,871 representing 100 percent of the current budget estimate.

The rates and charges receipts collected to the end of March totalled \$91,029,699. In percentage terms 76.8 percent of all rates and charges due to be paid have been collected, compared to 76.4 percent collected in the same period last year.

Debt recovery action has been suspended during the month due to the COVID-19 pandemic. Ratepayers are being encouraged to make regular payments to minimise the risk of their debt becoming unmanageable in the future. Where a member of the community is experiencing financial hardship they are encouraged to apply for penalty interest charges to be waived in accordance with Council's Financial Hardship Relief Policy. This application has now been streamlined with the implementation of an online form that supplements the existing downloadable paper based application.

Council staff continue to provide assistance to ratepayers experiencing difficulty in settling their accounts. This includes the monitoring of 326 ratepayers with a total arrears balance of \$648,414 who have made suitable payment arrangements.

Ratepayers who purchased property since the annual rates and charges notices are issued with a 'Notice to new owner' letter. During the month, 19 of these notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges.

Sundry Debtors

Debts outstanding to Council as at 31 March 2020 are \$1,346,592 reflecting a decrease of \$758,799 since February 2020. During the month, 1053 invoices were raised totalling \$1,436,979. The majority of these are paid within a 30 day period. Those that are not paid within the 30 day period are reflected in the ageing report in attachment 3. Debts exceeding 90 days of age totalled \$234,378 as at 31 March 2020.

The majority of this debt relates to Various Sundry Items totalling \$69,729. A significant portion of this amount is the remaining debt of \$15,812 for road and footpath occupancy fees for a development in Broughton Street. The company originally entered into a legally binding settlement of \$5271 per month. Unfortunately the debtor has now defaulted on this arrangement and Council's agents will continue to work with the debtor.

Another significant portion of \$11,284 relates to the ticket sales rebate for the "Crusty Demons Event" at Campbelltown Sports Stadium in August 2019. The company involved has entered voluntary administration. Council has submitted a proof of debt to the Administrators who have established that the Company is insolvent and at their recommendation have placed the company into liquidation. Council now awaits reports advising of any likely dividend.

Debts categorised as relating to Sports and Field Hire total \$26,311. A major part of this debt is \$13,197 for the summer field hire for Camden District Cricket. Council has been in constant contact with the Association with payment expected in the coming month.

Public hall hire fees of \$35,672 are a result of debts raised in advance and in accordance with council policy, do not need to be finalised until two weeks prior to function. This process gives hirers an option to book in advance and then make smaller regular payments leading up to their event. Council has cancelled all bookings and reversed all invoices up to 30 June 2020 resulting from the COVID-19 public safety measures. A further assessment of bookings will be undertaken in association with the current COVID-19 requirements in early June 2020.

Debt recovery action is undertaken in accordance with Council's Sundry Debtors Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

All debts that age by 90 days or more are charged a statement administration fee of \$5.50 per statement. Debtors are contacted by telephone, email or in writing to make suitable arrangements for payment of the overdue debt. Where a suitable arrangement is not achieved or not maintained as agreed, a seven day letter is issued referencing referral to Council's debt recovery agents.

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a letter of demand (or letter of intent) providing debtors with at least 14 days to respond. In the event that no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will automatically proceed to judgment and continue through the *Civil Procedures Act 2001* process.

All costs associated with formal legal recovery are payable by the debtor. Staff continue to make every effort to assist debtors to resolve their outstanding debt before escalating it through the local court.

Due to the current pandemic, no new formal recovery action is being taken. Staff will be making contact with overdue debtors seeking suitable payment options and to check in on their current status.

Council officers continue to provide assistance to debtors experiencing difficulties in paying their accounts. Debtors are encouraged to clear their outstanding debts through regular payments where possible, to avoid any further recovery action.

Attachments

1. Summary of Council's Investment Portfolio March 2020 (contained within this report)
2. Rates and Charges summary and statistics March 2020 (contained within this report)
3. Debtors Summary and Ageing Report March 2020 (contained within this report)

Summary of Council's Investment Portfolio

Portfolio as at 31 March 2020

Product Type	Face Value	% of Total
At Call Deposits	1,058,479	0.5%
Term Deposits - Fixed Rate	78,725,974	34.0%
Term Deposits - Fixed/Floating	5,000,000	2.2%
Term Deposits - Floating Rate	84,000,000	36.3%
FRN	37,250,000	16.1%
Managed Funds - TCorp	25,355,313	11.0%
Grand Total	231,389,767	100.0%

Total Term Deposits (Fixed and Floating Rate) by Institution's Long-Term Credit Rating

Credit Rating	Holdings	% of Total
AAA	4,810,000	2.9%
AA-	107,794,951	64.3%
A+	16,000,000	9.5%
BBB+	27,121,023	16.2%
Baa1	4,000,000	2.4%
BBB	6,000,000	3.6%
Baa2	2,000,000	1.2%
Total Term Deposits	167,725,974	100.0%

Floating Rate Notes

ISIN	Issuer	Issuer Rating	Maturity Date	Coupon	Face Value
AU3FN0028189	CBA	AA-	17-Jul-20	3m BBSW + 0.90%	\$5,000,000
AU3FN0039160	ME Bank	BBB	9-Nov-20	3m BBSW + 1.25%	\$2,500,000
AU3FN0046769	Newcastle Perm	BBB	26-Feb-21	3m BBSW + 1.10%	\$500,000
AU3FN0051561	Citibank	A+	14-Nov-24	3m BBSW + 0.88%	\$1,000,000
AU3FN0031886	CBA	AA-	12-Jul-21	3m BBSW + 1.21%	\$5,000,000
AU3FN0044269	Credit Union Aus	BBB	6-Sept-21	3m BBSW + 1.25%	\$500,000
AU3FN0034021	Newcastle Perm	BBB	24-Jan-22	3m BBSW + 1.65%	\$1,500,000
AU3FN0046793	Credit Union Aus	BBB	4-Mar-22	3m BBSW + 1.23%	\$3,200,000
AU3FN0051165	Teachers Mutual Bank	BBB	28-Oct-22	3m BBSW + 0.90%	\$2,400,000
AU3FN0053146	RACQ Bank (prev QT Bank)	BBB+	24-Feb-23	3m BBSW + 0.93%	\$1,850,000
AU3FN0046777	NAB	AA-	26-Feb-24	3m BBSW + 1.04%	\$4,000,000
AU3FN0048724	NAB	AA-	19-Jun-24	3m BBSW + 0.92%	\$1,300,000
AU3FN0049730	ANZ	AA-	29-Aug-24	3m BBSW + 0.77%	\$3,500,000
AU3FN0052908	Macquarie Bank	A+	12-Feb-25	3m BBSW + 0.84%	\$5,000,000

Long-Term Credit Rating	Exposure of Entire Portfolio			
	Actual	Minimum	Maximum	Compliant
AA+, AA, AA- and above (or MTB*)	68.2%	40%	100%	Yes
A+, A, A- and above	77.7%	60%^	100%	Yes
BBB+, BBB, BBB- and above	100.0%	100%	100%	Yes
TCorp MTGF and LTGF	0%	0%	20%	Yes
TCorp Hour Glass Cash Fund	11.0%	0%	20%	Yes

Portfolio Return

Council's investment portfolio (excluding At Call Deposits but includes TCorp Cash Fund) provided a weighted average return (running yield) of:

31 March 2020	Monthly Return	Annual Return
Campbelltown City Council – Investment Portfolio	0.11%	2.08%
Benchmark – Bloomberg Ausbond Bank Bill Index	0.10%	1.23%
Performance Relative to Benchmark	0.01%	0.84%

