



CAMPBELLTOWN CITY COUNCIL

---

PROPOSED RECLASSIFICATION OF  
COMMUNITY LAND AT  
APEX AND BRADBURY PARKS, BRADBURY

PUBLIC HEARING REPORT

---

FINAL

15 OCTOBER 2021

Parkland Planners

ABN: 33 114 513 647

PO Box 41  
FRESHWATER NSW 2096

tel: (02) 9453 6377  
mob: 0411 191 866

[sandy@parklandplanners.com.au](mailto:sandy@parklandplanners.com.au)

[www.parklandplanners.com.au](http://www.parklandplanners.com.au)

DIRECTOR: Sandy Hoy

# CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Purpose of this report .....	1
1.2	Land to which the proposed reclassification applies .....	1
1.3	Contents .....	2
<b>2</b>	<b>RECLASSIFICATION OF COMMUNITY LAND .....</b>	<b>3</b>
2.1	What is reclassification of community land? .....	3
2.2	Process of reclassification of community land .....	3
2.3	Background to the proposed reclassification .....	4
2.4	Process of the public hearing and report .....	4
<b>3</b>	<b>PROPOSED RECLASSIFICATION OF APEX AND BRADBURY PARKS .....</b>	<b>7</b>
3.1	Land description .....	7
3.2	Why is the land proposed to be reclassified? .....	9
<b>4</b>	<b>THE PUBLIC HEARING .....</b>	<b>11</b>
4.1	Advertising and notification .....	11
4.2	Timing of the public hearing .....	13
4.3	Chairperson .....	14
4.4	Attendance at the public hearing .....	14
4.5	Agenda of the public hearing .....	14
4.6	Site inspection .....	14
4.7	Written submissions .....	14
<b>5</b>	<b>SUBMISSIONS .....</b>	<b>15</b>
5.1	Submissions to the planning proposal .....	15
5.2	Public hearing submissions .....	15
5.3	Written submissions before and after the public hearing .....	18
<b>6</b>	<b>ASSESSMENT AND RECOMMENDATIONS .....</b>	<b>25</b>
6.1	Assessment of submissions .....	25
6.2	Recommendations regarding the proposed reclassification .....	26
6.3	Recommendations regarding reporting .....	26

## Tables

Table 1	Process of the public hearing and report .....	4
Table 2	Verbal submissions to the public hearing .....	16
Table 3	Written submission in support of reclassification .....	18
Table 4	Written submissions – neutral .....	19
Table 5	Written submissions that do not support reclassification.....	20

## Figures

Figure 1	Apex and Bradbury Parks .....	1
Figure 2	Process of reclassifying community land to operational land by local environmental plan .....	4
Figure 3	Local site context of Apex and Bradbury Parks.....	7
Figure 4	Billabong Masterplan .....	9
Figure 5	Media release .....	11
Figure 6	Notice about public hearing on ‘Over to You Campbelltown’ .....	12



# 1 INTRODUCTION

## 1.1 Purpose of this report

This report has been prepared under Section 29 of the *Local Government Act 1993* to report to Campbelltown City Council on the public submissions made at and after the public hearing on Thursday 30 September 2021 regarding the proposed reclassification of parcels of Council-owned land comprising Apex and Bradbury Parks in Bradbury from community land to operational land.

The proposed reclassification of the subject land is explained in detail in the *Planning Proposal: Reclassification of Land at Apex Park and Bradbury Park from Community Land to Operational Land to facilitate the Campbelltown Billabong Project* (Campbelltown City Council, May 2021) referred to as “the planning proposal”. The planning proposal relates to this matter alone, and does not seek any other change to the current planning provisions including the zoning of the land.

This report also makes recommendations to Council regarding the proposed reclassification.

## 1.2 Land to which the proposed reclassification applies

The proposed reclassification applies to the Council-owned land comprising Apex and Bradbury Parks. This land includes the Gordon Fetterplace Aquatic Centre and the proposed Campbelltown Billabong.

Figure 1 Apex and Bradbury Parks



100 m  
Scale = 3000

Apex / Bradbury Park - Council Owned Land

Source: Campbelltown City Council

The eight lots comprising the subject area are:

- ❑ Part Lot 532 DP 230227, The Parkway, Bradbury (incorporating Bradbury Park and Gordon Fetterplace Aquatic Centre)
- ❑ Lot 1 DP 137067, The Parkway, Bradbury (incorporating Bradbury Park)
- ❑ Lot 4 DP 259807, The Parkway, Bradbury (incorporating Bradbury Park)
- ❑ Lot 66 DP 1127402, The Parkway, Bradbury (incorporating Bradbury Park)
- ❑ Part Lot 67 DP 1127402, The Parkway, Bradbury
- ❑ Part Lot 68 DP 1127402, 318 Queen Street, Campbelltown
- ❑ Lot 35 DP 702933, The Parkway, Bradbury (incorporating Bradbury Park)
- ❑ Part Lot 1 DP 213026, The Parkway, Bradbury (incorporating Bradbury Park)

## 1.3 Contents

The remainder of this report contains:

- ❑ a general explanation of the proposed reclassification of the subject land from community land to operational land (Section 2)
- ❑ explanation of the proposed reclassification of Apex and Bradbury Parks (Section 3)
- ❑ the public hearing details (Section 4)
- ❑ submissions (Section 5)
- ❑ assessment of submissions and recommendations (Section 6).

# 2 RECLASSIFICATION OF COMMUNITY LAND

## 2.1 What is reclassification of community land?

Under the *Local Government Act 1993*, public land is classified as either 'operational' or 'community' land. Apex and Bradbury Parks are classified as community land under the *Local Government Act 1993*.

Community land would ordinarily comprise land accessible to the public, such as a park, sporting fields, or a community centre. Community land must not be sold, except in the limited circumstances referred to in Section 45 (4) of the Act.

The use of community land must be consistent with a plan of management. It is understood that Apex Park and Bradbury Park are included in the *Plan of Management No. 6 prepared under the Local Government Act 1993 for Sportsgrounds* (Campbelltown City Council, 1998).

Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent. Community land may only be leased or licensed for more than 5 years if public notice of the proposed lease or licence is given and, in the event that an objection is made to the proposed lease or licence, the Minister's consent is obtained. Council also cannot grant a lease, licence or other estate for private purposes over community land.

Operational land would ordinarily comprise land held as a temporary asset or as an investment, land which facilitates the carrying out by a Council of its functions, or land which may not be open to the general public, such as a works depot. Operational land may be leased for a longer period of time, and may be sold/ transferred. Operational land does not have any special restrictions and can be used by Council for a broad range of purposes.

Classification or reclassification of land does not affect any estate or interest a council has in the land.

## 2.2 Process of reclassification of community land

The *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979* set out requirements that Councils must follow when reclassifying community land to operational land. Relevant legislation can be accessed at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

