Minutes of the Ordinary Meeting of the Campbelltown City Council held on 17 February 2015

Present His Worship the Mayor, Councillor P Lake
Councillor F Borg
Councillor G Brticevic
Councillor A Chanthivong
Councillor S Dobson
Councillor W Glynn
Councillor G Greiss
Councillor R Kolkman
Councillor D Lound
Councillor A Matheson
Councillor C Mead
Councillor M Oates
Councillor T Rowell
Councillor R Thompson

Acknowledgement of Land

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

Council Prayer

The Council Prayer was presented by the Acting General Manager.

1. APOLOGIES

It was **Moved** Councillor Greiss, **Seconded** Councillor Rowell that the **APOLOGY** from Councillor Hawker be received and accepted.

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

2. CONFIRMATION OF MINUTES

2.1 Minutes of the Ordinary Meeting of Council held 9 December 2014

It was **Moved** Councillor Thompson, **Seconded** Councillor Greiss that the Minutes of the Ordinary Meeting of Council held 9 December 2014, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

3. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Councillor Matheson - Planning and Environment - Item 3.5 - Final Endorsement of Planning Agreement for University of Western Sydney Residential Project - Councillor Matheson advised that a family member has an investment interest in this development and that she will leave the chamber and not take part in debate nor vote on the matter.

Non Pecuniary – Significant Interests - Nil

Non Pecuniary – Less than Significant Interests

Councillor Brticevic advised that he is an employee of the NSW Police Force and if he considers there may be a perceived conflict necessitating him to declare an interest, he will do so and if appropriate, leave the Chamber.

Councillor Matheson - Confidential Corporate Governance - Item 23.1 - Lots 410 & 411 DP624993 Eagle Vale Drive, Eagle Vale - Councillor Matheson advised that one of the Directors are known to her.

Other Disclosures - Nil

4. MAYORAL MINUTE

No mayoral minute this round

5. PETITIONS

No Petitions this round

6. CORRESPONDENCE

6.1 The Hon. Pru Goward MP

Attachments

1. copy of letter from The Hon. Pru Goward MP (contained within this report)
2. copy of Council's letter (contained within this report)

Responding to Council's letter regarding the Pre-Gateway Review Request for a cemetery 166-176 St Andrews Road, Varroville.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 17 February 2015 **(Borg/Lound)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 3

That the Officer's Recommendation be adopted.

ATTACHMENT 1

The Hon. Pru Goward MP
Minister for Planning
Minister for Women

Mr Paul Tosi
General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

14/18297

DEC24'14 07:53:14 RCVD

Dear Mr Tosi,

Thank you for your letter concerning a Pre-Gateway review request for a rezoning to permit a lawn cemetery at 166-176 St Andrews Road, Varroville.

I note your request to reject the Sydney West Joint Regional Planning Panel's recommendation that the planning proposal should proceed for Gateway determination.

I am advised the Department of Planning and Environment supported the Panel's recommendation, and determined on 27 October 2014 that the proposal should proceed to Gateway determination.

Consistent with the Department's policy for the Pre-Gateway process, Council has been requested to advise whether it will be the Relevant Planning Authority for the proposal.

Once this advice is received from Council, the matter will proceed for Gateway consideration. Please be assured Council's concerns described in your letter will inform the Department's assessment prior to Gateway determination.

Should you have any further enquiries regarding this matter, please contact Mr Simon Manoski, General Manager, Metropolitan Delivery, at the Department on telephone number (02) 8575 4139.

Yours sincerely

Pru Goward MP
Minister for Planning
Minister for Women

22 DEC 2014

Level 15, 52 Martin Place, Sydney NSW 2000 GPO Box 5341, Sydney NSW 2001
Phone: (61 2) 8574 5900 Fax: (61 2) 9339 5520 Email: office@goward.minister.nsw.gov.au

ATTACHMENT 2

23 October 2014

The Hon. Pru Goward, MP
Minister for Planning
52 Martin Place
SYDNEY NSW 2000

Dear Minister

Planning Proposal Request for a Cemetery at Nos. 166 – 176 St Andrews Road Varroville

At its meeting on 14 October 2014, Council resolved to write to you advise of its strong opposition to the proposed cemetery development in the Scenic Hills and request that the Minister rejects the planning proposal request.

You may be aware that Council received a planning proposal request from the Catholic Metropolitan Cemeteries Trust which sought to rezone certain land at Varroville, within the iconic Scenic Hills landscape, to permit the development of a cemetery.

At its meeting on 11 March 2014, Council decided not to support the planning proposal. Council's position was explained in correspondence to NSW Planning and Environment dated 9 April 2014. Council's decision was reflective of a number of concerns including:

1. The development of the land for the purposes of a cemetery and related uses are considered to be incompatible with the existing and desired future rural landscape character of the locality and the Scenic Hills generally.

2. The development of the land for the purposes of a cemetery and related uses is considered to be inconsistent with the following objectives of the existing Environmental Protection (Scenic) 7d1 Zone (LEP D8):

   (a) to set aside certain land as a protected scenic environment
   (b) to ensure that land will remain a rural environment providing a visual contrast to the urban areas of Camden, Camden and Liverpool
   (c) to ensure that the inhabitants of Campbelltown will continue to have views of, and access to a rural environment
   (d) top maintain a stock of land that is capable of being developed for the purpose of providing recreation establishments of the kind that require large areas of open space
   (e) to preserve existing farming and agricultural research facilities

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ABN 31 459 914 087

3. That the preservation of the environmental character and scenic qualities of the Scenic Hills for the benefit of the Campbelltown and wider Macarthur community far outweighs the regional benefits that would be provided by a cemetery at the nominated location.
4. Council cannot be satisfied that a cemetery of the scale envisaged by the planning proposal request would not generate traffic at a scale and of a nature that would impact on the existing and desired future passive rural ambience and character of the locality.
5. Council cannot be satisfied that and amendment to the environmental planning instrument that would permit the development of the land for the purposes of a cemetery and other related uses would not set an unwelcome precedent for proposals regarding other inappropriate development in the locality.
6. Council cannot be satisfied that the development of the land for the purposes of a cemetery and related uses would not have a deleterious effect on the heritage significance of Varroville House, its curtilage and landscape setting as well as the wider cultural rural landscape.
7. Council cannot be satisfied that the development of the land for a cemetery would not have a significant and adverse negative impact on the amenity of existing and future desired surrounding land uses.

You may also be aware that the proponent lodged a request for Pre-Gateway Review with NSW planning and Environment which was subsequently permitted to proceed. The Sydney West Joint Regional Planning Panel considered the matter and decided on 28 August that the proposed planning proposal should be submitted to the Gateway for determination.

Council understands that this recommendation has been made to the Minister for consideration.

Accordingly, Council seeks the Minister's support to reject the recommendation of the Sydney West Regional Planning Panel on the matter of the planning proposal request to permit a cemetery on the subject land, and thereby continue to protect the landscape integrity of this important part of the Scenic Hills.

Should you or your office require any further information, I can be contacted by telephoning (02) 46 454 659.

Yours sincerely

Paul Tosi
General Manager

6.2 Macarthur Combined Churches Christmas Day Dinner Appeal Inc

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Attachments

Copy of letter (contained within this report)

Thanking Council for its support of the 2014 Macarthur Combined Churches Christmas Dinner.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 17 February 2015 **(Borg/Lound)**

That the Officer’s Recommendation be adopted.

Council Resolution Minute Number 4

That the Officer’s Recommendation be adopted.

ATTACHMENT 1

Macarthur Combined Churches

Christmas Day Dinner Appeal Inc;

ABN 60 418 709 409
PO Box 322X Leumeah NSW 2560

JAN19'15 07:46:15 RCVD

16 January 2015

General Manager Mr. Tosi
Campbelltown City Council
PO Box 57
CAMBELLTOWN NSW 2560

Re; 2014 Christmas Day Dinner

Dear Mr Tosi,

The 2014 Macarthur Combined Churches Christmas Day Dinner resulted in a very rewarding outcome.

Once again our committee is inspired with the generosity of the business people and general public of Campbelltown. They support this event, both in donations and the giving of their time. Without their commitment this event could never be the success it is today. We are so fortunate to live in a town with so many community minded citizens.

Approximately 180 to 200 people attended, and of course an army of volunteers. Our citizen's join us for various reasons. Some are eager to give of themselves in the true spirit of Christmas others are alone, many single parents and seniors without family. For whatever reason they are happy to be part of this event. We cater for all who are willing to join us. We have no criteria as to colour or creed and welcome all who attend.

This event only comes together because of the over whelming generosity of local businesses and residents of Campbelltown. Some have supported us for years others have donated gifts, hams and hampers for the first time. We truly appreciate each and every one of them.

We have many to thank for the wonderful outcome of this event and we acknowledge the support of Campbelltown City Council for their contribution. We are grateful for the assistance of Mr Terry Rouen, whom we have relied on over many years, we will miss him. The caretakers, James, Stephen and Kevin. David Cartwright for his support in designing and getting our programs printed, council staff for their donation and the staff who direct all our calls.

We also acknowledge the use of Campbelltown buses for the picking up of our guests who are without transport. Thanks also for the toys that we receive from the Mayors Christmas Appeal we use everyone, and appreciate them all.
Ingleburn RSL supply 6 legs hams, St John Catholic Church provide drinks. The bread rolls are donated from Willis Cakes and we are always indebted to Kings Charcoal Chicken for their generous gift of salads etc. We also appreciate the Ice Cream from Unilever and the milk, cream and custard from Glenna.

It has always been a difficult task to cater for an unknown number of guests, but nothing is ever wasted, except for a mishap with twelve dozen eggs which slipped from the fridge and onto the floor. All unperishable goods go to the Pantry at the Church of Christ in Rosemeadow and all other items are delivered to Odyssey House as soon as the event is over. Many people benefit from this event

As in previous years the food preparation is conducted in a clean controlled production line situation with Paul and Sigrid Hawker and Anoulack Chanthvong taking control. 2014 we had a visit from our mayor Mr Paul Lake. Our committee was delighted that he also gave of his time on this very special family day.

Captain Pat was our MC with the assistance of Hot Pot and Aunty Judy and they kept both the children and adults entertained till Santa appeared and then gifts were handed out to all in attendance.

The clean up was fast and efficient. All stock was counted and checked and stored, thanks to Council's gift of storage at the venue.

Macarthur Combined Churches Christmas Dinner Day Appeal will be holding its AGM At 7.30pm on Thursday 12 February 2015 at the Church of Christ. Woodhouse Drive Ambarvale.

On behalf of our members may I offer many thanks and appreciation for your support.

Yours truly,

Mary Whitfield
Treasurer/Co-ordinator

6.3 Koshigaya City Office

Attachments

1. copy of letter from Koshigaya City Office (contained within this report)
2. copy of Council's letter (contained within this report)

Thanking Council for their ongoing support of the staff exchange program and the introduction of this year's staff exchange participant, Ms Amanda King.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 17 February 2015

Item 4.1 - Staff Exchange Program for Koshigaya City Office was brought forward and dealt with in conjunction with this item.

Council Meeting 17 February 2015 **(Borg/Lound)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 6

That the Officer's Recommendation be adopted.

ATTACHMENT 1

KOSHIGAYA CITY OFFICE

KOSHIGAYA CITY OFFICE
4-2-1 KOSHIGAYA, KOSHIGAYA CITY
SAITAMA 343-8501 JAPAN
Telephone:048-963-9114 (Direct)
Facsimile: 048-965-0943

Mr. Paul Tosi
General Manager
Campbelltown City Council

JAN20'15 07:44:09 RCVD

Dear Mr. Tosi,

I would like to express my sincerest gratitude for the introduction and profile of this year's staff exchange participant, Ms. Amanda King. It's with the greatest pleasure that Ms. Amanda King is the 10th staff exchange and we bid a cordial welcome to her.

We would like Ms. King to learn about the function of Japanese local government. We hope she will enrich her understanding and interest of Japanese lifestyle, history and culture as well.

We greatly appreciate the Campbelltown Council's endeavor and support to the staff exchange program for many years. We continue to strive to develop our various relationships between our two cities further into the future.

Best wishes for your family's continued good health. Please give my best wishes to Mayor Paul Lake, Councilors and all the staffs of Campbelltown Council.

Sincerely yours,

高橋 努

Tsutomu Takahashi
Mayor of Koshigaya City
7 January 2015

ATTACHMENT 2

16 December 2014

Mr Shigeo Muto
Koshigaya City Office
4-2-1 KOSHIGAYA
KOSHIGAYA CITY SAITAMA
JAPAN 343-8501

Dear Mr Muto

Staff Exchange 2014

I would like to take this opportunity to advise the selection of the employee from Campbelltown City Council who will participate in the staff exchange of 2014 our 30th anniversary year.

A large number of applicants were received and selection interviews were undertaken recently. The selection panel and I have chosen Ms Amanda King, Councils Coordinator of Events and Promotions.

Amanda is responsible for the organisation of all functions and community events in Campbelltown and has recently been allocated the responsibility for International Relations in particular the Campbelltown Koshigaya Sister City Relationship.

I would appreciate if during the exchange Amanda had the opportunity to study the operation of Koshigaya's international relationship and the relationship between the City Office and the Koshigaya International Association.

Also I would like Amanda to understand the public relations, community events, community communication, tourism and economic development activities undertaken at the city office.

Amanda is very much looking forward to exchanging information with all your staff across all the sections of the City Office during her visit.

Amanda will travel to Japan on the Friday 16 January 2015 on flight JAL 772 and return to Campbelltown on the Tuesday 17 March 2015 on flight JAL 771.

Should you require any further information, please do not hesitate to contact Mr Barry Clarence Councils Manager Human Resources on 4645 4228 to discuss further.

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I appreciate all the support provided from my many friends in the city office over the years to the staff exchange and I look forward to the 2015 staff exchange person Ms Amanda King being as successful as previous participants.

Warm regards

Yours sincerely

Paul Tosi
General Manager

6.4 The Hon Gladys Berejiklian MP

Attachments

1. copy of letter from The Hon Gladys Berejiklian MP (contained within this report)
2. copy of Council's letter (contained within this report)

Responding to Council's letter regarding Council's resolution of 14 October 2014 to write to the Minister for Transport requesting information as to when the electrification of the rail line between Macarthur and Menangle Park stations will take place.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 17 February 2015 **(Borg/Lound)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 7

That the Officer's Recommendation be adopted.

ATTACHMENT 1

The Hon Gladys Berejiklian MP
Minister for Transport

ML14/14248

JAN19'15 07:47:16 RCVD

Mr Paul Tosi
General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Dear Mr Tosi,

Thank you for your letter of 28 November 2014 regarding the electrification of the Southern Highlands Line to Menangle Park Station.

I note your comments and appreciate your feedback.

As you may be aware, since October 2013 customers on the Southern Highlands Line have benefited from 55 extra weekly services, faster connecting T2 Airport Line services at Campbelltown and reduced journey times.

The NSW Government will continue to focus its attention on improving the customer experience on the rail line by upgrading stations and car parks, reducing journey times and improving customer service.

The government does not have any current plans to electrify the line.

Thank you for taking the time to write to me.

Yours faithfully,

15 JAN 2015

Gladys Berejiklian MP
Minister for Transport

Level 17, 52 Martin Place, Sydney NSW 2000
Phone: (61 2) 8574 5200 Fax: (61 2) 8574 5201

ATTACHMENT 2

campbelltown
city council

28 November 2014

The Hon Gladys Berejiklian
NSW Minister for Transport
Level 35, Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

Dear Minister

Electrification of rail line between Macarthur and Menangle Park Stations

I refer to the above matter and advise that Council at its meeting on 14 October 2014 resolved that a letter be forwarded to the Minister for Transport requesting information as to when the electrification of the rail line between Macarthur and Menangle Park stations will take place.

With the continued growth in regional developments, areas such as Menangle Park, Wilton Junction and Spring Farm will see an increased population of around 50,000 people. The proposed connection of Menangle Road to Camden Bypass and onto Narellan Road will see an increased opportunity for residents to use public transport. The electrification of the rail line to Menangle Station will provide the ability to increase the capacity of the City and help reduce the congestion being experienced at existing stations and surrounding road networks.

Menangle Park Station will provide a significant opportunity for residents to gain direct access to the rail network via a new station without the need to utilise the current road network (Narellan Road) to access the station. This will encourage more residents to consider using public transport as an alternative to private vehicles.

Currently Menangle Park has the NSW Premier Harness Racing Track (TABCorp Park Menangle) which has achieved international recognition with the successful running of the Inter Dominion Race for the past two years and this will continue in 2015.

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ABN 31 459 914 087

Council appreciates the ongoing support of the NSW Government for infrastructure in this area and believes that the electrification of the rail line to Menangle would be of great benefit to the community and would encourage people to use public transport.

If you require any further information please contact me on 4645 4659.

Yours sincerely

Paul Tosi
General Manager

6.5 The Hon. Jai Rowell MP

Attachments

1. copy of email from The Hon. Jai Rowell MP (contained within this report)
2. copy of letter from The Hon. Duncan Gay MLC (contained within this report)

Responding to Council's resolution of 9 December 2014 'that Council write to the Member for Wollondilly, The Hon. Jai Rowell and the Member for Campbelltown, Mr Bryan Doyle requesting that they write to the Minister for Roads seeking that the Roads and Maritime Services install a sound barrier along the M31 between the rail line and watercourse'.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 17 February 2015 **(Borg/Lound)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 8

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Sent: Monday, 2 February 2015 12:00 PM
To: Council
Subject: Re: Noise Barrier
Attachments: Campbelltown C C.pdf

Dear Mr Sewell

I refer to representations made on your behalf to The Hon Duncan Gay MLC, Minister for Roads and Freight. A response to that representation, a copy of which is attached for your information, has been received from the Minister.

I trust that the information provided by the Minister will be of assistance to you.

Thank you again for bringing this matter to my attention. If I can be of assistance with any other State matters in the future please do not hesitate to contact me.

Kind Regards
The Hon. Jai Rowell MP

Member for Wollondilly | Minister for Mental Health | Assistant Minister for Health

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NSW GOVERNMENT

Email: wollondilly@parliament.nsw.gov.au
Tel: 02) 4683 2622
Fax: 02) 4683 2595
Address: PO Box 1005 Tahmoor, NSW 2573

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ATTACHMENT 2

The Hon. Duncan Gay MLC
Minister for Roads and Freight
Leader of the Government
Leader of the Nationals
Legislative Council

RECEIVED
2 FEB 2014

Your ref:JR: pg/fb
ML15/00125

The Hon Jai Rowell MP
Minister for Mental Health
Assistant Minister for Health
Member for Wollondilly
PO Box 1005
TAHMOOR NSW 2573

Dear Minister Jai

Thank you for your letter on behalf of Mr Michael Sewell, Acting General Manager Campbelltown City Council, about a request for a noise barrier along the M31 Hume Motorway, between the rail line and the watercourse.

I acknowledge Mr Sewell's concerns and appreciate living next to a major motorway can be challenging for residents. I asked Roads and Maritime Services to advise me on the matter.

Noise complaints along existing roads which do not form part of a new road or road upgrade project are assessed under the NSW Government's Noise Abatement Program (NAP). The NAP has been developed to address existing traffic noise impacts from State and Federal roads in NSW.

Roads and Maritime conducts noise monitoring to determine eligibility for the NAP. To qualify for noise mitigation treatments under the NAP, noise levels need to be at least 60 decibels at night or 65 decibels during the day.

Once eligible, treatment is considered on the basis of length of ownership, existing noise levels, visual impacts and cost-effectiveness. Treatments may include noise barriers, noise mounds or architectural treatments.

A Noise Abatement Program Fact Sheet and registration form is enclosed. Roads and Maritime will start checking if the NAP eligibility criteria are met after it receives a completed registration form.

If Mr Sewell has any further questions, Mr Ian Berger, Acting Environment Manager Sydney Region at Roads and Maritime, would be pleased to take his call on (02) 8588 2516. I hope this has been of assistance.

Yours sincerely

Duncan Gay MLC 29-1-15

Encl

Level 17, 52 Martin Place, Sydney NSW 2000
Phone: (61 2) 8574 5500 Fax: (61 2) 9339 5534 Email: www.nsw.gov.au/contact-minister-roads-freight

6.6 Mr Bryan Doyle MP

Attachments

1. copy of email from Mr Bryan Doyle MP (contained within this report)
2. copy of letter from The Hon. Duncan Gay MLC (contained within this report)

Responding to Council's resolution of 9 December 2014 'that Council write to the Member for Wollondilly, The Hon. Jai Rowell and the Member for Campbelltown, Mr Bryan Doyle requesting that they write to the Minister for Roads seeking that the Roads and Maritime Services install a sound barrier along the M31 between the rail line and watercourse'.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 17 February 2015 **(Borg/Lound)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 9

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Bryan Doyle MP
Member for Campbelltown

3 February 2015

FEB05'15 07:50:35 RCVD

Cr Paul Lake
Mayor
Campbelltown City Council
Po Box 57
Campbelltown NSW 2560

Dear Cr Lake

I write to you in regards to representation made on behalf of Campbelltown City Council and yourself to the Minister for Roads and Freight, Hon Duncan Gay MLC in regards to a request for a noise barrier along the M31 Hume Motorway, between the rail line and the watercourse.

A response has now been received from the Minister and is enclosed for your attention.

Please do not hesitate to contact me in the office should you wish to discuss this further.

Yours sincerely

Bryan Doyle MP
Member for Campbelltown

Phone: (02) 4625 3344 **Fax:** (02) 4626 3640 **Mail:** PO Box 895, Campbelltown NSW 2560
Electorate Office: Shop 3, 72 Queen Street, Campbelltown, NSW 2560 **Email:** campbelltown@parliament.nsw.gov.au

ATTACHMENT 2

The Hon. Duncan Gay MLC
Minister for Roads and Freight
Leader of the Government
Leader of the Nationals
Legislative Council

ML15/00290

Mr Bryan Doyle MP
Member for Campbelltown
PO Box 895
CAMPBELLTOWN NSW 2560

Dear Mr Doyle Bryan

Thank you for your letter on behalf of Councillor Paul Lake, Mayor, Campbelltown City Council, about a request for a noise barrier along the M31 Hume Motorway, between the rail line and the watercourse.

I acknowledge Cr Lake's concerns and appreciate living next to a major motorway can be challenging for residents. I asked Roads and Maritime Services to advise me on the matter.

Noise complaints along existing roads which do not form part of a new road or road upgrade project are assessed under the NSW Government's Noise Abatement Program (NAP). The NAP has been developed to address existing traffic noise impacts from State and Federal roads in NSW.

Roads and Maritime conducts noise monitoring to determine eligibility for the NAP. To qualify for noise mitigation treatments under the NAP, noise levels need to be at least 60 decibels at night or 65 decibels during the day.

Once eligible, treatment is considered on the basis of length of ownership, existing noise levels, visual impacts and cost-effectiveness. Treatments may include noise barriers, noise mounds or architectural treatments.

A Noise Abatement Program Fact Sheet and registration form is enclosed. Roads and Maritime will start checking if the NAP eligibility criteria are met after it receives a completed registration form.

If Cr Lake has any further questions, Mr Ian Berger, Acting Environment Manager Sydney Region at Roads and Maritime, would be pleased to take his call on (02) 8588 2516. I hope this has been of assistance.

Yours sincerely

Received
- 2 FEB 2015
Electorate Office

Duncan Gay MLC 29-1-15

Encl

Level 17, 52 Martin Place, Sydney NSW 2000
Phone: (61 2) 8574 5500 Fax: (61 2) 9339 5534 Email: www.nsw.gov.au/contact-minister-roads-freight

Reports of the Planning and Environment Committee Meeting held at 7.30pm on Tuesday, 10 February 2015.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

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Minutes of the Planning and Environment Committee held on 10 February 2015

Present

Councillor G Greiss (Chairperson)
Councillor R Kolkman
Councillor D Lound
Councillor A Matheson
Councillor M Oates
Councillor T Rowell
Councillor R Thompson
Acting General Manager - Mrs L Deitz
Director Planning and Environment - Mr J Lawrence
Acting Director Planning and Environment - Mr J Baldwin
Manager Community Resources and Development - Mr B McCausland
Manager Waste and Recycling Services - Mr P Macdonald
Acting Manager Development Services - Mr B Leo
Manager Sustainable City and Environment - Mr A Spooner
Policy and Governance Coordinator - Ms J Warner
Executive Assistant - Mrs D Taylor

Apology **Nil**

Also in Attendance

At the conclusion of the City Works Committee Meeting the followings Councillors attended the Planning and Environment Committee Meeting during discussion of the following item:

Councillor Borg - items 2.1 and 3.4
Councillor Hawker - items 2.1, 2.3, 2.4, 3.2, 3.3 and 3.4
Councillor Mead - item 2.1 for the remainder of the meeting.

Councillor Dobson - from the commencement of the Planning and Environment Committee meeting to the conclusion of item 2.1.

Acknowledgement of Land

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

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 Matheson - Item 3.5 - Final Endorsement of Planning Agreement for University of Western Sydney Residential Project - Councillor Matheson advised that someone is known to her that may have a possible investment interest in this development and that she will leave the chamber and not take part in debate nor vote on the matter.

Other Disclosures - Nil

1. WASTE AND RECYCLING SERVICES

No reports this round

2. SUSTAINABLE CITY AND ENVIRONMENT

2.1 Mt Gilead Urban Release Area - Request Public Exhibition

Reporting Officer

Manager Sustainable City and Environment

Attachments

1. Mt Gilead Locality Map (contained within this report)
2. Draft Mt Gilead Planning Proposal including only Appendices B & C (contained within this report)
3. Draft Mt Gilead Development Control Plan which is identified as Appendix D in the Draft Mt Gilead Planning Proposal (contained within this report)

Purpose

To request Council's endorsement to publicly exhibit the draft Mt Gilead Planning Proposal, associated documentation and the draft Mt Gilead Development Control Plan.

History

Council at its Ordinary Meeting held on 3 July 2012 resolved to endorse a planning proposal for the rezoning of rural land at Appin Road, Mount Gilead (as shown in Attachment 1) to permit the development of the site for urban residential purposes, and forward to NSW Department of Planning and Infrastructure (now known as NSW Planning and Environment) for determination by the Gateway Panel.

Property Description:	Part Lot 1 and Part Lot 2 DP 807555 and Lot 59 DP 752042
Owner:	Mount Gilead Pty Ltd
Property Description:	Lot 61 DP 752042
Owner:	S and A Dzwonnik
Applicants:	Old Mill Properties Pty Limited and Design + Planning

A briefing to the Councillors on the status of the proposed rezoning of land at Mt Gilead for residential purposes was undertaken on Tuesday 26 August 2014.

Report

A copy of the Mount Gilead Planning Proposal and associated planning documentation was forwarded to the NSW Department of Planning and Infrastructure (now known as NSW Planning and Environment) in July 2012 for determination by the Gateway Panel. As a result Council received a positive response from the Panel in September 2012. The Gateway Determination advised that the proposed rezoning of the subject land could proceed under certain conditions. These conditions included the preparation of a number of technical studies to support the planning proposal. The technical studies have now all been completed and form the basis of the final draft Mt Gilead Planning Proposal. A copy of the final draft Mt Gilead Planning Proposal is marked Attachment 2. Please note that the technical studies which are appendices to the draft planning proposal are not part of Attachment 2.

The Site

The subject site includes part Lot 1 and part Lot 2 DP 807555, Lot 59 DP 752042 and Lot 61 DP 752042 Appin Road, Gilead. It is located directly south of Noorumba Reserve, north of the historic Beulah property, and east of the Mount Gilead homestead site which includes the house, outbuildings, dam and old mill.

The total area of the subject site is 210 hectares, approximately half of which is considered to be able to be developed for urban residential purposes. Historically the site has been predominantly used for agricultural purposes, and contains a number of drainage lines and farm dams, with pockets of remnant native vegetation. Whilst a hill with steep slopes is located within the north western corner of the subject site, the rest of the land is generally gently sloping.

The Objectives and Intended Outcomes of the Final Draft Planning Proposal

The primary outcome of the final draft Planning Proposal is to provide for the urban residential development of the 210ha Mt Gilead site that respects the heritage and ecological significance of the adjoining properties and is in close proximity to the social and community assets within the Campbelltown Local Government Area (LGA).

The objectives of the final draft Planning Proposal are to:

- Permit low density residential development as well as public active and passive open space and associated community amenities and facilities.
- Provide an opportunity for a small area of retail development.
- Protect the heritage significance of the Mt Gilead homestead site.
- Protect the environmental significance of the Beulah biobanking site.
- Protect environmentally sensitive land and provide an ecological corridor linking Noorumba Reserve with the Beulah biobanking site and the Nepean River corridor.
- Reserve land on Appin Road for acquisition by Roads and Maritime Services for future road infrastructure.
- Increase the supply of housing within the Campbelltown LGA with the addition of up to 1700 new dwellings.

Zoning

The current zoning of the subject site is Non Urban under the provisions of *Interim Development Order No 15*, with a minimum subdivision standard of 100 hectares. The Final Draft Mt Gilead Planning Proposal aims to rezone the subject land predominantly to Zone R2 Low Density Residential under *Draft Campbelltown Local Environmental Plan 2014* (CLEP) to provide for subdivision into approximately 1500 - 1700 residential allotments with a range of allotment sizes from 375m^2 to 1000m^2 resulting in an average allotment size of 600m².

The draft zoning map included in the final draft Planning Proposal indicates the proposed zone boundaries for the various land uses. These include, in addition to the proposed R2 Residential zoning, the following:

- Zone RE1 Public Recreation. This zone would include provision for both active (a sports field) and passive open space (bushland), and would also provide for the development of stormwater drainage infrastructure.
- Zone RU2 Rural Landscape. Land within this zone is proposed to be retained within the ownership of Mount Gilead Pty Ltd, and would also retain the current minimum subdivision standard of 100ha.
- Zone B1 Neighbourhood Centre. This zone would provide for the development of community amenities and facilities and also include opportunities for a small retail outlet.
- Zone SP2 Infrastructure. Land within this zone is proposed to be acquired by the Roads and Maritime Services for provision of future widening of Appin Road.

In addition to the above zones it is proposed to include further provisions in the draft CLEP as follows:

- To permit within a specific area (known as Area 13) the subdivision of a maximum of 65 residential lots with a minimum area of 375m^2 provided that there are no more than three lots in a row, they are within 200 metres of a bus route, open space land or neighbourhood centre and are not located on a bus route.
- The inclusion of a Terrestrial Biodiversity clause and map which aims to protect and encourage the recovery of significant flora and fauna and their habitats, and to retain and enhance native biodiversity within certain ecologically sensitive land.

Technical Studies
In accordance with the Gateway Determination a number of technical studies have been prepared to inform the final draft Mt Gilead Planning Proposal. The technical studies covered the following matters:

- Flooding and Stormwater Drainage
- Flora and Fauna Assessments
- Bushfire
- Air Quality
- Noise
- Extractive Industries
- Aboriginal Heritage
- Non indigenous Heritage
- Visual Landscape

- Transport and Access
- Social Sustainability
- Infrastructure Servicing
- Agricultural Investigation.

In preparing the above technical studies initial consultation has been undertaken by Council and the proponents with a number of agencies and service authorities including:

- Aboriginal Cultural Groups
- Roads and Maritime Services
- Transport for NSW
- NSW Office of Environment and Heritage
- NSW Office of Water
- NSW Rural Fire Service
- Sydney Water
- Endeavour Energy
- Jemena
- Telstra.

Notwithstanding, all relevant government agencies and service authorities would be consulted as part of any public exhibition/consultation process.

Key Planning Issues

Metropolitan Development Program
The NSW State Government's Metropolitan Development Program (MDP) provides for the management of land and housing supply, and assists in infrastructure coordination throughout the State. The subject site is noted in the MDP as having potential for the development of approximately 1500 residential allotments. However, as a result of the information provided within the technical studies it is considered that a maximum of 1700 residential allotments could be considered for development on the subject land.

Fauna Corridor
Council's resolution to endorse this planning proposal also required investigation into the provision of a fauna corridor between the Georges and Nepean Rivers. As such it is proposed to create significant bushland parks and biodiversity corridors that protect natural assets and scenic values, and promote fauna movement through the site from Noorumba Reserve in the north to Beulah Forest in the south and beyond to the Nepean River corridor. Investigations are continuing with regard to providing fauna crossing links over Appin Road from Noorumba Reserve to extend the biodiversity corridor to the Georges River.

Views and Vistas
The heritage listed Mt Gilead homestead, old mill and dam are located west of the land proposed to be rezoned for residential purposes. It is therefore important to ensure that the integrity of these items is respected in any future development. As such it is proposed to provide tree plantings that screen future housing development from the homestead site. It is also proposed to maintain the views from Appin Road along the route of the original driveway to the homestead and to One Tree Hill in the north western corner of the site.

Beulah Biobanking Site
The southern boundary of the site adjoins land at Beulah which has been established as a biobanking site. In recognition of the environmental significance of this biobanking site, an area of 3.5 hectares of public recreation land has been included on the draft zoning map in order to provide a buffer between the Beulah site and proposed future residential development.

Traffic Access
The Mount Gilead Rezoning – Traffic, Transport and Access Study, prepared by specialist engineering consultants Parsons Brinckerhoff, identifies the transport impacts likely to result from the development of approximately 1700 residential allotments at Mt Gilead, and provides measures that will assist in mitigating these impacts.

It is proposed to provide three traffic access roads into the subject site from Appin Road. To accommodate the additional traffic that would result from future development of the subject land, it is proposed to widen Appin Road from two to four lanes from the central access road to the northern boundary of the subject land. In addition two south bound lanes are proposed from the central access road to the southern boundary of the subject site.

It has also been recognised that due to the increase in traffic as a result of this planning proposal, that some of the existing intersections on Appin Road will require upgrading. These include the following:

- Copperfield Drive/Kellerman Drive and Appin Road
- Fitzgibbon Lane/Kellerman Drive and Appin Road
- St Johns Road and Appin Road.