RATES SUMMARY

STATEMENT OF ALL OUTSTANDING RATES AND EXTRA CHARGES

RATE - CHARGE	NET ARREARS 1/7/2019	NET LEVY FOR YEAR	PENSION REBATES	EXTRA CHARGES	TOTAL RECEIVABLE	CASH COLLECTED	NET AMOUNT DUE	POSTPONED RATES & INTEREST	GROSS AMOUNT DUE
RESIDENTIAL	2,811,810.14	66,672,557.76	1,433,473.92	456,132.03	68,507,026.01	51,369,853.86	17,137,172.15	268,707.60	17,405,879.75
BUSINESS	355,656.57	19,590,756.30		36,317.97	19,982,730.84	16,021,316.81	3,961,414.03		3,961,414.03
FARMLAND	165,474.11	540,664.14	678.09	306.50	705,766.66	627,169.65	78,597.01	255,574.10	334,171.11
MINING	0.00	27,902.16		0.00	27,902.16	27,902.16	0.00		0.00
SR - LOAN	278.81	0.00		186.38	465.19	0.00	465.19	396.77	861.96
SR - INFRASTRUCTURE	319,047.27	6,575,548.31		8,888.90	6,903,484.48	5,164,599.75	1,738,884.73	53,323.74	1,792,208.47
TOTAL	\$3,652,266.90	\$93,407,428.67	\$1,434,152.01	\$501,831.78	\$96,127,375.34	\$73,210,842.23	\$22,916,533.11	\$578,002.21	\$23,494,535.32
GARBAGE	891,143.33	22,135,411.38	856,107.92	35,055.15	22,205,501.94	16,700,053.21	5,505,448.73		5,505,448.73
STORMWATER	60,278.75	1,417,298.52		416.14	1,477,993.41	1,118,803.82	359,189.59		359,189.59
GRAND TOTAL	\$4,603,688.98	\$116,960,138.57	\$2,290,259.93	\$537,303.07	\$119,810,870.69	\$91,029,699.26	\$28,781,171.43	\$578,002.21	\$29,359,173.64

Total from Rates Financial Transaction Summary	28,402,284.16
Overpayments	-956,889.48
Difference	0.00

ANALYSIS OF RECOVERY ACTION

Rate accounts greater than 6 months less than 12 months in arrears	670,000.00
Rate accounts greater than 12 months less than 18 months in arrears	105,156.00
Rate accounts greater than 18 months in arrears	40,246.00
TOTAL rates and charges under instruction with Council's agents	\$815,402.00

RATES STATISTICS

No. of documents issued	July	August	September	October	November	December	January	February	March	April	May	June	Apr-19
Rate Notices	50,115	76		109			94						
Electronic - DoH	5,055												
Instalment Notices				48,385			47,825						
Electronic - DoH				5,048			5,040						
Missed Instalment Notices			8,232			6,957							
- Pensioners > \$15.00			716			768							
Notice to new owner	161	39	25	22	20	31	39	25	19				22
7-day Letters - Council issued			2,358			2,377							
- Pensioners > \$500.00			206			199							
7-day Letters - Agent Issued			617				179						
Statement of Claim	182	22	6	143	34	6	57	14	4				21
Judgments	46	15	47	9	19	4	42	8	8				2
Writs	32	27	22	8	20	12	19	7	32				1
Electronic - eRates & BPAYView	6,162	6,275	6,304	6,487	7,499	7,503	7,516	8,340	8,396				5,262
Arrangements	266	229	403	239	515	487	399	300	326				298

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 March 2020

	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	184,806	6,340	3,286	17,584	212,015	101,156
Abandoned Items	0	0	1,539	0	1,539	0
Education and Care Services	18,710	0	0	0	18,710	18,710
Community Bus	0	0	0	0	0	0
Sportsground and Field Hire	62,652	25,788	725	26,311	115,477	39,018
Government and other Grants	47,500	47,842	307,450	0	402,792	0
Public Hall Hire	30,748	21,113	22,171	35,672	109,704	42,613
Health Services	0	0	0	350	350	350
Land and Building Rentals	100,042	6,654	94	23	106,813	310
Healthy Lifestyles	22,770	6,393	2,412	15,495	47,070	14,636
Licence Fees	24,540	16,746	3,915	38,616	83,817	40,284
Pool Hire	14,163	7,807	7,216	14,712	43,898	431
Private Works	1,189	0	0	1,423	2,612	1,423
Road and Footpath Restoration	0	0	0	12,632	12,632	131,492
Shop and Office Rentals	39,872	4,270	421	1,830	46,392	1,650
Various Sundry Items	28,540	12,099	71,082	69,729	181,450	105,805
Waste Collection Services	-12,552	12,552	0	0	0	0
	524,299	167,603	420,312	234,378	1,346,592	497,878

DEBTORS SUMMARY 1 March 2020 to 31 March 2020

DEBTOR TYPE/DESCRIPTION	ARREARS AT 29/02/2020	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/03/2020	% DEBT RATIO
Corporate Administration	181,121	207,680	176,786	212,015	29.49%
Abandoned Items	1,539	0	0	1,539	0.35%
Education and Care Services	18,710	0	0	18,710	0.98%
Community Bus	0	0	0	0	0.01%
Sportsground and Field Hire	121,299	67,003	72,825	115,477	5.46%
Government and other Grants	767,080	437,500	801,788	402,792	12.87%
Public Hall Hire	171,218	31,186	92,700	109,704	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	268,920	479,979	642,086	106,813	5.63%
Healthy Lifestyles	48,794	66,583	68,307	47,070	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	82,214	28,600	26,997	83,817	1.85%
Pool Hire	60,935	29,693	46,730	43,898	0.39%
Private Works	2,612	0	0	2,612	0.52%
Road and Footpath Restoration	131,734	0	119,101	12,632	28.17%
Shop and Office Rentals	42,471	49,007	45,087	46,392	2.17%
Various Sundry Items	245,072	13,377	77,000	181,450	6.42%
Waste Collection Services	0	26,372	26,372	0	6.17%
	2,105,391	1,436,979	2,195,778	1,346,592	100%

8.5 Reports and Letters Requested

Reporting Officer

Director City Governance
City Governance

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.3 - Ensure that Campbelltown is an inclusive city

Officer's Recommendation

That the information be noted.

Report

Attached for the information of Councillors is a status list of reports and letters requested from Council as at 5 May 2020.

Attachments

1. Reports requested listing (contained within this report)
2. Letters requested listing (contained within this report)

Reports Requested effective 5 May 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Delivery			
12.11.19 RM	ORD NM - 11.2 Stormwater Usage That a report be presented to Council on exploring ways and means for the public and private sectors as well as the Council itself to implement stormwater capture, storage, filtration, treatment and its subsequent use.	This item has been listed for a future briefing evening to Councillors. A report will follow the briefing.	July 2020
10.12.19 WM	ORD NM - 11.2 Grey Water Usage 1. That a report be presented on the feasibility of the re-use of grey water within the community.	This item has been listed for a future briefing evening to Councillors. A report will follow the briefing.	July 2020
City Development			
13.11.18 GB	ORD - 8.3 Household E-Waste Drop Off Event 2. That a further report be provided to Council on the future recycling arrangements for e-waste upon confirmation of the completion timeframe for the construction of the Community Recycling Centre.	This report is subject to the time frame of the Community Recycling Centre.	July 2020
09.04.19 WM	ORD - 8.2 Planning Proposal - Ingleburn CBD 4. That a further report be provided to Council after the Gateway Determination with public exhibition with the planning proposal a draft Development Control Plan for Ingleburn CBD to be placed on public exhibition with the draft planning proposal.	Gateway determination received from the Department in March 2020.	October 2020

Reports Requested effective 5 May 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
09.04.19 BT	ORD 8.6 Submission Report - Amendment to Campbelltown Sustainable City Development Control Plan (Caledonia Precinct) 5. That a further report be submitted to Council in regard to the acquisition of No. 306 Bensley Road, Ingleburn for open space purposes.	To be included in the next amendment to the Contributions Plan.	June 2020
11.06.19 MC	ORD 8.10 Planning Proposal 22-32 Queen St, Campbelltown 2. That subject to the Gateway Determination and prior to public exhibition, a further report be presented to Council with a draft development control plan for the site.	Gateway determination received 20 January 2020.	June 2020
06.08.19 GG	ORD 14.1 Campbelltown Design Excellence Panel That a report providing a review of the Panel's operation be provided to Councillors after it has been in operation for 1 year.	First meeting held 26 March 2020.	March 2021
10.09.19 KH	ORD 8.1 Mount Gilead Planning Proposal - Relocation of Proposed Community Hub Building and Additional Permitted Use 5. That following an exhibition, a report on submissions be presented to Council.	Exhibition subject to the Gateway determination.	June 2020