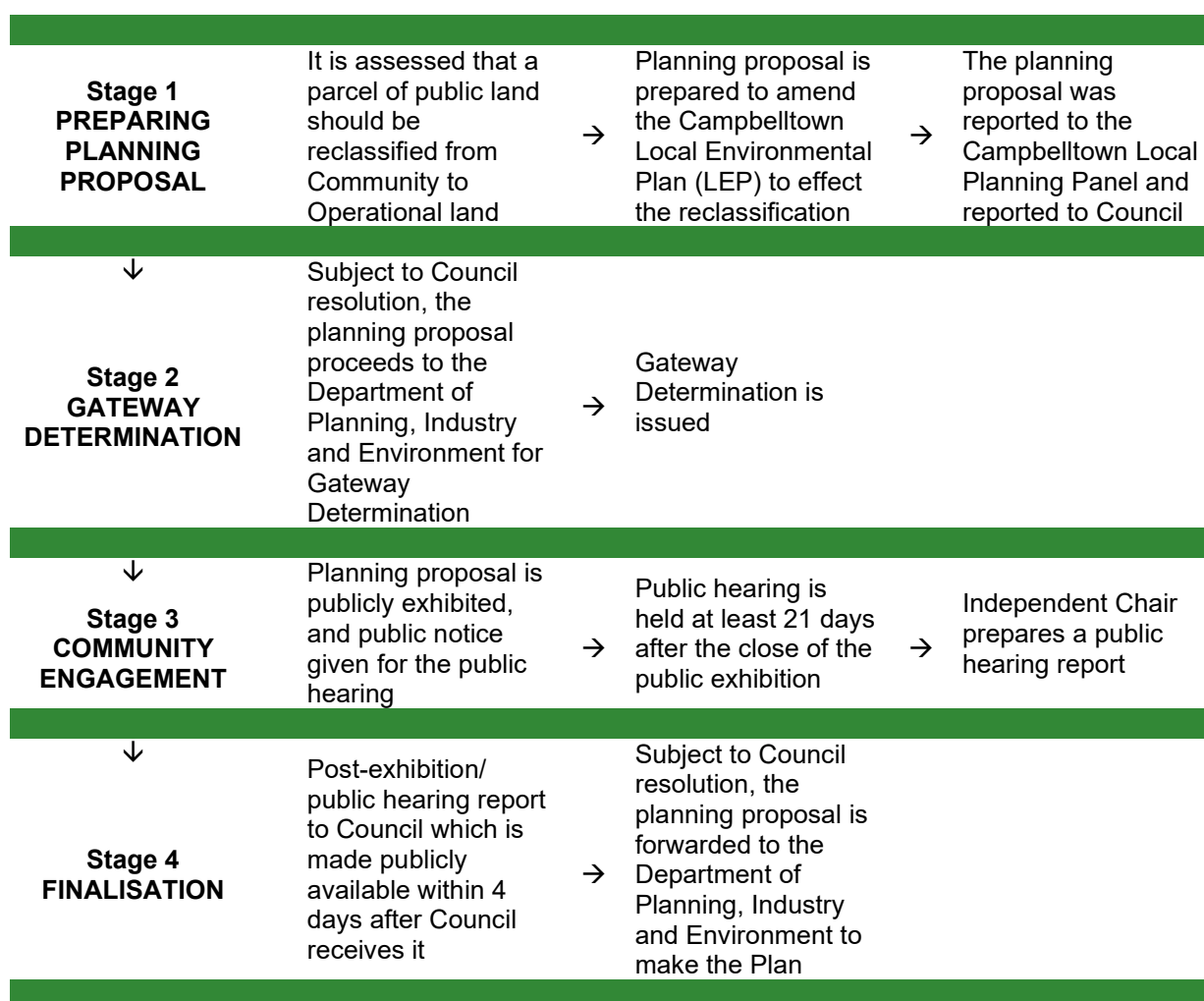
Reclassification may be carried out by either:

1. A Local Environmental Plan under the *Environmental Planning and Assessment Act 1979* through Section 27(1) of the *Local Government Act 1993*, or
2. Council resolution under Section 27(2) of the *Local Government Act 1993*.

Council is proposing to reclassify the Council-owned community land under Option 1 ie. by amendments to the Campbelltown Local Environmental Plan 2015.

The process of reclassifying community to operational land by changes to the Campbelltown Local Environmental Plan 2015 is in Figure 2.

Figure 2 Process of reclassifying community land to operational land by local environmental plan



## 2.3 Background to the proposed reclassification

The background to and reasons for the proposed reclassification are set out in detail in the planning proposal.

The planning proposal was prepared to reclassify Council-owned land at Apex and Bradbury Parks from 'Community' land to 'Operational' land by amending *Campbelltown Local Environmental Plan 2015* Schedule 4, Part 1 to include Apex and Bradbury Parks.

## 2.4 Process of the public hearing and report

Table 1 Process of the public hearing and report

Dates	Process	Relevant legislation
16 December 2020	Campbelltown Local Planning panel advice	



Dates	Process	Relevant legislation
9 February 2021	Campbelltown City Council resolved to support the proposal to reclassify Apex and Bradbury Parks from community to operational land	
February 2021	Council referred the planning proposal to the NSW Department of Planning, Industry and Environment for Gateway Determination	Section 3.34(1) of the <i>Environmental Planning and Assessment Act 1979</i>
12 April 2021	Gateway Determination issued by DPIE	Section 3.34(2) of the <i>Environmental Planning and Assessment Act 1979</i>
6 May 2021	Gateway Alteration received due to an anomaly in the initial Gateway Determination	
1 June to 29 June 2021	Council places copies of the planning proposal and supporting information on public exhibition for comment. Copies were available on Council's website, and Council's administration centres. 12 submissions were received.	
9 September 2021	Public notice of the public hearing after the conclusion of the statutory public exhibition of the planning proposal	
<b>Thursday 30 September 2021</b>	<b>The public hearing into the proposed reclassification was held. The person presiding at the public hearing is not a councillor or employee of the council holding the public hearing, or has been a councillor or employee of that council at any time during the 5 years before the date of her appointment.</b>	<b>Section 29 of <i>Local Government Act 1993</i> Department of Planning and Environment Practice Note PN 16-001 Section 47G of <i>Local Government Act 1993</i></b>
<b>October 2021</b>	<b>Independent chairperson at public hearing prepared the public hearing report and issued it to Council.</b>	
October 2021	Council must make a copy of the public hearing report available for inspection by the public at a location within the area of the council no later than 4 days after it has received a report from the person presiding at the public hearing as to the result of the hearing.	Section 47G of <i>Local Government Act 1993</i>
	Consideration of the public hearing report and public submissions to the planning proposal by Council.	
	<b><i>If Council decides to proceed with the reclassification:</i></b>	
	Council requests the Department of Planning, Industry and Environment to prepare the draft Local Environmental Plan to give effect to the planning proposal.	
	Amendment made to the <i>Campbelltown Local Environmental Plan 2015</i> to reclassify the community land as operational land may make provision to the effect that, on commencement of the plan, the land ceases to be a public reserve, and that the land is by operation of the plan discharged from any trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land.	Section 27 of <i>Local Government Act 1993</i>
	Reclassification of the land to operational land.	Section 30(1) of <i>Local Government Act 1993</i>

This page is left blank intentionally

# 3 PROPOSED RECLASSIFICATION OF APEX AND BRADBURY PARKS

## 3.1 Land description

Figure 3 Local site context of Apex and Bradbury Parks



Campbelltown Billabong Parklands under construction



Bradbury Park clubhouse



Bradbury Oval 1



Bradbury Oval 1 wicket



Informal open space Bradbury Ovals 1 and 2





Amenities building between Bradbury Ovals 1 and 2



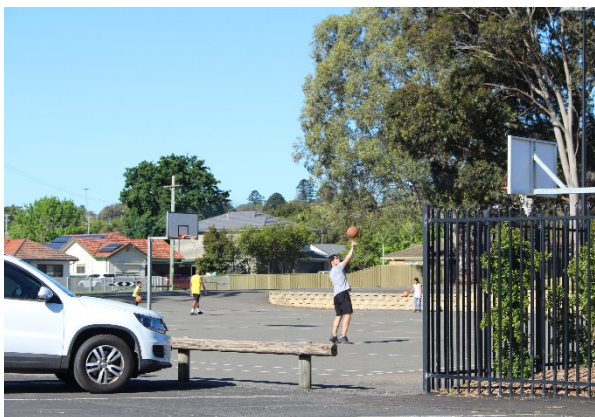
Bradbury Oval 2 wicket



Bradbury Oval 2



Bradbury Oval 2



Basketball courts



Gordon Fetterplace Aquatic Centre



Gordon Fetterplace Aquatic Centre



Gordon Fetterplace Aquatic Centre



Further information about the site can be obtained from the planning proposal.

### 3.2 Why is the land proposed to be reclassified?

The following information is derived from the planning proposal.

The Campbelltown Billabong Parklands is a landmark and iconic swimming lagoon at Apex Park and Bradbury Park, Bradbury. The project will create a series of interlinked and flexible open spaces in a riverine-like parkland setting. It will offset the urban heat island effect experienced in the Campbelltown CBD, integrate with adjacent areas to create a community and recreational hub and celebrate Campbelltown's Aboriginal community through sensitive interpretation within the project design.

Figure 4 Billabong Masterplan



Source: Planning proposal: Figure 5 – Billabong Masterplan

The purpose of the reclassification of land is to facilitate the ongoing use and management of the Campbelltown Billabong Parklands which is under construction, and any future co-located facilities, following funding under the Western Sydney City Deal to construct the Billabong. The project received funding of \$31,000,000 which included \$7,500,000 from the



Australian Government, \$7,500,000 from the NSW Government and \$16,000,000 from Council.