Council has received joint correspondence from Transport for NSW and Roads and Maritime Services advising that they have no objection to the Mt Gilead Planning Proposal being publicly exhibited on the following conditions:

- Development is set back 20 metres from the existing Appin Road western boundary providing for a future road corridor of 40 metres.
- The land required for road widening (of Appin Road) is dedicated at no cost to Government through an appropriate agreement.
- The land required for road widening is shown as SP2 Infrastructure ‘Classified Road’ on the Mount Gilead Planning Proposal Land Zoning and Land Reservation Acquisition Maps.

As such the planning proposal maps reflect the above conditions, and as Appin Road is classified as a State Road, the proponents are negotiating a voluntary planning agreement with the traffic authorities, which is proposed to include provisions with regard to dedication of land and funding obligations.

However, Council and the community's best interests would be served by the receipt of an assurance that the State Government will provide the necessary resources needed for the widening of Appin Road. The proposed voluntary planning agreement between the traffic authorities and the proponents would ordinarily include an apportionment of funds payable by the proponents for the road works considered attributable to the need that will be generated by the Mt Gilead URA. This is anticipated to be approximately 50% of a total cost of approximately $20M. However, Council has not received any advice from the State authorities confirming that they would fund the remaining 50%. Without this contribution from the State Government it is understood from discussions with the development's proponents that there is no capacity for the development to remain economically feasible, should the development itself be made responsible for funding what is essentially the regional co-contribution to facilitate the required road and traffic infrastructure.

Council has repeatedly advised the State Government Agencies of its concerns with regard to the funding, timing and staging of the required upgrade works to Appin Road, and has also emphasised the fact that the subject site at Mt Gilead has been listed on the State Government's *Metropolitan Development Program* for many, many years, thus indicating that this site has been known to have development potential which was always likely to be realised at some time. To date Council has not received any reassurance that a shortfall in regional funding will be provided, or that any road work planning for Appin Road has been, or will be, undertaken by TfNSW or RMS to accommodate the development of the Mt Gilead URA in a safe, efficient and acceptable manner. No information has been received which details how the required infrastructure can be delivered, or alternatively how the development could be implemented (eg staging) so that safe and efficient road access along Appin Road could be achieved.

Community Hub
It is recognised that the development of up to 1700 new dwellings with a likely population of 5000 people would create the need for a number of social and recreational facilities and amenities. As such it is proposed to provide not only significant areas of passive open space, but also an integrated community hub that is proposed to include:

- Sporting facilities in the form of a cricket oval, AFL field and separate exercise and play areas
- Amenities building including home and away change rooms
- Community building and provision for a small retail outlet
- Car parking
- Connected biodiversity corridor which is part of the wider network.

Servicing
Water and Wastewater
The proponents' consultants have been working with Sydney Water to determine a strategy for providing water and wastewater services to the subject site. It is proposed that potable water would be provided via the existing Rosemeadow elevated system with additional infrastructure provided within the subject site. Wastewater (sewage) is proposed to be discharged through a connection to the existing Glenfield wastewater transportation system at Rosemeadow.

Electricity
Endeavour Energy has advised that initial electricity supply can be sourced from the Ambarvale zone substation. However, to service approximately 1700 residential allotments it is likely that a new substation would be required within the subject site.

Gas
There is currently no existing gas service in the vicinity of the subject site. However, Jemena has advised that there is sufficient capacity within the existing infrastructure at Rosemeadow to service the development of the site.

Telecommunications
Existing Telstra infrastructure would need to be extended from the north of the subject land via Appin Road. Also initial discussions with the National Broadband Network Co, indicates that the subject site may be eligible for connection to this network.

Draft Mt Gilead Development Control Plan

A draft Mt Gilead Development Control Plan (DCP) has been prepared to identify the planning, design and environmental objectives and controls against which Council would assess future development applications within the Mt Gilead Urban Release Area (URA). It is proposed that the draft Mt Gilead DCP be included within volume 2 of the Campbelltown (Sustainable City) Development Control Plan 2014. The draft DCP has been prepared in consultation with Council officers and is considered worthy of Council's support for the purposes of public exhibition.

Vision and Key Objectives
The draft DCP aims to ensure a high quality residential community set within a rural landscape setting that respects the heritage significance of the Mt Gilead homestead, old mill and dam, Noorumba Reserve and Beulah Forest. The key development objectives are as follows:

- To create an environmentally and socially sustainable residential development that provides housing diversity and choice.
- To respect the non-indigenous and Aboriginal heritage significance of the landscape.
- To ensure all development achieves a high standard of urban and architectural design.
- To maximise opportunities for future residents to access passive and active open space.
- To create walkable neighbourhoods with good access to public transport.
- To ensure high quality landscaping particularly within streetscapes.
- To protect and enhance riparian corridors and significant vegetation including a biodiversity linkage between the Noorumba Reserve and Beulah Forest thus improving connectivity between the Georges and Nepean Rivers.

A copy of the draft Mt Gilead DCP is marked Attachment 3.

Draft Voluntary Planning Agreement

The proponents are currently preparing a draft voluntary planning agreement (VPA) for negotiation with Council to ensure that appropriate local infrastructure, to support the development of up to 1700 residential allotments at Mt Gilead, is provided in a timely manner.

The draft VPA is proposed to address the provision of active and passive open space, recreation facilities, community facility, stormwater drainage, certain roadworks and traffic management facilities.

On completion of the draft VPA a report will be prepared for a future Council meeting advising Council of the contents of the draft VPA and associated infrastructure delivery strategy, and requesting approval for its public exhibition.

Conclusion

As outlined in this report, the preparation of all the planning documentation for the rezoning and development of the Mt Gilead URA has been completed. This documentation includes the final draft Mt Gilead Planning Proposal and associated technical studies, and the draft Mt Gilead Development Control Plan.

However, without some indication from TfNSW, RMS or NSW Planning and Environment as to how the delivery of the Appin Road upgrade works (that are not attributable to the developer, and for which Council has no responsibility given the status of Appin Road as a State road) are to be accommodated, community expectations arising from the exhibition of this planning proposal may not be as fully informed as they need to be.

Whilst it is recognised that this issue is of major concern to Council, it is considered that the public exhibition of the planning proposal should be allowed to proceed in the anticipation that the relevant government agencies will respond satisfactorily to Council's concerns prior to a further report being presented to Council as a result of the outcome of the public exhibition period. Council would then be in a position to decide whether to forward a final planning proposal to the Minister for Planning with a request to approve the rezoning of the Mt Gilead URA for residential purposes.

It is therefore recommended that Council endorse the planning documentation for the rezoning of the Mt Gilead URA for public exhibition purposes in accordance with the determination of the Gateway Panel.

Please note that the draft Mt Gilead VPA will be presented to Council for endorsement of its public exhibition at a later meeting once the document has undergone an extensive review. It is anticipated that the progression of the draft Planning Proposal for the Mt Gilead URA can continue in tandem with further work to be undertaken by Council concerning the draft Mt Gilead VPA and infrastructure delivery strategy.

Officer's Recommendation

1. That Council endorse the draft Mt Gilead Planning Proposal and associated documentation for public exhibition in accordance with the determination of the Gateway Panel.

2. That Council approve the draft Mt Gilead Development Control Plan as an amendment to the Campbelltown (Sustainable City) Development Control Plan 2014 for public exhibition in accordance with the provisions of the *Environmental Planning and Assessment Regulation 2002.*

Committee Note: Ms Hobhouse and Mr Wolf addressed the Committee in opposition to the development.

Mr Kite and Mr McAndrew addressed the Committee on behalf of the owners.

Committee's Recommendation: (Lound/Rowell)

1. That Council place the draft Mt Gilead Planning Proposal and associated documentation on public exhibition.

2. That upon receipt of community feedback that Council consider adopting the draft Mt Gilead Development Control Plan as an amendment to the Campbelltown (Sustainable City) Development Control Plan 2014 for public exhibition in accordance with the provisions of the *Environmental Planning and Assessment Regulation 2002.*

CARRIED

Voting for the Committee's Recommendation were Councillors: Greiss, Kolkman, Lound, Matheson, Rowell and Thompson.

Voting against the Committee's Recommendation was Councillor Oates.

Council Meeting 17 February 2015 (Greiss/Thompson)

That the Committee's Recommendation be adopted.

Amendment: (Dobson/Thompson)

1. That this matter be deferred until Councillors have received all reports in relation to this matter.

2. That Council be provided with a briefing highlighting the holistic approach that is required for this development and further developments in Campbelltown South to proceed.

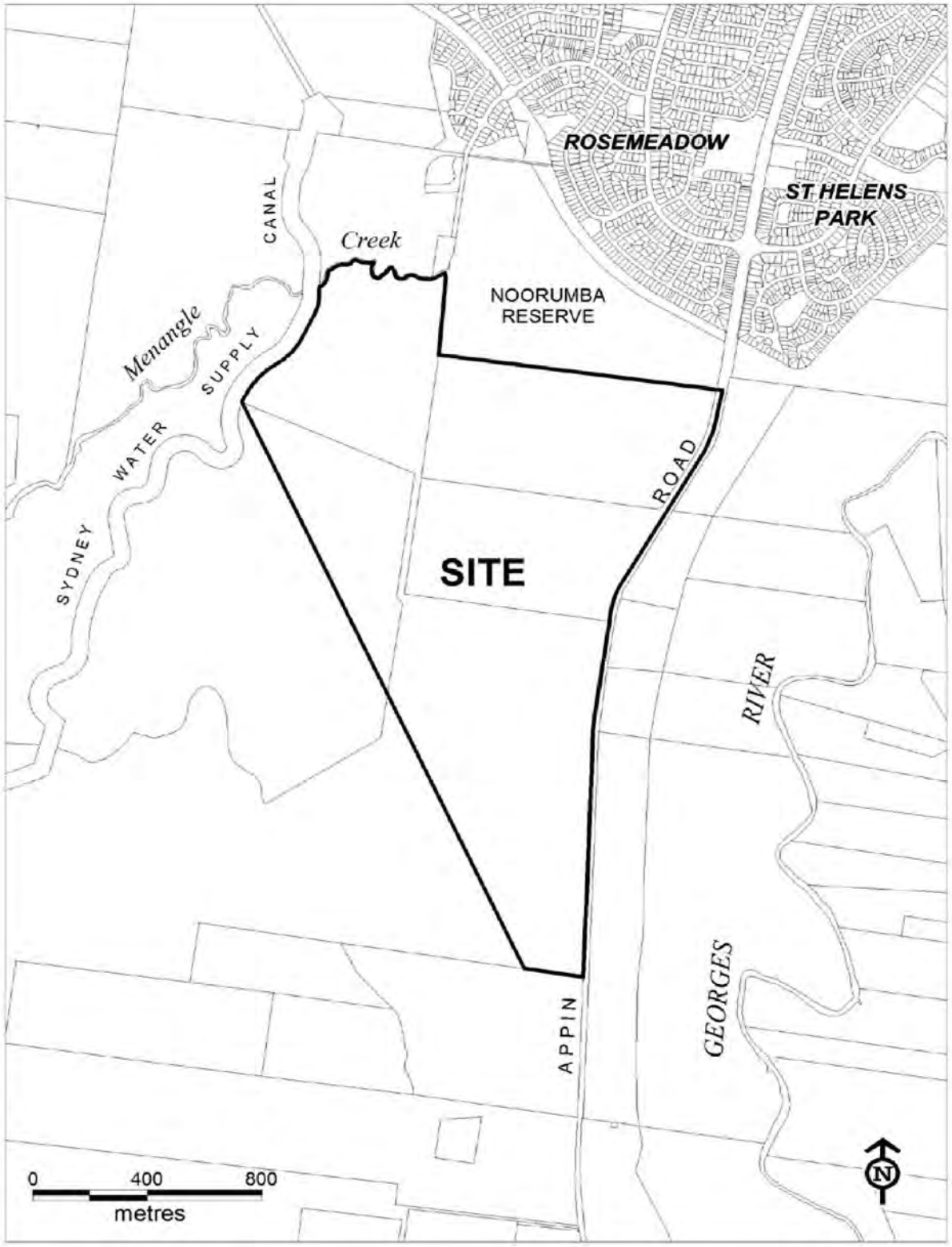
Council Resolution Minute Number 10

That the above amendment be adopted.

A **Division** was called in regard to the Resolution for Item 2.1 - Mt Gilead Urban Release Area - Request Public Exhibition with those voting for the Motion being Councillors Brticevic, Dobson, Greiss, Glynn, Matheson, Mead, Oates, Rowell and Thompson.

Voting against the Resolution were Councillors Borg, Chanthivong, Kolkman, Lake and Lound.

ATTACHMENT 1



ATTACHMENT 2

Mt Gilead Planning Proposal

January 2015

Campbelltown City Council

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1.2 The Need for the Planning Proposal
1.3 Council and Stakeholder Involvement

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1 Land Title and Ownership
2 Aerial photograph of the site
3 Site context
4 Beulah Bio-banking Reserve/Humewood Forest to the south of the site
5 The Old Mill with Mt Gilead farm manager's house in the foreground

6 Mt Gilead outbuildings (former coach house)
7 Pasture land
8 Access to the Mt Gilead property from Appin Road
9 Looking west at constructed dam towards the middle of the site
10 North-west boundary and the highest point of the site looking north-west
11 Topography of the site
12 Site Analysis
13 Land to which the planning proposal applies
14 Proposed zoning
15 Indicative Site Structure Plan
16 Indicative open space strategy illustrating riparian and ecological corridors
17 Classification of riparian corridors

Tables

18 Draft Metropolitan Strategy South West Sydney targets
19 Consistency of the proposal with the relevant SEPPs
20 Consistency of the proposal with the relevant Section 117 Directions

Appendices

A Gateway Determination
Department of Planning and Environment

B Planning Proposal Maps

C Proposed LEP Amendments

D Proposed Site Specific Development Controls (Development Control Plan

E Authority Confirmation Letters
TfNSW, NSW Office of Water, Sydney Water, NSW Rural Fire Service

F Ecological Assessment Report
Eco Logical Australia

G Geotechnical and Contamination Report
URS

H Bushfire Assessment
Eco Logical Australia

I Mine Subsidence Report
Mine Subsidence Engineering Consultants

J European Heritage Assessment
Navin Officer and Tropman & Tropman Architects

K Archaeological Assessment and Aboriginal Consultation Report
Navin Officer

L Landscape Character and Visual Impact Assessment
Clouston Associates

M Traffic, Transport & Access Study
Parsons Brinckerhoff

N Noise Assessment
Wilkinson Murray

O Air Quality Assessment
Wilkinson Murray

P Stormwater Management and Flooding Assessment
Worley Parsons

Q Infrastructure Services Report
Worley Parsons

R Water and Wastewater Servicing Straetgy
Worley Parsons

S Social and Economic Needs/ Impact Assessment
MacroPlan Dimasi

T Agricultural Investigation
AgEconPlus Consulting

1.0 Introduction

1.1 Background

A planning proposal was submitted to Campbelltown City Council (CCC) by Mt Gilead Pty Ltd and S & A Dzwonnik (the landowners) requesting that the land described as Part Lot 1 and Part Lot 2 in DP 807555, and Lots 59 and 61 in DP 752042 at Appin Road, Mt Gilead (the site) be rezoned to predominantly residential land. The proposal accords with NSW government strategic objectives for the release of greenfield land in the Sydney Metropolitan Region for residential development. By logically extending the urban footprint of Campbelltown for future residential development the proposal seeks to enhance and expand housing choice and supply close to the Campbelltown-Macarthur Regional Centre.

This proposal follows CCC's endorsement on 3 July 2012 of a preliminary planning proposal for the site and the subsequent Gateway Determination made by the Director-General of the then Department of Planning and Infrastructure on 7 September 2012 to proceed with a planning proposal subject to conditions (see Gateway Determination at **Appendix A** which includes the Alteration of Gateway Determination to extend the date for completion of the planning proposal until 7 September 2015).

Please note that at the time that the original planning proposal was submitted to Council it was anticipated that the proposed rezoning of the subject land would be effected through an amendment to *Campbelltown (Urban Area) Local Environmental Plan 2002* (CLEP 2002). However, as Council is now in the process of replacing CLEP 2002 with *Campbelltown Local Environmental Plan 2014* (CLEP 2014), this planning proposal has been prepared as an amendment to CLEP 2014.

In his determination, the then Director-General required detailed investigation of a range of issues in support of the rezoning process as well as consultation with various public authorities. In response to the Gateway Determination and CCC's requirements for additional technical studies, the landowners, in consultation with CCC, commissioned a team of expert consultants to prepare detailed assessments of the following planning issues:

- flora and fauna;
- conservation of ecological and riparian corridors
- Aboriginal heritage;
- non-indigenous heritage;
- bushfire risk;
- traffic, transport and access;
- noise;
- air quality;
- contamination;
- geotechnical conditions and mine subsidence;
- infrastructure, stormwater and sewer services;
- visual impact;
- agricultural land impacts;
- economic impacts; and
- social impacts.

This final planning proposal addresses these issues and also establishes the key development standards and planning controls for the Mt Gilead land to inform the proposed local environmental plan amendment.

In addition, an indicative structure plan and site-specific development controls have been prepared for the land to supplement controls in *Campbelltown (Sustainable City) Development Control Plan 2014*. Draft voluntary planning agreements for the delivery of local and regional infrastructure (respectively) will be publicly exhibited in due course.

This planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the guidelines prepared by the Department of Planning and Infrastructure titled "*A guide to preparing planning proposals*", dated October 2012.

1.2 The Need for the Planning Proposal

The land the subject of this planning proposal has been identified for some time on the former Metropolitan Development Program (MDP) as future greenfield release land. By providing new land use zoning and key development standards for the site, the planning proposal facilitates the strategic outcomes of the MDP and, more currently, the draft *Metropolitan Strategy for Sydney 2031, a Plan for Growing Sydney* and State government policies in relation to housing supply. Furthermore, the planning proposal is consistent with regional, sub-regional and local strategic planning objectives and outcomes (as discussed in **Section 2.0**).

The MDP had set the minimum development yield of the Mt Gilead site at 1500 lots. However, the studies detailed in this planning proposal show that the land and the surrounding road network are capable of accommodating and supporting up to 1700 dwellings. This development yield will incorporate a range of lot sizes (375 square metres to 1000 square metres) with an average area of 600 square metres so providing a variety of housing types to facilitate choice in the Campbelltown local government area (LGA).

By extending the established urban footprint of Campbelltown, the site will not sit as an unconnected, stand-alone residential development. Rather, it expands the existing residential land to the immediate north and will utilise any excess capacity in existing community infrastructure and services such as schools, recreation facilities, shops and the like.

The planning proposal is required to facilitate the above outcomes as the land is currently not zoned for the proposed residential development. The planning proposal seeks to zone the majority of the site to Residential R2 (approximately 149ha), along with smaller areas for open space (approximately 31ha) (including riparian corridors and provision of a sports field), and roads, in accordance with the Standard Instrument – Principal Local Environmental Plan and consistent with draft CLEP 2014. In addition, a small area is intended to be zoned as a neighbourhood centre in order to facilitate the future delivery of a community centre, and approximately 29ha will remain as rural land.

1.3 Council and Stakeholder Involvement

A joint Landowner-Council Working Group was established to advance and oversight the preparation of the planning proposal.

The public will have an opportunity to comment on the proposal during the public notification period.

In accordance with the Gateway Determination, consultation with public authorities under section 56(2)(d) of the EP&A Act will be undertaken by CCC during the exhibition of the planning proposal. Notwithstanding this, the landowners and/or CCC have consulted with the following entities to inform the preparation of the planning proposal:

- Roads and Maritime Services – in relation to traffic and road infrastructure;
- Transport for NSW – in relation to traffic, roads and public transport;
- NSW Office of Water – in relation to drainage and riparian corridors;
- Heritage Office – in relation to non-indigenous heritage (Mt Gilead Homestead and surrounds);
- Aboriginal Groups including Cubbitch Barta and Tharawal Local Aboriginal Land Council – in relation to Aboriginal heritage;
- Rural Fire Service – in relation to bushfire risk management;
- Sydney Water – in relation to water and sewer infrastructure;
- Endeavour Energy – in relation to electricity supply and infrastructure;
- Jemena – in relation to gas supply.

The outcomes of the above consultation are reflected, where relevant, in the appended specialist assessments and in **Section 5.0**

2.0 Strategic Planning Context

The Mt Gilead site is included broadly and specifically in relevant State, regional and local strategic planning documents, and has been identified as contributing to the Government housing targets for the Sydney metropolitan area. The relevant strategic planning framework is discussed below.

2.1 New South Wales 2021: A Plan to Make NSW Number One

NSW 2021: A Plan to Make NSW Number One is a long-term plan to deliver services in NSW, which sets clear priorities to guide government decision-making and resource allocation.

NSW 2021 is based around five strategies to rebuild the economy, provide quality services, renovate infrastructure, restore government accountability, and strengthen our local environment and communities. The rezoning of the site for residential uses would be consistent with the strategy in that it could contribute to the aim of improving housing affordability and availability, and assist in facilitating the goal of delivering 25,000 new dwellings per year.

2.2 Metropolitan Strategy

2.2.1 Metropolitan Plan for Sydney 2036

The *Metropolitan Plan for Sydney 2036* aims to provide an integrated planning framework to manage Sydney's growth to 2036. Since its release in December 2010, the strategy has been reviewed and a draft *Metropolitan Strategy for Sydney to 2031* has been released. This draft strategy establishes the most up-to-date strategic framework for Sydney, and is addressed further below.

2.2.2 Draft Metropolitan Strategy for Sydney to 2031

The draft *Metropolitan Strategy for Sydney 2031* was publicly exhibited until 31 May 2013 and was the new strategic plan to guide Sydney's growth, superseding the 2036 Plan. The draft strategy sets the framework for Sydney's growth and prosperity to 2031 and beyond. It has a strong focus on boosting housing and jobs growth, and includes targets and actions to facilitate investment and growth in NSW.

The draft 2031 strategy anticipates that Sydney's population will grow by 1.3 million people by 2031 taking the population to 5.6 million. Notably the number of people over 65 will be double that at present, and there will be more than one million people under 15 years of age. Relevantly, Greater Western Sydney will be home to more than half of Sydney's population.

To drive sustainable growth, the draft strategy is built around five key outcomes for Sydney including balanced growth; a liveable city; productivity and prosperity; a healthy and resilient environment; and accessibility and connectivity. The draft strategy sets employment and housing targets across six subregions and new housing is encouraged in areas close to existing and planned infrastructure in both infill and greenfield sites.

The Campbelltown LGA, in which Mt Gilead is situated, is classified as part of the South West Subregion and Campbelltown–Macarthur is a major centre under this plan servicing the South West Subregion.

Table 1 lists a number of targets contained in the Draft Strategy and relevant to this proposal.

Table 1 – Draft Metropolitan Strategy South West Sydney targets

Area	Current	Target to 2021	Target to 2031
Population	829,000	1,048,000 (218,000)	1,298,000 (469,000)
Housing	286,000	346,000 60,000)	427,000 (141,000)
Employment	298,000	362,000 (64,000)	432,000 (134,000)

*Brackets denote the increase from existing numbers

More specifically, the Campbelltown-Macarthur Major Centre will continue as the regional focus for office, retail, entertainment, cultural, public administration and services developments, and is projected to provide capacity for at least an additional 10,000 jobs until 2031.

The planning proposal is consistent with, and directly supports, the strategic objectives of the draft Metropolitan Strategy in relation to boosting housing supply, and indirectly in facilitating jobs growth in the South West Subregion.

2.2.3 Draft South West Subregional Strategy

The draft *South West Subregional Strategy* (SWSS) is applicable to the Campbelltown LGA and sets actions for the subregion to ensure local delivery of the objectives set out within the *Metropolitan Plan for Sydney to 2036*. The proposal is consistent with several of the key directions in the draft SWSS in that:

- it will unlock land for the development of residential dwellings, directly contributing to the growth of housing in the South West subregion;
- it will support the provision of dwellings in the vicinity of new centres identified in the South West subregion such as the Campbelltown centre; and
- it recognises and respects the rural character of the subregion through limiting the extent of the proposed residential zoning.

2.2.4 A Plan for Growing Sydney

The draft *Metropolitan Strategy for Sydney to 2031* has been finalised in the strategy document *A Plan for Growing Sydney* which was released in December 2014. Campbelltown-Macarthur is now recognised in this strategy as one of three Regional City Centres outside of the Sydney and Parramatta Central Business Districts.

To achieve the vision for Sydney to be a strong global city *A Plan for Growing Sydney* has set the following goals:

- a competitive economy with world-class services and transport;
- a city of housing choice with homes that meet our needs and lifestyles;
- a great place to live with communities that are strong, healthy and well connected; and
- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

It is considered that the proposal is consistent with these goals particularly with regard to assisting in the delivery of new housing to meet the needs of Sydney's growing population. It is noted that the subject site at Mt Gilead is included in the land defined as the Macarthur South Investigation Area. However, it is assumed that as a Gateway determination has been given for the subject site, it is only included in this investigation area as a component to be considered in the overall assessment proposed to be undertaken for the Macarthur South Area.

2.3 Campbelltown Council Strategic Policies

2.3.1 Campbelltown 2025 – Looking Forward

Campbelltown City Council has adopted *Campbelltown 2025 – Looking Forward*, an overarching planning strategy that sets social, environmental and economic foundations for the growth of the LGA. The document articulates a vision to provide a sustainable city by 2025, and sets out six strategic directions which include desired outcomes and focus areas that will need to be considered in future development within Campbelltown. The proposal's consistency with these strategic directions is explored below.

Growing the Regional City

This focus area sets out a vision to ensure a sustainable future for Campbelltown city as a strong regional centre with regional facilities and employment opportunities. By supplying a range of residential lots, on average 600 square metres in area, development of the Mt Gilead site can make Campbelltown more attractive for people seeking employment in the area, so encouraging growth and investment in new enterprises and infrastructure.

Building a Distinctive Campbelltown Sense of Place
Campbelltown is to grow into a place that is distinctive in terms of natural and built environment, offering residents a relaxed, safe and scenic environment. The proposal at Mt Gilead will facilitate a community that will have high civic pride with a built form that responds and capitalises on the site's natural landscape features. The future community should contain an ambience of growth, prosperity and contemporary style.

Getting Around the City
The development of the city is to be planned and integrated around transport needs. Future planning is to increase opportunities for accessibility and reduce the need for private cars with increased use of existing public transportation within the city. Mt Gilead will be linked by bus to Campbelltown City Centre, ensuring that accessibility is created to an existing activity node.

Building and Maintaining Quality Infrastructure
New development is to satisfy its own infrastructure requirements by means of direct provision on site or contributing proportionately to the broader infrastructure upgrades by Council. The site is capable of being serviced to support the incoming community.

Creating Education, Employment and Entrepreneurial Opportunities
The city's vision is to retain and create jobs to grow the supply of skilled and adaptable workers within the city. By catering for the mid to upper end of the housing market, Mt Gilead can facilitate the city's growth in professional and business jobs.

2.3.2 Campbelltown Local Planning Strategy

The *Campbelltown Local Planning Strategy* (CLPS) is a background document which informed the preparation of the draft *Campbelltown Local Environmental Plan 2014*. The aim of the CLPS is to provide a strategic land use planning direction to deliver the strategic vision documented in *Campbelltown 2025 - Looking Forward*. It also acknowledges the growth targets within the draft *South West Subregional Strategy* (SWSS) and establishes a basis for achieving those targets.

Specifically it refers to the potential of the Mt Gilead site as an area that could be developed to assist in meeting the 4,700 'greenfield' dwelling target nominated in the draft SWSS for the Campbelltown LGA.

2.3.3 Campbelltown Residential Development Strategy

The *Campbelltown Residential Development Strategy* (CRDS) seeks to identify dwelling opportunities to address the projected population growth of the Campbelltown LGA, and has thus provided valuable input into the preparation of the CLPS. The CRDS seeks to manage the anticipated future residential growth required for the Campbelltown LGA through the forms of both 'infill' and 'greenfield' development. It further notes that the Mt Gilead site could provide a potential yield of 1,500 dwellings.

2.4 Residential Land Supply

Metropolitan Development Program

The *Metropolitan Development Program* (MDP) was a key NSW Government program to maintain housing supply in the Sydney metropolitan region, and its main function was to manage land supply to meet new housing needs from urban renewal and greenfield sites in Sydney. The program rolled forward annually and included assessing future land supply to meet housing needs, and maintaining housing and land supply databases. The MDP identified the Mt Gilead site as greenfield release land that was yet to be zoned.

Currently, monitoring of supply of new home sites to accommodate Sydney's growing population is reported via MDP reports which provide up to date information on greenfield land and dwelling supply.

The land at Mt Gilead the subject of this planning proposal is the same as that originally identified for release under the then MDP.

Supply of housing in Campbelltown

The Department of Planning and Environment released updated population projections in June 2014. These projections identified that Greater Sydney requires one million more homes by 2031 to house Sydney's growing population. The Campbelltown LGA is expected to grow at a rate of 1.8% per annum.

with an increase in population of 64,600 (42.7%) between 2011 and 2031. An additional 24,846 homes will be needed in Campbelltown by 2031 to accommodate the expected population increase[1] (*2014 NSW Population Projections data, Department of Planning and Environment*).

As discussed above, Campbelltown-Macarthur is now a Regional City Centre. It is understood that, accordingly, CCC wishes to stimulate and broaden the area's economic base and range of business opportunities. A limitation in housing choice could limit the attractiveness of the Campbelltown area as a place to live for professional and business people. The proposed range in lot sizes at Mt Gilead could help redress this issue, so contributing to the growth of Campbelltown-Macarthur as a Regional City Centre.

[1] Expected population increase divided by the average Sydney household size.

3.0 Site Description and Context

3.1 Land to be Rezoned

The site subject to this planning proposal is essentially a triangle extending south of Campbelltown's urban footprint. The western boundary of the site diagonally bisects Lot 1 in DP 807985 ending at the south eastern boundary of Lot 2 in DP 807555. The eastern boundary is Appin Road. The total land area of the site is 210ha.

3.2 Legal Description and Ownership

The site consists of four lots owned by two land owners as shown in **Figure 1.**

- Part Lots 1 and 2 in DP 807555 and Lot 59 DP 752042, owned by Mt Gilead Pty Ltd, a company of the MacArthur Onslow family that has held property around the area since the 1940s.
- Lot 61 DP 752042, owned by S & A Dzwonnik who have held the land since the 1980s.

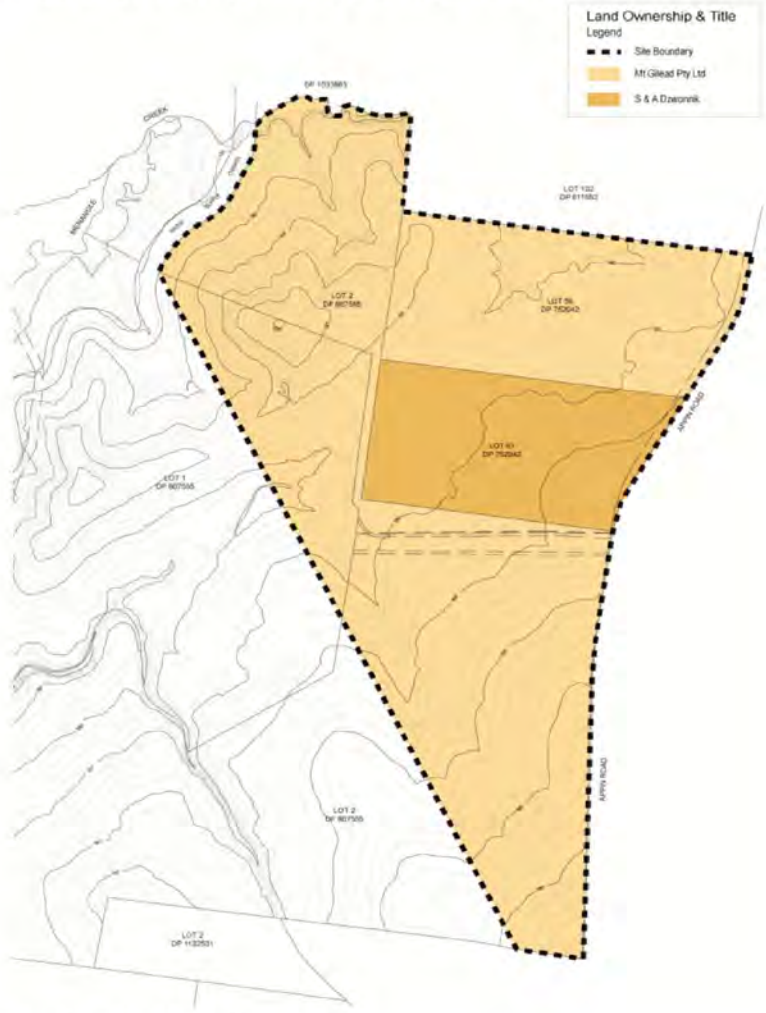


Figure 1 – Land Title and Ownership

Source: Cox Richardson

3.3 Current Zoning

The site is currently zoned No 1 (Non Urban) under the *City of Campbelltown Interim Development Order No 15* (IDO 15) (see **Figure 2**). Under IDO 15, the proposed residential development of the Mt Gilead site is not permissible.

IDO 15 does not permit subdivision in Zone 1 unless a minimum area of 100 hectares can be achieved. It includes several provisions relating to agricultural and rural land uses and seeks to retain large lots for these purposes.

CCC is currently finalising the preparation of draft *Campbelltown Local Environmental Plan (LEP) 2014* (CLEP 2014). While the draft CLEP 2014 covers the majority of the Campbelltown LGA, some areas of land within IDO 15, including the Mt Gilead land release site, are identified as deferred matters within the draft LEP.