Reports Requested effective 5 May 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Development			
10.03.20 WM	ORD 8.2 Menangle Park - Draft Planning Proposal 4. That following the public exhibition a report on any submissions received be presented to Council.		June 2020
10.03.20 KH	ORD 8.3 Amendment to Campbelltown (Sustainable City) Development Control Plan - Seniors Living Developments 2. That following completion of the public exhibition period, where submissions have been received, a further report be provided to Council to consider the submissions prior to the making of the draft amendment.		April 2021
10.03.20 MO	ORD 8.6 Mt Gilead - Draft Planning Proposal 3. That should the Minister determine under section 3.3.4(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) that the proposal may proceed without significant amendment, Council publicly exhibit the draft Planning Proposal in accordance with the Gateway Determination. 4. That following the public exhibition a report on any submissions received be presented to Council.		June 2020

Reports Requested effective 5 May 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Governance			
10.12.19 WM	NM 11.1 - QR Codes on Monuments and Street Signage 3. That in addition to street sign plates, the opportunity and feasibility of QR codes or similar electronic internet based information devices to be included on all similar information devices referred to in item No.1, across the Campbelltown LGA, be investigated and reported back to Council for its consideration.	A report is being prepared and anticipated to be presented in June 2020.	June 2020
11.02.20 WM	ORD 7.2 - Local Government Election Costs 2. That Council requests a report that outlines the costs and benefits of universal postal voting.	The Minister for Local Government has indicated that consultation with regard to universal postal voting will commence with the sector in early 2020. Outcomes of that consultation will be included in the report to Council.	June 2020
City Growth			
11.12.18 BM	ORD - 14.4 - Engagement of Architects for Construction of a New Childcare Centre 1. That Council approves the engagement of the preferred Architects based on their fee proposal submitted to Council – subject to legal confirmation that the negotiated contract terms are satisfactory 2. That the scope of works and risk mitigation strategies are undertaken in accordance with this report and within the cost estimates 3. That a further report be submitted to Council once a Development Approval has been obtained consistent with the analysis contained in this report.	Council has engaged the architect and commenced Stage one of the scope works. Stage one has been completed and Stage two is now in progress. Due to COVID-19 this project is on hold.	December 2020

Reports Requested effective 5 May 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
09.07.19 KH	ORD NM 11.1 Reimagining Campbelltown 1. That a report be provided to Council investigating the feasibility and benefit including the costs and potential risks of installing at appropriate locations electric car charging stations. 2. That a report be provided to Council investigating the feasibility and benefit including the costs and potential risks of energy- generating footpaths.	1. The team is investigating with a report on electric car charging stations expected to be presented to Council in June 2020. 2. A report on energy generating footpaths was prepared and presented to Council at the November 2019 meeting.	June 2020
12.11.19 BM	ORD NM 11.3 Coffee Cup Recycling That a report be presented to Council investigating options, in collaboration with local business owners, for the provision of takeaway coffee cup recycling along Queen St.	A report is expected to be presented in June 2020.	June 2020
10.03.20 BM	ORD 8.12 Latest Findings on Climate Change 1. That a further report be provided outlining the emission reduction pathways required for Council and the community to transition towards net zero emissions.		November 2020

Reports Requested effective 5 May 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
City Growth			
14.04.20 GG	ORD 8.8 Draft Reimagining Campbelltown City Centre Masterplan 1. That Council endorse the draft Reimagining Campbelltown City Centre Masterplan. 2. That Council place the Reimagining Campbelltown City Centre Master Plan on public exhibition for a period not less than 90 days. 3. That a further report be presented to Council at the completion of the public exhibition period detailing outcomes of exhibition.	A report is expected to be presented in October 2020	October 2020
City Lifestyles			
10.03.20 WM	NM 11.1 - Flag Raising Day That a report be presented on the feasibility of a flag raising day for the combined Pacific Community.	Consultation planned to commence in early April. Consultation has been delayed indefinitely as key stakeholders are currently involved in providing food security services for Pacific Island communities as a result of COVID-19. Consultation with key stakeholders will commence in June pending COVID-19 restrictions.	TBA pending COVID-19

Reports Requested effective 5 May 2020

*Date of Decision *Mover	Action Item	Comments / updates	Expected completion date
General Manager			
08.10.19 MO	ORD NM 11.2 Digital Advertising in Shopping Precincts 1. That a report be presented to Council that explores the opportunities for digital advertising in public locations such as shopping centres to regularly promote Council's activities and programs. The report should focus on key shopping precincts including Macarthur Square, Campbelltown Mall, Glenquarie Town Centre and Minto Marketplace and any other appropriate locations, assessing costs, feasibility of producing marketing material and any other operational benefits or implications.	A Creative Marketing Specialist commences in January 2020 and will undertake the investigations so a report can be presented.	June 2020

Letters requested effective 5 May 2020

*Date of Decision *Mover	Action Item	Comments / updates
City Development		
11.06.19 KH	ORD 8.11 Proposed Biodiversity Certification Process Mount Gilead Stage 2 3. That a letter be sent to the Department of Planning and Infrastructure noting our previous stated objections to the state Governments treatment of Beulah and Noorumba reserves and seek commitment that future bio banking sites will remain accessible to local wildlife populations.	Letter sent on 3/10/2019 to the Department of Planning and Industry and Environment. A follow up letter was sent on 26/3/2020 to the NSW Department of Planning, Industry and Environment.
14.04.20 DL	ORD 7.2 - Anoulack Chanthivong MP - Development Applications 1. That the letters be received and the information be noted. 2. That Council write to the Member for Macquarie Fields to thank him for his support in this matter and congratulate him on the recent birth of his son.	Letter sent 28/4/2020 to Anoulack Chanthivong MP thanking him for his support. A copy of the letter has been included in the May 2020 agenda.

8.6 Updated 2020 Council Meeting Calendar

Reporting Officer

Manager Governance and Risk
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.8 - Provide strong governance for all Council activities

Officer's Recommendation

That the 2020 Council meeting calendar, confirming the Council meeting dates for September, October, November and December 2020 be noted and adopted.

Purpose

To confirm the dates of the Council meetings for September, October, November and December 2020.

Report

The 2020 Council meeting calendar, with meeting dates until August 2020 was adopted by Council at its meeting held 8 October 2019.

Due to the recent COVID-19 safety measures, the Minister under section 318B of the *Local Government Act 1993*, has postponed the Local Government elections for 12 months until September 2021. It is important to note that Mayoral elections will still need to occur at the September 2020 Council meeting, with the Mayor and Deputy Mayor being appointed for 12 months.