As part of the process, the reclassification of the subject site would assist Council in achieving a timely opening of the site and unlocking potential management options and future complementary co-located uses. The reclassification of the land would allow for greater flexibility to the greater site which would potentially unlock other land uses for community benefit. Investigation is also being undertaken for the potential embellishment of the remainder of the site that does not encompass the Billabong. The regional level parklands to accompany the Billabong will encompass the whole land including the current playing fields at the northern end of the site so that the facilities are able to cater for large groups and provide recreational opportunities for the whole year, including periods when it is too cold to swim.

In order to facilitate the project and ensure that the site successfully operates as a Billabong, a planning proposal is required to make the land operational.

The objective of the planning proposal is to change the classification of the land from community to operational land.

The proposed reclassification would:

- ☐ assist Council in the process of turning the proposed Billabong into a functioning project once it is completed in 2022
- ☐ allow Council to unlock land that may be considered under-utilised and promote other uses that would work in cohesion with the Billabong
- ☐ provide a greater level of flexibility in the options to manage the land, consistent with other important Council assets like the Campbelltown Arts Centre
- ☐ increase the commercial attractiveness of the site for potential longer term lease purposes
- ☐ improve Council's ability to respond to opportunities that may come along to collocate other community assets in line with the site's status as a community and cultural precinct as outlined in the Reimagining Campbelltown City Centre Master Plan.

The planning proposal does not seek to amend the RE1 – Public Recreation zoning for the site or any other planning controls under Campbelltown Local Environmental Plan 2015.

The proposed use as a Billabong would be considered a permissible use in accordance with the RE1 – Public Recreation zone under the Campbelltown Local Environmental Plan 2015 thus not requiring an amendment to the LEP.

The proposal does not alter any current agreements with the users of the land.

The land is currently owned by Campbelltown City Council and is classified as 'Community Land' under the *Local Government Act 1993*. In order for the land to be functioning and used for business purposes it will be required to reclassify the land to 'Operational Land' which is undertaken by a Local Environmental Plan amendment under the *Environmental Planning and Assessment Act 1979*.

The objectives and intended outcomes of the planning proposal will be achieved by amending the Campbelltown Local Environmental Plan 2015 through the inclusion of the subject site as 'Operational Land' under Schedule 4 of the LEP.

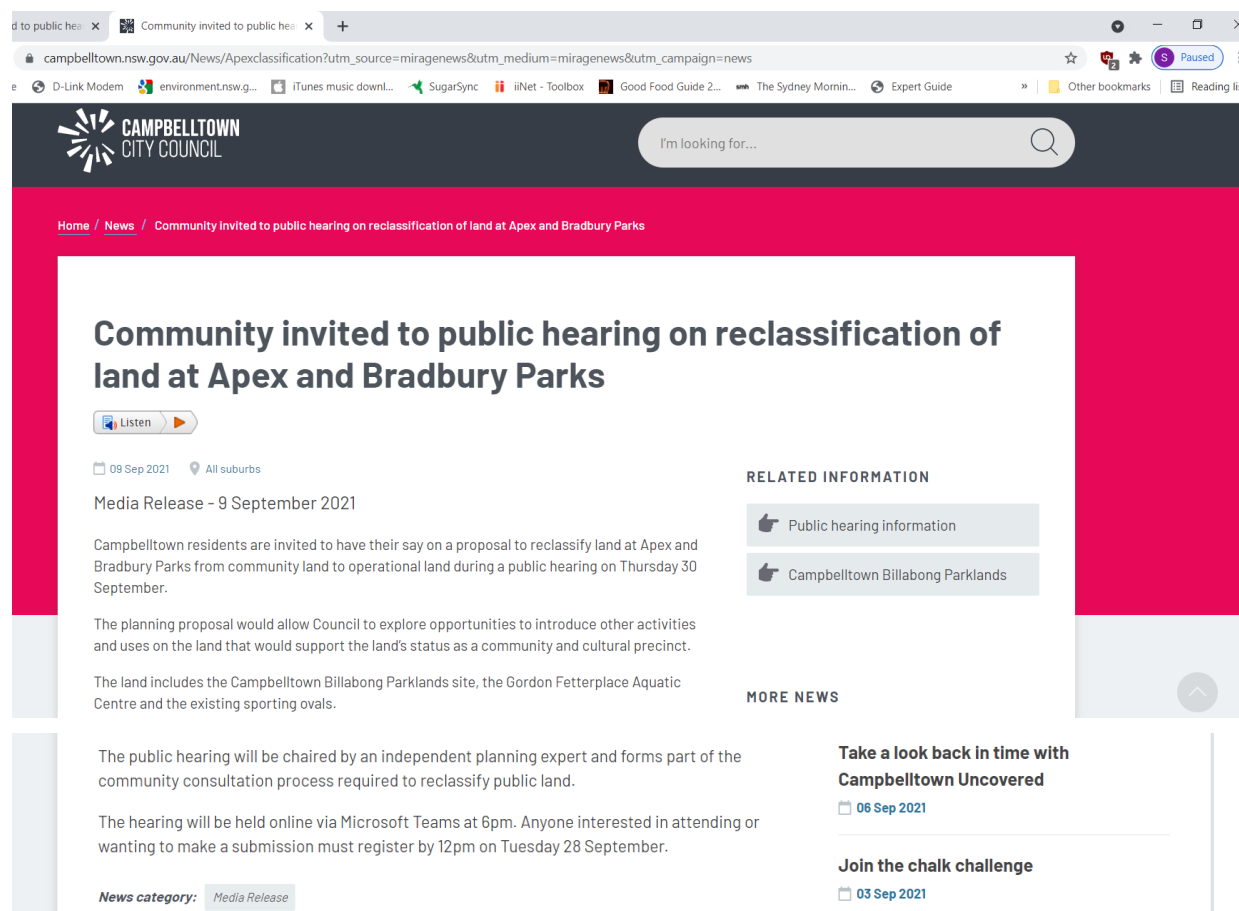
# 4 THE PUBLIC HEARING

## 4.1 Advertising and notification

Campbelltown City Council advised the community about the public hearing in several ways as follows:

- ❑ Media release on 9 September 2021 (refer to Figure 5 below)
- ❑ Notice and supporting information provided on Council's community engagement site 'Over to You Campbelltown' commencing 9 September 2021 (refer to Figure 6 below)
- ❑ 10 letters were sent to the owners/occupiers of adjoining properties and to those that provided a submission to the exhibition of the planning proposal
- ❑ An email was sent on 24 September 2021 to individuals registered on Council's 'Over to You Campbelltown' page advising them of the public hearing. The aim was to advise individuals who have previously made a submission on other publicly exhibited projects about the public hearing.

Figure 5 Media release



[overtoyou.campbelltown.nsw.gov.au/public-hearing-apex-and-bradbury-parks](#)
Apps
Google
D-Link Modem
environment.nsw.g...
iTunes music downl...
SugarSync
iNet - Toolbox
Good Food Guide 2...
The Sydney Mornin...
Expert Guide

**CAMPBELLTOWN**
STAFF PORTAL
Campbelltown City Council Website
Development Applications & Planning Proposals
Sign In | Register

# Public Hearing – Reclassification of Land Apex and Bradbury Parks

[Home](#) » [Public Hearing – Reclassification of Land – Apex and Bradbury Parks \(1070/2021/E-PP\)](#)

## Public Hearing – Reclassification of Land – Apex and Bradbury Parks (1070/2021/E-PP)

A public hearing will be held via Microsoft Teams to provide community members with the opportunity to share their views about a proposal to reclassify land bounded by The Parkway and Moore-Oxley Bypass, Bradbury from Community land to Operational land. The land is known as Apex Park and Bradbury Park, in which exists the Gordon Fetterplace Aquatic Centre and the proposed Campbelltown Billabong.

The public hearing is scheduled to be held on Thursday, 30 September 2021 at 6pm, online via Microsoft Teams in accordance with the Public Health (COVID-19 Temporary Movement and Gathering Restrictions Order) 2021.

The public hearing will be chaired by an independent person from Parkland Planners in accordance with the Local Government Act 1993.