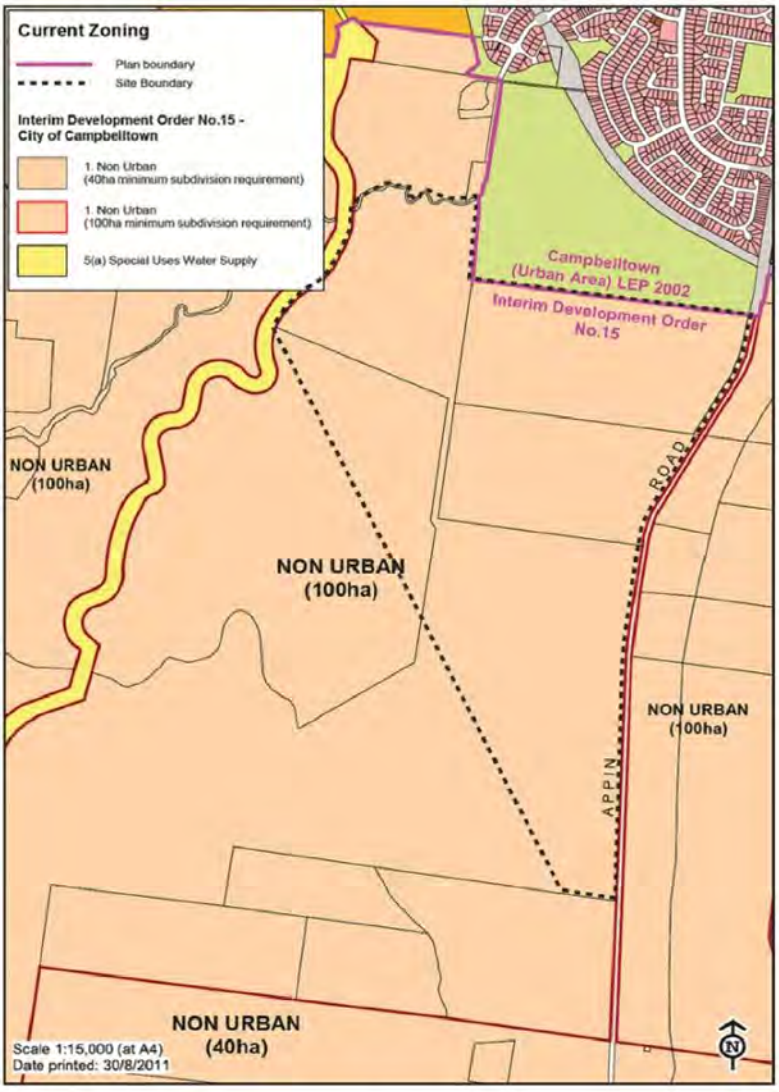


Figure 2 – Map indicating the current zoning of the subject site

3.4 Location and Context

The Mt Gilead site, as defined by the MDP, is located in the Campbelltown LGA approximately 7 kilometres south of the Campbelltown city centre. Mt Gilead covers a total area of approximately 210 hectares, part of which is the long-established Mt Gilead rural property (see **Figure 3**).

Figure 3 – Aerial photograph of the site

Source: Cox Richardson

The site is immediately bounded by:

- Appin Road to the east;
- Noorumba Reserve and Non-Urban land to the north;
- the Sydney Water Supply Canal (the Upper Canal) in the north west;
- rural land to the west and the associated Mt Gilead Homestead, Old Mill and the Artificial Lake all of which date back to the early construction and use of the Mt Gilead estate; and
- part of the Beulah Biobanking Reserve/ Humewood Forest to the south.

Access to the respective landholdings is from Appin Road.

More broadly, the surrounding locality includes (see **Figure 4** to **Figure 7**):

- the low density residential suburbs of Rosemeadow and St Helens Park (including the Gilead Retirement Village) located around one kilometre to the north;
- the M31 motorway (previously known as the M5) beyond the Mt Gilead Homestead and farm to the west;
- the Nepean River about 2 kilometres to the west of the Mt Gilead Homestead;
- a number of rural land parcels along the eastern side of Appin Road adjoining the Dharawal State Conservation Area located south east of the site;
- the Georges River approximately one kilometre to the east of Appin Road; and
- the Beulah Estate and rural residential land further to the south.

Figures 5 to **7** illustrate the surrounding locality.

Figure 4 – Site context

Source: Cox Richardson

Figure 5 – Beulah Bio-banking Reserve/Humewood Forest to the south of the site

Figure 6 – The Old Mill with Mt Gilead farm manager's house in the foreground

Figure 7 – Mt Gilead outbuildings (former coach house)

3.4.1 Relationship to Surrounding Development

The urban areas to the north of the site are predominately residential, forming the southern extent of residential development in Campbelltown. This land is generally categorised by low density, single dwelling development, while the non-urban zoned land to the immediate north and north-west of the site has been developed for seniors living. As the Mt Gilead site is located less than 1km to the south of the above development, the proposed rezoning will provide a logical addition to the residential area.

The Noorumba Reserve which part forms the northern boundary of the site is a significant local natural resource in that it contains Cumberland Plain Woodland including 39 plant species of regional significance.

3.5 Site Characteristics

Located within a semi-urban area, the site has historically been used for agricultural purposes and thus contains cleared paddocks with improved pastures. Pockets of residual vegetation are located along drainage lines and steeper slopes. The site comprises remnant and degraded native vegetation and exotic pastures.

There are no buildings or other improvements on the land, other than a number of farm dams, fencing and a track to the Mt Gilead homestead. The land is currently approximately 95% cleared for grazing and is currently used for cattle production (see **Figures 8 to11)**.

Figure 8 – Pasture land

Figure 9 – Access to the Mt Gilead property from Appin Road

Figure 10 – Looking west at constructed dam towards the middle of the site

Figure 11 – North-west boundary and the highest point of the site looking north-west

3.5.1 Topography and Drainage Corridors

Topographically, the majority of the site is generally undulating and consists of gentle rises, rounded crests and ridges with slopes generally less than 5 degrees (see **Figure 12**). The land generally slopes north-west into a shallow valley at the foot of the ridge line in the north-west. The ridge line has a hill with steeper gradients up to 25 degrees.

There are several surface water features on the site consisting of small farm dams and drainage channels. The major drainage channels are:

- a steep gully to the north-west trending north and a shallow gully to the north-east trending north which form part of the Menangle Creek Catchment; and
- a shallow gully to the south-west trending north-west that forms part of the Woodhouse catchment and eventually flows out to the Nepean River.

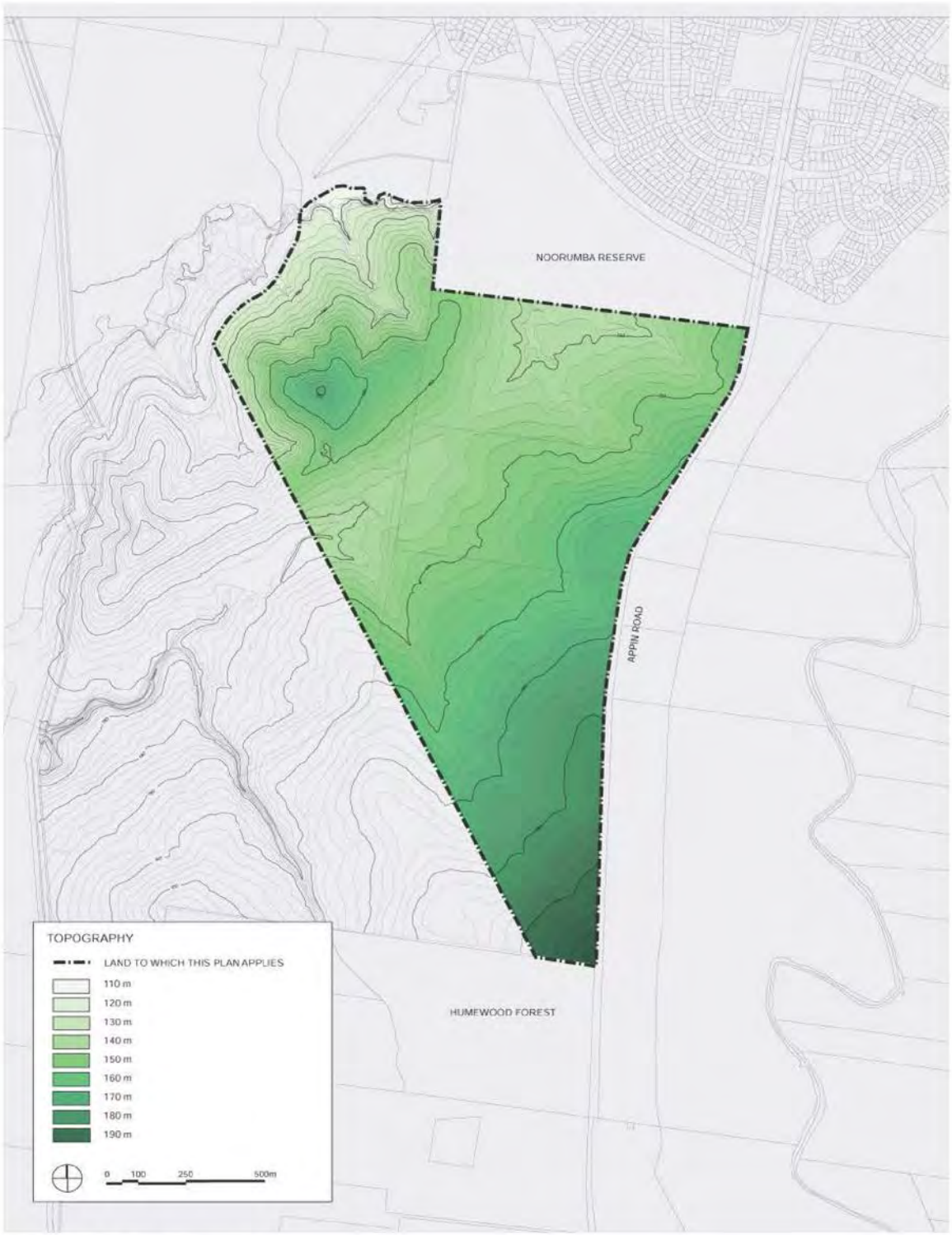


Figure 12 – Topography of the site

Source: Cox Richardson

3.5.2 Flora and Fauna

Essentially agricultural land, the site has a long history of grazing, pasture improvement and weed invasion. Eco Logical Australia has surveyed and described the existing flora and fauna on the site (see Ecological Assessment Report at **Appendix F**).

A total of 154 flora species were identified on the site, comprising 67 native and 87 introduced species; and no threatened flora was recorded during field surveys. The site contains three native vegetation communities:

- Cumberland Plain Woodland – a Critically Endangered Ecological Community under both Commonwealth and NSW legislation, with three localised clumps located along the northern and western borders of the site.
- Shale Sandstone Transition Forest – a Critically Endangered Ecological Community (EEC) under both Commonwealth and NSW legislation, and represented by two pockets in the middle of the site.
- River-flat Eucalypt Forest – listed as an EEC under NSW legislation, and represented by a small patch in the north western corner of the site.

In relation to avifauna, a total of 58 bird species were recorded on the site, including one vulnerable and one migratory species. Few native mammals were identified during field surveys - 13 native bat species including six vulnerable species and a lone wallaby. Domestic livestock graze throughout the site.

These matters are discussed further in **Section 5.1** of this report.

3.5.3 Geology and Soils

The site is underlain by the Triassic Ashfield Shale of the Wianamatta Group deposited over the Hawkesbury Sandstone. In general there are only limited bedrock outcrops across this area, with shale underlying the northern portion of the site and sandstone the southern portion of the site (refer to URS report at **Appendix G**).

The area is covered by Blacktown group soils derived from Wianamatta Shale, ranging from shallow to moderately deep Red Podzolic Soils and Brown Podzolic Soils on crests, upper slopes and well drained areas, to deep Yellow Podzolic Soils and Soloths on the lower slope and in the drainage depressions and areas of poor drainage. Soils derived from Wianamatta Shale will generally exhibit a subsoil profile of moderately reactive high plasticity clay.

The site is considered to present a very low risk of Potential Acid Sulphate Soils (PASS).

In terms of salinity, the local soil types are expected to yield negligible salinity.

3.5.4 Geotechnical Observations

In general, the site was found by URS to have no significant observable geohazards. Although, several areas of potential hazard were identified, in general the overall stability of the site was considered good with only surficial soils instabilities on the steeper northern area and minor rock fall potential localised to the former quarry (URS, **Appendix G**).

3.5.5 Heritage

Non-indigenous Heritage

A number of non-indigenous heritage items are located in close proximity to, or abutting, the site. These are:

- The Sydney Water Supply Upper Canal System, also known as the Upper Canal, forms the north-western boundary of the site. It is listed on the NSW State Heritage Register.
- The Mt Gilead Homestead and surrounding buildings and structures, including the Old Mill are outside of, but in close proximity to, the site to the west. The Homestead group is a local heritage item listed in Campbelltown IDO No 15 and on the Register of the National Trust of Australia (NSW). A small part of the Artificial Lake (dam), which is part of the group, is located on the site.

- The Beulah Estate lies approximately 0.5 to one kilometre to the south of the site. Beulah, a cultural landscape containing early colonial structures and an important garden layout, is listed on the State Heritage Register. It is shielded from the site by bushland in the Beulah Biobanking area.
- The Humewood Forest lies to the immediate south of the site and is part of the Beulah Biobanking area. Humewood, a stand of trees associated with the former home of the Hume family (see Meadowvale below), is a local heritage item listed in IDO 15 and is significant because of the landscape value of its vegetation.
- Meadowvale (formerly known as Humewood) is situated south of the Beulah Biobanking bushland. Meadowvale, a house with colonial characteristics and a local heritage item listed in IDO 15, stands on the original land grant made to Andrew Hume, the colonial explorer of NSW.

In addition to the above, the archaeological remnants of the early Hillsborough homestead, located within the site, is considered to have local significance but is not listed in any statutory instrument.

Indigenous Heritage

There are twelve items of indigenous significance located on the site, comprising three artefact scatters; two isolated finds; one modified tree; and six Potential Archaeological Deposits.

3.6 Site Opportunities and Constraints

In summary, from the foregoing examination the site presents a number of opportunities and constraints for future residential development - as follows and as illustrated in **Figure 13**.

- Opportunities:
  - Close to physical, social and employment infrastructure in the Campbelltown City Centre;
  - Identified as a greenfield land release area within the Metropolitan Development Program;
  - Has sufficient area for provision of open space and community facilities;
  - Provides potential for views and vistas in a rural setting;
  - Largely cleared of vegetation;
  - Retained existing vegetation creates opportunities for biodiversity corridors;
  - Land generally level or gently undulating;
  - No geotechnical or geological issues.
- Constraints;
  - Steep slope in the north west corner of the site;
  - Drainage lines traverse the site;
  - Proximity to heritage items.

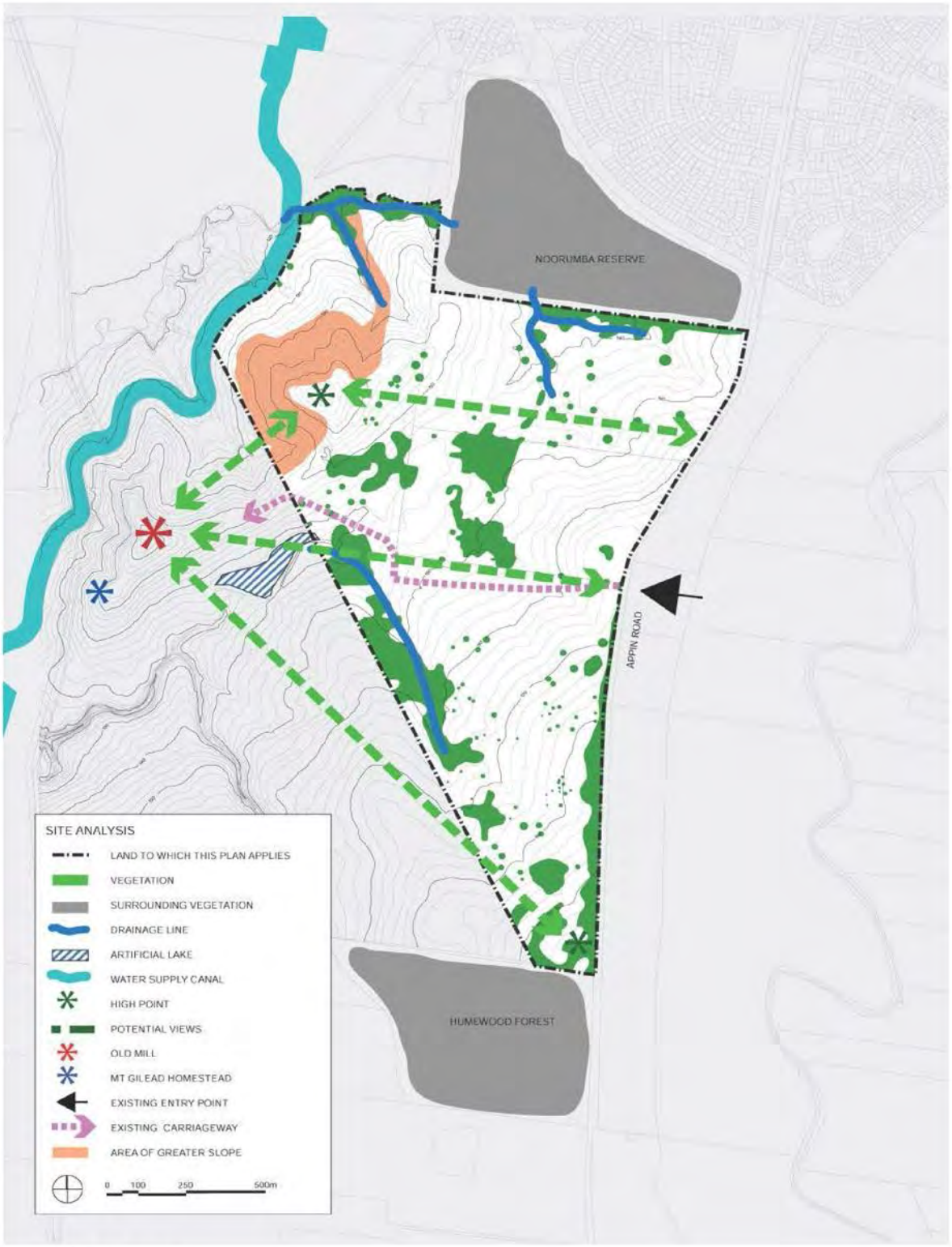


Figure 13 – Site Analysis

Source: Cox Richardson

4.0 Planning Proposal

This planning proposal has been prepared in accordance with the *A guide to preparing planning proposals* (Department of Planning & Infrastructure, October 2012) and in accordance with Section 55(2) of the EP&A Act.

4.1 Objectives and Intended Outcomes

The primary outcome of the planning proposal is residential development of the 210 ha Mt Gilead site in close proximity to the social and community assets within the Campbelltown LGA that respects the heritage and ecological significance of adjoining land.

The objectives of the planning proposal are to:

- Permit low density residential development supported by public open space and community facilities, including a small retail centre.
- Protect environmentally sensitive land and provide an environmental bushland corridor that links the Noorumba Reserve with the Beulah biobanking site and the Nepean River corridor.
- Respect the heritage significance of the Mount Gilead homestead site including the outbuildings, mill and dam and their setting.
- Respect the environmental significance of the Beulah biobanking site.
- Reserve land for acquisition by Roads and Maritime Services for future road infrastructure (widening of Appin Road).
- Increase the supply of housing within the Campbelltown LGA with the addition of up to 1700 new dwellings.

4.2 Explanation of Provisions

The proposed outcome will be achieved by:

- Amending draft *Campbelltown Local Environmental Plan 2014* (CLEP 2014) prior to it being made, or if it is made before this planning proposal is finalised, by amending the new CLEP 2014.
- Adopting the provisions within draft CLEP 2014.
- Including a number of local provisions in relation to minimum lot size and protection of terrestrial biodiversity as explained below.

4.2.1 Land to which the Plan will Apply

The planning proposal applies to the land at Appin Road, Gilead, in the Campbelltown LGA, known as Part Lot 1 DP 807555, Part Lot 2 DP 807555, Lot 59 DP 752042 and Lot 61 DP 752042 (see **Figure 14**).

4.2.2 Relationship to Existing Local Planning Instruments

The land to which this planning proposal applies falls within the provisions of the *City of Campbelltown Interim Development Order No. 15* (IDO 15), which has been identified as a deferred matter within draft CLEP 2014. The planning proposal will be either a post exhibition amendment of draft CLEP 2014, or the first amendment to the new CLEP 2014.

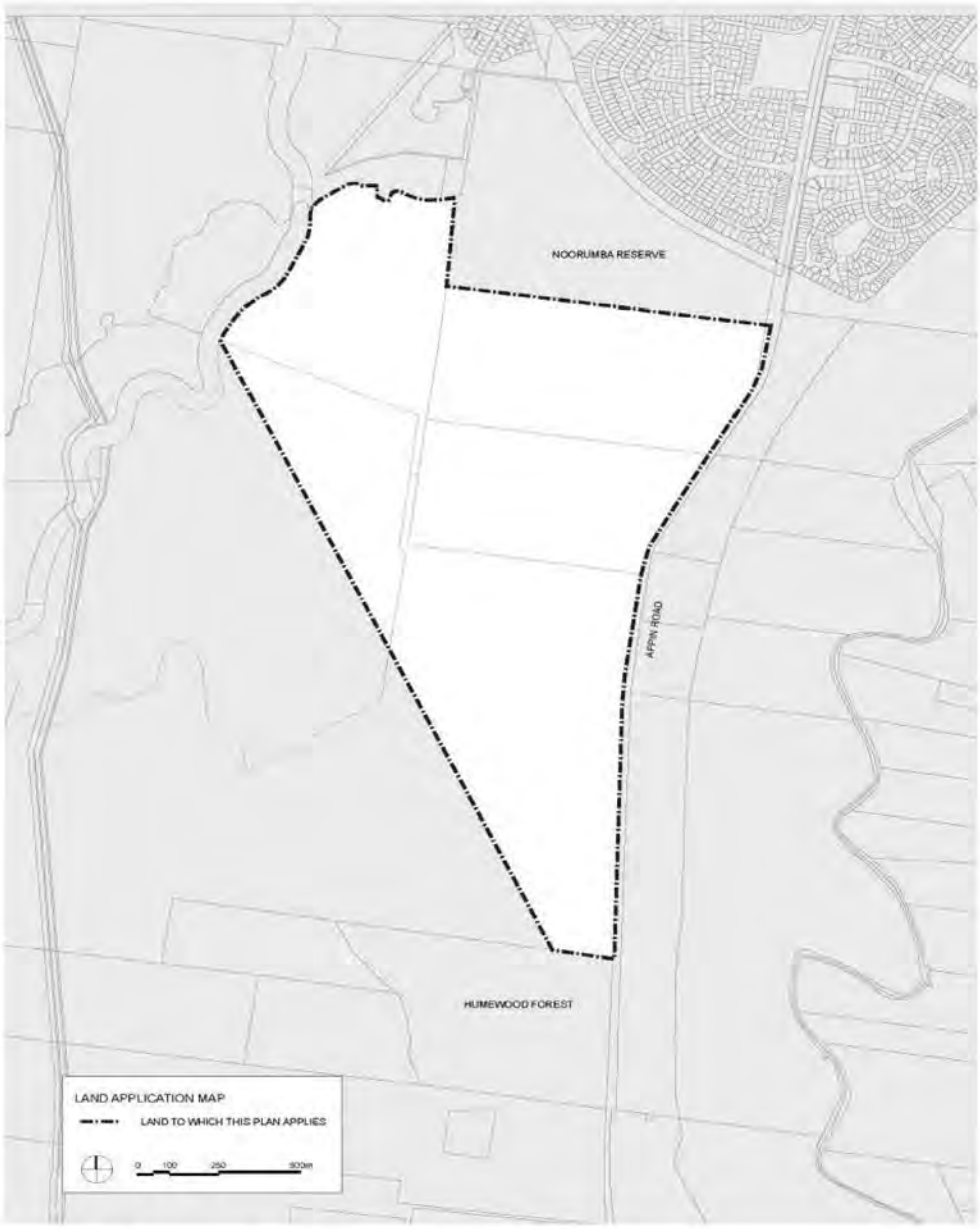


Figure 14 – Land to which the planning proposal applies

4.2.3 Land Use Zones

The Mt Gilead site is proposed to be zoned (in accordance with the Standard Template) as follows:

- R2 Low Density Residential;
- RU2 Rural Landscape;
- B1 Neighbourhood Centre;
- RE1 Public Recreation;
- SP2 Infrastructure.

The proposed zoning is shown on the Land Zoning Map appended at **Appendix B** and illustrated in **Figure 15**

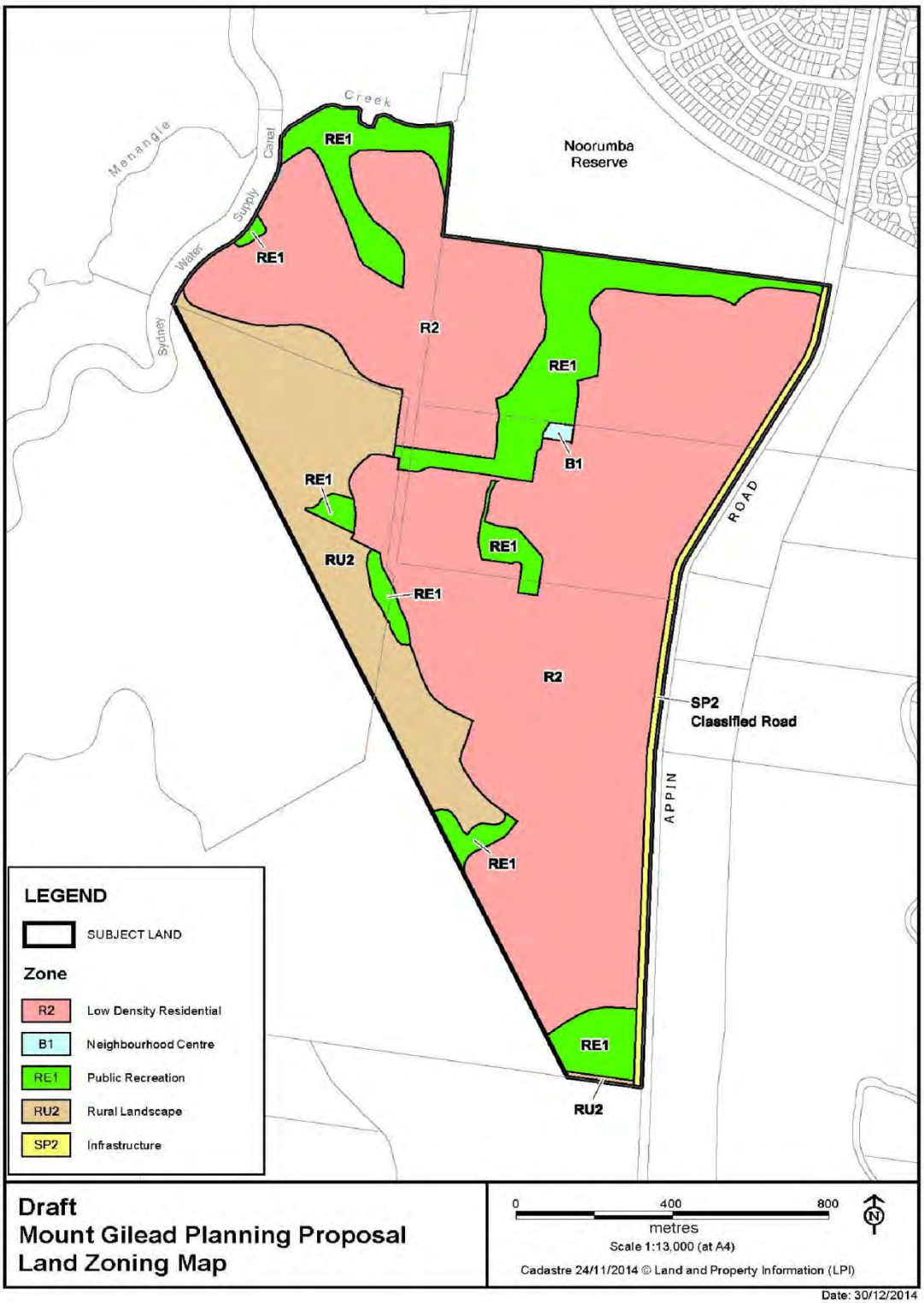


Figure 15 – Proposed zoning

4.2.4 Proposed Provisions

It is proposed that all the provisions within draft CLEP 2014, including proposed land uses, will apply to the land the subject of this planning proposal. It is further proposed that additional provisions be inserted into the CLEP 2014 in order to:

- enable an exception to the minimum lot size; and
- maximise the retention and enhancement of native biodiversity.

Minimum subdivision lot size

It is proposed to include an additional clause to permit lot sizes smaller than the minimum in recognition of the need for greater housing choice within the Sydney Metropolitan Region.

In order to provide a range of dwelling sizes and types to suit the diverse needs of the incoming population, it is intended that in specific circumstances subdivision to allow lots less than 450 square metres in area, but with a minimum area of 375 square metres. This provision applies to a small area of land in the centre of the site (shown as Area 13 on the Lot Size Map appended at **Appendix B**) and is subject to the resultant lot(s) satisfying all of the following conditions:

- the lot(s) being for the purpose of a single dwelling; and
- there being no more than three lots less than 450 square metres in area contiguous with each other on a street; and
- the lot(s) not being located on a bus route; and
- the lots(s) being within 200 metres of a bus route, the community hub or open space area.

In addition, the maximum number of lots less than 450 square metres able to be created is capped at 65. The proposed provision, to be inserted into clause 4.1A of the draft CLEP 2014, is appended at **Appendix C.**

Terrestrial Biodiversity

In order to protect and encourage the recovery of significant flora and fauna and their habitats, and retain and enhance native biodiversity, it is intended that some ecologically sensitive land proposed to be zoned RE1 and RU2 receives special protection. A clause to this effect, titled Terrestrial Biodiversity, is to be incorporated in 'Part 7 - Additional Local Provisions' of the draft CLEP 2014, and is appended at **Appendix C.** The relevant land is identified on the Terrestrial Biodiversity Map and is appended at **Appendix B**.

4.2.5 Key Development Standards

The proposed development standards that will apply to the Mt Gilead land are generally consistent with those applying across the rest of the Campbelltown LGA as set out in draft CLEP 2014 and shown on the maps in **Appendix B** and are as follows:

- R2 Low Density Residential
  - Minimum lot sizes – 450 square metres; 500 square metres; and 700 square metres.
  - Maximum building height – 8.5 metres. Note a small area is restricted to 6 metres to protect views from the Mt Gilead Homestead site.
  - Maximum floor space ratio – 0.55:1
- RU2 Rural Landscape
  - Minimum lot size – 100ha
  - Maximum building height – 9 metres
- B1 Neighbourhood Centre
  - Maximum building height – 9 metres

4.3 Justification

The matters justifying this planning proposal, as required by *A guide to preparing planning proposals*, are covered in Section 6 of this report.

4.4 Mapping

The land to which this planning proposal applies is illustrated in **Figure 14** above and on the maps located at **Appendix B**.

LEP maps

The following draft LEP maps are included with this planning proposal and are attached at **Appendix B:**

- Land Zoning Map
- Lot Size Map;
- Height of Buildings Map;
- Floor Space Ratio Map;
- Land Acquisition Reservation Map;
- Terrestrial Biodiversity Map; and
- Heritage Map.

4.5 Additional Development Controls

4.5.1 Campbelltown (Sustainable City) Development Control Plan 2014

To support the planning proposal and to reflect the special characteristics of the Mt Gilead site, an amendment to *Campbelltown (Sustainable City) Development Control Plan 2014* (DCP) is proposed. The amendment (see **Appendix D),** to be incorporated as Part 4 in Volume 2 of the DCP, sets the vision and key development objectives for Mt Gilead, and provides additional site specific development principles and controls in relation to:

- heritage protection;
- protection of key views;
- the street network and public transport;
- open space and landscaping;
- residential subdivision; and
- residential development.

4.5.2 Indicative Site Structure Plan

The DCP amendment incorporates an Indicative Site Structure Plan as well as a section covering the proposed landscape palette for Mt Gilead, including street trees.

The Indicative Site Structure Plan, shown in **Figure 16** and appended at **Appendix D** has been developed to support the planning proposal and provide a framework for the future subdivision and development of the Mt Gilead site. The plan shows:

- the indicative layout of roads, including the proposed main bus route through the site;
- transport access points off Appin Road;
- the distribution of public open space and the indicative location of detention basins;
- the location of riparian corridors; and
- the general location for a future sports field and neighbourhood centre.

4.6 Community Consultation

It is proposed that the community will be consulted regarding the planning proposal during the formal statutory notification and exhibition period.