In light of the postponement, Council has to confirm the meeting dates for September, October, November and December 2020. It is proposed that meetings continue to be held on Tuesday evenings with Council meetings being held on the 2nd Tuesday of each month and briefings on other Tuesdays available within that month. The schedule is as follows:

- 1st Tuesday of the month - Briefing
- 2nd Tuesday of the month - Council meeting
- 3rd Tuesday of the month - Briefing
- 4th Tuesday of the month - Briefing
- 5th Tuesday of the month - Briefing (if required)

Attachments

1. Updated 2020 Council Meeting Calendar (contained within this report)

2020 Council Meeting Calendar																											
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
January							February							March							April						
			1	2	3	4							1	1	2	3	4	5	6	7				1	2	3	4
5	6	7	8	9	10	11	2	3	4	5	6	7	8	8	9	10	11	12	13	14	5	6	7	8	9	10	11
12	13	14	15	16	17	18	9	10	11	12	13	14	15	15	16	17	18	19	20	21	12	13	14	15	16	17	18
19	20	21	22	23	24	25	16	17	18	19	20	21	22	22	23	24	25	26	27	28	19	20	21	22	23	24	25
26	27	28	29	30	31		23	24	25	26	27	28	29	29	30	31					26	27	28	29	30		
May							June							July							August						
31					1	2		1	2	3	4	5	6				1	2	3	4	30	31					1
3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29
September							October							November							December						
		1	2	3	4	5					1	2	3	1	2	3	4	5	6	7			1	2	3	4	5
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26
27	28	29	30				25	26	27	28	29	30	31	29	30						27	28	29	30	31		
Council Meetings							Annual General / Council Meeting							Briefings and Extraordinary Meetings							Briefing Nights						
LG Conference							Public Holidays							Councillor Strategic Planning Day							Extraordinary and Council Meeting						

8.7 Quarterly Business Review Statement as at 31 March 2020

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 - Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

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

Purpose

To advise Council that the quarterly business review has been conducted on the original income and expenditure estimates presented in the 2019-2020 budget. The adjustments relating to the review of the original budget allocations are presented for Council's consideration.

Introduction

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

Report

In accordance with Clause 203 of the Local Government (General) Regulations 2005, the Responsible Accounting Officer is required to prepare a quarterly budget review of income and expenditure estimates and submit a report to Council. The QBRS must also include an opinion of the Responsible Accounting Officer concerning the financial position of Council. This report provides an overview of the results of the financial review for the quarter ended 31 March 2020.

This review has considered the impact of the COVID-19 pandemic on Council's operations until the end of this financial year. There are numerous adjustment to both income and expenditure items across most section budgets. While there will be loss of revenue in some operations and increased costs in others, the measures that Council has implemented forecasts a balanced budget at year end.

In June 2019, Council adopted a balanced budget for 2019-2020. There is no proposed change to the budget result in this review.

The recommended movements relating to income and expenditure are summarised in the attachment and details of significant items greater than \$20,000 are listed in the body of this report for Council's consideration.

The following items are detailed with corresponding adjustments recommended following the completion of the quarterly financial review:

Adjustments to salaries across the following functions:

Bicentenary-200 Years of Macarthur - \$100,000 decrease in expenditure
City Growth - \$336,900 decrease in expenditure
Community Learning & Library Services - \$487,000 decrease in expenditure
Emergency Services Management - \$235,000 decrease in expenditure
Infrastructure Management - \$751,400 decrease in expenditure
Leisure Services - \$328,500 decrease in expenditure
Open Space Planning and Design - \$125,000 decrease in expenditure
Operational Services - \$379,100 decrease in expenditure
People & Performance - \$263,000 decrease in expenditure
Planning & Development - \$625,000 decrease in expenditure
Property Administration - \$100,000 decrease in expenditure
Rangers - \$110,000 decrease in expenditure
Western Parkland Councils - \$77,000 increase in expenditure

The major adjustments are listed above, the total salary adjustment is approximately a \$4.7m reduction. As part of the budget preparation process, the organisational salary structure is fully funded. In the response to the current pandemic these salary savings have resulted from, as much as possible, not filling vacancies and general staff turnover. These savings have been utilised to fund other programs and loss of revenue due to the COVID-19 pandemic impact.

Adjustments to hired personnel and consultants across the following functions:

Operational Services - \$300,000 increase in expenditure
ICT Operations - \$270,000 increase in expenditure
Marketing-City Promotion - \$110,000 decrease in expenditure
Open Space Planning and Design - \$300,000 decrease in expenditure

The above consulting and hired personnel costs have resulted from the use of agencies and contracted staff to fill budgeted positions. Decreases have resulted from various programs being deferred or cancelled due to the current pandemic.

Animal Care Facility - \$35,000 increase in expenditure, \$204,000 decrease in income

Additional funds have been allocated to the ACF to enable ongoing operations following a review of the facility. These funds have been allocated to additional veterinary fees.

In addition, the income estimate has been reduced as the income received from impounding fees, fines and sale of animals has decreased due to the COVID-19 community support package.

Street Parking Fines - \$350,000 decrease in income

It was anticipated that additional income would be generated as a result of changes to the parking surveillance program, however, enforcement activities have decreased significantly since the pandemic, resulting in lower income levels.

Planning & Development - \$1,214,000 decrease in income

Original forecasts for development activity have not been achieved this year which has further been affected by the pandemic, resulting in an anticipated reduction in the income being received from the Development Application and Planning process.

Childcare Fees, Charges and Grants - \$409,500 decrease in income

A number of Long Day Care centres have been operating to an average projected utilisation target however the budget was developed with a higher anticipated utilisation figure which will not be achieved, this has been further affected by the current pandemic. This has resulted in a further loss of income.

Leisure Facilities - \$611,500 decrease in expenditure, \$1,300,500 decrease in income

A number of savings have been identified across all the Leisure Centre operations to reduce the impact of the centre closures, these include: equipment, chemical, contractor, food and utility costs. In addition to these are the salary savings identified above. These savings part offset the reduction of income due to the centre closures. Income losses have been identified across a number of programs including; entry fees, facility hire, membership, program income and the sale of equipment and food.

Insurance Premiums - \$231,800 decrease in expenditure

A successful recent public tender for insurance premiums payable for public liability, professional indemnity, councillor and officer liability etc has resulted in a lower premium payable and this saving to the budget.

Emergency Services Levy - \$167,100 increase in expenditure

The method of calculating the contribution to the Emergency Services Levy has recently changed resulting in an additional cost to Council. This was partly offset this year by a rebate from the State Government of \$131,100.

Facility Hire - \$82,100 decrease in income

This adjustment is required due to the closure of the Community Halls for the period of the pandemic.

Operational Services - \$1,015,200 increase in expenditure

There has been an increase in the volume of work required from the Operational Services section resulting in increased contractor, materials, internal plant hire and waste disposal charges. These increases have been partly offset by the salary savings detailed above.

Councillor Support - \$103,000 decrease in expenditure

Savings are projected in the cost of Councillor support, professional development and conferences resulting from Council Meetings now being held on-line and various events being deferred or cancelled.

Interest on Investments - \$1,200,000 decrease in income

As a result of continuing record low interest rates and the expenditure on a number of major projects funded from reserves, it is anticipated that the interest earned on invested funds will be significantly less than was originally budgeted.

Rates-General Purpose Revenue - \$131,900 increase in income

As part of normal operations, additional supplementary rates have been issued during the last quarter resulting in this additional rating income being generated. The additional funds have been utilised to offset increased expenditure in other areas.

City Marketing & Economy - \$322,000 decrease in expenditure

There were a number of events and projects that were to be undertaken this financial year. Due to the current pandemic many of these events have had to be deferred or cancelled. The savings resulting from this have been absorbed to part offset the other adjustments.

Summary

As reported to Council in previous years, the financial objective has been to budget a surplus to improve Council's liquidity ratio. The liquidity ratio has improved to a satisfactory level and as such, a balanced budget is projected for the 2019-2020 financial year.

While the COVID-19 pandemic has significantly impacted the operations of Council, as per the Responsible Accounting Officer's statement, the 2019-2020 results continue to support Council's sound financial position in the short to medium term. During 2019-2020, Council will further refine its financial strategy in line with the development of the 10 year Long Term Financial Plan (which will include a scenario of extended restrictions due to the pandemic), required by the Integrated Planning and Reporting Framework and determine the most appropriate and financially responsible action for future periods.

Attachments

1. Quarterly Business Review Statement as at 31 March 2020 (contained within this report)

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/2020 to 31/03/2020

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005: as at 31 March 2020.