It should be noted that any statements made inside or outside the public hearing do not have the same privileges as in Parliament and are subject to laws of defamation.”

### Register your interest

Interested persons will need to register their attendance by completing the form below by 12pm on Tuesday, 28 September 2021 to:

- Virtually attend or listen to the hearing only, not address or speak.
- Make a submission at the hearing.

Documentation providing details of the proposed Reclassification of Land can be viewed under the documents tab:

- Attachment A – PN-16-001 – LEP Practice Note and responses**
- Attachment B – Title Searches**
- Attachment C – Council Report and Resolution of 9 February 2021**
- Gateway Determination and Letter**
- Gateway Determination Alteration**
- Planning Proposal**

If you would like to make a formal written submission to the Independent Chairperson, you can do this by forwarding your submission via email to [sandy@parklandplanners.com.au](mailto:sandy@parklandplanners.com.au) or by post to Sandy Hoy, Parkland Planners, PO Box 41, FRESHWATER NSW 2096.

The last day for receipt of written submissions is Monday, 4 October 2021.

REGISTER HERE

### Register your interest/submission

You need to be signed in to take this survey

Sign In

Register

REGISTER your interest

#### Documents

- Attachment A - PN-16-001 - LEP Practice Note and responses.pdf (399 KB) (pdf)
- Attachment B - Title Search.pdf (281 KB) (pdf)
- Attachment C - Council Meeting Agenda and Minutes - 9 February 2021 - Planning Proposal - Campbelltown Billabong (2).pdf (2.16 MB) (pdf)
- Gateway Determination - 12 April 2021.pdf (321 KB) (pdf)
- Alteration of Gateway Determination - 6 May 2021.pdf (312 KB) (pdf)
- Planning Proposal - Billabong - for Public Exhibition (1).pdf (512 KB) (pdf)

#### FAQs

What's on this site?

---

Why would we reclassify this land?

---

Is reclassification of land the same as rezoning of land? What is the difference?

---

What would happen to the facilities currently on the site if it's reclassified as operational land?

---

If it were reclassified, would we still be able to play sport on Bradbury Oval?

---

Why is there a public hearing about the proposal to reclassify this land?

---

Who is holding the public hearing?  
Who can make a statement to the public hearing?

---

How do I register to be part of the public hearing?

#### Who's Listening

**Anthe Zekanovic**  
Senior Strategic Planner

AZ

**Phone** 02 4645 4608  
**Email** [overtoyou@campbelltown.nsw.gov.au](mailto:overtoyou@campbelltown.nsw.gov.au)

## FAQs

### ❓ What's on this site?

### ❓ Why would we reclassify this land?

### ❓ Is reclassification of land the same as rezoning of land? What is the difference?

### ❓ What would happen to the facilities currently on the site if it's reclassified as operational land?

### ❓ If it were reclassified, would we still be able to play sport on Bradbury Oval?

### ❓ Why is there a public hearing about the proposal to reclassify this land?

### ❓ Who is holding the public hearing?

### ❓ Who can make a statement to the public hearing?

### ❓ How do I register to be part of the public hearing?

#### ❓ What's on this site?

The site is a public reserve containing two ovals and Gordon Fetterplace Aquatic Centre as well as the Campbelltown Billabong Parklands which is currently under construction.

[top of the page](#)

#### ❓ Why would we reclassify this land?

Changing the classification from 'community' to 'operational' land would provide more opportunities to unlock its potential for community benefit.

The Campbelltown Billabong Parklands will be a premier destination alongside our already renowned Campbelltown Arts Centre. Adjusting the classification of the land would provide options that with its community and cultural precinct status, as outlined in the Reimagining Campbelltown City Centre Master Plan.

[top of the page](#)

#### ❓ Is reclassification of land the same as rezoning of land? What is the difference?

No, the reclassification of land is not the same as a rezoning.

Reclassification of land refers to the process of changing the classification of land from operational to community land or community to operational land. The reclassification of land occurs through an amendment to a Local Environmental Plan by a planning proposal process however the process also includes a public hearing held by an Independent Chairperson. The reclassification of land does not alter the types of land uses permissible on the land but does alter the types of land management options available to Council.

In comparison, rezoning refers to the process of changing the land use zone that applies to particular parcel(s) of land. A land use zone determines the allowed uses to be undertaken on the parcel of land. The rezoning of land is also undertaken via a planning proposal that amends the Local Environmental Plan, and this can lead to some confusion.

[top of the page](#)

#### ❓ What would happen to the facilities currently on the site if it's reclassified as operational land?

Reclassifying the land would not prohibit any of the activities that currently happen on the site. Any proposal to change the use of the site would include community consultation and the formal consideration of the Council.

[top of the page](#)

#### ❓ If it were reclassified, would we still be able to play sport on Bradbury Oval?

Yes. Reclassifying the land would not impact the current use of the site.

[top of the page](#)

#### ❓ Why is there a public hearing about the proposal to reclassify this land?

A public hearing is a standard part of the process for a planning proposal to reclassify land.

[top of the page](#)

#### ❓ Who is holding the public hearing?

The public hearing will be chaired by an independent person from Parkland Planners in accordance with the Local Government Act 1993.

[top of the page](#)

#### ❓ Who can make a statement to the public hearing?

Anyone is able to make a statement to the public hearing.

[top of the page](#)

#### ❓ How do I register to be part of the public hearing?

To register to either attend or address the public meeting please complete the form on this page.

[top of the page](#)

To further encourage interested people to attend the public hearing, Council sent emails to registered attendees of the public hearing on the day reminding them of the hearing and providing them with the meeting link.

Council also sent emails to registered attendees on the day following the hearing advising that written submissions will be accepted up to Monday 4 October 2021 and providing a postal and email address for submissions.

## 4.2 Timing of the public hearing

The public hearing was timed to occur after the public exhibition of and receipt of written submissions regarding the planning proposal for the proposed reclassification of the land closed on 29 June 2021.

Public notice of the public hearing was given at least 21 days after the completion of the statutory public exhibition period of the planning proposal.

The public hearing to receive submissions on the proposed reclassification of community land at Apex and Bradbury Parks was held on Thursday 30 September 2021 from 6:00pm online via the Microsoft Teams platform.

### 4.3 Chairperson

As required under Section 47G of the *Local Government Act 1993*, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing. Ms. Hoy has not at any time been either a Councillor or an employee of Campbelltown City Council.

### 4.4 Attendance at the public hearing

The following Council officers were present at the hearing to represent Council, listen to verbal submissions, and answer questions:

David Smith	Executive Manager Urban Centres
Rad Blagojevic	Co-ordinator Urban Development
Ante Zekanovic	Senior Strategic Planner
Megan Harrison	Administration Assistant

19 community members registered with Council to attend the public hearing.

Seven community members attended the public hearing.

### 4.5 Agenda of the public hearing

Ms. Hoy opened the public hearing at 6:05pm, and explained the purpose and process of the public hearing. Council officers explained the purpose of the proposed reclassification, and answered questions. A presentation using information from the planning proposal was referred to for background information about the proposed reclassification.

Verbal submissions regarding the proposed reclassification were received at the public hearing. The content of those submissions is outlined in more detail in Section 5 of this report.

With there being no further submissions or questions, Ms. Hoy closed the hearing at 7.00pm.

### 4.6 Site inspection

Ms. Hoy inspected Apex and Bradbury Parks after the public hearing.

### 4.7 Written submissions

Written submissions after the public hearing could be lodged with the Independent Chairperson by Monday 4 October 2021 by:

- ❑ email at [sandy@parklandplanners.com.au](mailto:sandy@parklandplanners.com.au)
- ❑ post to Sandy Hoy, Parkland Planners, PO Box 41, FRESHWATER NSW 2096.



# 5 SUBMISSIONS

## 5.1 Submissions to the planning proposal

Written submissions to the public exhibition of the planning proposal were reviewed before the public hearing.

Relevant points raised from 12 written submissions to the planning proposal which addressed the proposed reclassification of Apex and Bradbury Parks are:

- ☐ removal of green space for a growing community
- ☐ impact on the sporting fields being used by sporting clubs
- ☐ impact on opportunity for people to use the space to undertake physical activity and informal recreation
- ☐ the site will not be used for community purposes
- ☐ the site should remain community land so that it is not sold or redeveloped in the future
- ☐ query about the function and success of Campbelltown Billabong being dependent on reclassification to operational land
- ☐ the Campbelltown Billabong would increase traffic and car parking issues.