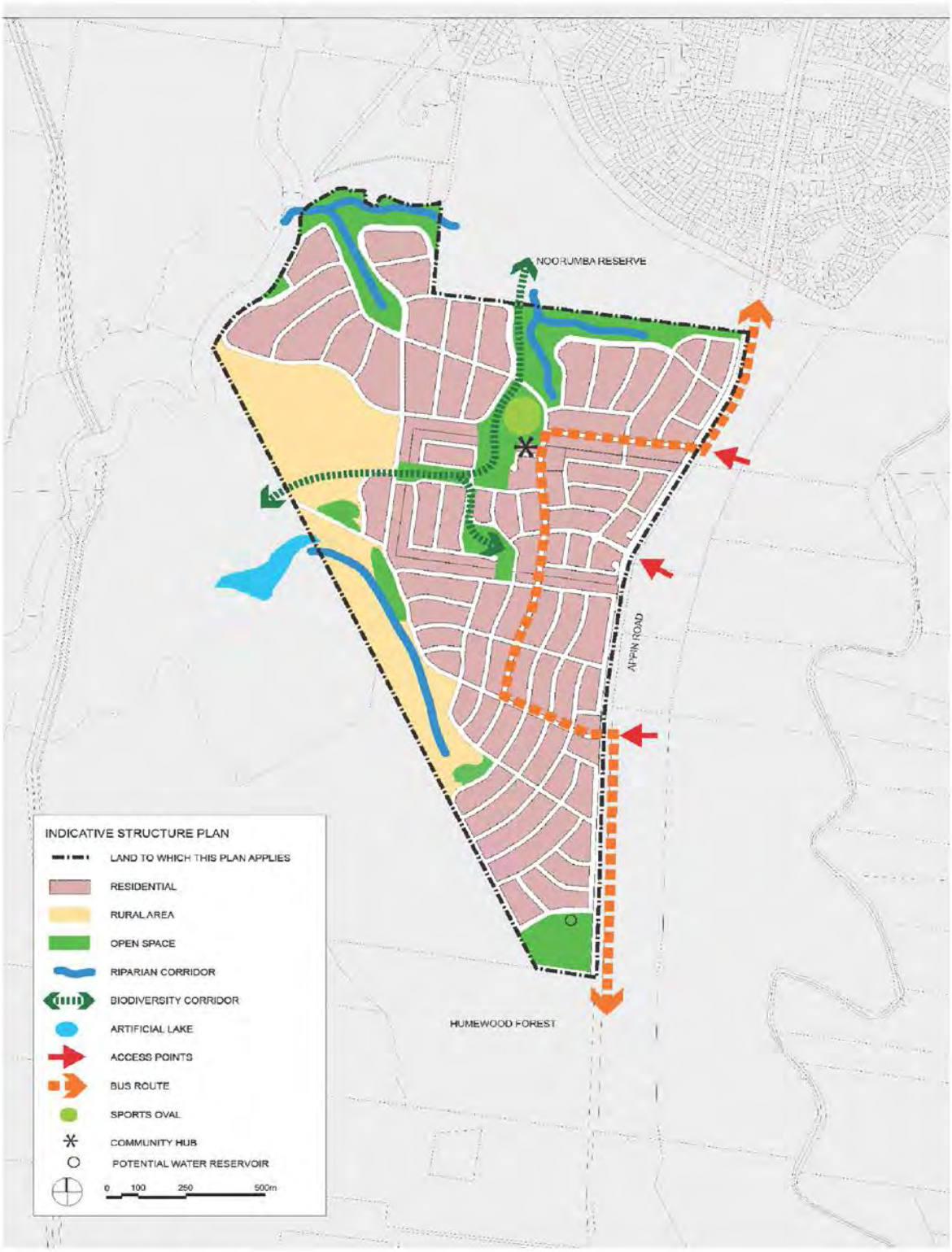


Figure 16 – Indicative Site Structure Plan

Source: Cox Richardson

5.0 Key Planning Issues

This section of the report addresses the planning issues listed for assessment in the Gateway Determination (see **Appendix A**) and further augmented by CCC's requirements for additional technical studies. The detailed technical reports are appended to this report.

5.1 Ecology

The site and its surrounds currently contains areas of native vegetation and exotic pastures. As such, Eco Logical Australia has prepared a detailed Ecological Assessment Report for the planning proposal (refer **Appendix F**).This report identifies the existing site conditions and provides an assessment of the acceptability of rezoning the land for residential purposes. The following is a summary of the key issues.

5.1.1 Fauna

Context

A total of 58 bird species (including three introduced species) were recorded on the site during bird census and opportunistic observations, including one vulnerable species, *Glossopsitta pusilla*, and one migratory species, *Ardea ibis*. No evidence of nocturnal bird activity was found.

During site surveys 13 microbat species were identified. A single Swamp wallaby - *Wallabia bicolor* - was observed along the eastern boundary adjacent to native vegetation. Domestic livestock, (cows and ponies) were grazing on the site and one feral mammal, the European fox, was recorded.

No koalas were identified on the site.

Issues and Assessment

Seven threatened fauna species and one migratory species were identified on site. Potential habitat for hollow dependant bat species was also identified in the form of hollow bearing trees. Eco Logical Australia has recommended that these trees should be retained where possible. No other potential habitat areas were identified as substantial.

While no koalas were identified on the site, some scattered koala habitat trees - *Corymbia maculata* and *Eucalyptus crebra* - are present. Importantly, the coverage of potential koala habitat trees does not exceed the 15% threshold under *State Environmental Planning Policy No 44—Koala Habitat Protection* (SEPP 44) and therefore the site is not classified as potential koala habitat. Despite this, Eco Logical recommends that these trees should be retained where possible, and management plans should be developed to reduce the impact of domestic pets on koalas in the surrounding area.

Eco Logical has confirmed that the rezoning of the site will not have any adverse impact on existing fauna species. There is limited fauna habitat, but where scattered hollow trees do occur, they should be retained if possible.

Planning Proposal Response

It is considered that the proposed rezoning of the subject site will not have any adverse impacts on threatened or endangered fauna species. The future design of residential development on the site – as shown in the Indicative Site Structure Plan incorporates the retention of potential fauna habitat trees.

5.1.2 Flora

Context

The site comprises both remnant and degraded native vegetation and exotic pastures, and three native vegetation communities are located within the boundaries of the site:

- Cumberland Plain Woodland (CPW) – 9 hectares;
- Shale Sandstone Transition Forest (SSTF) – 24.5 hectares; and
- River-flat Eucalypt Forest (RFEF) – one (1) hectare.

CPW is listed as a critically endangered ecological community (CEEC) under both the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act) and the *NSW Threatened Species Conservation Act 1995* (TSC Act). SSTF is also listed as a critically endangered ecological community (EEC) under both these Acts, and RFEF is listed as endangered under the TSC Act. A detailed description of the existing flora within, and surrounding the site, is provided in the Ecological Assessment Report at **Appendix F**.

Issues and Assessment

A total of 154 flora species were identified within the site including 67 native and 87 introduced species. Nine weed species listed as noxious in the Campbelltown LGA and four Weeds of National Significance were identified on the site. No threatened flora was recorded.

The proposed rezoning of land does not trigger any particular mechanisms of the TSC Act. Matters relating to threatened species, endangered populations and endangered ecological communities are typically considered in the plan-making stage to ensure subsequent development can be undertaken without having a significant impact on these matters. If a development is likely to have a significant impact on these matters, a Species Impact Statement (SIS) must be prepared and submitted with the development application.

An alternative approach is Biodiversity Certification which removes the need to undertake a SIS with a development application. To provide the option of Biodiversity Certification, an assessment consistent with the Biodiversity Certification Assessment Methodology (BCAM) was undertaken by Eco Logical Australia to determine if the 'improve or maintain' test is met by the proposed rezoning. Biodiversity Certification of the site is currently under consideration.

The site has been divided into three categories for the purposes of the BCAM:

- land for biodiversity certification (extent of the development) – 152 hectares;
- land for conservation/riparian/open space – 41 hectares; and
- land maintaining its current land use (rural) – 17 hectares.

Under the BCAM the development footprint will impact 1.8 hectares of the SSTF CEEC which is 'red flagged'. The 'improve or maintain' outcome will not be met unless a variation is obtained from the NSW Office of Environment and Heritage (OEH) prior to any future development occurring. Overall, the envisaged future development will involve the retention of 83% of CPW, 49.6% of SSTF and 100% of RFEF. The rezoning will remove 1.5 hectares of CPW and 12.5 hectares of SSTF, both largely comprising scattered trees.

In light of the small area of SSTF likely to be removed, and the area of CEEC proposed to be protected, it is considered by Eco Logical Australia that a red flag variation request could be considered favourably by OEH.

The BCAM compares the impact of a proposal to the conservation benefits. This comparison is measured using Biobanking credits which are attributed for the extent of the existing vegetation, or for factors such as how land will be managed or protected. Based on the existing site conditions, a total of 192 credits are required. A total of 366 credits are expected to be generated, resulting in a surplus of 174 credits.

Future applications for development on the site which impact any EECs or CEECswill be required to be referred to the Commonwealth Government under the *Environment Protection and Biodiversity Conservation Act 1999.*

Overall, the ecological assessment concluded that the balance between development and conservation is achievable and that the planning proposal adequately addresses ecological issues.

Planning Proposal Response

The planning proposal proposes to retain significant areas of vegetation within public open space areas. The site's ecological values are proposed to be addressed by either Biodiversity Certification or via a Species Impact Statement submitted with future development applications.

Moreover, the proposed LEP amendment protects the ecological values of the site in the following ways:

- Ecologically sensitive land proposed to be zoned RE1 and RU2 will receive special protection via a clause to this effect, titled Terrestrial Biodiversity (as shown in **Appendix C**), which is proposed to be incorporated in 'Part 7 of draft CLEP 2014. The relevant land is identified on the Terrestrial Biodiversity Map.
- The land proposed to be zoned RE1 in the north of the site connects with Noorumba Reserve and there are generally connections between all the areas of RE1 zoned land so facilitating the passage of native fauna.

5.2 Bushfire Risk

The site is identified as bushfire prone on the Campbelltown Bush Fire Prone Land Map and therefore a Bushfire Assessment has been undertaken by Eco Logical Australia (**Appendix H**). This assessment investigates the capability and suitability of the site for future residential development with regard to the relevant bushfire planning legislation and policies.

Context

Eco Logical Australia has undertaken site specific and surrounding vegetation mapping, identifying vegetation formations including Sclerophyll (Dry) and Grassy Woodland. To the east and south of the site are areas of forest, whilst smaller pockets of forest, woodland and grassland are contained within the site. The majority of the site has a gentle slope with areas of steeper slopes in the northern western portion of the site.

While the majority of the site is proposed for residential development, portions of existing bushland will be retained as open space.

Issues and Assessment

The existing vegetation on the site has been classified as 'forest' or 'grassland' which presents a hazardous risk of bushfire. To ensure protection from bushfire risk, Eco Logical has established indicative Asset Protection Zones (APZ) to provide a buffer to future residential development with calculations based on the vegetation of the site and slope of the land.

Eco Logical has identified other bushfire protection measures including the provision of adequate access, water supply for fire fighting, the safe installation of utilities, and building construction standards for future dwellings. These measures would be implemented as part of future applications for residential development.

Planning Proposal Response

The Bushfire Assessment has demonstrated that the site is capable of accommodating future subdivision and land development subject to appropriate bushfire protection measures. The recommendations provided in Section 5 of the Bushfire Assessment would be implemented in the future planning of the site and in the detailed design of the new residential development.

The NSW Rural Fire Service has advised that it has no objection to the planning proposal in principle but notes that any future development will need to comply with the requirements of *Planning for Bush Fire Protection 2006* (see correspondence at **Appendix E**). Accordingly, the site is considered suitable for rezoning for future residential use.

5.3 Ecological and Riparian Corridors

The current vegetation on the site provides opportunities for creating effective biodiversity corridors thereby linking vegetation to the north, south and east. This, along with the preservation of riparian corridors, was assessed as part of the aforementioned Ecological Assessment Report prepared by Eco Logical Australia (see Section 5.1 above and **Appendix F**).

5.3.1 Ecological Corridors

Issues and Assessment

The nature of current vegetation on the site and its proposed retention/removal is discussed in Section 5.1.2 above.

There is currently connectivity within the site to areas of vegetation to the north and south via a fragmented series of islands or stepping stones of vegetation. The ecological assessment concluded that while the planning proposal would remove some areas of scattered trees, it would at least maintain the interrupted connectivity with surrounding vegetation to the north (Noorumba Reserve) and south (the Beulah Biobanking area).

The report further notes that as an outcome of the planning proposal the fragmented patches of vegetation would be consolidated through improved management and revegetation. At a broader landscape scale, connectivity between Noorumba Reserve and Beulah is via the vegetation to the east of Appin Road which, with the exception of Appin Road, provides a contiguous linkage of vegetation in a very good condition with low disturbance.

Planning Proposal Response

Together, the planning proposal, the Indicative Structure Plan and proposed conservation measures are intended to enhance the condition of retained patches of woodland so reducing the degree of fragmentation. As discussed earlier, it is intended that significant areas of vegetation be retained on the site within areas of public open space. In addition, the proposed LEP amendment fosters the retention and creation of ecological corridors in the following ways:

- The land proposed to be zoned RE1 in the north of the site connects with Noorumba Reserve, and all the areas of RE1 zoned land are generally connected (as shown indicatively in **Figure 17**).
- Ecologically sensitive land proposed to be zoned RE1 and RU2 will receive further protection via a Terrestrial Biodiversity clause (as shown in **Appendix C**) which is to be incorporated in 'Part 7 of the draft Campbelltown LEP 2014. The relevant land is identified on the Terrestrial Biodiversity Map.

Riparian Corridors

Issues and Assessment

There are several streams and drainage lines across the site, particularly in the north and towards the western boundary.

All streams and drainage lines were categorised and mapped by Eco Logical Australia following the 'Guidelines for controlled activities' set out by the NSW Office of Water (NOW) (see **Appendix F**). This methodology utilises the Strahler Stream Order classification which identifies riparian corridor widths as measured from the top of bank and minimum vegetated riparian zone widths.

Drainage lines that were not classified in the assessment were deemed to be of limited riparian value or did not meet the definition of a river. In some situations the watercourses have been significantly disturbed and in some areas display no true bed and bank characteristics.

The mapping of top of bank and stream order is presented in **Figure 18**. The majority of the watercourses are considered to range from slightly to substantially modified, with clearing of vegetation within the catchment and along the tops of banks. Aquatic habitat is limited due to the modification of the watercourses, and even in unmodified watercourses the aquatic vegetation is generally of marginal quality. Eco Logical Australia concluded that the overall rating of riparian and aquatic conditions varies from degraded to moderate.

Planning Proposal Response

Riparian zones have been defined to the top of bank and appropriate vegetated riparian zones mapped (see **Figure 18**), noting that the NSW Office of Water has agreed that since some previously mapped first order Strahler streams/channels do not meet the definition of 'waterfront land' they can be removed.

Wherever possible, development and subsequent asset protection zones will not occur in areas mapped as riparian corridor or vegetated riparian zone. As shown in **Figure 17** the majority of mapped watercourses on the site will be contained within areas of proposed open space or on retained rural land, which are to be zoned RE1 and RU2 respectively. Moreover, as explained above, further protection is provided via the terrestrial biodiversity clause and attendant biodiversity overlay map to be incorporated in the draft Campbelltown LEP 2014.

Eco Logical Australia has made a series of recommendations in relation to the future management of riparian corridors. These cover matters such as:

- the determination of stream ordering downstream;
- the determination of riparian corridor widths;
- future maintenance, rehabilitation and vegetation of riparian corridors;
- measurement of the top of bank of any proposed new constructed channels;
- the permissibility of cycleways and paths within the outer vegetated riparian zone;
- the permissibility of detention basins within the outer vegetated riparian zone, and associated equivalent offset areas.

These requirements will be taken into account in the planning proposal or will be implemented as part of subsequent development applications.

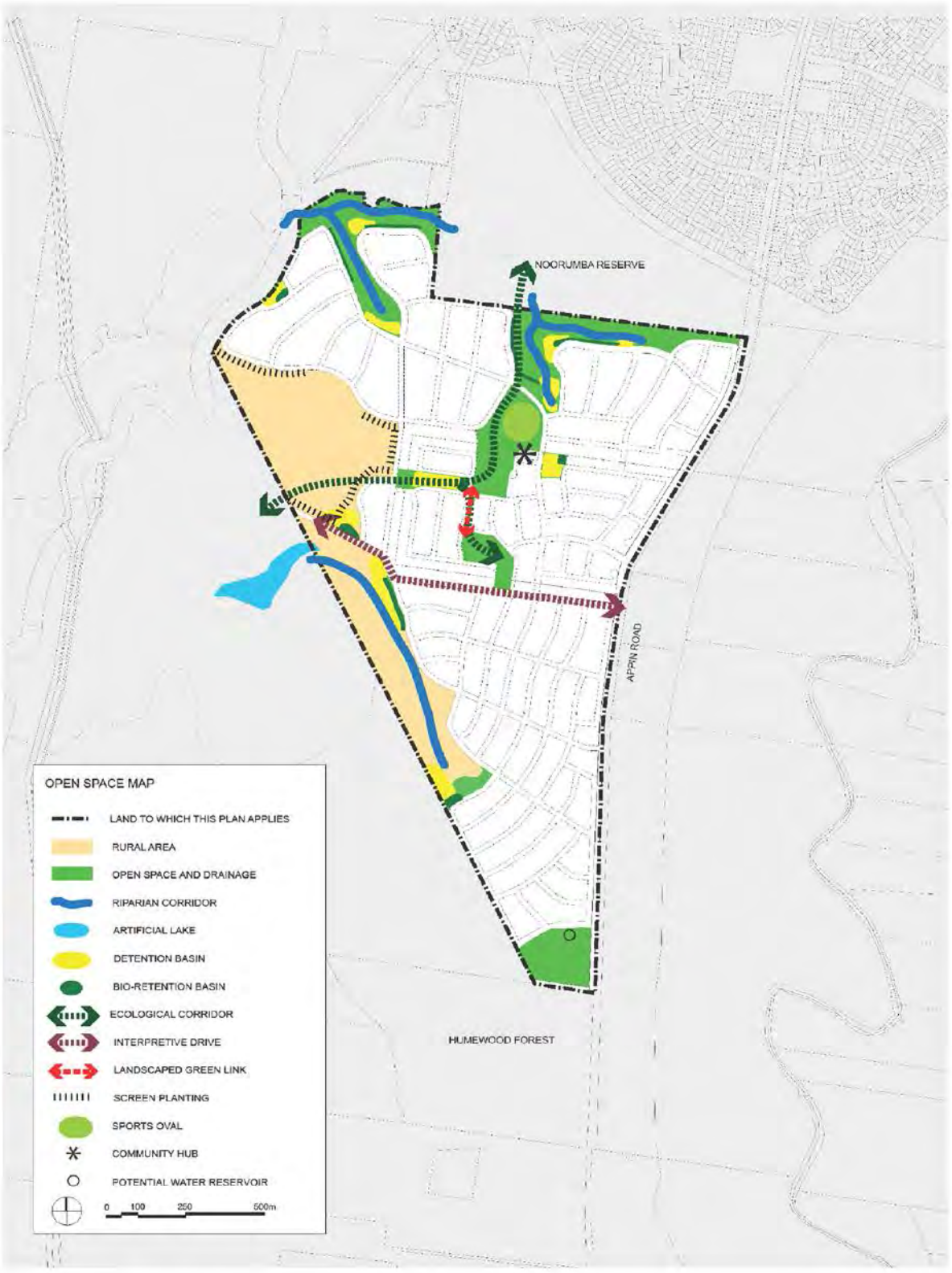


Figure 17 – Indicative open space strategy illustrating riparian and ecological corridors

Source: Cox Richardson

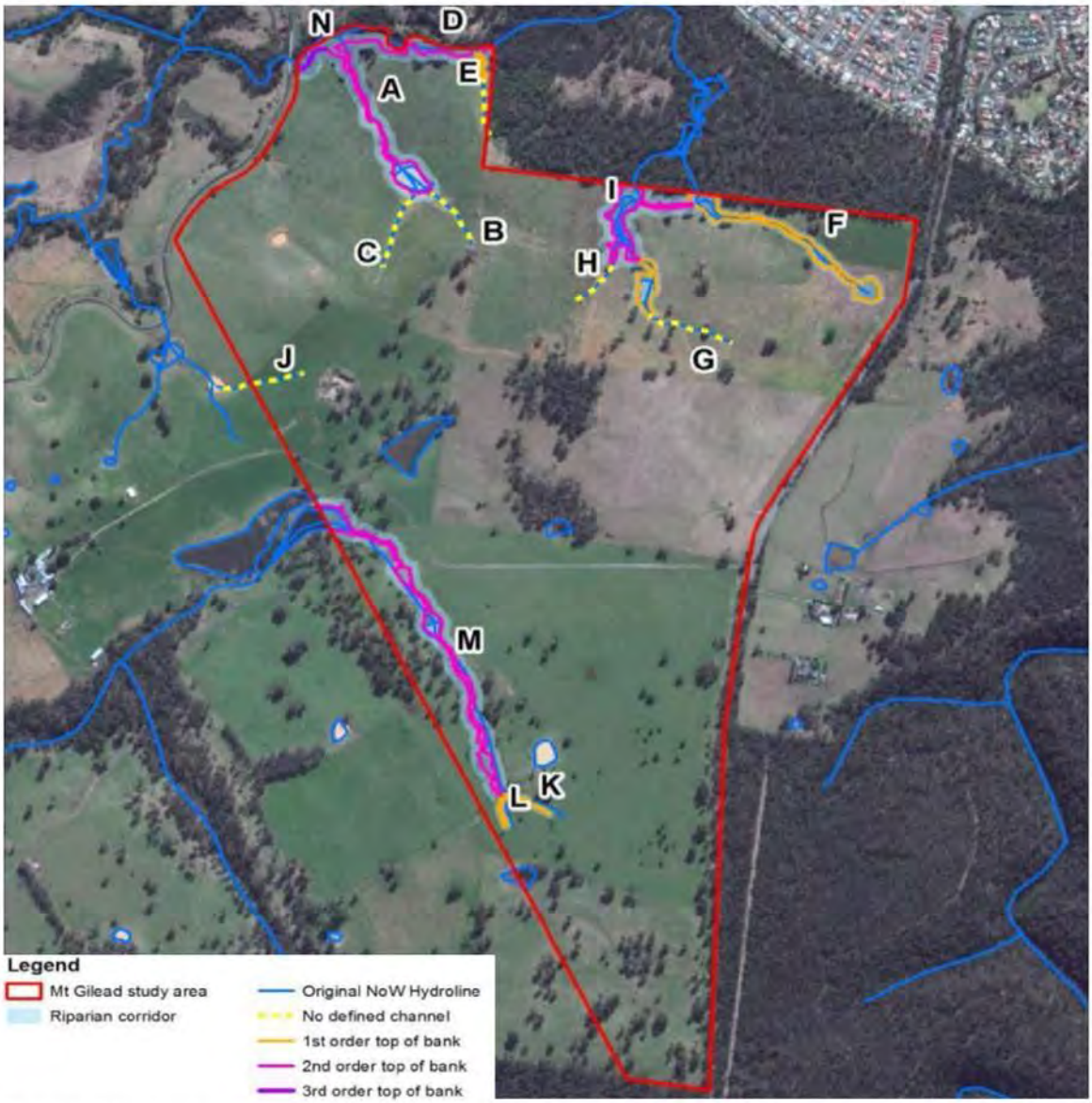


Figure 18 – Classification of riparian corridors

Source: Eco Logical Australia

5.4 Soils and Geotechnical Conditions

The proposed rezoning of the site for future residential uses requires an assessment of the existing soil and geotechnical considerations to identify any potential risks. As such, URS has prepared a Phase 1 Environmental and Geotechnical Site Assessment (**Appendix G**).

Context

The site generally slopes north-west into a shallow valley at the foot of a ridge line in the north-west. The ridge line comprises a hill with steeper gradients. The site contains a number of small farm dams with three major drainage channels.

The northern portion of the site is underlain by Ashfield Shale, while Hawkesbury Sandstone underlies the southern portion of the site. Soils on the site are shallow to moderately deep (<1.5 m) and are expected to be moderately reactive high plasticity clay.

Issues and Assessment

Geotechnical observations by URS identified five areas of potential hazard, including hilly areas of the site, gullies and a quarry. The overall stability of the site has been confirmed by URS as 'good' with only surficial soil instabilities on the steeper northern area and minor rock fall potential localised to the quarry. URS has noted that areas proposed for residential zoning are not located in these areas.

The existing soils on the site are cohesive and potentially have low bearing strength when wet. URS has suggested compaction of soil will enhance the bearing strength of the founding soil. It has been recommended that the site should be graded and site drains should be designed to prevent ponding or channelling of water across the soil horizons.

An investigation by URS of surface soils (0-300mm depth) across the site identified that all surface soil samples were non-saline. A review of the available Acid Sulphate Soil Risk Map and an assessment of the topography and lithology of the site also confirmed there is a very low risk of potential acid sulphate soils (PASS).

Given the topography and lithology of the site, URS considers no further assessment is required to provide an appropriate characterisation of acid sulphate soil risk and that consideration of PASS is not necessary in relation to future development.

Planning Proposal Response

URS has confirmed that the site is acceptable for residential land uses as there are no significant geohazards. It has been recommended that targeted geotechnical testing occur with future applications for development to support the detailed design of the residential development.

5.5 Mine Subsidence

Subsidence as a result of future coal mining is a potential issue for the site. Accordingly, a Mine Subsidence Report has been prepared by Mine Subsidence Engineering Consultants (MSEC) and is provided at **Appendix I**. The report predicts subsidence parameters and the potential impacts on the future development.

Context

The site is located within the Coal Exploration Authorisation Area A248, associated with the Bulli and Balgownie Coal Seams. The Bulli Seam, containing coking coal, lies approximately 500-590 metres below the surface, whilst the Balgownie Seam, containing thermal coal, is approximately 610 metres below the surface.

BHP Billiton plans to operate a mine in the Bulli Seam south of the site, and whilst not currently planned, there is potential for mining to continue north below the Mt Gilead site. Despite this potential, MSEC is of the opinion that part of the coal seams below the site are unlikely to be mined due to the presence of faults in the seams. Based on current technology, the Balgownie Seam is unlikely to be mined in the near future due to extraction constraints.

As well as containing coal resources, the site lies within the Petroleum Exploration Licence Area PEL2 and contains significant gas reserves which could potentially be extracted through gas wells. The owner of the exploration licence, AGL, has recently suspended expansion of nearby gas extraction projects due to community concern and legislation prohibiting wells being established within two kilometres of residential dwellings. As such, the extraction of gas is not considered an issue for the site.

Issues and Assessment

Potential impacts from future mining activities are predicted to include subsidence, tilts, strains and curvatures. As no specific mining activities are currently proposed, MSEC has assumed a scenario of longwall mining with a width of 320 metres and chain pillars between longwalls of 45 metres width. This scenario involves the mining of the Bulli Seam only, due to the unlikely capability of mining the Balgownie Seam.

In consultation with BHP Billiton and based on the above scenario, MSEC has identified the potential for subsidence and maximum tilt, curvature and strain. The potential impacts comprise:

- maximum predicted subsidence varies from 1120mm to 1440mm;

- maximum predicted tilt is 7mm/m at the perimeter of the subsidence trough and 2 to 3mm/m within the bottom of the trough;
- maximum predicted strains are 1.1mm/m, tensile, and 2.3mm/m, compressive; and
- maximum predicted curvature is 6.4 kilometres radius.

Although the above figures represent the maximum potential impact, the presence of faults within the coal seams will restrict the layout of any future longwall mining activities. As such, the Mt Gilead site will be outside, or on the edge of, any subsidence trough. The level of subsidence on the site is therefore expected to be lower than these maximums.

Likewise unlikely, if advancements in technology allow the Balgownie Seam to be mined, the maximum subsidence is expected to be approximately 750mm to 850mm. Cumulatively, this would result in a vertical subsidence of approximately two metres. This level of subsidence is unlikely to cause damage to buildings, with maximum tilt, curvature and strain being the most relevant impacts.

The Mine Subsidence Board has established building guidelines to be followed when constructing moderately sized housing. These guidelines embody provisions of the Building Code of Australia (BCA), Australian Standards and good building practices. Based on these guidelines, MSEC has established a range of subsidence parameters which should be implemented in the future construction of residential development on the site.

Planning Proposal Response

Based on the above assessment, the site is capable of being developed for residential purposes if the relevant guidelines and standards for residential buildings are followed and the level of construction is commensurate with the established subsidence parameters. These matters will be further addressed in future applications for development on the site.

5.6 Contamination

Past and current agricultural uses on the site can result in a risk of soil or groundwater contamination via the release of chemicals through leaks and spills. URS has prepared a Phase 1 Environmental and Geotechnical Site Assessment to assess these risks and confirm the suitability of the site for future residential development (**Appendix G**).

Context

The ownership of the site has changed on several occasions since 1890, and the land has been used for farming and grazing prior to 1954 and to the present.

Issues and Assessment

Low levels of contamination associated with previous and current uses are expected on the site based on the preliminary environmental and historical review undertaken by URS. This contamination could be attributed to various chemicals such as arsenic and organochlorine pesticides (OCPs) associated with sheep and cattle grazing activities.

A single instance of an asbestos cement pipe was identified on the site by URS in 2006. No asbestos was observed during the most recent site inspection.

URS has suggested that the migration of onsite contaminants to adjacent receptors should be able to be adequately controlled by the use of surface drainage. A Phase 2 investigation should also be undertaken to reduce the risk of unexpected findings during the future development. This is capable of being undertaken as part of future applications for development.

Planning Proposal Response

URS has confirmed there is minimal likelihood of significant chemical contamination of the site that would compromise development for residential purposes. Any further investigations and mitigation measures can be undertaken during the preparation of detailed applications for the future residential development.

5.7 Non-indigenous Heritage

The presence of several historical sites within and adjacent to the site necessitates an assessment of non-indigenous heritage. Navin Officer and Tropman & Tropman Architects (the heritage consultants) have jointly prepared a European Heritage Assessment in relation to the historical significance of the site and to confirm the appropriateness of future residential development (refer to **Appendix J**).

Context

There are no items of state heritage significance within the site. However, the Upper Canal System located adjacent to the site and part forming the north western boundary is listed on the State Heritage Register.

The following items on the site are listed as, or considered to be of, local heritage significance:

- Part of the Artificial Lake (dam) - listed as a heritage item in the Campbelltown IDO 15 as part of the 'Mt Gilead Group'.
- The archaeological remnants of the early 'Hillsborough' homestead is considered (by the attached heritage assessment) to be of local heritage significance, as are significant and endangered ecological features on the surrounding land.

The history of these items and their significance are detailed in the joint report at **Appendix J**.

In addition, as identified in **Section 3.5.5** the following heritage items are located outside, but in the immediate vicinity, of the site:

- the Mt Gilead Homestead and surrounding buildings and structures (listed in Campbelltown IDO No 15 and on the Register of the National Trust of Australia (NSW));
- the Beulah Estate (listed on the State Heritage Register);
- Humewood Forest (listed in IDO 15); and
- Meadowvale (listed in IDO 15).

Issues and Assessment

The heritage consultants have undertaken an assessment of the impacts of the planning proposal on the heritage significance of the local and state listed items on and within the vicinity of the site as summarised below.

Upper Canal System
The Upper Canal – is a system of tunnels, aqueducts and open canals which transport water from the Appin area to the Prospect Reservoir, has historic and architectural significance and is listed on four heritage registers: NSW State Heritage Register; IDO 15; the Sydney Catchment Authority's Heritage and Conservation Register; and the Register of the National Trust of Australia (NSW).

The proposal will indirectly impact the aesthetic qualities of the Upper Canal System by partially removing the bushland setting.

Artificial Lake (Dam)
The Mt Gilead Group – the group of stone buildings, homestead, stables, granary and windmill without sails (referred to as the Old Mill) is listed in IDO 15 and on the Register of the National Trust of Australia (NSW - Classified). Neither listing defines the area of the item, but the description from both demonstrates that they focus on the Homestead Complex and Old Mill, with the IDO 15 also including a dam which is assumed to be the Artificial Lake. Other than a small area of the lake, none are within the site.

The proposal has the potential to impact the heritage significance of the Artificial Lake as it is partially located within the site.

Site of early Hillsborough homestead
The site of the early homestead known as Hillsborough has been identified as a site of local archaeological significance.

Remnant tracks
An assessment of remnant access tracks and a carriageway to the Mt Gilead Homestead was undertaken to identify if these contained any heritage significance. It was determined that these tracks and the

carriageway do not satisfy any state or local level criteria for significance. Despite this, any possible interpretation of the extent of the carriageway has been encouraged to reflect the historic quality of the site.

Mt Gilead Homestead Complex
The heritage assessment concluded that historically, the Mt Gilead Homestead Complex and Windmill (the Old Mill), together with the Artificial Lake to the east, had been considered to be part of a single picturesque vista. The views to and from these items are considered important in the context of their heritage significance and as such, where practicable and feasible, it is considered desirable that the current rural landscape setting for these two items be retained.

The consultants note that the overall heritage significance of these two items is not considered to be affected by the proposal. Views to the Mt Gilead Homestead Complex and the Old Mill from the proposed residential development are not considered to have a significant, or otherwise unacceptable, impact on the heritage values of these items.

Neighbouring items
The heritage items listed above in the vicinity of the site are not identified as being affected by the planning proposal.

Planning Proposal Response

The heritage conservation provisions in clause 5.10 of draft Campbelltown LEP 2014 will apply to the site and protect the heritage values of the site and its surrounds. In addition, further measures are proposed as described below.

Upper Canal
The proposal will indirectly impact the aesthetic qualities of the Upper Canal System, a State heritage item, by replacing part of the bushland setting with residential development. As the Canal has its own corridor of 'bushland setting' which will not be impacted by the proposal, the overall heritage significance of the item will not be detrimentally impacted.

Notwithstanding this, to address any potential impacts, it is proposed that a statement of heritage impact (SOHI) be prepared prior to any development application for works adjacent to the Upper Canal. The SOHI should clearly document the extent of visual or aesthetic impacts and all necessary controls to minimise or avoid heritage impacts.

Approval from the NSW Heritage Council should be sought for any development impacts within, or directly adjacent to, the bushland corridor of the Upper Canal.

Views and Vistas
The residential use of the site is considered acceptable by the heritage consultants subject to the incorporation of the heritage assessment recommendations and subdivision guidelines provided in the European Heritage Assessment (see **Appendix J**). These recommendations and guidelines will generally be applied in relation to the preparation of future applications for residential development on the site.

More specifically, the planning proposal has responded to the issues in relation to significant vistas from, and views to, the Mt Gilead Homestead complex in the following ways:

- The land to the north east of the Mt Gilead Homestead is to retain a rural zone and is proposed to be zoned RU2, so protecting and retaining the landscape setting of the Mt Gilead group.
- Views to the north-east from the Homestead to the hill (within the RU2 zone), known as 'One Tree Hill' would generally be protected as the parklike backdrop and surrounds are not proposed to be disturbed with residential development. It is proposed that future residential development to the east will be screened with the planting of trees. 'One Tree Hill' will be retained as a grassed knoll with a single tree.
- The rural, parklike setting of the Old Mill will be retained within the proposed RU2 zone of draft CLEP 2014.

These measures are further supplemented with a series of provisions in the site specific DCP in relation to retaining and interpreting heritage and views. Moreover, the Indicative Structure Plan interprets the significance of the historic alignment of the Mt Gilead carriageway off Appin Road by generally setting it on the axis of the Old Mill. Particular elements of the alignment, such as the gateway off Appin Road and the curve of the road around the Artificial Lake are retained where possible, as are views of the Old Mill.