It is my opinion that the Quarterly Budget Review Statement for Campbelltown City Council for the quarter ended 31/03/20 indicates that Council's projected financial position at 30/6/20 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____

date: 23/04/2020

Corinne Mears
Responsible Accounting Officer

Campbelltown City Council

Quarterly Budget Review Statement
 for the period 01/01/2020 to 31/03/2020
Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 March 2020

Income & Expenses - Council Consolidated

(\$000's)	Original Budget 2019/20	Approved Changes				Revised Budget 2019/20	Variations for this Mar Qtr		Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs						
Income											
Rates and Annual Charges	113,155	-	15	-	276	113,446	148	1		113,594	114,290
User Charges and Fees	13,958	-	0	-	(152)	13,806	(2,134)	2		11,672	9,976
Interest and Investment Revenues	6,001	-	(0)	-	18	6,019	(1,200)	3		4,819	3,044
Other Revenues	5,006	28	515	23	184	5,755	(810)	4		4,945	4,852
Grants & Contributions - Operating	28,045	14	(2,492)	(107)	24	25,484	(815)	5		24,668	18,681
Grants & Contributions - Capital	14,925	8,333	1,045	-	(200)	24,102	-			24,102	20,421
Total Income from Continuing Operations	181,090	8,375	(917)	(84)	149	188,612	(4,811)			183,801	171,264
Expenses											
Employee Costs	75,570	841	181	(355)	(215)	76,022	(4,598)	6		71,423	54,811
Borrowing Costs	638	-	-	-	-	638	-			638	292
Materials & Contracts	28,755	6,935	1,886	472	(35)	38,012	(393)	7		37,619	19,416
Depreciation	23,862	-	-	-	-	23,862	-			23,862	17,018
Legal Costs	1,077	30	(0)	19	88	1,214	(236)	8		978	625
Consultants	3,284	1,395	1,736	16	190	6,620	(635)	9		5,985	3,671
Other Expenses	35,633	839	506	416	742	38,136	(89)	10		38,047	25,716
Total Expenses from Continuing Operations	168,819	10,041	4,308	568	769	184,504	(5,952)			178,553	121,548
Net Operating Result from Continuing Operations	12,271	(1,666)	(5,225)	(652)	(620)	4,108	1,141			5,248	49,716
Discontinued Operations - Surplus/(Deficit)						-				-	
Net Operating Result from All Operations	12,271	(1,666)	(5,225)	(652)	(620)	4,108	1,141			5,248	49,716
Net Operating Result before Capital Items	(2,653)	(9,998)	(6,270)	(652)	(420)	(19,995)	1,141			(18,854)	29,295

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/03/20 and should be read in conjunction with the total QBRs report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/2020 to 31/03/2020

Income & Expenses Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	The rates budget for 2019-2020 was set based on anticipated growth factors and developments. Additional rate income has been generated from supplementary levies.
2	COVID-19 related loss of income due to facility closure or reduced activity, including leisure centres and rental relief. Other reduced income in Child Care (updated projected utilisation) and DA fee income (industry downturn).
3	The record low interest rates are impacting on the amount of interest earned on investments.
4	COVID-19 related loss of income due to changed operations or reduced activity, including impounding income, parking fines and sale of food/beverages.
5	Various adjustments for grant/contribution movements, including new funding for Western Parkland Councils and Arts Health, and reduced planning income due to a slowdown in building activity.
6	Variations in employee costs due to new staff and staff vacancies. Reduction in casual salary costs due to operational changes. Temporary slow down on the replacement of staff.
7	Minor adjustments and transfers across a number of areas in Council, mainly resulting from slowdown in operations.
8	Minor adjustments to legal costs budget mainly resulting from slowdown in operations.
9	Savings in projected consultancy work due to slowdown in operations and deferral of projects.
10	Various increases and decreases across a number of areas, including unspent funds taken as savings, such as; equipment purchases, utility charges and, insurance premiums and various programs either cancelled or deferred.

Campbelltown City Council

Quarterly Budget Review Statement
 for the period 01/01/2020 to 31/03/2020
Capital Budget Review Statement

Budget review for the quarter ended 31 March 2020

Capital Budget - Council Consolidated

(\$000's)	Original Budget 2019/20	Approved Changes				Revised Budget 2019/20	Variations for this Mar Qtr		Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs						
Capital Expenditure											
New Assets											
- Land & Buildings	1,047	2,952	(945)	-	-	3,054	-			3,054	3,147
Renewal Assets (Replacement)											
- Plant & Equipment	3,496	16	1	-	-	3,513	222	1		3,735	2,396
- Office Equipment/Furniture & Fittings	52	1,085	1,528	-	-	2,665	(25)	2		2,640	845
- Land & Buildings	20,838	17,886	6,596	-	-	45,320	(10)	3		45,310	3,670
- Roads, Bridges, Footpaths	12,321	7,877	863	50	(181)	20,931	13	4		20,944	17,771
- Stormwater/Drainage	100	1,688	-	-	-	1,788	-			1,788	-
- Other Assets	313	-	-	-	9	322	1	5		323	147
Loan Repayments (Principal)	3,100	-	-	-	-	3,100	-			3,100	1,822
Total Capital Expenditure	41,267	31,504	8,043	50	(172)	80,693	202			80,894	29,798
Capital Funding											
Rates & Other Untied Funding	21,616	-	3,697	650	28	25,992	776	6		26,767	11,617
Capital Grants & Contributions	14,925	8,333	1,045	-	(200)	24,102	-			24,102	14,203
Reserves:											
- External Restrictions/Reserves	700	6,826	3,978	-	-	11,504	-			11,504	(1,059)
- Internal Restrictions/Reserves	(2,134)	16,345	(677)	-	-	13,535	(574)	7		12,961	4,402
Receipts from Sale of Assets											
- Plant & Equipment	1,279	-	-	-	-	1,279	-			1,279	634
- Land & Buildings	4,875	-	-	(600)	-	4,275	-			4,275	-
- Other Assets	6	-	-	-	-	6	-			6	1
Total Capital Funding	41,267	31,504	8,043	50	(172)	80,693	202			80,894	29,798
Net Capital Funding - Surplus/(Deficit)	0	-	-	-	-	0	(0)			0	-

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/03/20 and should be read in conjunction with the total QBRs report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/2020 to 31/03/2020**Capital Budget Review Statement**
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	Reduction in equipment expenditure due to operational slowdown and additional funds required to fund the fleet replacement budget (from fleet reserve funds).
2	Reduction in furniture and fittings expenditure due to operational slowdown.
3	Minor movements in facility expenditure.
4	Minor movements in construction expenditure.
5	Minor movements in other asset expenditure.
6	Reconciliation of untied funds as a result of capital movements utilised to fund capital works.
7	Utilisation of fleet reserve funds and transfer of proceeds from Southern Phone to reserves.