The written submissions to the planning proposal are addressed in a separate report to Council from Council staff.

## 5.2 Public hearing submissions

The question posed to the community regarding the purpose of the public hearing is:

**Do you agree or not with the proposal to reclassify from Community land to Operational land:**

- **Part Lot 532 DP 230227, The Parkway, Bradbury (incorporating Bradbury Park and Gordon Fetterplace Aquatic Centre)**
- **Lot 1 DP 137067, The Parkway, Bradbury (incorporating Bradbury Park)**
- **Lot 4 DP 259807, The Parkway, Bradbury (incorporating Bradbury Park)**
- **Lot 66 DP 1127402, The Parkway, Bradbury (incorporating Bradbury Park)**
- **Part Lot 67 DP 1127402, The Parkway, Bradbury**
- **Part Lot 68 DP 1127402, 318 Queen Street, Campbelltown**
- **Lot 35 DP 702933, The Parkway, Bradbury (incorporating Bradbury Park)**
- **Part Lot 1 DP 213026, The Parkway, Bradbury (incorporating Bradbury Park)**

**Why or why not?**

Seven people attended the public hearing. Four people addressed the public hearing, with their comments and questions set out below.

Table 2 Verbal submissions to the public hearing

Submission / question	Council response
<p>Concern about the impact of reclassification on use of the cricket ovals. The Camden District Cricket Umpires Association submission (below) was read.</p>	<p>The proposal is to reclassify the land, not to change its use. There is no plan to change cricket's use of the two fields.</p>
<p>Concern that potentially the reclassification would open up potential, but have concern that the community use would, if not immediately, be in jeopardy not immediately but down the line. Our cricketers have expressed that concern. I'm happy that has been tabled.</p> <p>There is no plan to change the existing use of these lands for community use, but that doesn't safeguard future use of these lands for community use.</p> <p>We have this process now for the change request. What happens in the future when a fancy inviting proposal comes in and Council wants to jump on that? How does the community get a say down the line in the change of use in the future if something more inviting than cricket comes along?</p> <p>Will the community still have the same access to the process of submissions and questioning proposed use?</p> <p>Concern about shifting from community land to operational land that can be sold and leased differently.</p> <p>I worry about what the future holds for this great community space. I understand that there are no guarantees either way.</p> <p>I question the move and will be trying to research further to understand from a bureaucratic level the gains and losses that could be expected.</p> <p>Will the Billabong Parklands be for free use by the community? Kiosks, public restrooms, parking spaces ... are future plans for that area impacting the choice to go from community to operational land? Will changing from community to operational land benefit the Billabong Parklands to be operational?</p>	<p>There is always an opportunity to have your say. Council does things in an open and transparent way. All Council meetings are public meetings. If Council wants to change a land use zone, permissible uses, development applications, there is always public consultation.</p> <p>The reclassification doesn't alter Council's ability to kick a user off the site, and this is not Council's intention at all.</p> <p>Reclassification enables more management options under the Local Government Act.</p> <p>If Council was unhappy with an existing user they could make that decision in consultation now. Council has the power as a land owner to change the users ability to change land use.</p> <p>If someone wanted to put an Aboriginal cultural centre on the same site it would be subject to a development application which would be subject to public consultation.</p> <p>The reclassification wouldn't change the ability of local clubs to use the fields, whether by annual hire or longer term lease.</p> <p>It is understood that the Billabong Parklands will be free for use by the community. There is no intention to charge for use of the facility. However users would likely pay for a coffee at a kiosk.</p> <p>There are benefits to the Billabong being operational because one of the restrictions on community land is the length of leases. If Council decides to outsource the management it would be more attractive if it could have a longer timeframe. It is about future-proofing if opportunities come up.</p>
<p>Submission from Camden District Cricket Association and letters of support from 90% of clubs (refer below). All the clubs in the association are in favour of the classification not being changed.</p> <p>Why didn't Council just change the classification of the lots that affect Apex Park, and not include Bradbury grounds and the Campbelltown swim club.</p>	<p>A challenge with the reclassification is the way the land titles are set up across this site. There are a couple of bigger lots. Bradbury 1 and 2 are on three different lots. To choose a legal lot boundary would be challenging.</p> <p>If there are two management entities, for example a road may run on along Council boundary with one side of the road being managed differently to the other side of the road. Its not a great look for one side of the road, and the other side of the road will be happy.</p>

Submission / question	Council response
<p>Have heard rumours that Bradbury 2 will be tuned into a carpark, and Bradbury 1 will be turned into things other than a cricket ground. As an association for over 100 years we are most concerned about what Council have in store for Bradbury Oval.</p> <p>We have heard all the rumours about Bradbury Oval. No-one wants to give us anything in writing to tell us that won't be happening. Cricket is very concerned about Bradbury Oval.</p> <p>From a cricket point of view community land is parks, reserves and sportsgrounds which cannot be sold, exchanged or changed over by the Council. Operational land facilitates Council doing what they like with the land. Our concern is that may not happen now, but it may happen in one, two, three, four or five years.</p> <p>The Council meeting is set down for November. This seems quick to get this through. Elections are happening in December. Councils don't usually work so quickly. Is there a reason why this is going through Council so quickly?</p> <p>Has a parking strategy ever been completed when the Billabong Parkland was put forward? Parking would be the biggest problem there and relates to the Bradbury 2 carpark rumour.</p>	<p>Concern about reclassifying part of the land rather than the whole of the land that there may be two different standards of management on different parcels of land. Happy to unpack that, and to hear concerns.</p> <p>Not aware of rumours about the use of Bradbury 1 and 2. No intention of the Council to change their use.</p> <p>When Council does a Local Environmental Plan amendment e.g. a rezoning it goes through a planning proposal process which generally takes a long time. The Department of Planning, Industry and Environment has tightened the ropes on Councils about how long planning proposals and rezonings take. As reclassifications are a type of planning proposal, there are strict deadlines for certain steps including the Gateway Determination to achieve the set timeframe.</p> <p>Changing of the Council election date from September to December hasn't helped with managing the timeframes required for the Gateway Determination.</p> <p>When Council considers the reclassification on 2 November it is up to them what decision they make. Councillors can vote to proceed or not proceed. A deferral vote would be the equivalent of not proceeding because of the way the Gateway Determination works.</p> <p>There is an additional opportunity to address the Councillors at the Council meeting in November. The Council meetings are public. The November Council meeting may be online or in person depending on COVID.</p> <p>Council has to send the planning proposal to DPIE for the approval of the NSW Governor before 24 December. The last Council meeting we can go to is 2 November.</p> <p>The public hearing has to be held before 1 November, which has been met tonight.</p> <p>The challenge is to get it to Council before it goes into caretaker mode before the election.</p> <p>The question about the parking strategy for Billabong Parklands will be taken on notice.</p>
<p>Regardless of the classification of the land, the reality is that Council can't guarantee now that in 10 years' time this land would be protected and maintained as a parkland or operational land.</p> <p>In 10 years' time different Council and Councillors will be in place, and if a submission wants to change overall use, it goes back to the community to rally together to protect our parkland.</p>	<p>Council can't guarantee or foresee what future Councils may do with community land or operational land.</p> <p>The history of Campbelltown City Council shows a high level of protection of community and public land.</p> <p>The Campbelltown Arts Centre is operational land. Council wouldn't sell or get rid of the arts centre. Being operational land allows the Council to manage it in ways more suitable to that type of venue.</p> <p>Part of Campbelltown Sports Stadium is operational land. It has served the community well.</p> <p>The HJ Daly Library is operational land used for community purposes.</p>

The record of the Council has historically been good at accumulating public land, space and assets, and maintaining them in very good condition e.g. the arts centre.

## 5.3 Written submissions before and after the public hearing

21 written submissions were received before or after the public hearing by the closing date of Monday 4 October 2021.

People who made a written submission are:

- ☐ Anoulack Chanthivong, MP for Campbelltown
- ☐ Tony Cartwright
- ☐ Jessica Haldane
- ☐ Jacqui Sarkis
- ☐ Melissa Rey
- ☐ Andrew Thornton
- ☐ one person who requested anonymity.