Artificial Lake (Dam)
The integrity of that part of the Artificial Lake within the site is generally not compromised as it will continue to be surrounded by rural land by virtue of the proposed RU2 zone along the western boundary of the site, and the whole lake is to remain in one ownership.

In addition, a heritage curtilage is to be provided around the Artificial Lake to mitigate any potential impacts and only the construction of a stormwater detention basin within the curtilage would be acceptable. Construction outside of the curtilage area would have no impact on the item.

If the Artificial Lake was to be visually or functionally impacted or if impacts were to occur adjacent to it, a SOHI and a conservation management plan (CMP) would be developed for the lake prior to any development application. The CMP would establish whether any impact(s) may or may not occur to the item during and post construction, and serve to manage them.

The heritage assessment further recommends that the Artificial Lake should be considered for State heritage listing, as well as for inclusion in Campbelltown's LEP rather than it being part of the general Mt Gilead listing as is currently the case.

Hillsborough Homestead
The site of the Hillsborough cottage will be recorded and interpreted in the subdivision design of the site, as shown in the Indicative Structure Plan, and existing archaeological evidence of the cottage will be recorded and interpreted.

Beulah Biobanking Site
The southern boundary of the site adjoins land at Beulah which has been established as a biobanking site. In recognition of the environmental significance of this biobanking site, an area of 3.5 hectares of public recreation land has been included on the draft zoning map (refer to **Appendix B**) in order to provide a buffer between the Beulah site and proposed future residential development.

5.8 Aboriginal Heritage

The generally undisturbed nature of the subject site results in potential for Aboriginal cultural heritage sites and areas of archaeological sensitivity. As such, Navin Officer has prepared an Archaeological Assessment and Aboriginal Consultation Report (refer to **Appendix K**) which examines the significance of existing Aboriginal Archaeological Sites on the site and provides an assessment on the potential impact of permitting residential development.

Context

Three artefact scatter sites (MGA13, MGA26 and MGA27) have been identified as possessing moderate scientific significance. Two isolated finds (MGA12 and MGIF3) are of low scientific significance at a local level. One culturally modified tree (MGMT1) has been assessed to have high scientific and cultural significance at a local level. Further information on six potential archaeological deposits (PADs) (MG PAD42, MG PAD43, Mt Gilead Property PAD, MG PAD44, MG PAD45 and MG PAD46) was not identifiable at this time, but it is acknowledged by Navin Officer that an Aboriginal Heritage Impact Permit (AHIP) would be required in the future if any disturbance was proposed to the PADs.

A copy of the assessment report was forwarded to the Office of Environment and Heritage in September 2013. The Office indicated that it will defer comment until the formal notification period.

Issues and Assessment

A comprehensive consultation process was undertaken by Navin Officer in accordance with the OEH document '*Aboriginal cultural heritage consultation requirements for proponents 2010*'. This involved correspondence with Local Aboriginal Land Councils, government agencies and various Indigenous relations groups. A field assessment of the site and various desktop searches were also undertaken by Navin Officer to inform the assessment.

On the assumption that all of the identified items, Aboriginal sites and PADs will be directly affected by future development, Navin Officer has determined that the future development of the site for residential purposes will have an impact on items of Aboriginal significance, and that future construction on the site would have a high degree of harm and result in the removal of all items of significance.

Navin Officer has not precluded the proposed rezoning of the site but has recommended that the following mitigation measures, detailed in the report at **Appendix K,** should be implemented in the future development of the site:

- implementation of conservation areas;
- subsurface testing of archaeological deposits;
- surface salvage of Aboriginal objects;
- care and management of recovered artefacts; and
- ongoing consultation with Aboriginal stakeholders.

Planning Proposal Response

The heritage conservation provisions in clause 5.10 of draft Campbelltown LEP 2014 will apply to the site and are considered adequate to protect the Aboriginal significance of the site.

The culturally modified tree will continue to be protected by virtue of its location on land proposed to be zoned RU2.

The mitigation measures outlined above should be implemented by CCC in relation to future applications for development.

5.9 Landscape Character and Visual Impact

As detailed above in Section 5.7 there are existing features of the site and surrounding landscape elements that have been identified as having heritage significance. The proposed rezoning of the land for residential purposes has the potential to materially affect the rural agricultural nature of the site and its associated heritage features – in particular the Mt Gilead Homestead Complex and surrounding land. Accordingly, Clouston Associates were commissioned to undertake a Landscape Character and Visual Impact Assessment (see **Appendix L)** to assess the extent of the impacts of the planning proposal and establish whether and how such impacts can be mitigated.

Context

A number of elements associated with 19th Century English landscapes are present both within and surrounding the site. Of particular relevance are:

- the Homestead Complex and the Old Mill and associated landscape – including the Artificial Lake (dam) and One Tree Hill;
- historic references which indicate that the landscape character of the property in the 19th century was 'park-like' and resembled an 'English country seat'; and
- landscape elements such as individual tree specimens within a grazing landscape, ironbark fencing, a backdrop of native timber and extensive views.

While some of these elements are missing from today's property, the core elements commonly associated with the 19th Century romantic English landscapes remain – that is, a parkland style landscape of individual and groups of trees in a rolling pasture and extensive district views, providing the context and curtilage for the heritage listed structures and buildings.

The combination of these elements creates the landscape character significance and establishes a wider landscape context for the identified heritage items.

The Upper Nepean/Sydney Water Supply Canal is also identified as an important heritage element of the landscape but has limited visual presence from the site.

Issues and Assessment

Clouston Associates originally identified numerous visual receptors grouped into public domain views, private domain views, views to and from the site, and views within the site. Of these, six locations were identified which best demonstrate any effect of future residential development.

An assessment of these viewpoints has identified impacts ranging from moderate/high to moderate and negligible. In essence, the future residential development on the site may have impacts on significant landscape and visual elements if not appropriately mitigated.

The Visual Impact Assessment (VIA) identifies two broad areas of landscape character and visual significance that require specific mitigation measures:

- The core visual catchment from the Old Mill looking north and from the access road to the Mt Gilead Homestead looking north east (both with a moderate/high visual impact rating).
- The approaches to the site on Appin Road along the eastern boundary of the site which would change as a result of the removal of existing vegetation along the eastern side of Appin Road to facilitate road widening so revealing the physical features of new urban development (moderate visual impact rating).

Other identified receptor locations were considered to be of such distance from the core heritage elements, or the view cones of any part of the site so narrow, that any change was expected to be barely visible and thus mitigation measures were not deemed to be warranted.

The view from the Gilead Aged Care Facility (located to the north of the site) would also potentially be significantly impacted by the proposed rezoning, but the approved development of the Gilead retirement village currently in construction on the adjoining site will entirely obscure this view; thus impacts from this receptor were discounted.

Planning Proposal Response

Clouston Associates has identified a range of mitigation measures to be considered in the future residential development of the site framed around the key principles of avoidance, reduction, alleviation, compensation and management. The VIA sets out specific mitigation principles and measures to manage the impacts of the residential development that would flow from the planning proposal, and indicates that if these are implemented in relation to the above two areas of impact, the visual impact rating would reduce to moderate/low.

More specifically:

- In relation to the visual catchment from the Old Mill looking north and from the access road to the Mt Gilead Homestead looking north east, the core mitigation principles for these receptors would be to:
  - retain the 'bald' character of One Tree Hill as a grassed knoll with a single landmark tree;
  - maintain the skyline of the tree and grassed crest uninterrupted by planting or built form;
  - ensure that only native vegetation and no built form is visible on the lower flanks of One Tree Hill; and
  - maintain views to the Artificial Lake (dam) with a vegetated backdrop and no visible built form.
- In relation to the loss of vegetation along Appin Road and views of new urban development, the core mitigation principles would be to:
  - establish a sense of the former character of, and arrival experience at, the Mt Gilead property driveway entrance through simple landmark tree planting and landscape design; and
  - re-establish, through new roadside native planting and landscape design, a roadside character evocative of the former rural approach to the Mt Gilead property along Appin Road from both north and south.

The recommended landscape and design measures will be implemented via the proposed site specific provisions in the site specific DCP. In addition, the proposed land use zones listed in Section 5.7 above, the proposed larger lots in the north west corner of the site (as shown on the Lot Size Map) and the proposed limit to building height on the northern side of One Tree Hill (as shown on the Height of Buildings Map) will further mitigate any impacts on the views from the Homestead and the Old Mill.

The rezoning of the site to permit residential development is thus considered acceptable as there are sufficient mitigation measures available to appropriately reduce landscape character and visual impacts.

5.10 Transport, Traffic and Access

The appended Traffic, Transport & Access Study prepared by Parsons Brinckerhoff (see **Appendix M**) was designed to assess the effects on traffic of the proposed rezoning for a range of dwelling numbers (1500-1700). The traffic study was undertaken in accordance with the requirements of CCC, Transport for New South Wales(TfNSW) and Roads and Maritime Services (RMS) and the road and intersections included in the traffic study were accepted by TfNSW and RMS. The consultation with these authorities is detailed in the report at **Appendix E.**

Context

The site is located adjacent to Appin Road which is a State Road. Other important surrounding roads include Narellan Road, Oxley Street and the Hume Motorway. Appin Road carries approximately 21,500 vehicles daily south of Woodland Road, Bradbury. No formal pedestrian paths are located on Appin Road along its boundary with the subject site. A review of crash data on Appin Road in close proximity to the site indicates a total of 17 reported crashes in the five year period (2007-2012).

Two bus services (Route 887 and 888) operate within close proximity of the site with Route 887 travelling past the site on Appin Road.

Issues and Assessment

The road and intersections assessed in the traffic study included Appin Road from Appin to Narellan Road, Narellan Road from Appin Road to Gilchrist Drive and the major intersections along these routes. The study area included 13 existing intersections and three proposed intersections along Appin Road directly accessing the site. Annual increases in background traffic in addition to the potential increased traffic that would be generated as a result of the planning proposal traffic growth were factored into the traffic assessment, ensuring a conservative and true assessment of the future situation.

Various development scenarios were modelled: 1,500 and 1,700 dwellings by 2026, and an interim scenario of 50% of these dwellings being constructed by 2021.

The traffic, transport and access study confirmed that the proposed rezoning for residential development will further contribute traffic to intersections along Appin Road into the future. Several of the intersections were operating at or near capacity in 2013 and will further deteriorate on the basis of background traffic growth into 2021 and 2026. Likewise, several intersections are expected to operate near, at or over capacity due to the addition of traffic from the Mt Gilead site. As such, additional capacity would be required at the following intersections in order to improve intersection performance to acceptable levels of service:

- Appin Road, Kellerman Drive and Copperfield Drive;
- Appin Road and St Johns Road; and
- Appin Road, Oxley Street, Narellan Road and The Parkway.

In addition, the mid-block capacity assessment of the capacity of Appin Road to handle the expected traffic increases determined that Appin Road would need to be upgraded – including adding turning lanes, slip lanes and augmenting the carriageway to two lanes.

A range of mitigation measures are set out in the Traffic, Transport & Access Study (**Appendix M**) to address the impacts of the planning proposal on the road network. These include:

- providing a bus service to the site;
- accommodating a walking and cycle network in the site;
- investigating car share schemes;
- developing a residential travel plan; and
- upgrades to specific intersections and Appin Road (see below).

TfNSW and RMS have reviewed the Traffic, Transport and Access Study and have confirmed that the mitigation measures are acceptable to mitigate the impacts of the Mt Gilead rezoning (refer to letter dated 21 May 2014 at **Appendix E**). TfNSW and RMS have also advised that they have no objection to the Mt

Gilead Planning Proposal being publicly exhibited provided the following conditions have been met (refer to letter dated 13 January 2015 at **Appendix E**):

- Development is set back 20 metres from the existing Appin Road western boundary providing for a future road corridor of 40 metres.
- The land required for road widening is dedicated at no cost to Government through an appropriate agreement.
- The land required for road widening is shown as SP2 Infrastructure 'Classified Road' on the Mount Gilead Planning Proposal Land Zoning and Land Reservation Acquisition Maps.

Planning Proposal Response

It is considered that the site is capable of being developed for residential purposes with the implementation of the mitigation measures identified in the Parson Brinkerhoff study and confirmed by TfNSW and RMS. Specifically, the road infrastructure upgrades identified in the recommendations in the report aim to overcome the congestion anticipated to be caused by both background growth and the Mt Gilead development and thus enable the development of the site for up to 1700 dwellings. The planning proposal maps reflect the conditions required by the traffic authorities.

The funding and staging of road infrastructure works will be the subject of a regional voluntary planning agreement (VPA) between the landowners and the State government, which will also address land dedications matters as referred to by TfNSW and RMS in their correspondence dated 13 January 2015 (refer **Appendix E**).

With regard to public transport, the Indicative Structure Plan shows a bus route through the site and the intersections with Appin Road will be designed to accommodate buses. The decision to run a private bus service to and from the site will ultimately lie with TfNSW.

5.11 Noise

The site is potentially susceptible to noise impacts as it adjoins Appin Road and is located in close proximity to a number of industrial uses. As such, a Noise Assessment has been prepared by Wilkinson Murray to assess the potential noise impact from surrounding industrial uses and traffic on the Mt Gilead site (see **Appendix N**). The predicted noise impact from traffic generated by the development of Mt Gilead on surrounding residential areas has also been addressed.

Context

Wilkinson Murray conducted noise monitoring at the site to determine existing background levels and traffic noise levels from Appin Road. The existing background noise levels of the site are similar to those of a rural context. Noise levels of surrounding uses, such as the Rosalind Park Gas Plant and Menangle Quarry, were also identified for consideration in the noise assessment. It should be noted that subsequent to the completion of the acoustic assessment advice was given that the proposed Leaf's Gully power station would not be proceeding. Accordingly the noise impacts of the power station are no longer relevant to this planning proposal.

Issues and Assessment

The surrounding industrial activities are potential catalysts for noise intrusions on the future residential development at Mt Gilead. However, as a result of on-site noise monitoring, it was determined that the surrounding industrial uses are barely audible on the site. This is due to both the considerable distance of the uses from the site and the topographical shielding between the uses and the site.

Based on the identified traffic noise levels from Appin Road, Wilkinson Murray assessed the suitability of the site for residential development. Noise level criteria were established for future residential development based on the Department of Planning's document *Development Near Rail Corridors and Busy Roads – Interim Guideline* and the requirements of *State Environmental Planning Policy (Infrastructure) 2007*. If new residential development was to be constructed without any mitigation measures but set back approximately 30 metres from Appin Road, it would not comply with the relevant noise criteria. As such, Wilkinson Murray has suggested measures such as glazing specifications and acoustic door seals to achieve the relevant noise levels.

Traffic noise generated by the proposal was determined using criteria set in the NSW Road Noise Policy (March 2011) and the expected traffic generation from the future residential development. The expected traffic generation on Appin Road will result in an increase of 2.4dBA for the peak hour, and between 2.0 –

2.2dBA over a fifteen hour period. The NSW Road Noise Policy specifies that an increase of 2dBA is barely discernible, therefore the proposal is not expected to have any impact on surrounding residential areas.

Planning Proposal Response

The noise impacts both on the proposal and resulting from the proposal will not be significant and are capable of being appropriately addressed in future design and development stages. Noise impacts do not preclude the rezoning of the site for residential purposes.

Moreover, it is noted that the Indicative Structure Plan for the site proposes a substantial buffer between residential development and Appin Road.

5.12 Air Quality

The proximity of the site to several industrial uses increases the potential for adverse air quality impacts on any future development. Wilkinson Murray has performed a qualitative air quality impact review to determine the viability of the proposed planning proposal (see **Appendix O**). The review addressed the potential impact on air quality from surrounding industrial facilities and road traffic on the future residential development that would eventuate as a result of the planning proposal.

Context

The existing air quality environment at the Mt Gilead site is expected to be good due to its location away from significant urban development; however the following surrounding uses could influence air quality at the site:

- Appin Road;
- the M31 motorway - approximately 1.8 kilometres to the west;
- Menangle Quarry - approximately 1.2 kilometres to the west;
- Rosalind Park Gas Plant - approximately 1 kilometre to the west; and
- poultry farms (Ingham's Broiler Complex) - approximately 4 kilometres to the south.

It should be noted that subsequent to the completion of the air quality assessment, advice was given that the proposed Leaf's Gully power station would not be proceeding. Accordingly, any potential air quality impacts of the power station are no longer relevant to this planning proposal.

Current data from nearby quality monitoring stations indicates that the regional air quality is below the target levels established for New South Wales. As such, there is capacity within the region for additional development.

Issues and Assessment

Wilkinson Murray have identified that potential impacts on the air quality of the Mt Gilead site could arise from elevated levels of particulate matter, carbon monoxide, nitrogen dioxide, sulphur dioxide and ozone. An assessment concentrating on the impact of the surrounding uses listed was undertaken with each of the surrounding uses expected to operate within the relevant air quality levels established by the NSW Environment Protection Authority (EPA). Two of these uses, the Rosalind Park Gas Plant and Ingham Broiler Complex, operate under environmental protection licenses, which ensure that they are continually monitored by the EPA for compliance with air quality targets.

The substantial distance of all of these uses from the Mt Gilead site further diminishes the likelihood of any air quality impacts on the future residential development. Prevailing winds within the region will contribute to disbursing any air quality impacts, such as dust or odour, away from the site.

Likewise, the separation distance of the site from Appin Road is sufficient to ensure that no air quality impacts are experienced on the site. Wilkinson Murray have noted that even with widening of Appin Road, a minimum of 30 metres will be achieved between the roadway and the nearest dwelling, appropriately mitigating any air quality impacts.

Planning Proposal Response

In light of the above assessment, Wilkinson Murray have identified that there will not be any significant impact on air quality at the Mt Gilead site from surrounding industrial uses and traffic. The site will be suitable for residential development from an air quality perspective and thus capable of being rezoned for this purpose.

5.13 Stormwater and Flooding

Worley Parsons has prepared a Stormwater Management and Flooding Assessment of the site (see **Appendix P**) covering the future management of the stormwater quality and quantity and flood risk post rezoning (and as a result of development).

Context

The site consists predominantly of open pasture land currently used for grazing livestock. The existing land surface grades generally towards the north-west with some steep areas, particularly in the north-western corner of the site. A number of low order ephemeral watercourses drain the site and discharge to four identifiable points along the site boundary.

Issues and Assessment

Stormwater quality
The objectives of the strategy for the management of stormwater quality agreed with CCC are to preserve the state of existing watercourses and to ensure that post-development pollutant loads are consistent with Council's stormwater pollutant load reduction targets. The pollutant reduction targets that were adopted for Mt Gilead are stricter than the baseline targets in Council's draft parameters for MUSIC modelling, but are considered appropriate given the proximity of the site to the Upper Canal and the Nepean River.

Separate MUSIC models were prepared to reflect the existing catchment and site conditions and the post development scenario as shown in the Indicative Site Master Plan. The modelled treatment train consisted primarily of end-of-line stormwater treatment devices such as gross pollutant traps (GPTs) and bio-retention systems located in areas of public open space. The results of detailed water quality modelling indicate that the proposed treatment train achieves Council's requirements in relation to stormwater quality.

Stormwater quantity
The focus of the strategy to manage the quantity of stormwater was to demonstrate that stormwater runoff under post-development conditions can be managed so that post-development peak flow rates do not exceed pre-development peak flow rates at each of the site's discharge points, and to ensure that flows up to the 100 year ARI event can be accommodated; safe passage of the probable maximum flood (PMF) is provided; and, development does not result in water runoff causing flooding or erosion on adjacent properties.

XP-RAFTS software was used to develop a hydrologic model of the catchments that drain through the site which was then used to simulate a range of design storms and predict peak flow rates under existing and post-development scenarios. Required stormwater detention storage volumes were calculated to ensure that post-development peak flow rates would be less than, or equal to, pre-development peak flow rates at each of the proposed bio-retention systems for events up to the 1% Annual Exceedance Probability (AEP) event.

The results established the volume of stormwater detention that would be required at each bio-retention system to limit discharges so that post-development peak discharge rates do not exceed pre-development peak discharge rates for storm events up to the 1% AEP event.

Flooding
The objective of the flood assessment was to provide information regarding potential flood constraints that could affect development of the site and to identify potential flood management measures. The assessment was informed by various Australian and NSW flood plain management guidelines and policies.

One-dimensional flood modelling of the major creek lines within the Mt Gilead site was undertaken to define flood characteristics, with the HEC-RAS software used to develop flood models of each tributary.

These were then used to simulate the 1% AEP and PMF events, and to determine preliminary flood extents and potential constraints that flooding may pose on future development.

The results indicated that the 1% AEP flood and PMF flood extents would generally be contained within riparian corridors and outside of proposed development areas. Where future residential development could be affected by the PMF, the indicative road layout shown on the Indicative Site Structure Plan was considered to provide sufficient capacity for flood free evacuation.

Planning Proposal Response

The strategy for the management of stormwater quality has been developed so that the land parcels under different ownership are able to achieve the agreed stormwater quality objectives independently of each other, so enabling them to be developed at different times.

The overall stormwater management strategy involves the implementation of a treatment train to satisfy the agreed pre-determined stormwater quality objectives and includes rainwater tanks, GPTs and bio-retention systems. The bio-retention basins and/or swales will collect surface runoff from roads and general urban areas and, as shown in the Indicative Site Structure Plan, are to be located in open space areas adjacent to, and generally outside of, riparian corridors.

Stormwater detention structures with multi-staged outlets will be provided adjacent to the proposed bio-retention systems to ensure that post-development peak discharges are equal to or less than pre-development peak discharges.

Flooding up to the PMF is not predicted to impact on most areas proposed for residential development. Where residential development is proposed within flood affected areas, minimum habitable floor levels and flood free evacuation routes will need to be considered at development application stages in accordance with Council and State policies. A more detailed assessment of flood behaviour and flood impacts will be necessary at DA stage based on proposed lot layouts and site grading.

In summary, the results of detailed water quality modelling documented in the Worley Parsons report indicates that the proposed treatment train achieves CCC's requirements in relation to the management of both stormwater quantity and quality. The risk of flooding is low and is not a constraint to the proposed rezoning of the site for residential uses.

5.14 Utility Services

Worley Parson has investigated and documented the future utility servicing requirements for the site. This is summarised below and documented in detail in the Infrastructure and Services Report at **Appendix Q** and the Water and Wastewater Servicing Strategy at **Appendix R**.

Existing services and future requirements

Potable water

There is currently no potable water reticulation infrastructure in the vicinity of the site. However, the site is located adjacent to Sydney Water's Rosemeadow reservoir zone.

The preferred potable water servicing involves connection to the Rosemeadow elevated system and construction of a new reservoir zone to service high level lots within Mt Gilead, including construction of a water main connecting to the Rosemeadow system, a main parallel to Appin Road, a water pumping station at the north-eastern corner of the site and an elevated security reservoir at the south-eastern corner of the site.

Waste water

There is currently no wastewater reticulation system in the vicinity of the site with the nearest wastewater infrastructure being Sydney Water's reticulation system that services the suburb of Rosemeadow to the north of Mt Gilead.

Worley Parsons investigated various wastewater servicing options for the site and have proposed that the site be connected to the Glenfield-Liverpool gravity wastewater system. This would require a new 310 kW wastewater pumping station; two rising mains; and, a gravity sewer which would ultimately convey wastewater from Rosemeadow to the Glenfield wastewater system.

Electricity
The site is located within Endeavour Energy's area of operation. There is currently no existing electricity infrastructure within the vicinity of the site.

Initial discussions with Endeavour Energy suggest that future development can be supplied from the Ambarvale Zone Substation. It is expected that a new substation will be required and two new 11 kV feeders would need to be installed. The existing power poles running along Appin Road cannot accommodate the new 11kV feeders.

Gas
There is no reticulated gas service in the immediate vicinity of the site. Initial discussions with Jemena have established that there is sufficient capacity within existing infrastructure to service the proposed development, and it is likely that the gas connection would be made within Rosemeadow and run down Appin Road and into the site.

The nearest gas main to the site is the 'Eastern Gas Pipeline', a 457mm diameter high pressure main that is the major gas supply line between Sydney and the Gippsland Basin in Victoria. This main is located approximately 600 metres from the western site boundary. A direct connection from the Eastern Gas Pipeline is unlikely to be a feasible option for servicing the development.

Telecommunications
Existing copper and fibre optic cabling is located in existing residential areas to the north of Mt Gilead. Telstra telephone exchanges are located at St Helens Park and Menangle. A high intensity copper main line runs north-south through the Mt Gilead site and an optic fibre line is located along the eastern side of Appin Road.

Telecommunications services would be provided by Telstra under the Universal Service Obligation arrangement referenced under the *Telecommunications Act (1997*). Existing Telstra infrastructure would need to be extended from the north via Appin Road to reach the site. Initial discussions with NBN Co indicate that the proposed development may be eligible for the National Broadband Network

Planning Proposal Response

As indicated above, the site is capable of being serviced through the extension/augmentation of existing utility infrastructure or the provision of new infrastructure. The provision of appropriate lead in works will be addressed as part of future development applications and in consultation with the relevant service providers. Sydney Water has advised that whilst all work with regard to water and wastewater services is not yet complete it supports the public exhibition of the planning proposal. Please see copy of letter from Sydney Water in **Appendix E**.

5.15 Economic and Social Impacts

5.15.1 Social and Economic needs

The scale of the future envisaged residential development on the site will result in potential social and economic impacts. As such, MacroPlan Dimasi has prepared a Social and Economic Needs/ Impact Assessment (**Appendix S**).

Context

An expected yield of 1,400 to 1,700 dwellings by 2026 was used in predicting the future population on the site. Based on an occupancy rate of three people per household, the population at Mt Gilead is expected to lie between 4,188 and 5,088 persons by 2026 - an increase equivalent to 0.3% of the overall Campbelltown LGA population per annum, reflecting the minor nature of the increase in the LGA context.

Issues and Assessment

The projected population is expected to have a negligible impact on demand for employment land. Based on existing labour force rates in outer south western Sydney, between 2,115 and 2,568 working residents are expected to reside within the site. MacroPlan Dimasi suggests there is no causal relationship between employment land increase and population growth, rather employment land is linked to broader market forces.

The only need for employment land is expected to be for minor services such as retail facilities for local residents. Furthermore, there is an abundance of existing employment land to satisfy demand in South West Sydney.

The existing retail opportunities in the context of the site have informed an assessment of the retail needs. Based on the expected population and surrounding context, no large supermarket facility is required to service the site. A small convenience store is expected to be suitable to service the future population in addition to the existing facilities in the surrounding locality.

The scale of envisaged development on the site does not produce a substantial demand for social and community infrastructure and open space, and the expected additional population will have a nominal impact on local and regional services which are expected to be able to cater to the demands of the new population. The future residential population could not support a new government funded school or hospital and would not generate a significant demand for district or regional open space for organised sporting and recreational activities. It is thus anticipated that the existing wider provision of services will cater for the incoming Mt Gilead population elsewhere in the catchment.

The size and type of neighbourhood services and social infrastructure required to support the Mt Gilead release area has been measured against relevant benchmarks for the Sydney Growth Centres and other national standards. MacroPlan Dimasi recommends that the following provision be accommodated at Mt Gilead to meet the needs of the new population:

- a small convenience store;
- a Neighbourhood Community Centre (on approximately 1500 square metres of land)
- 2.5ha Neighbourhood Park
- 14.39ha of open space generally.

Planning Proposal Response

The aforementioned study confirms that the population likely to result from the planning proposal is able to be serviced by existing social and economic infrastructure within the Campbelltown LGA and there are no social or economic obstacles to the proposed rezoning.

Moreover, in accordance with the above recommendations, the planning proposal makes specific further provision with the following:

- The zoning of a small area of land adjacent to proposed open space as B1 Neighbourhood Centre. The land uses within this zone permit a community centre and neighbourhood shop.
- The zoning of almost 31ha of land as RE1 Public Recreation. Both active and passive recreation uses are permissible in this zone.

In addition, the Indicative Structure Plan for the site shows the location of a 2.9ha sports field as well as a 'community hub' that would accommodate a community centre and convenience store/ kiosk (approximately 0.21ha). The provision of open space and a community centre are the subject of a VPA between the landowners and CCC.

5.15.2 Impacts on Agricultural Land

The site is classified as Agricultural Land Class 3 and has been, and currently is, used for agricultural purposes. Accordingly, an Agricultural Investigation has been prepared by AgEconPlus Consulting to determine the strategic importance of land for agricultural production (see **Appendix T**).

Context

The site is mostly cleared and gently sloping with three creeks. The soil is predominately shallow and composed of a clay base and shale rock beneath. The average rainfall is 767.4mm with an even monthly distribution. Previously, the site was used for beef cattle grazing and dairy cattle milk production. It is now used for cattle grazing purposes.

Issues and Assessment

Feasible forms of food production based on the agricultural land classification include horticulture not dependent on irrigation water, such as olive or wine crops, or livestock grazing. Producing crops such as olives or wines is not feasible as these crops are currently oversupplied and prices are depressed. The

grazing of livestock on the site is also undesirable as more intense forms of grazing and animal production are currently carried out in areas west of the Great Dividing Range, with significantly more suitable sites than Mt Gilead for such activities.

In regard to the availability of land for food production in the Sydney Basin and NSW, the site represents 0.2% and 0.01% of Class 3 agricultural land respectively. As such, the site is not critical to the vitality of the agricultural industry of Sydney or NSW. If the site was not used for beef cattle grazing, there would be a lost opportunity of 125 additional beef cattle grazed in NSW. The beef cattle industry in NSW currently comprises over six million cattle; therefore the minor reduction of 125 cattle from the site would be negligible.

Planning Proposal Response

The site does not play a critical role in the agricultural industry of Sydney or NSW, with limited value for a select range of agricultural activities. The rezoning of the site for residential purposes will not adversely affect food production in Sydney or NSW.

6.0 Summary and Conclusion

6.1 Need for Planning Proposal

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

The planning proposal seeks to rezone land in accordance with the intent of, and land identified within, the Metropolitan Development Program (MDP). The MDP had earmarked the site for the expansion of the existing residential land situated to the north of the site.

The MDP had set the development yield of the Mt Gilead site at 1500 lots. Subsequently the assessments undertaken for the planning proposal have demonstrably indicated that the land and relevant infrastructure have the capacity to accommodate more dwellings. This planning proposal has established that the site has the capacity to accommodate up to 1700 dwellings.

The planning proposal responds directly to the MDP and also contributes to the target of 60,000 new homes by 2021 in the South West Subregion.

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

The planning proposal to rezone the Mt Gilead site from Rural to Residential land is the most efficient means of achieving the State and regional planning objectives and strategic outcomes.

6.2 Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

As set out in **Section 2**, the proposal is consistent with applicable regional and subregional strategic documents, including all draft strategies, prepared by the NSW Government and Campbelltown City Council as summarised below.

Metropolitan Plan for Sydney 2036

As described in **Section 2**, the *Metropolitan Plan for Sydney 2036* aims to provide an integrated planning framework to manage Sydney's growth to 2036. Since its release in December 2010, the strategy has been reviewed and a *Draft Metropolitan Strategy for Sydney to 2031* has been released. As this new draft strategy represents the most up-to-date strategic planning policy in Sydney, the proposal has been assessed against this new strategy.

Draft Metropolitan Strategy for Sydney to 2031

As set out in **Section 2**, the *Draft Metropolitan Strategy for Sydney 2031* establishes the latest strategic directions for the Sydney Metropolitan Region. The proposal is consistent with the draft Metropolitan Plan in that it will provide additional dwellings to contribute to the delivery of the targeted 427,000 dwellings in South West Sydney by 2031. By unlocking the Mt Gilead land for residential development, the proposal will indirectly stimulate and support employment growth and jobs closer to home.

Draft South West Subregional Strategy

The proposal is consistent with the *Draft South West Subregional Strategy* as it will unlock land for the development of residential dwellings, contributing to the supply of housing in the South West subregion, and supporting the Campbelltown-Macarthur Major Centre.

A Plan for Growing Sydney

It is considered that the proposal is consistent with the goals of *A Plan for Growing Sydney* particularly with regard to assisting in the delivery of new housing to meet the needs of Sydney's growing population.

Is the planning proposal consistent with the council's strategy or other local strategic plan?

As mentioned in **Section 2**, the planning proposal is consistent with Council's strategic documents *Campbelltown 2025 – Looking Forward, Campbelltown Local Planning Strategy and Campbelltown Residential Development Strategy*. The proposal will enhance Campbelltown as a growing Regional

Centre by addressing the need to provide for future residential development, maintaining protection of sensitive environments, utilising existing transport and traffic infrastructure into Campbelltown City, and improving the diversity and choice of housing.