Campbelltown City Council

Quarterly Budget Review Statement

for the period 01/01/2020 to 31/03/2020

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 March 2020

Cash & Investments - Council Consolidated

(\$000's)	Original Budget 2019/20	Movement in Reserves			Current Balance 2019/20	Projected Movement Mar Qtr	Notes	Projected Year End Balance	Actual YTD figures
		Income/ Expenses	Transfers to/from	Works in Kind					
Externally Restricted ⁽¹⁾									
Stormwater Management	3,045	-	(17)	-	3,028	-		3,028	3,028
Specific Purpose Grants	15,755	-	(6,257)	-	9,498	-		9,498	9,498
Specific Purpose Contributions	3,025	-	(310)	-	2,715	-		2,715	2,715
Developer Contributions - S7.11	19,676	5,098	(857)	(2,332)	21,585	-		21,585	21,585
Developer Contributions - Other	1,385	127	-	-	1,512	-		1,512	1,512
Domestic Waste Management	12,339	-	-	-	12,339	-		12,339	12,339
Self Insurance Workers Compensation Claims	4,810	-	-	-	4,810	-		4,810	4,810
Total Externally Restricted	60,036	5,225	(7,441)	(2,332)	55,488	-		55,488	55,488
(1) Funds that must be spent for a specific purpose									
Internally Restricted ⁽²⁾									
Property Development	81,066	-	(1,591)	-	79,475	-		79,475	79,475
Committed Works	14,401	-	(4,544)	-	9,857	-		9,857	9,857
Self Insurance Workers Compensation Claims	801	-	(375)	-	427	-		427	427
Replacement of Plant and Vehicles	6,889	-	273	-	7,162	-		7,162	7,162
Committed Works funded by Loans	2,499	-	(449)	-	2,049	-		2,049	2,049
Employee Leave Entitlements	8,450	-	-	-	8,450	-		8,450	8,450
Environmental Sustainability	1,604	(1)	42	-	1,645	-		1,645	1,647
Asset Replacement	6,261	-	434	-	6,695	-		6,695	6,695
Infrastructure Replacement Fund	28,224	-	(493)	-	27,731	-		27,731	27,731
Olympic Ambassador	120	-	-	-	120	-		120	120
Event Attraction	1,049	-	(142)	-	907	-		907	907
Insurance Claims - Excess	7,004	-	663	-	7,667	-		7,667	7,667
Local Government Elections	630	-	200	-	830	-		830	830
Other	138	0	-	-	138	-		138	138
Total Internally Restricted	159,135	(0)	(5,982)	-	153,153	-		153,153	153,155
(2) Funds that Council has earmarked for a specific purpose									
Unrestricted (i.e. available after the above Restrict	14,799				31,773	-		31,773	31,772
Total Cash & Investments	233,970				240,415	-		240,415	240,415

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/03/20 and should be read in conjunction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/2020 to 31/03/2020

Cash & Investments Budget Review Statement**Comment on Cash & Investments Position**

Not Applicable

Investments

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

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals \$240,414,614

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 31/03/2020.

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actual balances held as follows:

		\$ Amount
Cash at Bank (as per bank statements)		11,446,420
Investments on Hand		231,389,767
less: Unpresented Cheques	(Timing Difference)	(54,173)
add: Undeposited Funds	(Timing Difference)	40,964
less: Identified Deposits (not yet accounted in Ledger)	(Require Actioning)	(2,409,603)
add: Identified Outflows (not yet accounted in Ledger)	(Require Actioning)	1,239
Reconciled Cash at Bank & Investments		240,414,614
Balance as per Review Statement:		240,414,614
Difference:		-

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

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Campbelltown City Council

Quarterly Budget Review Statement

for the period 01/01/2020 to 31/03/2020

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

Budget review for the quarter ended 31 March 2020

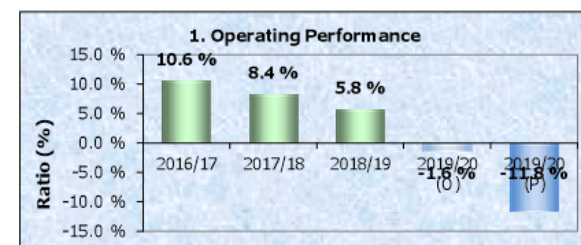
(\$000's)	Current Projection		Original Budget 19/20	Actuals Prior Periods	
	Amounts	Indicator		18/19	17/18
	19/20	19/20			

NSW Local Government Industry Key Performance Indicators (OLG):

1. Operating Performance

Operating Revenue (excl. Capital) - Operating Expenses	-18,854	-11.8 %	-1.6 %	5.8 %	8.4 %
Operating Revenue (excl. Capital Grants & Contributions)	159,699				

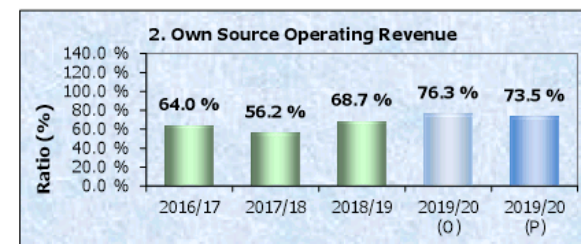
This ratio measures Council's achievement of containing operating expenditure within operating revenue.



2. Own Source Operating Revenue

Operating Revenue (excl. ALL Grants & Contributions)	135,031	73.5 %	76.3 %	68.7 %	56.2 %
Total Operating Revenue (incl. Capital Grants & Cont)	183,801				

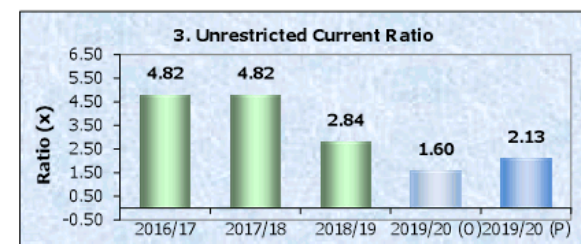
This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions.



3. Unrestricted Current Ratio

Current Assets less all External Restrictions	64,000	2.13	1.60	2.84	4.82
Current Liabilities less Specific Purpose Liabilities	30,000				

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



Campbelltown City Council

Quarterly Budget Review Statement
 for the period 01/01/2020 to 31/03/2020

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

Budget review for the quarter ended 31 March 2020

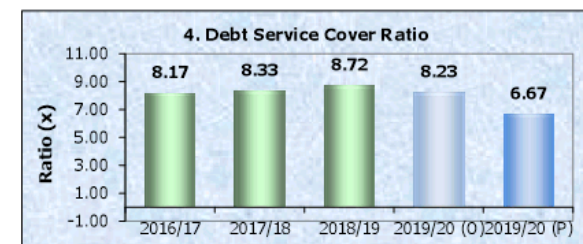
(\$000's)	Current Projection		Original Budget 19/20	Actuals Prior Periods	
	Amounts	Indicator		18/19	17/18
	19/20	19/20			

NSW Local Government Industry Key Performance Indicators (OLG):

4. Debt Service Cover Ratio

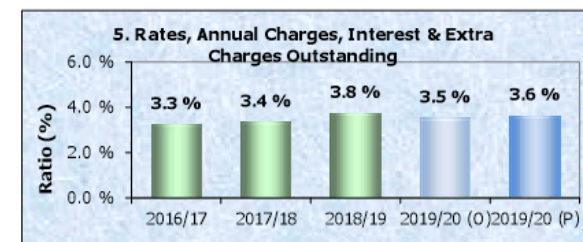
Operating Result before Interest & Dep. exp (EBITDA)	24,930	6.67	8.23	8.72	8.33
Principal Repayments + Borrowing Interest Costs	3,738				

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


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

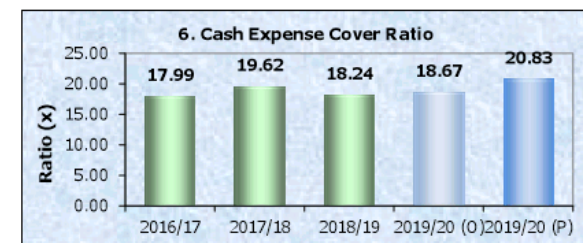
Rates, Annual & Extra Charges Outstanding	4,100	3.6 %	3.5 %	3.8 %	3.4 %
Rates, Annual & Extra Charges Collectible	112,700				

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


6. Cash Expense Cover Ratio

Current Year's Cash & Cash Equivalents (incl. Term Deposits)	240,415	20.83	18.67	18.24	19.62
Operating & financing activities Cash Flow payments	138,500				