Organisations which made a written submission are:

- ☐ Cricket NSW
- ☐ Camden District Cricket Association
- ☐ Camden District Cricket Umpires Association
- ☐ Bradbury Cricket Club
- ☐ Camden Cricket Club
- ☐ Campbelltown Collegians Cricket Club
- ☐ Campbelltown Collegians Rugby League Football Club
- ☐ Cobbitty Narellan Cricket Club
- ☐ Ingleburn RSL Cricket Club
- ☐ Magpies Cricket Club
- ☐ Oran Park Cricket Club
- ☐ Tahmoor District Cricket Club
- ☐ The Oaks Burraborang Cricket Club
- ☐ Westerners Cricket Club.

The written submissions are set out below.

Table 3 Written submission in support of reclassification

Position	Submission / question
<b>Support – Billabong Parklands will be a recreation asset for the community</b>	<p>I am writing to express my support in the reclassification of Apex and Bradbury parks.</p> <p>I have been a community member of the Macarthur region for the last 39 years. During my time as a resident in our amazing community I have watched as the area around me has changed and progressed.</p> <p>I watched Macarthur square go from being a square with an outdoor path to Big W and a water park to no resemblance at all from the square it used to be. Do I disagree with the changes? Absolutely not. Progress needs to happen for any community to grow and prosper. I am extremely excited watching the development of the Campbelltown Billabong happen. It is going to be an</p>

Position	Submission / question
	<p>intrinsic addition to the Macarthur community allowing community members of all ages to enjoy this valuable and much needed facility in our area. However it can't just be a billabong. It needs to be a holistic build for it to be successful. With this in mind the billabong would need its own toilet facilities - more than 1 and spread out, parklands and maybe a bike track through those parklands for the local community and visitors to enjoy. In Campbelltown we have skate parks but not a designated bike track. This would be a valued addition to this project. For these suggestions to be considered however you need to look at the land needed. Reclassifying the land (Apex and Bradbury park) will allow for this suggestion and other community suggestions to perhaps be considered.</p> <p>I understand that Bradbury Park is used to host community sport clubs. However if you count in total how many local Rugby League clubs there are, 10 in total for our LGA, then reclassifying this land for the progress of our community, wellbeing of our children and families and providing a new recreational facility that targets all ages, then in my opinion this reclassification is desperately needed. Our community needs this facility. We need a recreation hub for all to enjoy and be proud of.</p> <p>Campbelltown residents have been screaming out for something like this to be built for years. Campbelltown needs this Billabong, The families of Campbelltown need this Billabong, the community members that live in our area who unfortunately don't have access to transport and are unable to venture out of our area for recreation facilities NEED this Billabong.</p> <p>We need to move forward so our amazing community is provided with high quality recreation and entertainment facilities. Sometimes unfortunately some things need to end for progress to occur, progress which is undoubtedly needed much more than a sport field.</p>

Table 4 Written submissions – neutral

Position	Submission / question
<b>Query about commercial viability of Billabong Parklands</b>	<p>In emailed advice from Council's Director City Governance, Phu Nguyen, on 5 July 2021, the comment was made that not proceeding with the reclassification of the land would limit Council's ability to reduce the net operating costs of the Campbelltown Billabong project.</p> <p>There appears to be an assumption by Council that any proposed commercial ventures on the site will automatically succeed and be financially viable. Whilst I do hope that is the case, Council can't assume commercial success, particularly given the current difficult retail and hospitality environment as a result of the pandemic.</p> <p>In addition, the proposed commercial ventures would also be competing with established existing operators including at Council-owned facilities, such as the Campbelltown Art Centre.</p> <p>I do have concerns that the assumption of commercial success may not eventuate and will only further compound the financial risk to ratepayers. I have requested to see Council's business case for its proposed commercial operations on the Billabong site. Once that has been provided, I will be in a better position to assess the proposal based on concerns raised with me.</p>
<b>Concern about access by sporting groups to Bradbury Park</b>	<p>I have been contacted by sporting groups regarding their current and future access to the sporting fields on the site. There are serious concerns that use of the site as playing fields is not guaranteed and that the reclassification of the land is the first step in removing community sport from Bradbury Park.</p> <p>I raise these concerns because Council has a fiduciary duty to ratepayers to ensure the responsible use of rates and management of community land.</p>



Table 5 Written submissions that do not support reclassification

Position	Submission / question
<b>Do not support reclassification of Bradbury Park - impact on cricket, rugby league and other sports using Bradbury Ovals 1 and 2</b>	<p>Cricket NSW and local cricket* (Cricket) thanks Campbelltown City Council (Council) for the opportunity to provide feedback into the reclassification of land known as Apex Park and Bradbury Park, in which exists the Gordon Fetterplace Aquatic Centre and the proposed Campbelltown Billabong.</p> <p>Cricket acknowledges that the intended purpose of the reclassification of land is to facilitate the ongoing use and management of the Billabong which is under construction, and any future co-located facilities, following funding under the Western Sydney City deal to construct the Billabong project. Cricket also recognises that the existing precinct provides important sport and community assets for the Campbelltown Local Government Area (LGA).</p> <p>In the 2020-21 cricket season, there were 1,254 registered cricket participants in the Campbelltown-Wollondilly cricket region which generated a total local economic contribution of over \$5.5 million per annum<sup>1</sup> - the sixteenth highest LGA across the state.</p> <p>Bradbury Cricket Club (Club) has been the historical user of Bradbury Park and its associated clubhouse and cricket net facilities for 50 years. Most recently, Bradbury Park has been home to the Club's Woolworths Cricket Blast Programs (Blast) and Junior Cricket formats that has attributed to the exponential growth in their registrations from 14 to 27 in Blast and an over 92% increase in Junior Cricket registrations since the 2019-20 season.</p> <p>The Cricket NSW Strategic Plan (2021-2025) and the Cricket NSW Infrastructure Strategy (2020-2030) have highlighted the need to protect and enhance cricket's long-term security of high-quality facilities for cricket at all levels of the game. As the demand for green open space increases and the availability of land decreases due to increasing population density in metropolitan areas, such as South West Sydney, access to and security of tenure to existing facilities is of vital importance to meet current and future demand of cricket in NSW.</p> <p>Whilst Cricket acknowledges that the planning proposal does not seek to amend the zoning or any other planning controls under the Campbelltown Local Environmental Plan 2015, Cricket is concerned that the reclassification of Bradbury Park specifically from Community Land to Operational Land may, as it implies, enable Council to sell, exchange or otherwise dispose of the park in the future.</p> <p>We appreciate that this may not be Council's current intent for Bradbury Park (as per LEP practice note – Responses to Attachment 1) however by reclassifying the land to Operational Land, we understand that this would result in Bradbury Park no longer being classified as a public reserve under the Local Government Act 1993. As such, we are uncertain as to what this could mean for Bradbury Park and the longstanding seasonal summer and winter tenants in the future.</p> <p>Cricket therefore kindly requests a guarantee from Council (in writing) that the proposed reclassification of land will not impact cricket's current or future use of Bradbury Park, and that the park will remain a publicly accessible and open green space sporting and community asset for the Campbelltown LGA.</p> <p>We thank Council for its ongoing commitment to cricket and for its engagement with Cricket to date on this planning proposal.</p> <p>We would welcome the opportunity to discuss this matter further with Council to ensure we can continue to maximise cricket's use of Bradbury Park well into the future.</p>
	<p>Camden District Cricket Association (CDCA) would like to thank Campbelltown City Council for the opportunity to provide our feedback and concerns into the reclassification of Land at Apex and Bradbury Parks from Community Land to Operational Land.</p> <p>Our concerns and questions which remain, were asked at the Public Hearing of the 30 September 2021 and are outlined below:</p>