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

The consistency of the proposal with the relevant State Environmental Planning Policies (SEPPs) is outlined in **Table 2**

Table 2 – Consistency of the proposal with the relevant SEPPs

SEPP	Requirement	Proposal	Complies
SEPP 19 – Bushland in Urban Areas	SEPP 19 aims to protect bushland in urban areas identified in Schedule 1 of the SEPP. Campbelltown is listed in Schedule 1 and therefore a Plan of Management is to be developed where bushland is zoned or reserved for public open space purposes.	The urban bushland within the site is to be dedicated to CCC. Plans of Management for future bushland within the site will be prepared at the time of relevant development as required by CCC.	Yes
SEPP 44 – Koala Habitat Protection	Campbelltown is identified as a local government area with the potential for providing koala habitat. This Policy aims to encourage the proper conservation and management of areas that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.	The number of Koala habitat trees does not exceed the 15% threshold under the SEPP and therefore the site is not considered potential Koala habitat.	Yes
SEPP 55 – Remediation of Land	SEPP 55 requires a planning authority to consider whether land is contaminated, and if so whether it is, or can be made suitable for proposed residential use.	This planning proposal indicates that the land is not contaminated and is suitable for future residential development	Yes
SEPP (Infrastructure) 2007	The aim of this Policy is to facilitate the effective delivery of infrastructure across the State.	Future development of the site will need to be consistent with the relevant provisions of this SEPP, with future development applications referred to the RMS where necessary.	Yes
SEPP (BASIX) 2004	The overall aim of this Policy is to encourage sustainable residential development through establishing targets for thermal comfort, energy and water use.	DAs for all future residential development will need to comply with the targets established under BASIX.	Yes
SEPP (Housing for Seniors or People with a Disability) 2004	The aim of this policy is to encourage the provision of housing which increases the supply and diversity of residencies that meets the needs of seniors or people with a disability.	The planning proposal does not preclude the provision of housing for seniors and people with a disability.	Yes
SEPP Mining, Petroleum production and extractive industries 2007	The aims of this Policy are to support petroleum production and extractive industries to provide and manage development of mineral, petroleum and extractive material resources for promoting the social and economic welfare of the State.	The planning proposal does not impede potential mining of coal resources.	Yes
SEPP Affordable Rental Housing 2009	The aims of this Policy are to provide an overall consistent planning regime for the provision of affordable rental housing.	The planning proposal does not preclude the provision of affordable rental housing	Yes
SEPP Exempt and Comply	The aims of this Policy are to provide exempt and complying development codes that have State-wide application.	The planning proposal is not inconsistent with this SEPP which would apply to future development	Yes
SREP 20 Hawkesbury Nepean River	The aims of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.	The assessments undertaken for this planning proposal have addressed the environment of the Hawkesbury Nepean system. The inclusion of proposed LEP provisions in relation to the Terrestrial Biodiversity (see **Section 4**), and the delivery of water quality and quantity infrastructure ensure the protection of the Hawkesbury Nepean system	Yes

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The consistency of the proposal with the relevant Section 117 Directions is outlined in **Table 3**

Table 3 – Consistency of the proposal with the relevant Section 117 Directions

Section 117 Direction	Summary / Implications	Proposal	Complies
1.1 Business and Industrial Zones	This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone. A planning proposal must ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning	The area proposed to be rezoned to Zone B1 Neighbourhood Centre is approximately 3,200m^2 and is proposed to accommodate a community centre and small convenience store/kiosk. This planning proposal is thus considered to be justifiably inconsistent with this direction as it is of minor significance due the small area proposed for business purposes.	Yes
1.2 Rural Zones	This direction applies when a council prepares a draft LEP that creates, removes or alters a Rural Zone or provision. Any rezoning of Rural land needs to be justified by an environmental study or is in accordance with the relevant Regional Strategy prepared by the Department of Planning and Infrastructure.	As noted previously, the site was identified for rezoning on the Metropolitan Development Program. The planning proposal reflects the outcomes of extensive environmental studies and accords with relevant regional strategies as set out in this report.	Yes
1.3 Mining, Petroleum Production	Any future extraction of State or regionally significant reserves of coal, other mineral, petroleum and extractive materials are not compromised by inappropriate development.	Faults within the coal seam below the site will restrict any future mining activities, whilst the remainder of the seam will still be capable of being extracted.	Yes
2.1 Environment Protection Zones	This direction seeks to ensure the protection and conservation of environmentally sensitive areas.	Environmentally sensitive land is protected and conserved by way of provisions in a proposed Terrestrial Biodiversity clause in the draft LEP for the site (see **Section 4**)	Yes
2.3 Heritage Conservation	This direction applies to the conservation of heritage items, areas, objects and places of environmental heritage significance and indigenous heritage.	The heritage report has recommended appropriate mitigation measures to ensure that existing heritage is protected.	Yes
3.1 Residential Zones	This direction applies when Council prepares a draft LEP that creates, removes or alters a Residential Zone or provision. Any draft LEP will need to ensure that residential development is adequately serviced with water and sewerage.	The options for the provision of water and sewer infrastructure have been investigated and will be delivered as part of future applications for subdivision	Yes
3.3 Home Occupations	This direction encourages the carrying out of low-impact small businesses in dwelling houses.	The provisions in the draft LEP are consistent with CCC LGA-wide practice and do not preclude the carrying out of low-impact small businesses in dwelling houses	Yes
3.4 Integrated Land Use and Transport	This direction aims to ensure that urban structure, building forms, land use locations, development design, subdivision and street layouts achieve improved access to housing, jobs and support viable public transport.	The proposal seeks to deliver new housing in close proximity to existing residential urban land with access to public transport.	Yes
4.1 Acid Sulphate Soils	This direction aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils	Previous studies on site indicated that Acid Sulphate Soils were considered to present low risk. No further assessment is required	Yes
4.2 Mine Subsidence and Unstable Land	This direction aims to prevent damage to life, property and the environment on land that may be unstable or subject to mine subsidence.	The Mine Subsidence Report has confirmed that any subsidence related issues can be managed.	Yes
4.3 Flood Prone Land	This direction aims to ensure that development is consistent with flooding policies and includes consideration of potential floor impacts.	The site subject to this proposal is not identified as flood prone land.	Yes

Section 117 Direction	Summary / Implications	Proposal	Complies
4.4 Planning for Bushfire Protection	This direction aims to protect life, property and the environment from bush fire hazards, and to encourage sound management of bush fire prone areas. The direction requires that a Council shall consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation on a draft LEP, and take into account any comments made. It also requires that the draft local environmental plan shall have regard to *Planning for Bushfire Protection 2006*, and introduce controls that avoid placing inappropriate developments in hazardous areas.	Any future development on site will have regard to *Planning for Bushfire Protection 2001*. Council has consulted with the NSW RFS who advise that it has no objection to the planning proposal in principle. See copy of letter at **Appendix E**.	Yes
6.1 Approval and Referral Requirements	This direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	No new unnecessary referral or concurrence conditions are proposed as part of the planning proposal.	Yes
6.2 Reserving Land for Public Purposes	This direction aims to facilitate the provision of public services and facilities by reserving land for public purposes.	The planning proposal includes the reserving of land to enable the widening of Appin Road which is classified as a State Road. Road and Maritime Services has advised that it will be the responsible public authority for the acquisition of the land dedicated for the road widening. See copy of letter at **Appendix E**.	Yes
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Planning proposals shall be consistent with the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010.	The planning proposal achieves the overall intent of the Plan and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	Yes

6.3 Environmental, Social and Economic Impact

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

There is no critical habitat on the site.

Seven threatened bat species were identified on the site. The ecological assessment carried out for the planning proposal concludes that these species will not be affected by the proposal.

The following ecological communities are located within the boundaries of the site: Cumberland Plain Woodland (CPW) – a critically endangered ecological community; Shale Sandstone Transition Forest (SSTF) – a critically endangered ecological community; and River-flat Eucalypt Forest (RFEF) - an endangered ecological community.

The proposal involves the retention of 83% of CPW, 49.6% of SSTF and 100% of RFEF, with 1.5 hectares of CPW and 12.5 hectares of SSTF to be removed - both largely comprising scattered trees.

Any adverse effects as a result of the removal of CPW and SSTF will be addressed either via a Species Impact Statement submitted with future development applications, or offset with Biodiversity Certification as detailed in the Ecological Assessment at **Appendix F.** The proposal is capable of achieving the test of 'improving or maintaining' the current vegetation on the site, subject to a red-flag variation being granted by OEH. The landowners have committed to achieving bio-banking offsets and substantial land has been set aside for this purpose.

Also as noted in clause 5.1.2, the proposed LEP amendment protects the ecological values of the site in the following ways:

- Ecologically sensitive land proposed to be zoned RE1 and RU2 will receive special protection via a clause to this effect, titled Terrestrial Biodiversity (as shown in **Appendix C**), which is proposed to be incorporated in 'Part 7 of the draft Campbelltown LEP 2014. The relevant land is identified on the Terrestrial Biodiversity Map.

- The land proposed to be zoned RE1 in the north of the site connects with Noorumba Reserve and there are generally connections between all the areas of RE1 zoned land so facilitating the passage of native fauna.

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

The environmental effects as a result of the planning proposal are detailed in Section 5 of this report and the appended specialist reports, and involve impacts on:

- non-indigenous heritage views and vistas;
- Aboriginal heritage;
- native vegetation; and
- traffic.

None of the impacts are considered of sufficient magnitude to preclude the land uses the subject of the planning proposal. All will be managed by:

- proposed LEP provisions;
- proposed development controls in Campbelltown (Sustainable City) DCP 2014;
- the provision of State road infrastructure to be delivered via a regional voluntary planning agreement between the landowners and the State government;
- the retention of significant stands of trees within open space areas; and
- provision of Biobanking offsets and/or other measures to protect the biodiversity of the site as determined by SIS assessments at development application stage.

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

The planning proposal has considered the potential social and economic effects of the rezoning for future residential development. While local community and recreation facilities will be provided within the site, as noted in **Section 5.15**, the incoming population will be able to access all other social services in neighbouring suburbs where there is excess capacity (eg schools, health services, retail, entertainment, etc).

The site will accommodate a range of lot sizes, so providing choice in housing form and size which would respond to a variety of living situations and lifestyle choices. This has the potential to attract new residents who could, in turn, stimulate employment growth within the Campbelltown LGA.

6.4 State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

Utility Services Infrastructure

The full range of utility services needed to support the site has been investigated, covering electricity, telecommunication, gas, water, waste water and stormwater drainage. The site is able to be serviced with all of the above utility infrastructure as set out in **Section 5.14**

Transport Infrastructure

The site is capable of absorbing and supporting public transport and provision has been made for a bus route within the site. The street layout within the site, as proposed in the Indicative Structure Plan, facilitates local traffic movements as well as walking and cycling. Local roads will be constructed as part of future development applications.

The need for road and intersection upgrades has been set out in the Traffic, Transport & Access Study (see **Appendix M**) and discussed in **Section 5.10**. Various intersection and road upgrades will be required to address capacity deficits which are forecast to occur as a result of the planning proposal and background growth. These will be the subject of a regional voluntary planning agreement between the landowners and the State government.

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

All the authorities listed in the Gateway Determination will be consulted by CCC in accordance with section 56(2)(d) of the EP&A Act. The inputs and views of the following entities were sought either by the landowners and/or their consultants or CCC during preparation of the planning proposal.

- **Sydney Water** supports the exhibition of the planning proposal and has indicated that it will support the finalisation of the planning proposal once its requirements for determining the servicing strategy have been met (see letter at **Appendix E).**
- **Transport for NSW** and **Roads and Maritime Services** have confirmed that the measures proposed to mitigate the traffic impacts of the planning proposal are acceptable. They also do not object to the public exhibition of the planning proposal (see letters at **Appendix E)**.
- The **Office of Environment and Heritage** has indicated that it will consider and respond to the Indigenous Heritage Assessment during the formal notification period.
- The **NSW Office of Water** responded to questions about the classification of the streams on the site and agreed to the removal of a number of 1st order streams mapped on the site (see correspondence at **Appendix E**).
- The **NSW Rural Fire Service** has no objection to the planning proposal in principle but advises that any future development will need to comply with the requirements of *Planning for Bush Fire Protection 2006* (see correspondence at **Appendix E**).

6.5 Conclusion

The studies undertaken in support of this planning proposal have confirmed that the Mt Gilead site is suitable for residential development. The proposal will enable the 210 ha site to be rezoned for low density residential development on land that is generally unconstrained by biophysical and ecological features.

The planning proposal will facilitate development that would have demonstrable social and economic benefits for the region. With up to 1700 new dwellings in a low density environment, the proposal will deliver positive outcomes for housing supply to the South West Region and the Campbelltown-Macarthur Regional City Centre, and with a range of lot sizes, 600 square metres on average, it will expand the type and choice of dwellings available in the Campbelltown LGA. This outcome is consistent with local and regional strategies and objectives to promote housing diversity.

The land is proposed to be rezoned (in accordance with the Standard Instrument – Principal Local Environmental Plan and consistent with draft CLEP 2014) to a predominantly R2 residential zone along with smaller areas for public open space and roads. In addition, a small area is intended to be zoned as a neighbourhood centre in order to facilitate the future delivery of a community centre. 29ha is to be retained as rural land. Ecologically sensitive vegetation will be protected.

In accordance with the Gateway Determination a range of planning and environmental issues were considered in preparing the planning proposal. They demonstrate that the proposed rezoning can proceed with few, if any, adverse effects. Impacts in relation to sensitive vegetation; heritage; and traffic and transport infrastructure are able to be managed and mitigated by a combination of additional LEP provisions, site-specific development controls, the provision of road infrastructure through a VPA, and the offsetting of the loss of vegetation.

The proposed rezoning makes provision on site for local passive and active open space, community facilities and a small area of retail development. For those social and economic services and facilities that will not be provided on site, it is considered that there is sufficient capacity in the neighbouring areas to accommodate the needs of the incoming community.

The site is able to be serviced with necessary water, waste water and other utility services.

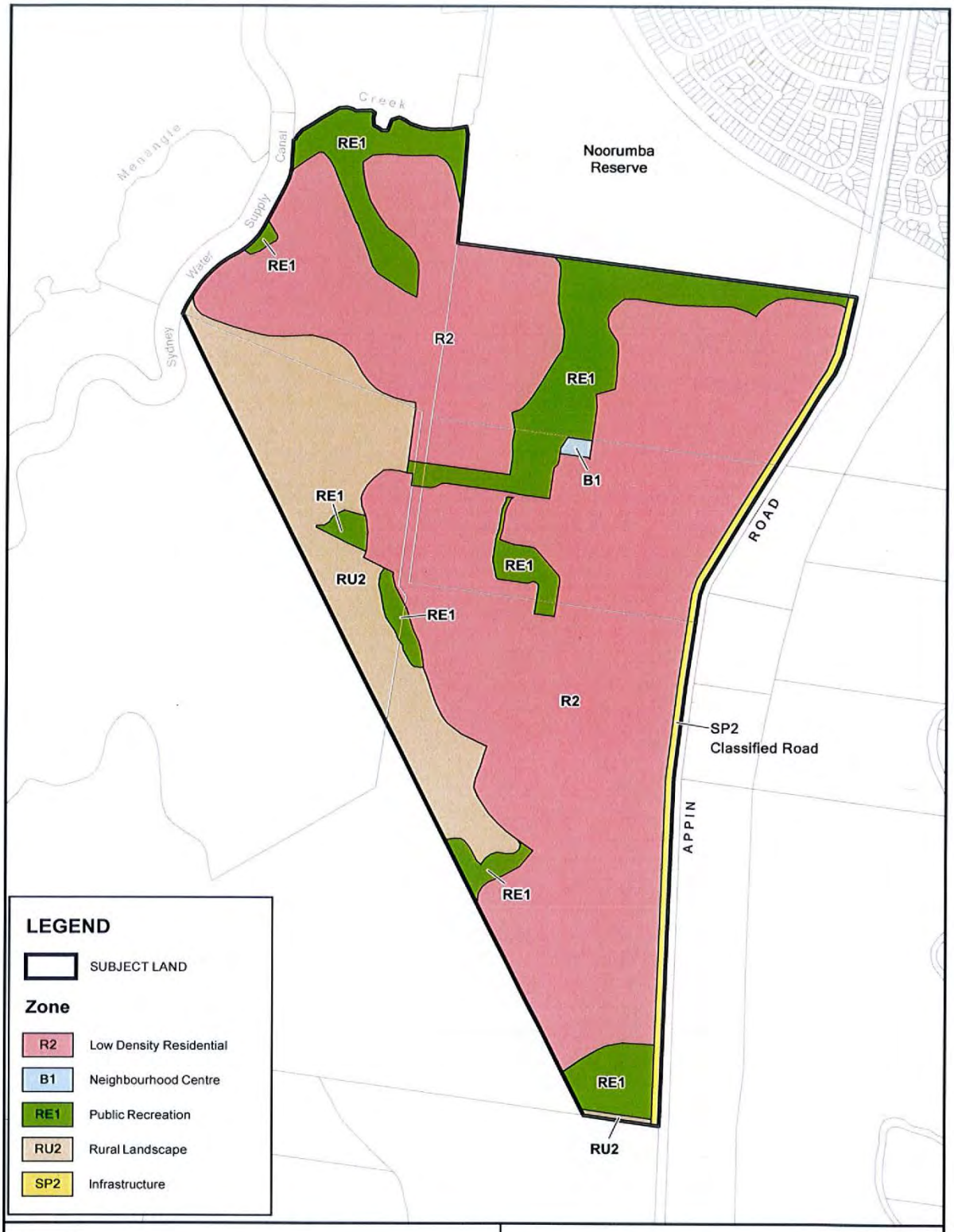
It is considered that there is sufficient information available to give Council the confidence to publically exhibit and formally notify this planning proposal and associated LEP amendment in accordance with the *Environmental Planning and Assessment Act 1979.*

However, it is noted that Council will require assurance that the State Government will provide the necessary resources needed for the widening of Appin Road. The proposed voluntary planning

agreement between the traffic authorities and the proponents will include an apportionment of funds payable by the proponents for the road works considered attributable to the need that will be generated by the Mt Gilead URA. This is anticipated to be approximately 50% of a total cost of approximately $20M. However, Council has not received any advice from the State authorities confirming that they will fund the remaining 50%. Without this contribution from the State Government there is no capacity for the development to remain economically feasible should the development itself be made responsible for funding what is essentially the regional co-contribution to facilitate road and traffic infrastructure.

Appendix B

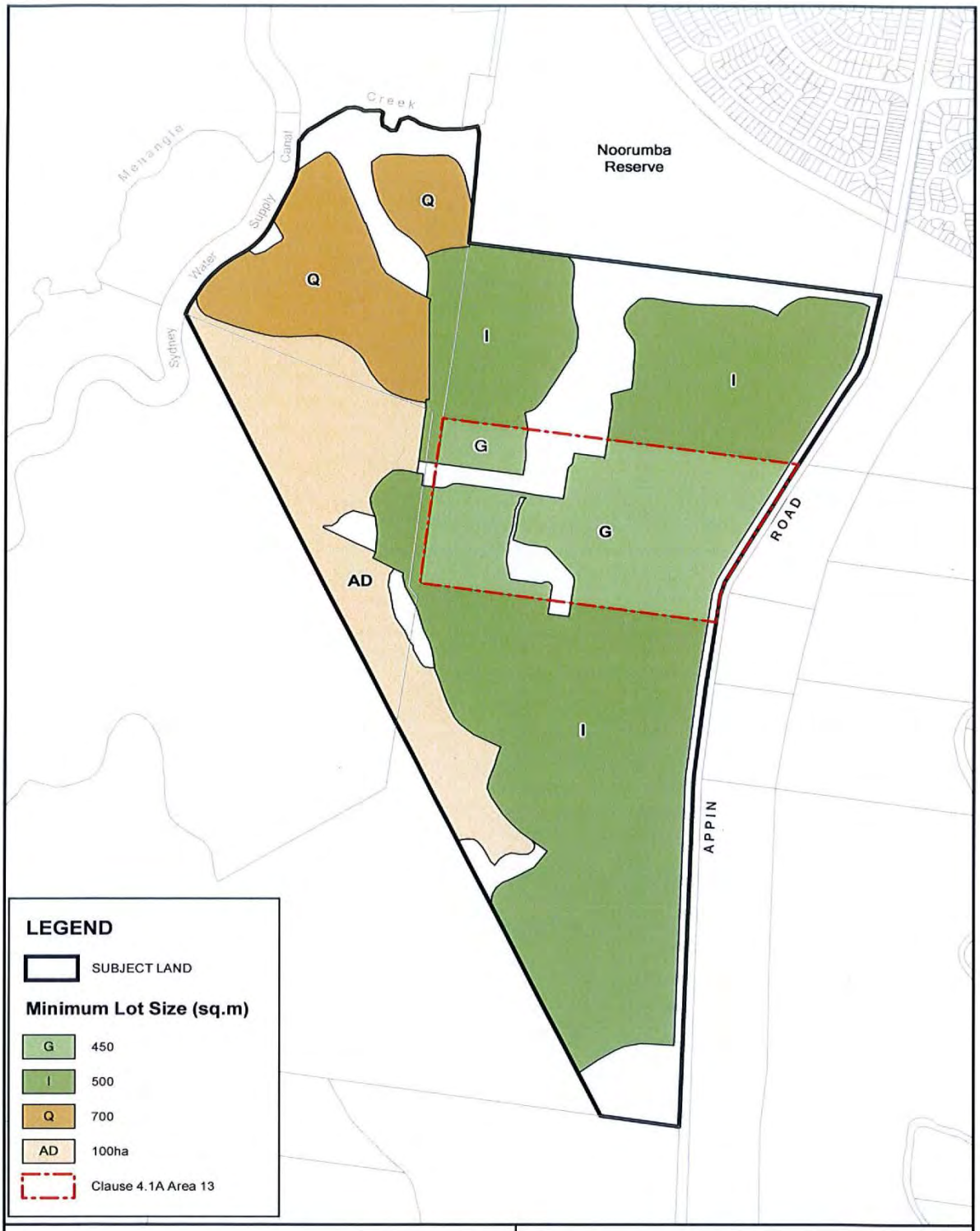
Planning Proposal Maps



Draft
Mount Gilead Planning Proposal
Land Zoning Map

Cadastre 24/11/2014 © Land and Property Information (LPI)

Date: 30/12/2014



Draft
Mount Gilead Planning Proposal
Lot Size Map

0 400 800
metres
Scale 1:13,000 (at A4)

Cadastre 24/11/2014 © Land and Property Information (LPI)

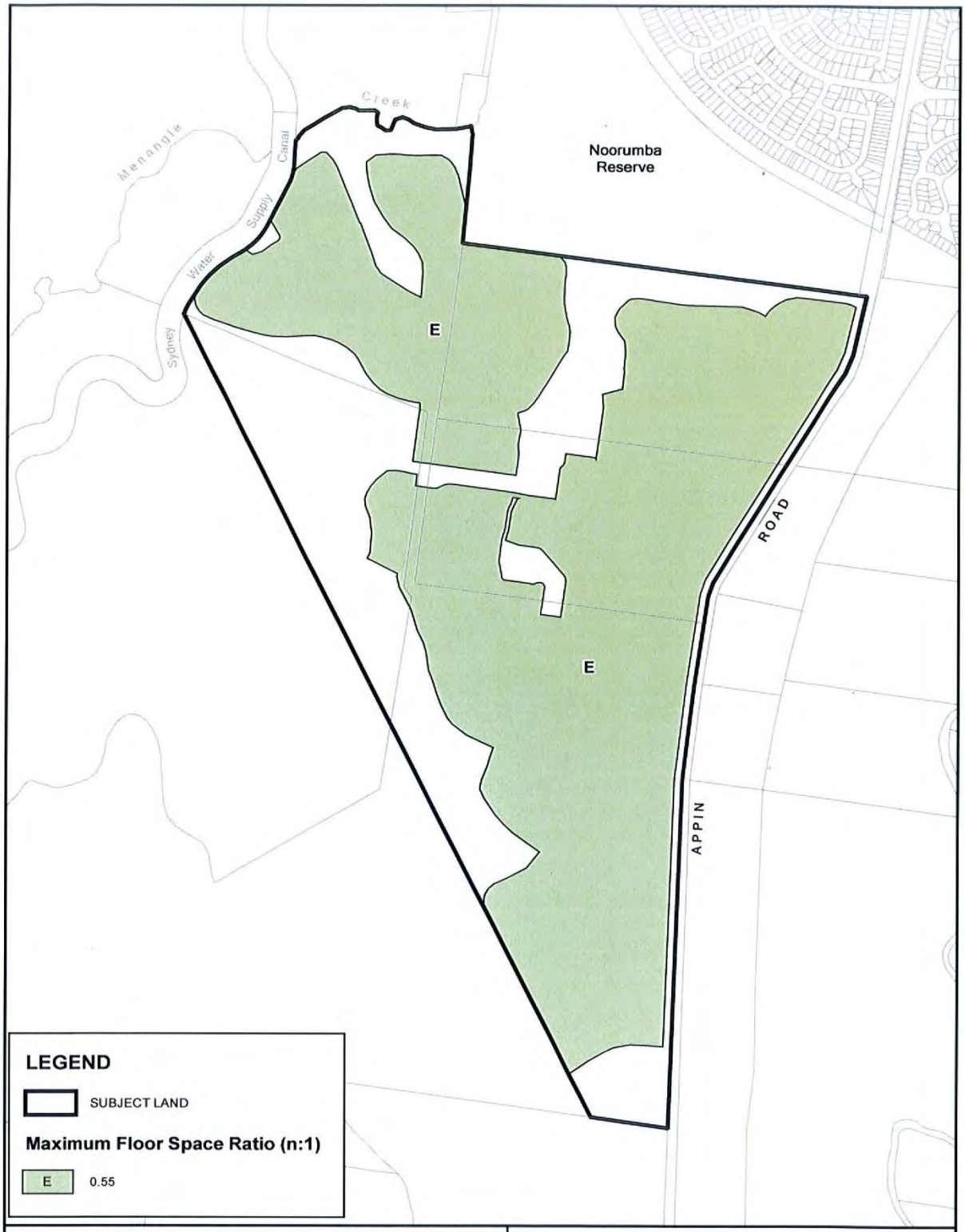
Date: 30/12/2014

Draft
Mount Gilead Planning Proposal
Height of Buildings Map

0 400 800
metres
Scale 1:13,000 (at A4)

Cadastre 24/11/2014 © Land and Property Information (LPI)

Date: 30/12/2014

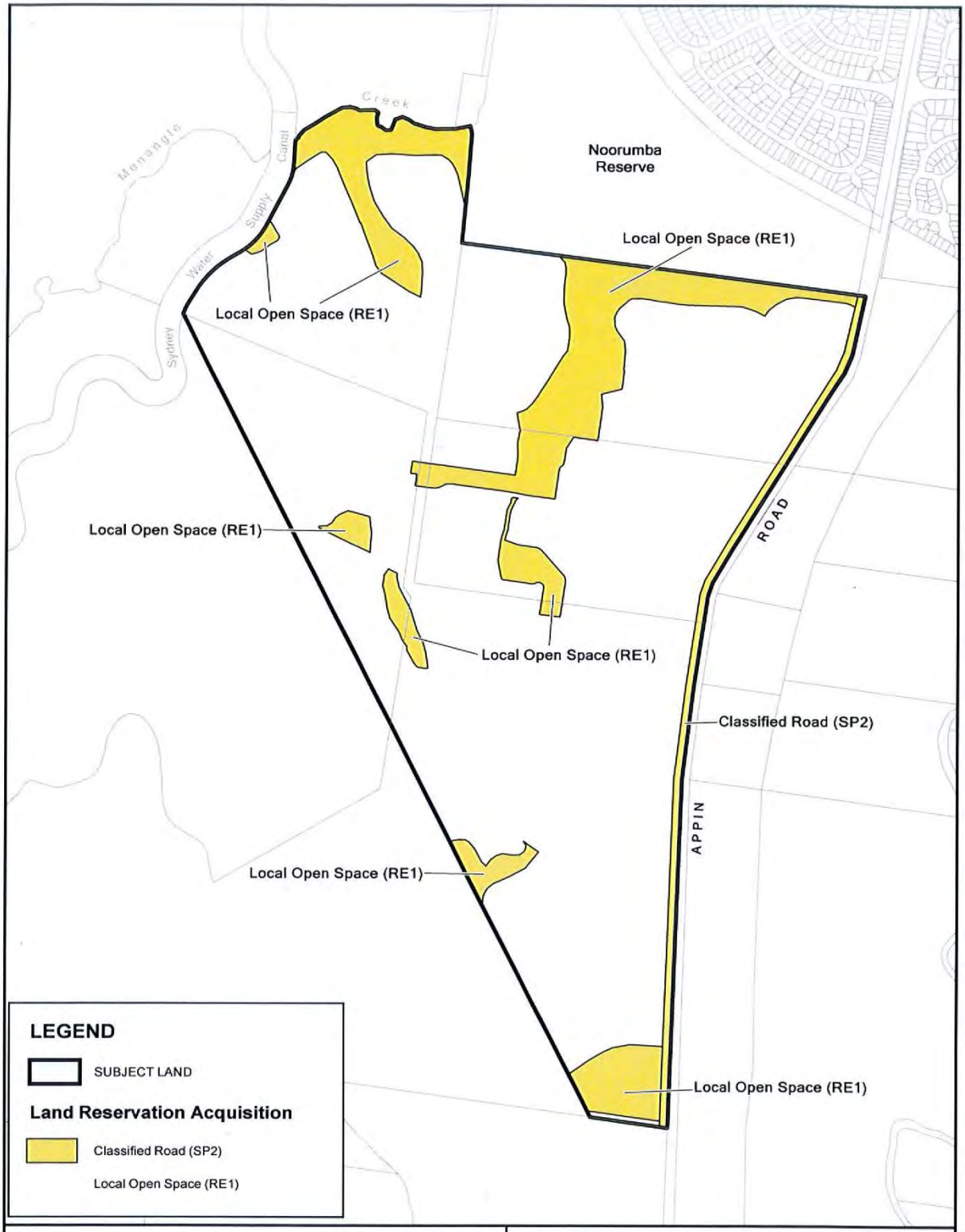


Draft
Mount Gilead Planning Proposal
Floor Space Ratio Map

0 400 800
metres
Scale 1:13,000 (at A4)

Cadastre 24/11/2014 © Land and Property Information (LPI)

Date: 30/12/2014

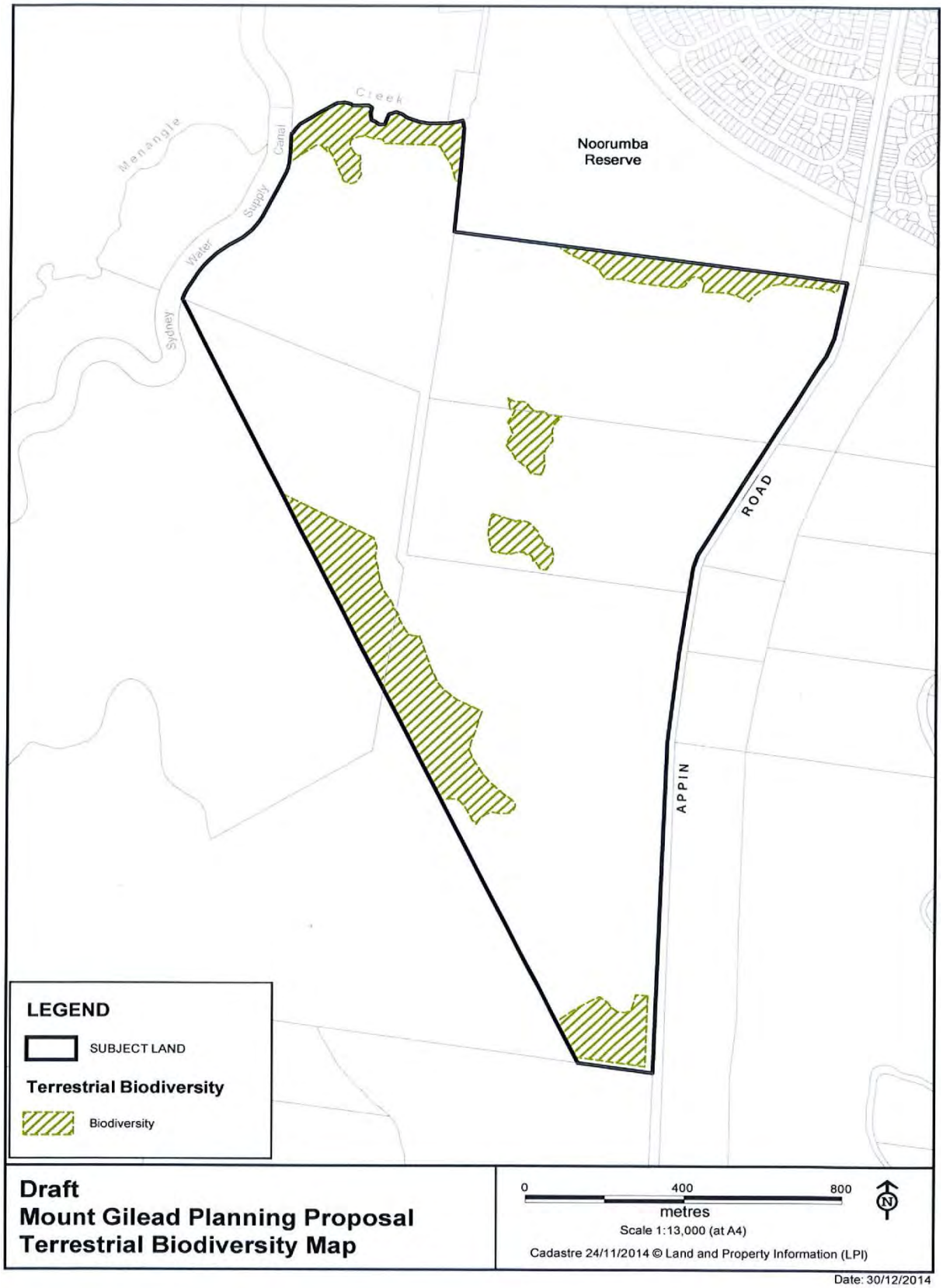


Draft
Mount Gilead Planning Proposal
Land Reservation Acquisition Map

0 400 800
metres
Scale 1:13,000 (at A4)

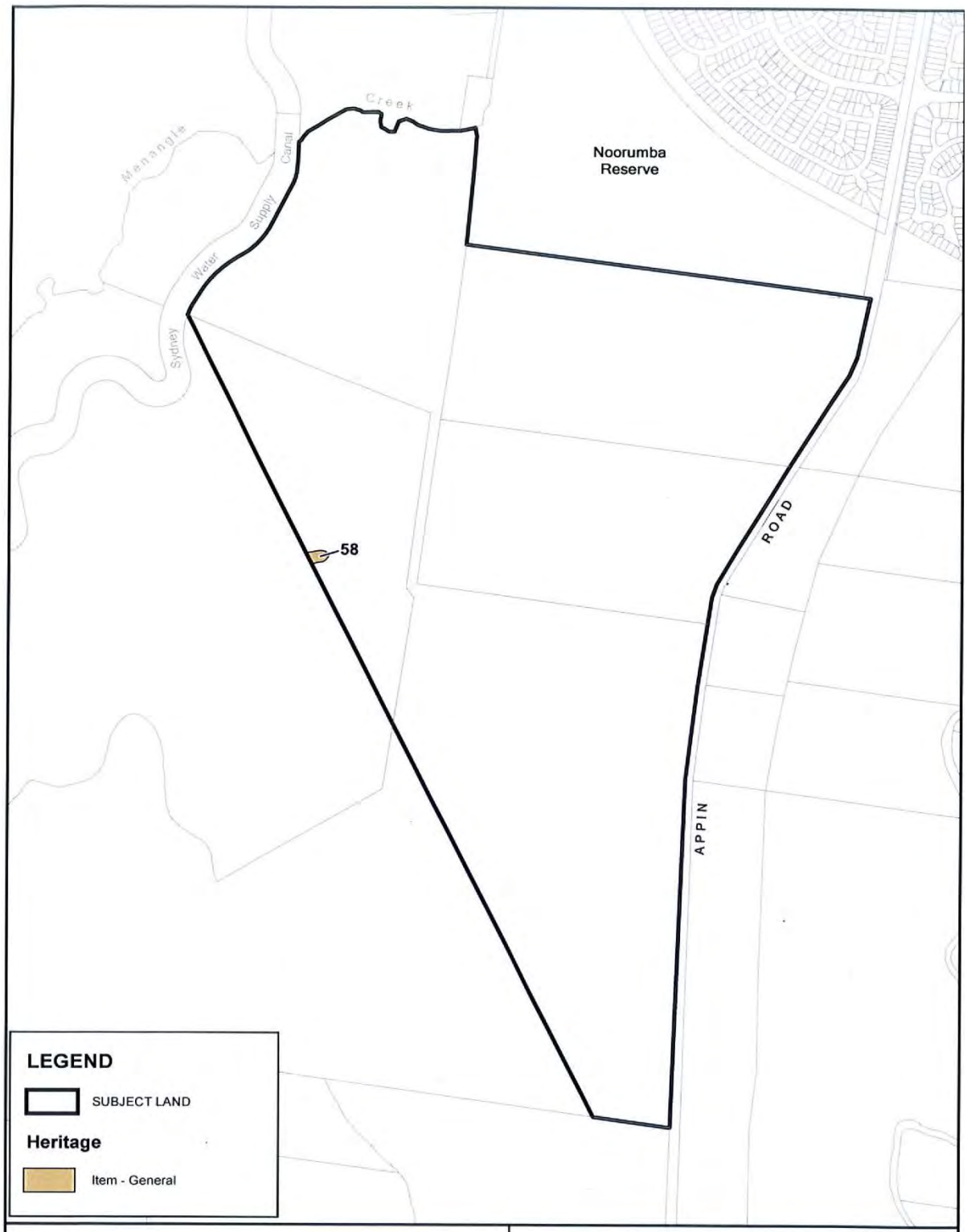
Cadastre 24/11/2014 © Land and Property Information (LPI)

Date: 30/12/2014



Draft
Mount Gilead Planning Proposal
Terrestrial Biodiversity Map

Date: 30/12/2014



Draft
Mount Gilead Planning Proposal
Heritage Map

0 400 800
metres
Scale 1:13,000 (at A4)

Cadastre 24/11/2014 © Land and Property Information (LPI)

Date: 30/12/2014

Appendix C

Proposed LEP Amendments

Appendix C

PROPOSED ADDITIONAL LEP CLAUSES

Proposed amendment to clause 4.1A

4.1A Exceptions to minimum lot sizes for certain residential development

Insert the following at the end of subclause (2):

Area 13 at Mount Gilead.