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



Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/2020 to 31/03/2020

Contracts Budget Review Statement

Budget review for the quarter ended 31 March 2020

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

Contractor	Contract detail & purpose	Procurement Process Undertaken	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
EXPENDITURE \$50,000 - \$150,000						
HILLPDA Pty Ltd T/a Hill PDA	Q19/18 Local Housing Strategy (LGP)	Quotation - LGP	07/02/20	Until completion	Y	
Liftronic Pty Ltd	Q19/17 Lift Replacement at Browne Street	Public Quotation	03/02/20	Until completion	Y	
B M K Bricklaying Pty Ltd	Q19/24 Block and Brick Laying at Lynwood Park Amenities	Public Quotation	04/02/20	Until completion	Y	
EXPENDITURE \$150,000 - \$300,000						
Adtrans Hino Pty Ltd	Q19/29 Supply and Deliver Two Cab Chassis	Quotation - LGP	03/03/20	Until completion	Y	
EXPENDITURE > \$300,000						
BT Security Systems Pty Ltd	T19/21 CCTV and Security Network Maintenance, Upgrade and Expansion	Public Tender	01/02/20	Two years with three options for extension of 12 months each	Y	1
Kapish Services Pty Ltd	T19/29 Electronic Document Records and Information Management System (EDRMS) Software Solution	Select Tender	14/01/20	Three years with two options of extension of two years each	Y	
Ascending Tree Services Pty. Ltd. T/A CPE Tree Serv	T19/26 Provision of Tree Pruning and Arboriculture Services	Public Tender	01/03/20	Two years with three options for extension of 12 months each	Y	1
Growth Civil Landscapes Pty Ltd	T19/28 Design and Construction of Neighbourhood Playspaces	Public Tender	09/03/20	Until completion	Y	
Sydney Trucks & Machinery	Q20/02 Supply and Deliver 12 x Fuso Single Cab Chassis Trucks	Quotation - LGP	30/03/20	Until completion	Y	

Notes:

** Contract Values are commercial in confidence

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

This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended 31/03/20 and should be read in conjunction with the total QBR report.

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/2020 to 31/03/2020

Contracts Budget Review Statement
Comments & Explanations relating to Contractors Listing

Notes Details

1 Price is per service, therefore price is annual estimate only

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/2020 to 31/03/2020**Consultancy & Legal Expenses Budget Review Statement**

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	3,670,924	Y
Legal Fees	625,343	Y

Definition of a consultant:

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

Comments

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

Details

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Service NSW - Service Centre

Notice of Motion

Councillor George Brticevic has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 12 May 2020.

1. That Council write to the state Member for Campbelltown, Greg Warren, to make appropriate recommendations to the Premier, Gladys Berejiklian, and Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service centre co-located at the Campbelltown Civic Centre.
 2. That the General Manager and Mayor advocate on behalf of the Council to the Premier, Gladys Berejiklian, and the Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service co-located at Campbelltown City Council Civic Centre.
-

11.2 Bereavement Leave

Notice of Motion

Councillor Margaret Chivers has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 12 May 2020.

1. That Council's staff leave policy be amended to reflect:
 - a) That upon the death of a child [including step children and foster children] or spouse [including de-facto] employees be entitled to up to an additional 10 days paid bereavement leave in addition to the award entitlement.
 - b) That upon the death of an immediate or extended family member, staff will not be unreasonably refused additional leave, i.e. Special Leave or additional bereavement leave, once the staff member's current paid leave entitlements have been exhausted.
-

11.3 Funding Grants - Campbelltown Regional Arts Centre

Notice of Motion

Councillor Meg Oates has given Notice in writing of her intention to move the following Motion at the next meeting of Council on 12 May 2020.

1. That Council write to the Member for Macarthur, Dr Mike Freeland, expressing Council's concern regarding the loss of a four year funding grant for programs and operations at Campbelltown Regional Arts Centre as advised by the funding body, the Australian Council for the Arts.
 2. That Council write to the Minister for the Arts, the Hon Paul Fletcher and the Shadow Minister for the Arts, the Hon Tony Burke, to request that additional grant funding be made available to eligible cultural organisations that reside in regions that are facing massive population growth who were unsuccessful in receiving funding through recent decisions made by the Australian Council for the Arts for the upcoming four year funding period.
-

12. URGENT GENERAL BUSINESS

13. PRESENTATIONS BY COUNCILLORS

14. CONFIDENTIAL REPORTS FROM OFFICERS

Nil

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CAMPBELLTOWN CITY COUNCIL

Minutes Summary

Ordinary Council Meeting held at 6.30pm on Tuesday, 12 May 2020.

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	Non Pecuniary – Significant Interests	
	Non Pecuniary – Less than Significant Interests	
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Minutes of the Ordinary Meeting of the Campbelltown City Council held on 12 May 2020

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

1. ACKNOWLEDGEMENT OF LAND

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

Council Prayer

The Council Prayer was presented by the General Manager.

2. APOLOGIES/LEAVE OF ABSENCE

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

That the apology from Councillor G Greiss be received and accepted.

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

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

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Council held 14 April 2020

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

That the Minutes of the Ordinary Council Meeting held 14 April 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed, subject to minor typographical amendments identified by Councillor Hunt.

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

3.2 Minutes of the Extraordinary Meeting of Council held 28 April 2020

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

That the Minutes of the Extraordinary Council Meeting held 28 April 2020, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

4. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Councillor Chivers – Item 8.2 – Menangle Park Contributions Plan. Councillor Chivers advised she has a pecuniary interest in the item and will leave the meeting.

Non Pecuniary – Significant Interests

Councillor Lound – Item 8.3 – Planning Proposal to rezone the corner of Appin Road and Kellerman Drive, St Helens Park. Councillor Lound advised he is a member of the Sydney Western Planning Panel and will leave the meeting.

Non Pecuniary – Less than Significant Interests

Nil

Other Disclosures

Nil

5. MAYORAL MINUTE

6. PETITIONS

7. CORRESPONDENCE

7.1 Letter of Thanks to Anoulack Chanthivong MP

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

That the letter be received and the information be noted.

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

8. REPORTS FROM OFFICERS

8.1 Development Application Status

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

That the information be noted.

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

Meeting note: Having declared an interest in Item 8.2 Councillor Chivers left the meeting at 6:41pm and did not take part in the discussion or vote on the matter.

8.2 Menangle Park Contributions Plan

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

1. That Council endorse public exhibition of the draft amendment to the Menangle Park Contributions Plan as provided in attachment 1 for 28 days.
 2. That public exhibition be notified on Council's "have your say" webpage due to the indefinite closure of local newspaper publications, consistent with the Environmental Planning and Assessment Amendment (Public Exhibition) Regulation 2020 which commenced on 17 April 2020.
 3. That where non-supportive submissions are received during the public exhibition period, a further report be presented to the Council on the outcome of the public exhibition and the response to the submissions.
-

-
4. That subject to recommendations No.1 and 2, the General Manager be authorised to adopt and formally notify the commencement of the amended Contributions Plan.

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

Voting against the Resolution were Nil.

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

Meeting note: At the conclusion of the discussion regarding Item 8.2 Councillor Chivers returned to the meeting at 6:43pm.

Meeting note: Having declared an interest in Item 8.3 Councillor Lound left the meeting at 6:43pm and did not take part in the discussion or vote on the matter.

8.3 Planning Proposal to rezone Land at the corner of Appin Road and Kellerman Drive, St Helens Park

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

1. That Council endorse the attached draft Planning Proposal (the Proposal) which seeks to make amendments to the Campbelltown Local Environmental Plan 2015 (LEP2015) and forward the proposal to the Minister for Planning and Public Spaces for a Gateway determination.
2. That subject to a successful Gateway determination, further in depth traffic studies be required and consultation with the NSW Roads and Maritime Service be undertaken given the location of the subject land in proximity to Appin Road.
3. That subject to satisfying the requirements of the Gateway determination, the Proposal be placed on public exhibition and the outcome of that exhibition be reported to the Council.

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

Voting against the Resolution were Nil.

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

Meeting note: At the conclusion of the discussion regarding Item 8.3 Councillor Lound returned to the meeting at 6:45pm.

8.4 Investments and Revenue Report - March 2020

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

That the information be noted.

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

8.5 Reports and Letters Requested

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

That the information be noted.

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

8.6 Updated 2020 Council Meeting Calendar

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

That the 2020 Council meeting calendar, confirming the Council meeting dates for September, October, November and December 2020 be noted and adopted.