Position	Submission / question
	<p>1 Why can't Council reclassify the land with the Lot Numbers of Apex Park and not include Bradbury Park and Campbelltown Swim Centre in the reclassification?</p> <p>2 With the Billabong Park project, was a parking strategy completed as this will affect parking in the precinct and add to the ongoing rumour doing the rounds that Bradbury 2 will be turned into a carpark.</p> <p>3 Will Campbelltown Council provide a written undertaking that if the classification is changed from Community Land to Operational Land that it will not affect the use of Bradbury 1 and 2 for community sport?</p> <p>The CDCA has been in existence since 1922-23. Bradbury Cricket Club have been a member of the CDCA since 1970-71.</p> <p>Bradbury Oval is regarded as the Premier Ground of the Camden District Cricket Association and has served to host Community Cricket at its highest level at local Senior and Junior Competitions as well as Senior and Junior Representative games thus providing a benefit to all the CDCA.</p> <hr/> <p>On behalf of Camden Cricket Club, I am writing to express our opposition to any proposed reclassification of land at Bradbury Park from Community Land to Operational Land.</p> <p>Bradbury 1 and 2 grounds are used by not only Bradbury Cricket Club teams, but teams from the entire Camden District Cricket Association, as well as CDCA representative teams. The prospect of potentially losing two grounds for use by the sport of cricket would deal a significant blow to cricketers of all ages, as well as impact the growth and development of the sport of cricket.</p> <p>Of particular concern is the prospect that the turf wicket at Bradbury may be subject to the reclassification. Turf wickets are in short supply throughout the district and loss of this facility would deal a severe blow to the game. Such a wicket cannot be easily replaced.</p> <p>We would request that Council does not proceed with the proposed reclassification of the Bradbury Park facility.</p> <hr/> <p>I write to you today in concern that you Campbelltown Council are looking to reclassifying Apex and Bradbury Parks.</p> <p>Campbelltown Collegians Cricket Club are against any changes to reclassify the land which may cost local sporting clubs losing these 2 grounds.</p> <p>If you have ever driven past Bradbury Park any day of the week, especially Saturdays throughout the year there is always a plethora of people playing sports either organised or not, walking their animals or generally exercising.</p> <p>We sincerely hope you take our view and the views of the multiple other sporting clubs into consideration and do not reclassify this land as it will majorly affect the hundreds if not thousands that use these fields weekly.</p> <hr/> <p>Ingleburn RSL Cricket Club opposes the proposal for any reclassification of the land which could result in the loss of Bradbury Ovals being lost to community sport. Such a proposal would be devastating to our colleagues at Bradbury Cricket Club and a tremendous loss to the long history of community sport in the Campbelltown region.</p> <hr/> <p>Our club and members object to the reclassification of the lands as proposed in their current form.</p> <p>We collaborated closely with Council officers during the planning phases and had always been led to believe the Billabong was to be located on the land known as Apex Park. There was never any discussion about a Billabong Precinct being created which the reclassification now introduces. We do not support the inclusion Bradbury Ovals into the reclassification.</p> <p>We fully support the creation of the Billabong as another resource for residents and visitors to the Campbelltown LGA and expressed this support during consultation. We understand the need for reclassification in order for the Billabong to open and</p>

operate as planned. However, we can not see any reason why the ovals at Bradbury Park, nor for that matter the swimming pools, need to be reclassified.

The reclassification Planning Proposal May 2021 states – “The purpose of the reclassification of land is to facilitate the ongoing use and management of the Billabong which is under construction, and any future co-located facilities,”. As historical users of Bradbury Park Ovals we are greatly concerned by this. Council has never informed us or the wider community that the Billabong was to become the overarching facility on the site.

“The reclassification of the land would allow for greater flexibility to the greater site which would potentially unlock other land uses for community benefit. Investigation is also being undertaken for the potential embellishment of the remainder of the site that does not encompass the Billabong” (pp18 Planning Proposal May 2021). This section makes it clear that Council has plans for the enlarged reclassified land. By including the Ovals in the reclassification, it brings these plans a step closer and reduces the protections currently provided by the Community Land classification. This is of great concern as these extended plans have not been shared with the community and users of the ovals, basketball courts and swimming centre. Instead, the Billabong has been promoted and this reclassification application could be considered as development by stealth.

We reassert our position that we are not opposed to the Billabong. We support the reclassification of land that is part of Apex Park. We strongly reject any claim that there is a need to reclassify Bradbury Park and the need for Council to create an expanded Billabong Precinct.

---

I was very concerned to hear that Campbelltown City Council was considering the reclassification of the land at Apex and Bradbury Parks – the Camden District Cricket Umpires Association is very much opposed to this reclassification consideration.

The Bradbury Ovals are the premier grounds of the Camden District Cricket Association – these grounds are second to none in our district and have served to host community cricket at its highest level in our district, both at a senior and junior playing level.

The reclassification of the land at Apex and Bradbury Parks would be a devastating blow to the Bradbury Cricket Club, which is one of the largest sporting clubs in the region.

Participation in community sport at both a junior and a senior level, including representative sporting fixtures, would suffer significantly should the reclassification proceed.

The reclassification of land at Apex and Bradbury Parks would have a desolating effect on community sport in our district and the Camden District Cricket Umpires Association respectfully requests that Campbelltown City Council does not approve this reclassification of land that is so important to sport in our community.

---

I am writing on behalf of the Cobbitty Narellan Cricket Club.

As a club, we are strongly against Campbelltown Council reclassifying the land at Apex Park & Bradbury Parks, from Community land to Operational land.

Bradbury Parks play a vital role in the running of the CDCA competition. The ground is held in high esteem within our club, and it would be a tragedy if this great ground was unable to be used for cricket for many years to come.

Over the years, our club have greatly enjoyed the regular games that we have played on the turf wicket at Bradbury Oval, as well as the synthetic wicket on Bradbury Oval 2. The ground is very picturesque and holds a strong tradition within the district. In addition to this, many of our players, both past and present, have had the honour of representing the CDCA in various levels of representative cricket. Bradbury Oval has played a significant part in their cricketing journey over many years.

---

Westerners Cricket Club are writing this letter in support of Bradbury Cricket Club, the Camden District Cricket Association (CDCA) and Cricket NSW regarding the reclassifying of Apex and Bradbury Park from Community Land to Operational Land. As a member of the CDCA since 1983/84 season we have had the pleasure of being part of various competitions conducted and both our junior and senior teams have regularly enjoyed playing at a facility that is regarded as one of the best in the local LGA.

Bradbury cricket club has been a member of CDCA for a number of seasons and has continued over these years to promote and provide both junior and Senior players an avenue for players to socially interact playing community cricket. I know for a fact that our Club has regularly enjoyed competition matches against Bradbury Cricket Club and particular playing at the excellent facilities at Bradbury Oval.

Bradbury also provides a venue for representative cricket and the CDCA have regularly played both junior and senior representative matches at these venues.

If Bradbury 1 and 2 were lost to cricket this would have a significant impact on the structure of the CDCA local competition which is currently regarded as one of the best across NSW providing access to Turf wickets for all 1st and 2nd grade matches as well as allowing the CDCA to play our elite Under 16 matches on turf.

Bradbury Oval is an iconic venue located in the middle of the Campbelltown and has also regularly hosted junior and senior grand finals.

We again reiterate our objections to the rezoning as we believe if these grounds are lost it will be severally detrimental to cricket, as well as other local sporting organizations.

Campbelltown Collegians Rugby League Football Club along with Bradbury Cricket and Campbelltown Joggers are stakeholders of the Apex Park (Bradbury Oval) and have been for the past 30 years. Campbelltown Collegians are not opposed to the construction of The Billabong at Apex Park. Campbelltown Collegians would like to ensure that all the playing fields at Apex Park (Bradbury Oval) remain as such. The three fields are utilized by the public consistently and by organized sport. It would be beneficial for the public and organized sport to rezone The Billabong as operational land and to keep all the playing fields as community land.

These fields are widely utilized for multiple purposes, parents bringing their kids down to the fields to have some recreational time, pet owners bring their dogs to field to run about. There are also sprint training groups that use these fields for young kids through to adults. It would be a shame to lose these fields for them to become a carpark for a water park.

There has also been a considerable amount of money spent on these fields over that past 3 years due to The Water Wonderland being placed on fields 2 & 3 which after 30 days had destroyed the playing surface. The rectification works required to bring the fields back to a usable surface included returfing of fields 2 & 3 and an irrigation system for both fields was installed and there was also a new synthetic pitch and footing installed for the cricket field.

In conjunction with Camden District Cricket Association, Magpies Cricket Club is totally Against any changes to the Reclassification of Land – Apex and Bradbury Parks (1070/2021/E-PP) and that in the future could mean Bradbury Ovals being lost to community sport.