Insert the following after subclause (3)

(4) Despite clause 4.1 development consent may be granted to the subdivision of a maximum of 65 of the total lots on land within Area 13 at Mount Gilead for the purposes of single dwelling houses if:

- each lot has a minimum lot size of 375m^2,
- each lot is contiguous with no more than two other lots on the street frontage which are of a lot size less than 450 m^2,
- each lot is not located on a bus route, and
- each lot is not located more than 200 metres from a bus route, community centre or open space area.

Insert after clause 7.19

7.20 Terrestrial Biodiversity

1. The objective of this clause is to maximize the retention and enhancement of native biodiversity, including the following:
   (a) protecting significant flora and fauna,
   (b) supporting the ecological processes necessary for their continued existence,
   (c) encouraging the recovery of native flora and fauna, and their habitats, and
   (d) protecting, restoring and enhancing significant biodiversity corridors.
2. This clause applies to land identified on the Campbelltown Local Environmental Plan Natural Resource – Biodiversity Map.
3. Before granting development consent on any land to which this clause applies, the consent authority must consider the following matters:
   (a) the condition and significance of the vegetation on the land and whether it should be substantially retained,
   (b) the importance of the vegetation to the sustainability of native flora and fauna in the locality,
   (c) the potential to fragment, disturb or diminish the biodiversity values of the land including biodiversity structure, function and composition,

(d) the condition and role of the vegetation as a significant habitat corridor, and any adverse impact on the habitat elements providing connectivity on the land,

(e) whether the location, design and density of the proposed development supports the protection and enhancement of biodiversity values, and

(f) any proposed measures to avoid, minimize or mitigate the impacts of the development.

4. Before granting consent to development to which this clause applies, the consent authority must be satisfied that:

(a) the development is sited, designed and managed to avoid any significant adverse impact on native biodiversity, or

(b) where a significant impact cannot be avoided by adopting reasonable alternatives, the development is designed, sited, constructed and will be managed in a manner that will minimise that impact to a satisfactory extent, and

(c) arrangements are in place to ensure that the biodiversity values on site will be proactively managed to mitigate the impact.

ATTACHMENT3

Campbelltown (Sustainable City) Development Control Plan 2014

Volume 2
Site Specific Development Control Plans

Draft

Part: 4
Mt Gilead

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Section 4
MT GILEAD

1. INTRODUCTION

1.1. Land to which this DCP Applies

This Part applies to the land identified in Figure 1.

This Part establishes additional provisions for Mt Gilead. Where there is an inconsistency between Part 4 and any other Part of this DCP, Part 4 applies to the extent of the inconsistency. When a development control is not specified in this Part, development should be consistent with all other relevant controls of Campbelltown (Sustainable City) DCP 2014.

The following Design Requirements of Part 3, Campbelltown (Sustainable City) Development Control Plan 2014 apply:

CONTROL		RELEVANCE
3.4	**Car Parking and Access**	All controls unless specified in this Part
3.5	**Acoustic and Visual Privacy**	All controls unless specified in this Part
3.6	**Solar Access**	Design Requirements (c) and (d)
3.7.2.3	**Car Parking Rates**	gn Requirements (a)
3.7.2.5	**Waste bin requirements**	trols unless specified in this Part
3.10.1	**Residential Subdivision, General Requirements**	All cont ss specified in this Part
3.10.2	**Residential Subdivisi Residential Torrens tle Subdivision – Co entio Allotments**	Desi Requirements (b)
3.10.5	**Residential S divisi , Subdivisi nd Was Manageme**	All controls unless specified in this Part

The arra ment of co ls in section does not represent any particular order of priorit importance. M and d grams in this Part are indicative only.

Volume 3 ineering De n for Development applies to development specified in this Part.

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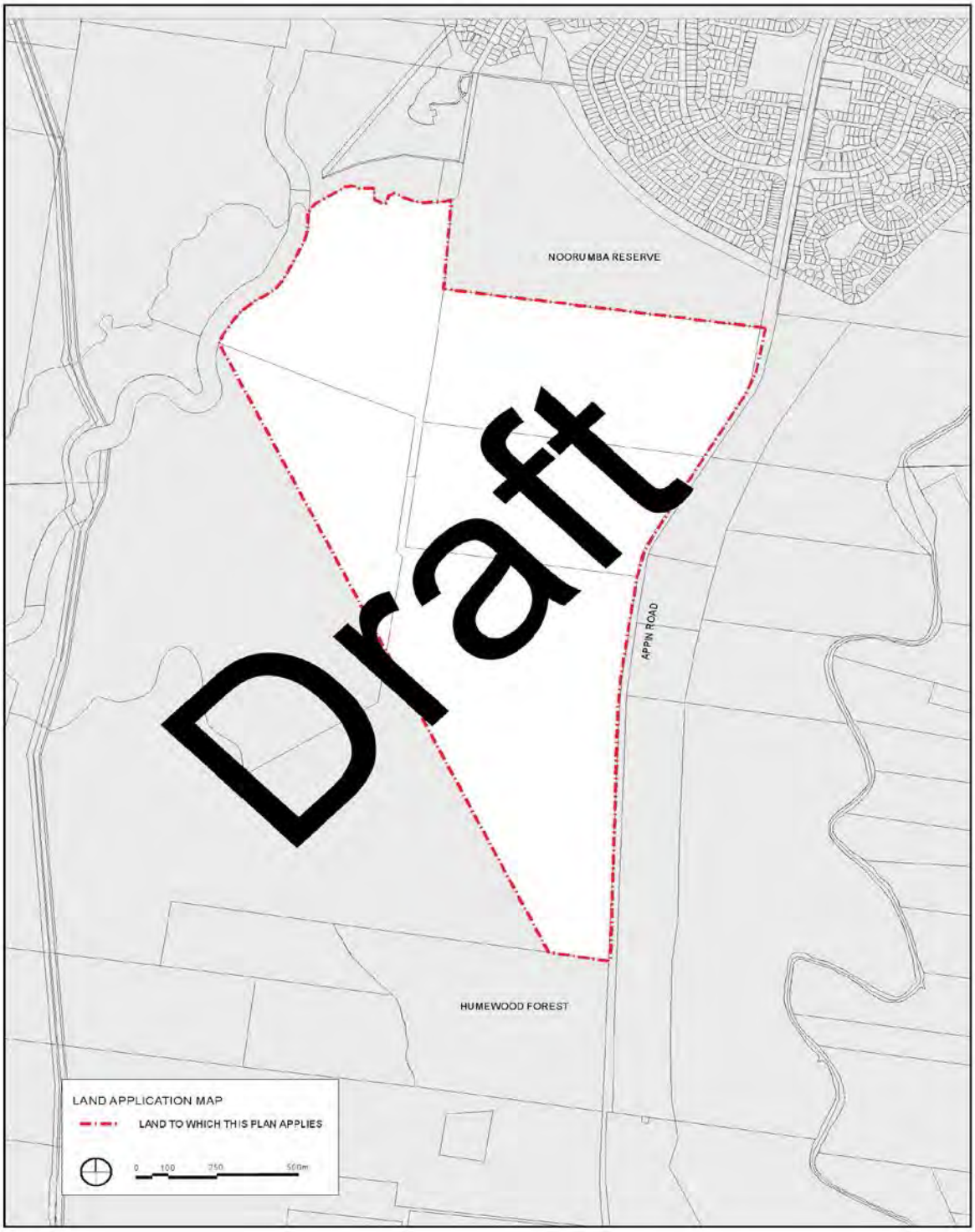
Section 4
MT GILEAD

Figure 1: Land to which this DCP applies



Section 4
MT GILEAD

2. VISION AND DEVELOPMENT OBJECTIVES

2.1. Vision for Mt Gilead

Mt Gilead will be a high quality residential community set within a rural landscape setting. When completed, Mt Gilead will contain approximately 1,700 detached dwellings and a population of around 5,000 people.

Mt Gilead will contain significant bushland parks providing attractive recreation areas and a pleasing setting for residential development. A small community hub co-located with open space will be provided in a central location to provide a focal point for the community.

European heritage will be interpreted through street layout and open space provision, providing an insight into land use patterns and significant early settlers. Known areas of Aboriginal cultural heritage will be protected.

Access will be provided from three main entries off Appin Road. The rectilinear subdivision layout will provide legible connections, maximise accessibility and transport choice, and offer alternative trips via walking and cycling.

Housing will typically be detached single and two storey dwellings on a range of lot sizes to provide choice and diversity. Smaller lots will be located in areas of special character such as close to open spaces, the community hub and bus route.

2.2. Key Development Objectives

Key Development Objectives for Mt Gilead are:

- Create an environmentally and socially sustainable residential development at Mt Gilead that provides housing diversity and choice within the Campbelltown local government area.
- Provide a broad variety of lot sizes.
- Ensure all development achieves a high standard of urban and architectural design.
- Promote walking and cycling, and provide good access to public transport.
- Maximise opportunities for future residents to access and enjoy the outdoors.
- Protect riparian corridors and significant vegetation.

Controls

1. Development of Mt Gilead is to be generally consistent with Indicative Structure Plan shown in Figure 2.

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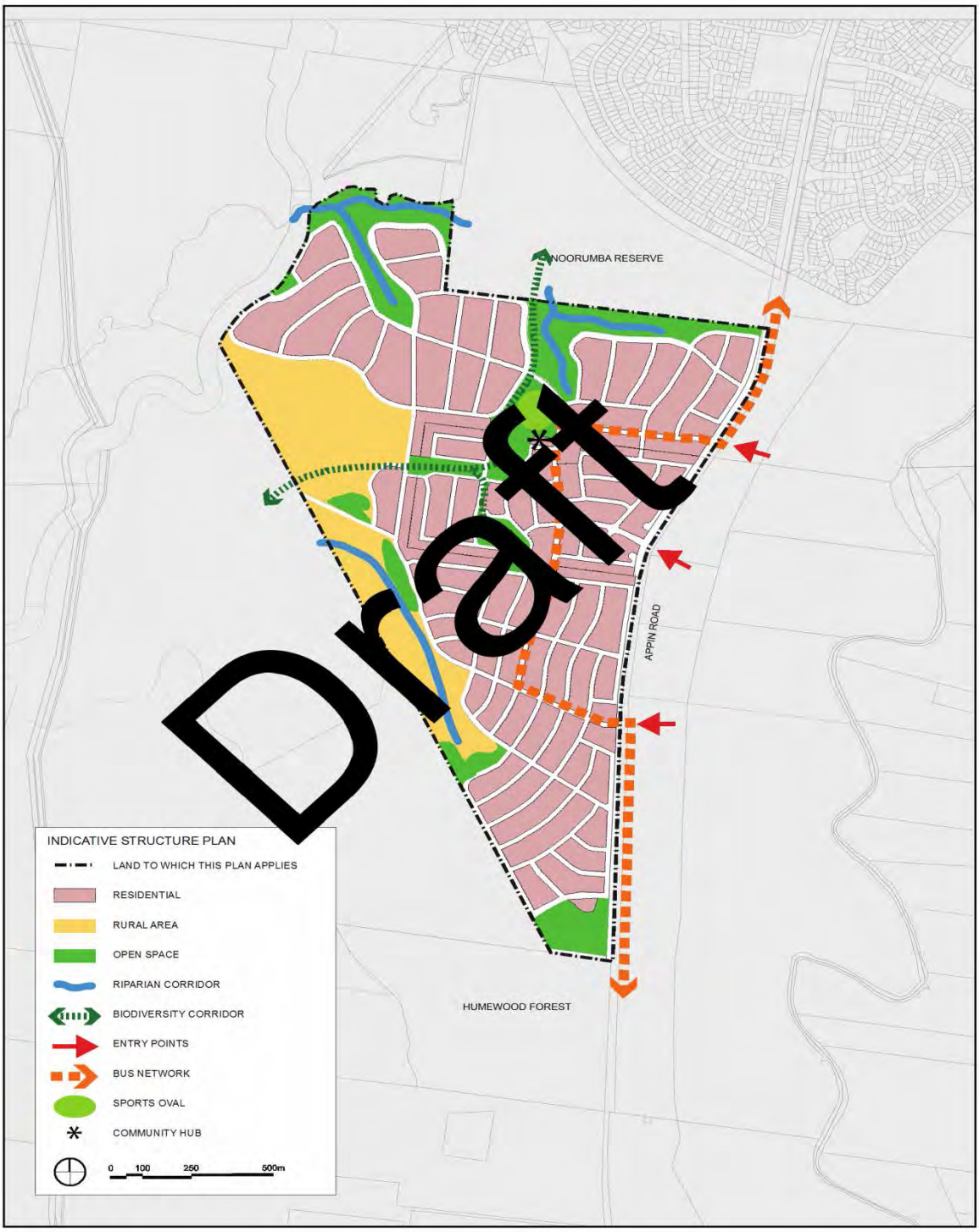
Section 4
MT GILEAD

Figure 2: Mt Gilead Indicative Structure Plan



Section 4
MT GILEAD

3. DEVELOPMENT PRINCIPLES AND CONTROLS

3.1. Heritage and Views

Objectives

- Interpret the rural landscape values of the site and surrounding locality.
- Where possible, retain and enhance European heritage through its integration into the development of Mt Gilead.

Controls

1. Development of Mt Gilead is to be consistent with the heritage principles identified in Figure 3. The following specific measures are to be incorporated into the subdivision design:
   i. An interpretive road entrance at the existing entrance to the Mt Gilead Property shown in Figure 3. This should include a land mark specimen tree planting.
   ii. Retention of One Tree Hill as a grassed knoll with a single tree.
2. Landscape screening is to be provided in the locations identified in Figure 3 to:
   i. Ensure that housing on Mt Gilead is not visible when viewed from the Old Mill.
   ii. Interpret the original landscape setting around the lake when viewed from the Old Mill.
3. Where possible, the key views identified from the indicative locations in Figure 3 to the Old Mill and One Tree Hill are to be retained and interpreted.

Note:

Retention of regional views to hills to the west from within the subdivision will be crucial in retaining the visual context of the landscape prior land uses and heritage values. Accordingly, when the subdivision street pattern and open space locations are finalised, a site review should be undertaken to determine that important views to the west are retained and interpreted from the public domain (streets and parks). These locations should be identified on the plans submitted with Development Applications for subdivision.

Methods to retain and interpret views include:

- *Using trees species that will not block views when mature*
- *Placement of seating and/or interpretive signage at the viewpoints that explains the view and its significance in the context of the locality's cultural and natural heritage.*

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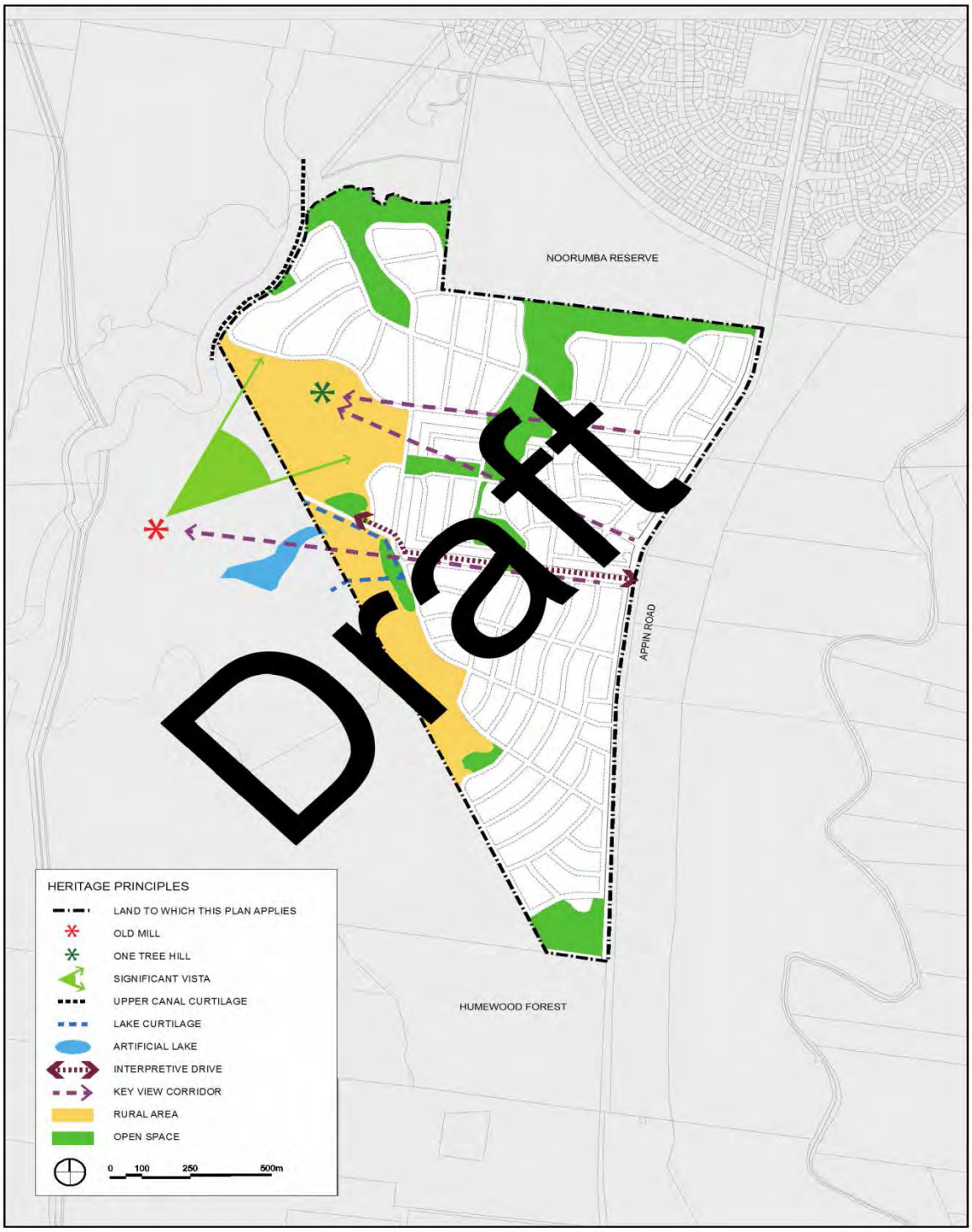
Figure 3: Indicative Heritage Principles Plan



3.2. Street Network and Public Transport

Objectives

- Provide a clear hierarchy of interconnected streets that enables safe, convenient and legible access.
- Provide easily accessible connections to Appin Road.
- Ensure carriageways and verges match the function of the road.
- Provide adequate land within verges for infrastructure, landscaping and pathways.
- Facilitate use of public transport with suitable seating and adequate road widths.
- Provide a clear pedestrian and cycle network that provides links between bus stops, the community hub and open space areas.
- Provide a connected, convenient, efficient and safe network of pedestrian and cycle shareways.
- Promote the efficient use of land by allowing pedestrian and cycle shareways located within open spaces wherever practical.

Controls

1. The design of the local street network is to
   i. facilitate walking and cycling and [illegible]ect local vehicle trips,
   ii. create a safe environment for w[illegible]king [illegible]cling with safe crossing points,
   iii. encourage a low-speed traffic e[illegible]ment,
   iv. optimise solar access opportuniti[illegible]dwelling
   v. take into account the sites topography[illegible]d view lines,
   vi. provide frontage to and ma[illegible]surveil[illegible]ce of open space,
   vii. facilitate wayfinding and [illegible]ace m[illegible]g oppo[illegible]nities by taking into account streetscape features,
   viii. retain existing trees [illegible]here a[illegible]propria[illegible]within the road reserve.
2. Three entrances are to [illegible]e provid[illegible] off A[illegible]pin Road generally in accordance with the locations identified in [illegible]ure 2 and [illegible]e 4.
3. The pub[illegible] netwo[illegible] to be provided generally in accordance with Figure 4.
4. Stree[illegible]esign is t[illegible]mply [illegible]h the minimum standards in the cross-sections detailed in [illegible]ure 5.
5. Al[illegible]ative street des[illegible]s may be permitted on a case-by-case basis if the functional objec[illegible]s and requir[illegible]ents of the street design are maintained and the outcome is in accorda[illegible]with Vol[illegible]e 3 of this DCP.
6. All kerbs a[illegible]b[illegible]arrier kerbs.
7. Cul-de-sac st[illegible]s will only be permitted where there are physical constraints such as sloping land, riparian corridors and bushland.
8. Verges abutting open space and riparian areas may be reduced to 1m in width providing no servicing infrastructure is installed on the non-residential side of the road.
9. Appropriate seating or shelters should be provided at bus stops.
10. Footpaths must be provided on at least one side of every street, except on the collector road where a footpath must be provided on both sides, unless it can be located within adjacent open space.
11. Pedestrian and cycle network is to be provided in accordance with Figure 6, and is to:
    i. provide safe and convenient linkages between residences and open space systems, neighbourhood shops, the community facility and the bus route;
    ii. respond to the topography and achieve appropriate grades for safe and comfortable use where possible; and
    iii. comply with the requirements of Volume 3 of this DCP.
12. Street trees are to be provided in a manner consistent with the Indicative Street Tree Hierarchy at Appendix 1.
13. A 10m wide Landscape Green Link is to be provided in the verge of the local street in the location shown in Figure 7. The Landscape Green Link is to be planted with endemic native plant species and designed in a manner consistent with Figure 5.

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Section 4
MT GILEAD

Figure 4: Indicative Street Network and Public Transport

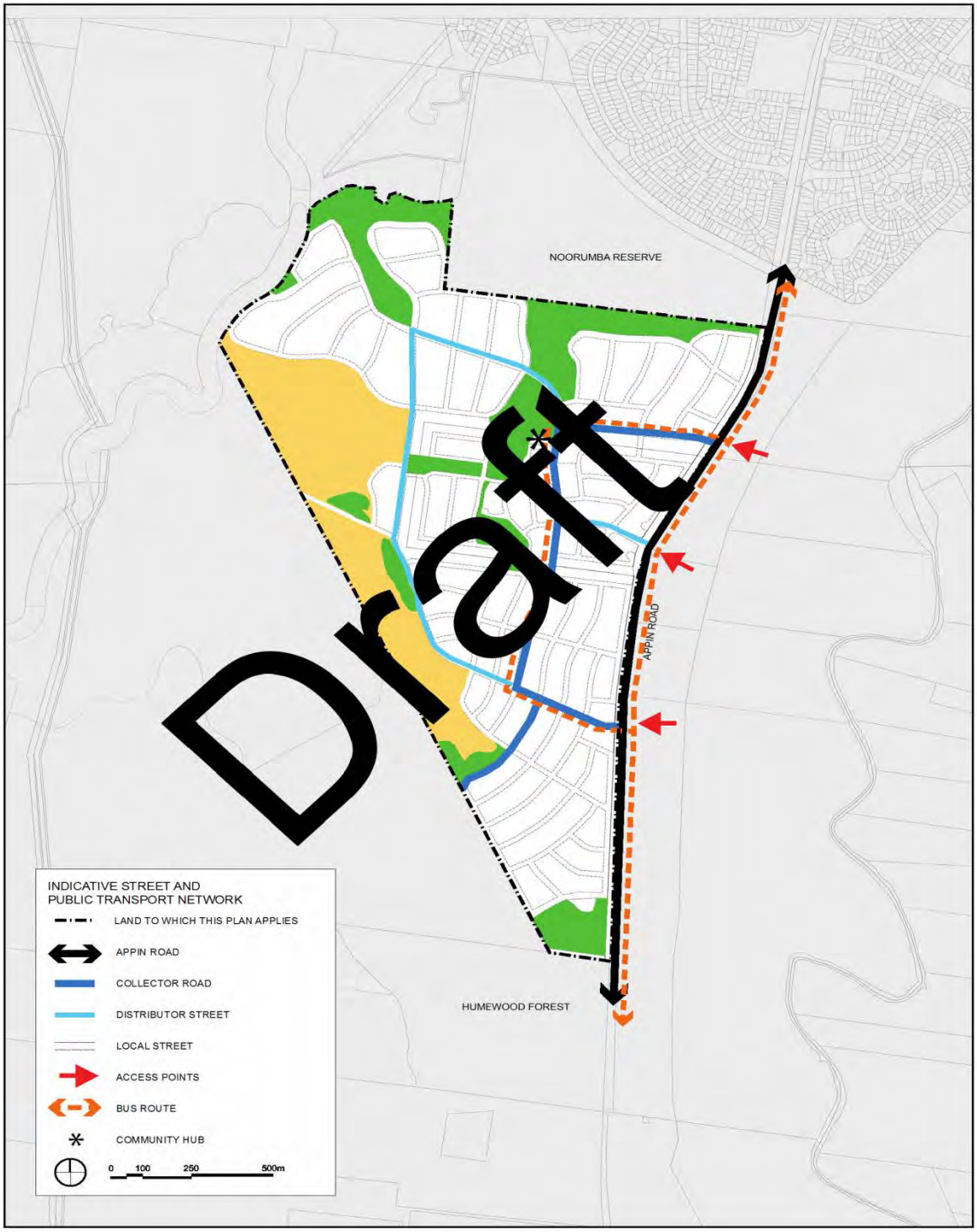
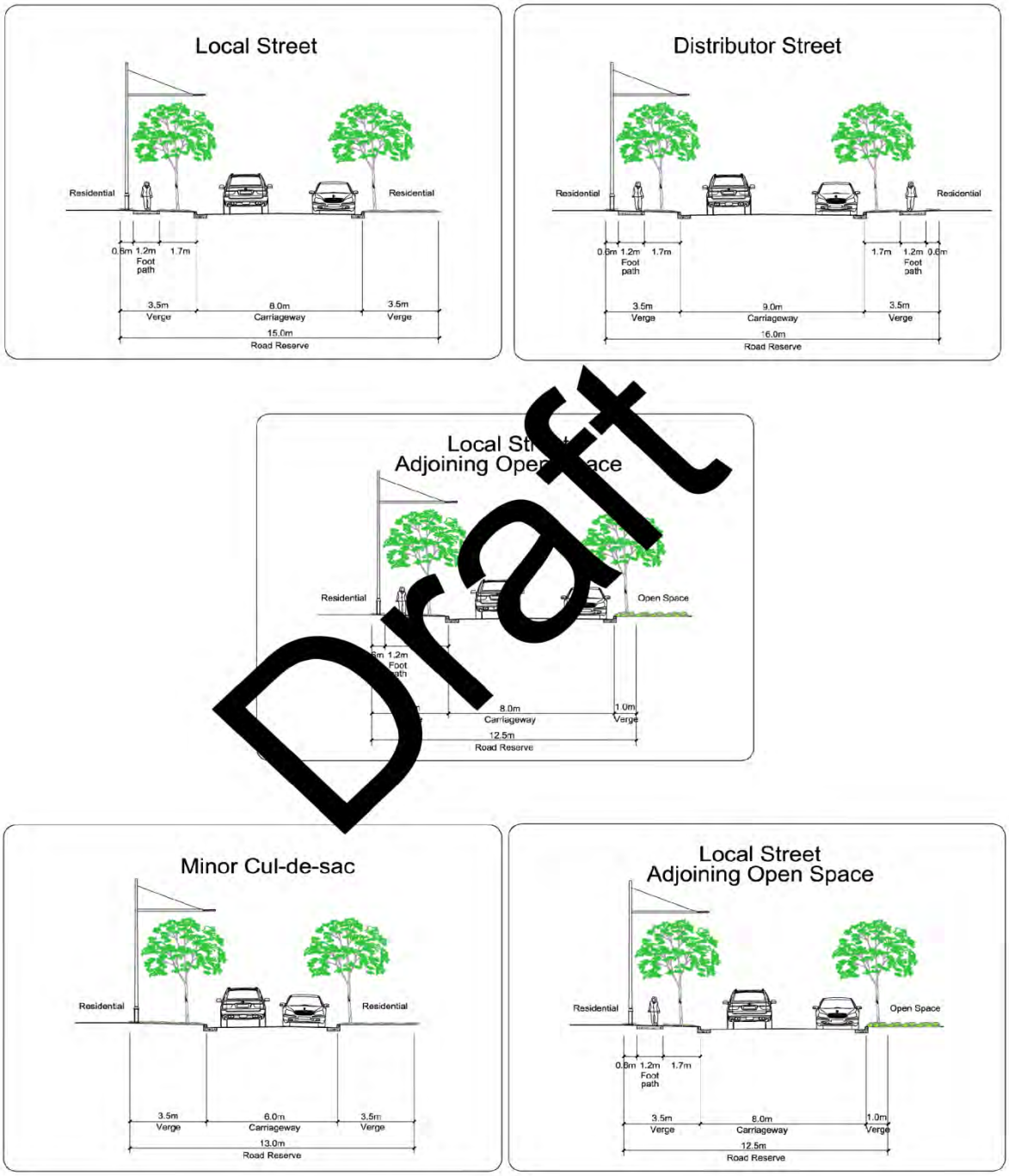


Figure 5: Indicative Street Cross Sections



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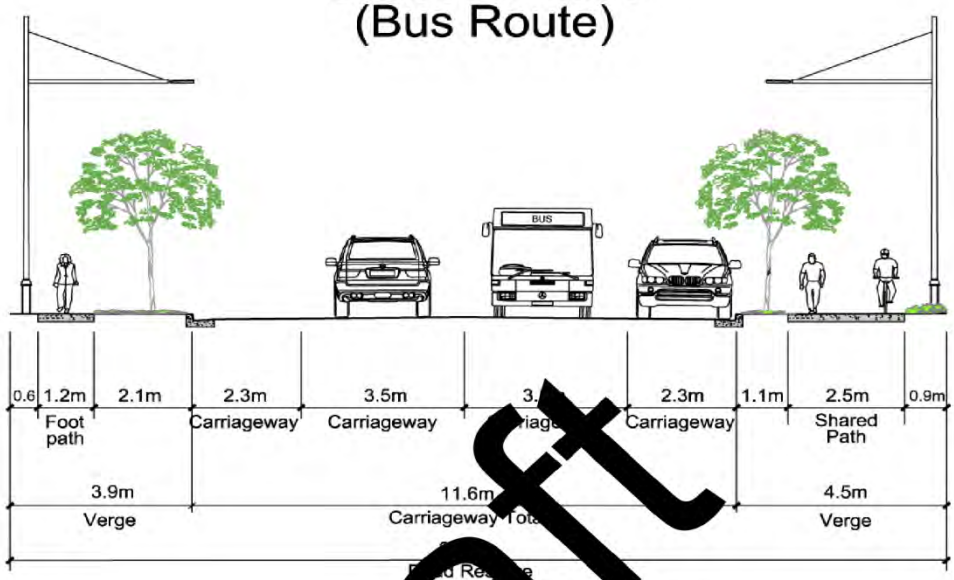
Section 4
MT GILEAD

Collector Road (Bus Route)



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Local Street Adjoining Landscaped Green Link