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

8.7 Quarterly Business Review Statement as at 31 March 2020

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

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

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

9. QUESTIONS WITH NOTICE

Nil

10. RESCISSION MOTION

Nil

11. NOTICE OF MOTION

11.1 Service NSW - Service Centre

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

1. That Council write to the state Member for Campbelltown, Greg Warren, to make appropriate recommendations to the Premier, Gladys Berejiklian, and Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service centre co-located at the Campbelltown Civic Centre.
2. That the General Manager and Mayor advocate on behalf of the Council to the Premier, Gladys Berejiklian, and the Minister for Customer Service, Victor Dominello, with the intention to secure a Service NSW service co-located at Campbelltown City Council Civic Centre.

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

11.2 Bereavement Leave

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

1. That Council's staff leave policy be amended to reflect:
 - a) That upon the death of a child [including step children, adopted children and foster children] or spouse [including de-facto] employees be entitled to up to 10 days paid bereavement leave in addition to the award entitlement.
 - b) That upon the death of an immediate or extended family member, staff will not be unreasonably refused additional leave, i.e. Special Leave or additional bereavement leave, once the staff member's current paid leave entitlements have been exhausted.

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

11.3 Funding Grants - Campbelltown Regional Arts Centre

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

1. That Council write to the Member for Macarthur, Dr Mike Freeland, expressing Council's concern regarding the loss of a four year funding grant for programs and operations at Campbelltown Regional Arts Centre as advised by the funding body, The Australia Council for the Arts.
2. That Council write to the Minister for the Arts, the Hon Paul Fletcher and the Shadow Minister for the Arts, the Hon Tony Burke, to request that additional grant funding be made available to eligible cultural organisations that reside in regions that are facing massive population growth who were unsuccessful in receiving funding through recent decisions made by The Australia Council for the Arts for the upcoming four year funding period.

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

12. URGENT GENERAL BUSINESS

Nil

13. PRESENTATIONS BY COUNCILLORS

1. Councillor Meg Oates passed on her thanks to all the staff at the Campbelltown Arts Centre and all our libraries for their amazing work in not only supporting the HSC visual art students with study days, but providing support to our artistic community with online children's activities, interactive tours and exhibitions which enable Campbelltown Arts Centre to remain open online.
2. Councillor Masood Chowdhury passed on his thanks to Council for the support provided to both local small businesses and the local not for profit organisations during this time.
3. Councillor Masood Chowdhury wished all the mothers in the Campbelltown community a Happy Mother's Day.
4. Councillor Masood Chowdhury advised that it is the Holy Month of Ramadan which began on the 24 April and will end on the 24 May. Councillor Chowdhury wished everyone a Happy Ramadan.

5. Councillor Karen Hunt congratulated Council and the Mayor on launching Koalatown. This extremely important initiative is another step by Council to ensure all our residents can actively engage in protecting, conserving and nurturing our local koalas within their habitats. In conjunction with our very own Koala Plan of Management, more education and awareness throughout our region, together we all will be able to keep our koala colonies safe. Councillor Hunt encouraged everyone to go to Council's website and register as a Koalatown supporter so they can be kept up to date with koala projects, programs and future events.
6. Councillor Karen Hunt advised Council that the CoolSeal trial is still underway at HJ Daley Library, but after only three weeks the results from the air temperature sensors showed a significant drop in temperature of 10.1 degrees on one particular day. Campbelltown is participating in this product trial in partnership with two other metropolitan councils, which will ensure a good cross-section of data to be examined. The LGA continues to experience extreme temperatures each summer, so we need to be on the lookout for ways and means to help our communities safely enjoy the great Australian lifestyle, especially the outdoors. Council continues to research and monitor innovative methods for the benefit of our community. Councillor Hunt thanked everyone involved in this project.
7. Councillor Rey Manoto thanked the Director of City Delivery and his staff for their recent parkland hazard reduction and fire prevention programs, partly funded by the NSW Rural Fire Service, which have been undertaken in Keith Longhurst Reserve that forms part of the Georges River Nature Reserve. Councillor Manoto noted his appreciation in being proactive in protecting and maintaining this scenic location with wonderful bushland walking trails.
8. Councillor Rey Manoto advised the Council that National Tree Day is scheduled for 2 August, with Council already identifying a site where this event could take place. Councillor Manoto thanked the Director of City Delivery and his staff for their work with National Tree Day.
9. Councillor Darcy Lound passed on his thanks to both the City Delivery and City Lifestyles teams for the recent irrigation works at Blinman Oval, Eschol Park Sports Complex, Macquarie Fields Park, Victoria Park and Wood Park. Councillor Lound noted his appreciation to staff for maintaining all the sporting fields in an excellent condition ready to be utilised by local teams once restrictions are lifted.
10. Councillor Ben Gilholme passed on his thanks to the Director of City Lifestyles and the staff for their efforts in running the Youth Week celebrations held over 1-9 April. Councillor Gilholme noted the difficult restrictions during this time, but was pleased how a number of activities were able to be held including a social media competition with headspace Campbelltown, an online rock band competition and holding one-on-one tutorials in the skilful art of brush lettering. Councillor Gilholme thanked Gametraders Macarthur Square for their donations.
11. Councillor Ben Gilholme passed on his thanks to library staff for their online comic drawing competition initiative, as the current restrictions prevented the Comic Book Day event. Councillor Gilholme encouraged residents to visit the Campbelltown City Library Facebook page and vote for their favourite comic drawing.

12. Councillor Margaret Chivers passed on her thanks to the Director of City Growth and her staff for the business support services that have been on offer and acknowledged the variety in scope of support to all businesses in our LGA.
13. Councillor Margaret Chivers passed on her thanks to the Director of City Lifestyles and all the library staff for really going above and beyond in creating posts, videos and sharing ideas. The librarians are so committed in offering advice, reassurance and happiness through sharing information to our HSC students, holding online night-time story times, celebrating Easter and Mother's Day and even showing parents how to make playdough. Councillor Chivers noted the library programs are keeping our residents connected to the libraries.
14. Councillor Ben Moroney paid tribute to the recent passing of Jack Munday AO, a union and environmental activist. Mr Munday rose to prominence in the 1970s for his leadership of the Builders Labourers Federation, which was best known for its green bans and credited with stopping several developments at The Rocks. Mr Munday was credited with preserving working-class communities and historic buildings in areas like Woolloomooloo, Potts Point and The Rocks. In recent years Mr Munday continued to fight against development and campaigned to protect historic sites including the Sirius building and Bondi Pavilion. [Councillor Oates advised Council that Mr Munday came to Campbelltown to support locals who opposed the subdivision and development of Wedderburn].
15. Councillor Bob Thompson thanked the Director of City Delivery and his staff for the upkeep of the parks and gardens. He passed on his thanks noting the well maintained landscaping and hedges in the LGA.
16. Councillor Ted Rowell congratulated the staff at the Animal Care Facility, noting the low numbers of animals, of cats in particular, seeking adoption. Councillor Rowell appreciated the high standards of care being given to all animals while waiting for their forever home.
17. The Mayor, Councillor George Brticevic thanked Council staff and the President of Campbelltown RSL Sub-Branch, Warren Browning for their assistance in being able to conduct an online ANZAC Day service. The service also involved our local State and Federal members, Mr Greg Warren MP who is also the Shadow Minister Veterans and Dr Mike Freelander MP, the General Manager, Ms Lindy Deitz, a bugler and also a piper. Councillor Brticevic passed on the thanks he received from Mr Warren Browning in organising this online service. Councillor Brticevic noted how important and pleased he was that Australians were still able to honour ANZAC Day and pay their respects.

14. CONFIDENTIAL REPORTS FROM OFFICERS

Nil

There being no further business the meeting closed at 8.10pm.

Confirmed by Council on

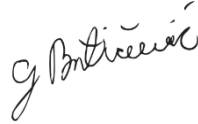
..... General Manager Chairperson

CONFIRMATION OF COUNCIL'S ORDINARY MEETING MINUTES

At the Council Meeting held 9 June 2020 the following Council minutes were adopted:

There being no further business at the meeting of 12 May 2020, the meeting closed at 8.10pm.

Confirmed by the Chairperson:

A handwritten signature in black ink, appearing to read 'G. Anticic', is written over the text 'Confirmed by the Chairperson:'.