Community sport is very important to our area with both cricket and rugby league being played at these grounds. Bradbury Oval is important to our competition, as many teams over the cricket season including our representative teams play at these facilities.

Oran Park Cricket Club do not support the proposal for redevelopment of Bradbury Oval. This does not only affect the Bradbury Cricket Club members but also those from opposing clubs who enjoy playing there + the junior & senior CDCA rep players who use the grounds when representing the district.

Position	Submission / question
	<p>The Oaks Burraborang Cricket Club are writing this letter in support of Bradbury Cricket Club and the CDCA objections to the reclassifying Apex Park and Bradbury Park from Community Land to Operational Land.</p> <p>As a foundation cricket club member of the CDCA 1922-1923 we have had the pleasure of being part of community sport to meet the needs of not only our local LGA but across those LGAs where CDCA cricket has affiliated and supported many community clubs and their players.</p> <p>Bradbury cricket club is one of those. It has been a member of CDCA since 1970-1971 season and has continued over these years to promote and provide both junior and Senior players an avenue for players to socially interact playing community cricket.</p> <p>Bradbury Park also provides a venue for representative cricket. Specifically, Bradbury 1 &amp; Bradbury 2. These fields are important for cricket to continue to flourish and provide to those community members that like to pop by to watch a game of cricket in a picturesque setting so close to bustling Campbelltown shops. Rather than travel to another area and spend money in another council area. Families attend cricket games and shops close by enhance these fields and help promote customers for local businesses.</p> <p>Many times there have been families using these fields for a family game of cricket when competition games are not in play. Why deny them of this opportunity</p> <p>We are currently going through a trying time with Covid19. Out door venues are so important for the community's mental health and so are local community sporting organisations.</p> <p>We again reiterate our objections to the rezoning as we believe it will be highly detrimental to cricket, to other sports clubs, the local community and those passing by on weekend drives.</p>
	<p>The Tahmoor District Cricket Club strongly opposes the reclassification by Campbelltown Council of any land that could mean the loss of Bradbury Oval to community sport.</p> <p>This iconic ground holds a special place in the hearts of cricketers from Liverpool to the Southern Highlands, the intergenerational history that this special place holds, should never be underestimated.</p> <p>Sport and particularly cricket is synonymous with this precinct, and it would be a travesty in our club's opinion if this area was ever lost to sport.</p>
	<p>As the population grows, these sporting fields are needed even more. Our children need the area in order to be encouraged to go out and use them. Quality of lifestyle is an important factor to communities. The fields are also extremely vital to the cricketing competition within the Macarthur region.</p>
	<p>I understand Council has a proposal to reclassify Bradbury oval to Operational land. We are totally against this proposal. There are many issues , the least of which is the useage of no.2 oval for junior sport. I wish to lodge my objection to this proposal.</p>
	<p>In opposition - "rezoning" could result in the sports club losing their field.</p>
<b>Do not support - impact on place to exercise</b>	<p>If you make the land operational, not available to the public then where are the local residents going to exercise. I've been down a few times during covid and the park area has been busy with people and families. In a world where we need to encourage people to exercise more, taking away this area is going to do the complete opposite.</p>
<b>Do not support – community will be charged for access</b>	<p>I don't understand why they want to make this change, it just seems like they want the classification change so they can make money and charge the community for access.</p>



# 6 ASSESSMENT AND RECOMMENDATIONS

## 6.1 Assessment of submissions

After reviewing and considering the written submissions to the planning proposal and the verbal submissions made at the public hearing set out in Section 5, the key points of the submissions are:

### 6.1.1 Support for proposed reclassification

One person explicitly supports the reclassification, stating that the Campbelltown Billabong Parklands will be a high quality recreational facility/hub that the Macarthur community needs. The Billabong plans may require sporting fields to be repurposed.

### 6.1.2 Queries about the Billabong Parklands proposal and reclassification

- ☐ Why is the reclassification necessary?
- ☐ Concern that the Billabong Parklands Precinct now includes Bradbury 1 and 2 Ovals.
- ☐ Support the reclassification of the Campbelltown Billabong Parklands (Apex Park) but don't support reclassification of Bradbury 1 and 2 Ovals, Gordon Fetterplace Aquatic Centre and the sports courts which are outside the Billabong area. Why can't the reclassification be limited to Apex Park and not apply to Bradbury 1 and 2 Ovals, Gordon Fetterplace Aquatic Centre and the sports courts?
- ☐ Concern about the financial viability of commercial ventures and the financial risk to Campbelltown ratepayers.
- ☐ Concern about competition of Billabong Parklands commercial ventures with the Campbelltown Arts Centre and other established operators.
- ☐ Concern about charging the community for access to the Billabong Parklands.
- ☐ Concern that current and future access to and use of sporting fields is not guaranteed.

### 6.1.3 Opposition to the proposed reclassification

General questions and concerns from people and organisations who explicitly oppose the proposed reclassification are:

- ☐ Concern about the implications of reclassification for physical access to and use of Bradbury 1 and 2 sporting fields by the community and sporting groups.
- ☐ Increasing local population and COVID-19 mean that sporting fields are needed by the local community for exercise. The ovals are well used for organised and casual sport, walking dogs, exercising and sprint training.
- ☐ Concern about future leasing and sale of the land.

16 submissions from cricket organisations at NSW, association and club levels, and one rugby league club, oppose Bradbury Ovals 1 and 2 being reclassified as operational land because:

- ☐ Bradbury Oval 1 is the premier ground in the Camden District Cricket Association

- ☐ the ovals are the home grounds of Bradbury Cricket Club which was formed over 50 years ago, and are also used by other junior and senior teams for representative cricket, competition and training
- ☐ current and future use of the cricket ovals is uncertain as Council can sell, exchange or otherwise dispose of operational land which may not be Council's intention
- ☐ concern that Bradbury Oval 2 will become a carpark for the Billabong Parklands
- ☐ the potential loss of two cricket grounds will impact on current cricket players and the growth and development of cricket
- ☐ the potential loss of the Bradbury Oval 1 turf wicket will result in a shortage of high quality turf wickets in the district
- ☐ Bradbury Park will no longer be a public reserve under the *Local Government Act 1993* with implications for winter and summer sport.

Cricket organisations have requested a written guarantee that cricket use of Bradbury Park continues, and that the park remains publicly accessible as a sporting and community asset.

## 6.2 Recommendations regarding the proposed reclassification

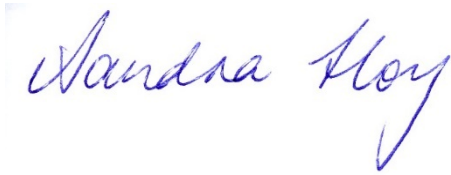
After considering the submissions received, my recommendations to Campbelltown City Council regarding the proposed reclassification of Apex and Bradbury Parks from community land to operational land are to:

1. Consider the community's viewpoints and issues raised in the verbal and written submissions outlined in detail in Section 5 and summarised in Section 6.1 when making the decision whether to proceed with the proposed reclassification.
2. Consider reclassifying only part of the proposed Billabong Precinct Area (Apex Park, any other proposed leased area) as operational land.
3. Consider retaining Bradbury Ovals 1 and 2, Gordon Fetterplace Aquatic Centre and the sports courts as community land.
4. Ensure continued access by sporting organisations to Bradbury Ovals 1 and 2.
5. Provide more information to the community to address their concerns about commercial ventures, financial viability, leasing and management of the Billabong Parklands.
6. Continue to engage the local community about plans for and progress of the Billabong Parklands.

## 6.3 Recommendations regarding reporting

Within four days of receiving this report, Council is required under Section 47G(3) of the *Local Government Act 1993* to make a copy of this report available for inspection by the public. It is recommended that Council:

- ☐ send a copy of the public hearing report to the people and organisations who attended the public hearing and/or made a submission on the planning proposal.
- ☐ keep a copy of the public hearing report for inspection at its Campbelltown administration centre and at HJ Daley Library.
- ☐ post an electronic copy of the public hearing report on Council's website.



**Sandy Hoy**  
**Director, Parkland Planners**

15 October 2021

This page is left blank intentionally