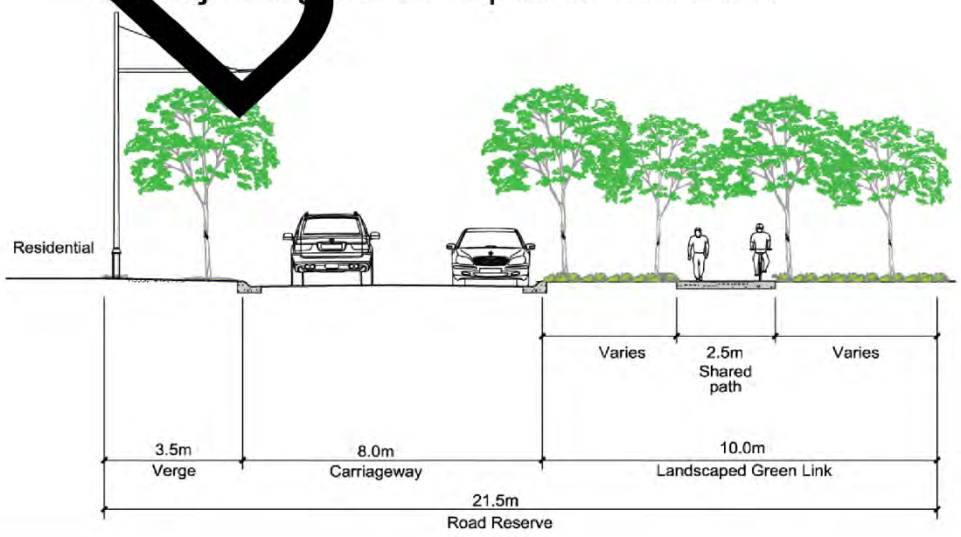
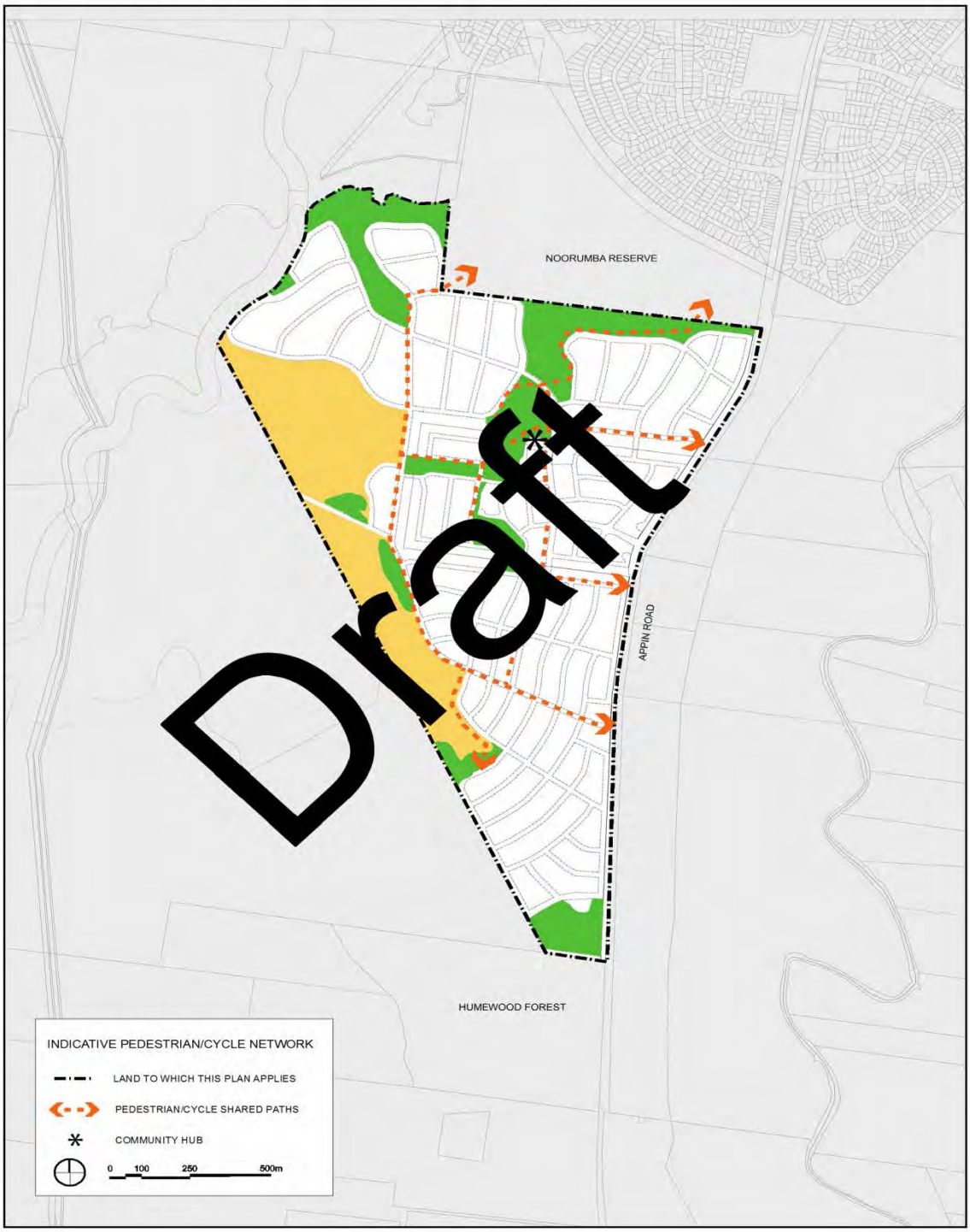


Figure 6: Indicative Pedestrian/ Cycle Network



3.3. Public Open Space

Objectives

- Provide safe and accessible open space areas for the enjoyment of the local population and promote local character.
- Provide open space which can be used by a range of users, linked with other activities and services.
- Conserve trees and other vegetation of ecological, aesthetic and cultural significance.
- Provide and protect existing riparian corridors that contain habitat features.
- Promote riparian areas for passive open space uses and activities.
- Restore and conserve remnant bushland.

Controls

1. Landscaping and public open spaces are to be generally provided in accordance with Figure 7.
2. Public Open Space is to be linked using streets, pedestrian paths and cycle ways.
3. Development is to front public open spaces to allow for casual surveillance and enhance safety.
4. Riparian areas are to be protected and enhanced.
5. Bushland to be conserved is to be identified with each development application for subdivision, and the application is to provide details of proposed regeneration and restoration.
6. Significant trees are to be retained where possible. Trees proposed for removal are to be identified in each development application and the impact of their removal is to be assessed appropriately.

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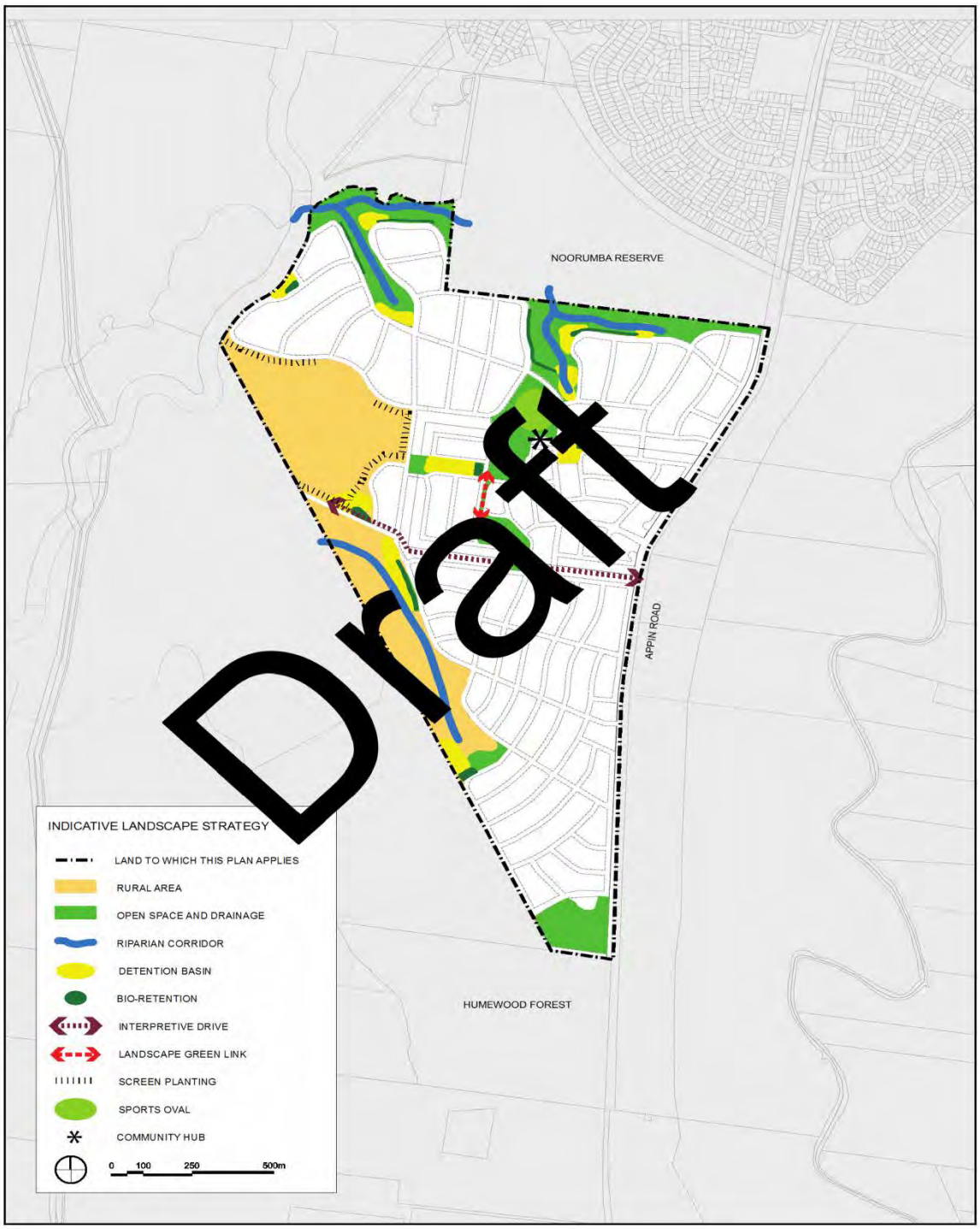
Figure 7: Indicative Landscape Strategy



3.4. Residential Subdivision

Objectives

- Provide a residential subdivision layout that utilises development areas efficiently and responds to the natural attributes of the site.
- Establish a consistent residential character and sense of place.
- Ensure that residential lots are sited to provide a high level of residential amenity in terms of solar access, views, outlook and proximity to open spaces.
- Provide a range of densities, lot sizes and house types to foster a diverse community and interesting streetscapes.
- Provide lots less than 450m² in area (but with a minimum area of 375m²) in appropriate locations where they will not impact on the streetscape character of the wider Mt Gilead development.

Controls

1. Street layouts are to be an appropriate length and width to ensure that pedestrian connectivity, stormwater management and traffic safety objectives are achieved.
2. Subdivision layout is to deliver a legible and permeable street network that responds to the natural site topography, the location of existing significant trees and bushland, and solar access design principles.
3. Residential lots should be rectangular in shape as far as possible.
4. The minimum lot width on any street frontage is 12m.
5. Lots less than 450m² are to be located within 200m of key amenity attractors such as the bus route, community hub and open space areas.
6. Subdivision layouts must provide a variety of lot frontages and lot sizes within each street. Lots less than 450m² must be distributed throughout the subdivision and not be located in a manner where they form the dominant streetscape presentation.
7. The repetition of lot widths of 12m is to be avoided, with no more than 3 lots of this frontage to be adjacent to one another.

3.5. Residential Development

3.5.1. Front Setbacks

Objectives

- Provide a variety of front setbacks dependant on lot size.
- Create streets with a diverse and interesting character.
- Encourage articulation of the front facades of dwellings.
- Reduce the dominance of garages on the streetscape.

Controls

1. Front setbacks are to be consistent with Table 2.

Table 2: Front setbacks

Lot Size	≤ 450 m²	>450 m²
Front setback	3.5m	4.5m
Articulation zone	2.5m	3.5m
Garage line	5.5m and at least 1m behind the facade line	1m minimum behind facade line

Draft

2. To create an interesting and diverse streetscape, the following building elements are encouraged within the front setback articulation zone:
   i. entry feature or portico,
   ii. awnings or other features over windows (excluding roller shutters),
   iii. recessed or projecting architectural elements,
   iv. open verandahs, and
   v. a mix of building materials, finishes and colours.
3. The articulation zone is to occupy no more than 50% of the frontage, excluding any garage.

3.5.2. Side and rear setbacks

Objectives

- Protect the amenity of adjacent properties particularly in terms of privacy and overshadowing.
- Use land efficiently.

Controls

1. Minimum side and rear setbacks are to be consistent with Table 3.
2. Any continuous wall shall be no more than [illegible] in length. Walls over 10m long shall have a minimum offset of 300mm for a minimum [illegible] 2m. This does not apply to party walls between attached dwellings.

Table 3: Minimum side and rear setb[illegible]

Lot Size	≤ 450m²	>450 m²
Side setback - single storey	0.9m	0.9m
Side setback - double storey	0.9m	1.2m
Side setback - garage	0m	0m
Rear setback - ground level	3m	4m
Rear setback - upper level	6m	8m

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3.5.3. Corner lots

Objective

- Ensure that land is efficiently used at block ends.
- Provide a strong visual identification of the street block by articulating both frontages.
- Locate garages on secondary street frontages.

Controls

1. The minimum lot size on a corner lot is 450m².
2. To provide an attractive streetscape, dwellings on corner lots are to provide appropriate articulation to the facade on both street frontages.
3. Small windows to bathrooms, en-suites or the laundry should not to be visible from the secondary street frontage.
4. Where feasible, garages should be located on the secondary street frontage of corner lots.
5. Dwellings shall be set back at least 3m from the secondary street boundary. However, garages on secondary streets are to be set back at least 5.5m from the boundary.
6. Dwellings and landscaping shall be designed to minimise the amount of privacy/ security fencing that faces roads.

3.5.4. Private Open Space

Objective

- Contribute to effective stormwater management, management of micro-climate impacts and energy efficiency.
- Ensure a balance between built and landscaped elements in residential areas.
- Provide high quality private open space within properties for relaxation and entertainment.
- Provide useable private open space relative to the size of the property.
- Provide private open space with high levels of amenity including privacy and direct sunlight access.
- Ensure that dwellings are designed to minimise overshadowing of adjacent properties including private open space.

Controls

1. Private Open Space is to be provided at the following minimum rates:
   i. Lots equal to or less than 450m²: 15% minimum of the site area; and
   ii. Lots above 450m²: 20% minimum of the site area.
2. An area of Principal Private Open Space (PPOS) is to be provided that is directly accessible from the main living area of a dwelling. It is to have a maximum gradient of 1:10 and be provided at the following minimum rates:
   i. Lots equal to or less than 450m²: 20m² with minimum dimension of 3m; and
   ii. Lots above 450m²: 25m² with minimum dimension of 5m.

Note:
"Principal Private Open Space" means the portion of private open space which is conveniently accessible from a living zone of the dwelling.

3. For lots equal to or less than 450m², at least 2 hours of direct sunlight is to be received to 50% of the PPOS area of the proposed dwelling between 9am and 3pm on 21 June.
4. For lots above 450m², at least 3 hours of direct sunlight is to be received to 50% of

Draft

the PPOS area of the proposed dwelling between 9am and 3pm on 21 June.

5. Direct sunlight to the PPOS of neighbouring dwellings is to be maintained in accordance with the above minimum requirements.

3.5.5. Fencing

Objective

- Ensure boundary fencing is of a high quality and does not detract from the streetscape.

Controls

1. A front fence to the primary street frontage is to be a maximum of 1.2m high and with a predominantly open character.
2. On corner lots, the front fence is to continue around the corner to the secondary street for a minimum of 30% of the lot length on this frontage.
3. A 1.8m side fence on a secondary street is to be:
   i. a maximum of 50% of the lot length;
   ii. include a gradual transition to the front fence that has continued along the secondary frontage; and
   iii. of a similar look and character as the front fence.

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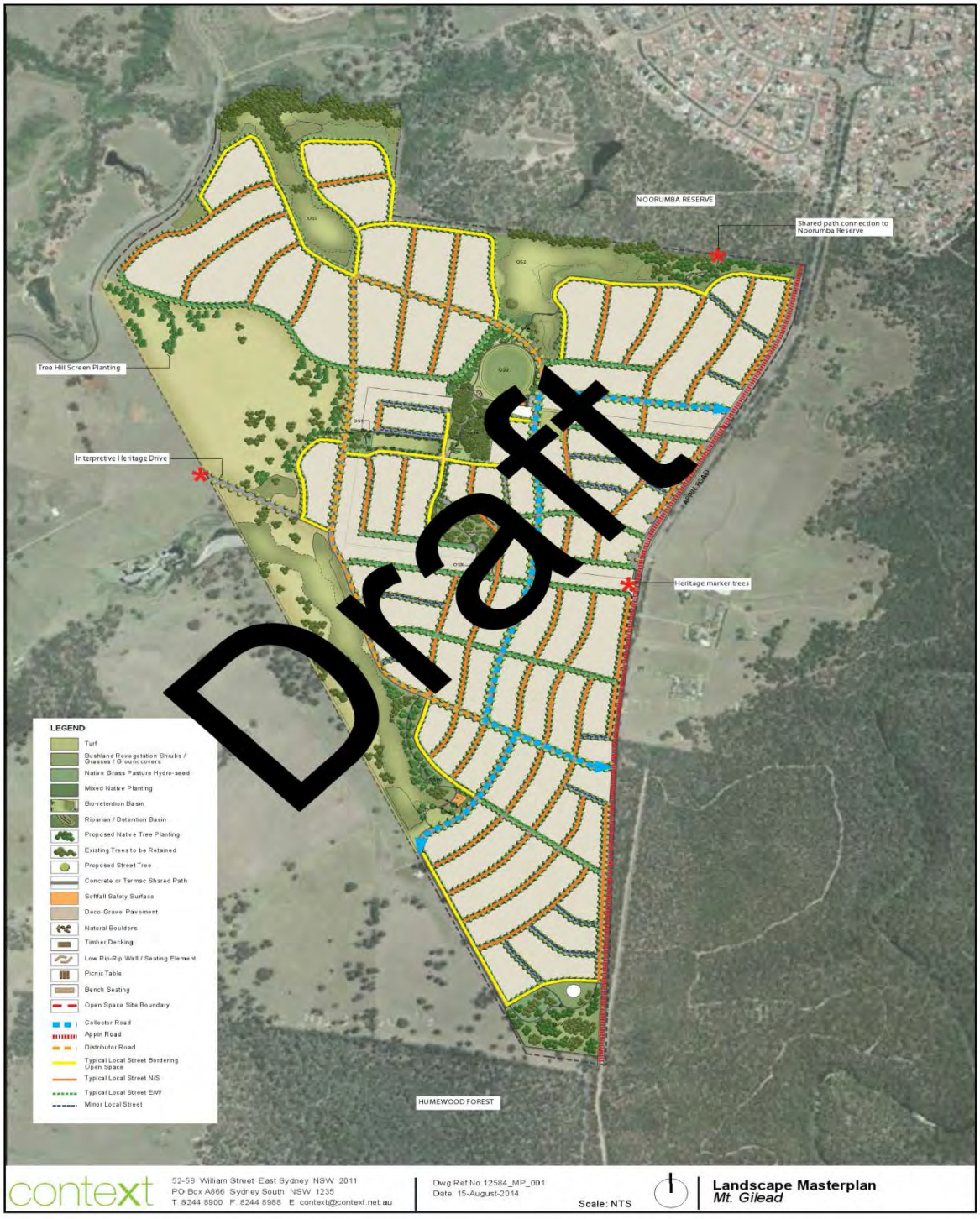
Section 4
MT GILEAD

APPENDIX 1 INDICATIVE STREET TREE HIERARCHY



Type 1- Heritage Drive / Heritage Marker

Araucaria cunninghamii (to heritage gateway)

Jacaranda mimosifolia

Type 2 - Collector/Distributor Roads

Pyrus capital

Pyrus calleryana

Magnolia soulangeana

Type 3 - Appin Rd

Eucalyp[illegible]eletecornis

Corymbia maculata

Eucalyptus crebra

Type 4 - Typical Local St

Elaeocarpus reticulatus

M[illegible]ca decora

Tristaniopsis laurina

Type 5 - Typical Local St bordering open space

Melaleuca decora

Tristaniopsis laurina

Melaleuca linearfolia

Draft

context
52-58 William Street East Sydney NSW 2011
PO Box A866 Sydney South NSW 1235
T 8244 8900 F 8244 8988 E context@context.net.au

Project Ref: 12584 | Dwg No: ST2
Date: 10 September 2014
Client: Mt Gilead

Suggested Street Trees
Mt Gilead

2.2 Camden Gas Project - Annual Environmental Performance Report 2013-2014

Reporting Officer

Manager Sustainable City and Environment

Attachments

Nil

Purpose

To provide Council with a summary of the key aspects of the Camden Gas Project's Annual Environmental Performance Report for the 2013-2014 financial year.

History

AGL is required to prepare an Annual Environmental Performance Report (AEPR) to meet the reporting requirements of the NSW Department of Planning and Environment (DoPE) and Department of Trade and Investment, Regional Infrastructure and Services (NSW Trade and Investment) Office of Coal Seam Gas (OCSG) for the AGL Camden Gas Project (CGP) for the period of July 2013 to June 2014.

The purpose of the AEPR is to report in accordance with the CGP's Development Application Approvals and Project Approvals on the following matters:

- The standards, performance measures and statutory requirements the development is required to comply with
- An assessment of the environmental performance of the development to determine whether it is complying with these standards, performance measures, and statutory requirements
- Reporting against the implementation of the Project Commitments Register
- Responding to the Complaints Register for the preceding twelve month period by indicating what actions were (or are being) taken to address these complaints
- Indication of what actions were taken to address any issue and/or recommendation raised by the Community Consultative Committee
- Provision of the detailed results of all the monitoring required by each consent
- Review of the results of this monitoring against:
    - Impact assessment criteria;
    - Monitoring results from previous years;
    - Predictions in relevant environmental assessment documents.
- Identify any non-compliance during the year
- Identify any significant trends in the data
- If any non-compliance is detected, describe what actions and measures would be carried out to ensure compliance, clearly indicating who would carry out these actions and measures, when they would be carried out, and how the effectiveness of these measures would be monitored over time.

Report

The following provides a summary of the key aspects of the Camden Gas Project - Annual Environmental Performance Report 2013-2014. Full details of AGL's environmental performance over the reporting period can be obtained by viewing the Annual Environmental Performance Report at: http://www.agl.com.au.

Field Development

Field development during this reporting period was limited with no construction works being undertaken. No new wells were drilled and no new gas gathering lines were constructed. Two wells outside the LGA were plugged and abandoned during the reporting period.

Air Pollution

Quarterly stack emissions monitoring results from the Rosalind Park Gas Plant (RPGP) were compliant with the licence concentration limits of Environmental Protection Licence (EPL) No. 12003 for this period.

There were no exceedances of licence limits contained within EPL No. 12003 for any of the annual pollutant loads for the RPGP.

There was a non-compliance identified in relation to an exceedance of air concentration levels for nitrogen oxides on the Continuous Emissions Monitoring System on two occasions during the reporting period which were previously been reported to Council at its meeting on 11 November 2014. (Minutes of the Camden Gas Community Consultative Committee meeting held on 30 July 2014).

Groundwater

The total volume of produced water generated from gas extraction decreased from 4,586 KL in the previous reporting period to 3,464.34 KL for this period, representing a reduction of 24.5%. This is a dramatic decrease from last year which experienced only a 3% decrease from the previous year.

The total volume of produced water reused during this period for well workovers and drilling decreased by 37.5% in comparison with the last reporting period. The total volume of produced water that was reused this reporting period was 1,190.7 KL as compared to 1,905.6 KL for the previous reporting period.

A combined total of 5,236.8KL of produced water from well sites and the RPGP was recycled during the reporting period.

Non-compliances with EPL No. 12003 relating to transfer and analysis of produced water were previously reported to Council at its meeting on 11 November 2014. (Minutes of the Camden Gas Community Consultative Committee meeting held on 30 July 2014).

Noise (Operational and Construction)

There were no exceedances of noise criteria contained within EPL NO. 12003 and no noise complaints relating to operational noise from the RPGP were received during the reporting period. This trend is consistent with previous years.

One complaint was received on 24 October 2013 from a Glen Alpine resident with regard to noise coming from the Menangle Park No. 3 gas well (MP03). AGL engaged a third party specialist noise consultant to conduct noise monitoring. The noise monitoring was undertaken on Friday, 25 October 2013, with the findings that work being conducted at MP03 exceeded noise criteria by 2-3dB, largely due to the AGL air compressor being only partially screened by the onsite noise attenuation walls. Mitigation measures were implemented and further noise monitoring on Monday 28 October 2013 confirmed compliance with noise criteria.

No other complaints were received relating to construction noise from any other operations during the reporting period.

Visual Amenity

One full field flare event occurred during this reporting period for a duration of 125 minutes. This is a decrease from the previous AEPR reporting period where two full field flare events occurred at the RPGP which lasted a combined 627 minutes.

Public Safety

During this reporting period there were no public safety related reportable incidents recorded.

Rehabilitation

Two wells outside the LGA were plugged and abandoned by AGL in March 2014 in accordance with the 'NSW Code of Practice for Coal Seam Gas Well Integrity'. Final rehabilitation works were completed in consultation with the NSW Office of Coal Seam Gas. AGL will continue to monitor site rehabilitation until the land is returned to the landowner.

Environmental Complaints

As detailed above, one community complaint regarding operational noise at MP03 was received during this reporting period.

The number of complaints received in 2013-2014 has remained consistent with the previous reporting period where one environmental complaint was also received.

Environmental Non Compliance Issues and Incidents

Non-compliances with EPL No. 12003 were reported in the Annual Return to the EPA. There were 14 non-conformances with the EPL which resulted in AGL receiving two Penalty Notices from the EPA which have previously been reported to Council at its meeting on 11 November 2014. (Minutes of the Camden Gas Community Consultative Committee meeting held on 30 July 2014).

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Kolkman/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Greiss/Thompson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

2.3 Camden Gas Community Consultative Committee Minutes

Reporting Officer

Manager Sustainable City and Environment

Attachments

Minutes of the Camden Gas Community Consultative Committee meeting, held on 24 September 2014 (contained within this report)

Purpose

To inform Council on the outcomes of the Camden Gas Community Consultative Committee meeting held on 24 September 2014.

History

The Camden Gas Community Consultative Committee (CGCCC) is comprised of representatives of Campbelltown, Camden and Wollondilly Councils as well as community representatives associated with each of the stages of the Camden Gas Project (CGP). The CGCCC was established as a condition of consent for the CGP to provide a forum for discussion between AGL Upstream Investment (AGL) (the proponent) and the community.

The General Manager was appointed as Council's representative to the CGCCC on 31 May 2011, with the Director of Planning and Environment his formal delegate.

Report

A meeting of the CGCCC was held at the Rosalind Park Gas Processing Plant on 24 September 2014. The minutes of this meeting, which were formally endorsed at the CGCCC meeting held on 4 December 2014, are presented in attachment 1. Copies of presentations referred to in the minutes are available by searching 'Camden Gas Project' on the AGL website at: http://www.agl.com.au.

This report provides a broad summary of the outcomes of the CGCCC meeting held on 24 September 2014 and highlights issues of relevance to Council.

Presentations

(i) AGL Operational Summary

There have been no drilling activities at gas extraction well sites within the CGP Area since September 2012. Well workovers were undertaken in the Glenlee and Menangle Park Fields, as part of ongoing maintenance of wells to remove sand and coal debris from the path used by gas flowing out of the well.

Quarterly monitoring of air emissions and noise levels at the Rosalind Park Gas Processing Plant was undertaken in August 2014, with all data collected complying with the permitted levels specified with the EPA licence for the facility.

AGL are continuing to complete corrective actions arising from the EPA's 2013 Compliance Audit Report and the 2010-2012 Independent Environmental Audit Report. The 2012-2014 Independent Environmental Audit and the 2013-2014 Annual Environmental Performance Report are both under preparation.

(ii) Presentation on Spring Farm Incident

AGL's Group Manager Upstream Gas, Mr Mike Moraza provided a presentation on an incident that occurred at approximately 7.30pm on Sunday 31 August 2014 in Spring Farm where gas escaped from a coal seam gas well. A safety release valve had been activated whilst bringing Spring Farm No. 5 well back online, causing a loud gushing sound and resulting in a small amount of natural gas to escape. The safety release valve acted as it was designed to do in this circumstance.

The safety release valve was activated intermittently over a period of 53 minutes until the pressure within the well stabilised. It is estimated that a maximum total of 283m^3 of gas was released into the atmosphere with on-site testing by Fire and Rescue NSW, Jemena and AGL unable to detect methane gas at ground level.

The incident is being investigated by the NSW EPA to determine if any licence conditions were breached.

Further details on the incident can be found in the 'Camden Gas Project, Spring Farm 05 Pressure Safety Valve Incident Report, September 2014' which is available on the AGL website.

Next meeting

The next meeting of the CGCCC will be held on 11 March 2015, where the minutes of the meeting held on 4 December 2014 are scheduled to be endorsed. A report providing a summary of the minutes of the 4 December 2014 meeting will be presented to the next available Council meeting following their endorsement.

Officer's Recommendation

That the information be noted.

Committee Note: Ms Kirkby addressed the Committee in opposition to the minutes.

Committee's Recommendation: (Kolkman/Matheson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Greiss/Thompson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

ATTACHMENT 1

COMMUNITY CONSULTATIVE COMMITTEE
AGL – CAMDEN GAS PROJECT

MEETING NO.41

Held in the RPGP Conference Room, Menangle on 24 September 2014 at 5.30pm

MINUTES

Member / Guest	Attendance Type
Mrs Margaret MacDonald-Hill (MM) **Chair**	Present
Mr Brad Staggs (BS)	Apology
Mrs Diane Gordon (DG)	Apology
Mr Fred Anderson (FA)	Apology
Ms Jacqui Kirkby (JK)	Present
Mr Andrew Spooner (AS)	Present
Mr Peter Bloem (PB)	Present
Mr Simon Hennings (SH)	Apology
Mr Troy Platten (TP)	Apology
Mr Paul Reynolds (PR)	Present
Mr Aaron Clifton (AC)	Present
Ms Jenny O'Brien (JO)	Present
Ms Anna Cosgrave (ACos)	Present
Ms Jenny MacMahon (JM)	Present
Ms Lara Symkowiak (LS)	Apology
Ms Nicole Magurran (NM)	Apology
Mr Mike Moraza (MMz)	Present
Ms Suzanne Westgate (SW)	Present

Meeting Opened at: 5:35pm

ITEM	ACTION
1. Welcome Welcome and Introductions by Chair – MM.	
2. Apologies As above.	
3. Declarations of Interest MMH made usual disclosure.	
4. Confirmation of Previous Minutes **The amended May 7 Minutes were moved without any changes:** Moved - JK Seconded – PR **The July 30 2014 Minutes were moved with minor amendments:** 1. JK - EPA compliance audit – the words "enforceable undertaking" should be capitalised "Enforceable Undertaking". 2. Apologies – AS is listed as an apology twice. Moved - PR Seconded - AC	

5.Business Arising **JK-** Carmelite Nuns wrote to AGL, requesting a written response to their questions about the Environmental Health Impact Assessment (EHIA) for the Proposed Northern Expansion. A response was received but not in the requested format (a written response). AGL offered to meet with the Carmelite Nuns and have one of their technical consultants present to answer any questions. JK said that this offer will be accepted if there are outstanding issues, following AGL's written response. **MMz -** AGL has responded to the submission but the number of questions raised is extensive. Many of the issues raised in the submission have been covered as part of the EHIA preparation. MMz believes that the best way for AGL to respond is have experts who wrote the EHIA to have an open discussion with the Carmelite nuns. **JK** – suggests that MMz go through the questions and say where the information is available; provide a reference to where issues have been answered in the documentation**.** The Carmelites are educated ladies who are frustrated with the response from AGL. **MMz-** Meeting with people is the best option as other issues become obvious. AGL would encourage a meeting, where the nuns will have access to experts. **JK-** Asked if AGL is prepared to provide a written response or not? They put a lot of time into their submission. **MM-** Suggested MMz ring and speak to Sister Jocelyn. **JK-** Hard to reach her on the phone. Encourage email contact over phone contact. **MMz** – AGL is prepared to deal with this issue, but there are inefficiencies in sending long letters back and forth. AGL seeks to better address Sister Jocelyn's concerns. **JK –** Reiterated ringing Sister Jocelyn is not appropriate. A written response is preferred. AGL should respond to the Carmelites how they requested. **MMz-** Thanked JK for her comments. Would still like to call Sister Jocelyn. **Development Consents** JK was after most recent developments consents. AC advised 2010 consent is the current version as shown on, Department of Planning & Environment website. **EPA Compliance Audit** **PB** – There has been a tenfold increase in penalty infringement notices. EPA has compliance policy = steps out how make regulatory decisions. Corporations $1500 to $15,000 Individuals $750 to $7,500, council fines aren't as high. Compliance policy is still within the framework. These are the toughest on-the-spot penalty infringement notices in Australia. **Additional Council representative** **MM** – Brad Staggs advised additional Council representative is being finalised through Wollondilly Council.	**JOB** to send out link to most recent version

6. Correspondence **In** Email 1 Sept 2014 from AGL on Spring Farm incident **Out** nil	
7. AGL Update **Land and Approvals Presentation delivered by SW. Copies of the presentation were made available.** **JK**– Is there a consolidated list of consents available? **SW-** No – there is no place containing all consents for Camden. The Office of Coal Seam Gas (OCG) has a list of different documents. **JK** – these documents don't follow any kind of order **SW-** 10 different consents because project is developed in stages. Under the current law, it can't be consolidated. The law doesn't allow for this. **Operations Health, Safety, Environment. Presentation delivered by AC. Copies of the presentation were made available.** **JK** – Are people alerted about well workovers ahead of time? **AC-** Yes, because of conditions of consent, this work requires 14 days' notification. AGL does letter box drops to the surrounding landowners. This information provides an estimated time/date of when the work will be done, and a contact number. **JK** – does this go up on the website? Would be a good idea. **AC** – no, it doesn't. **JO** – yes, agreed. **PR -** Council would also appreciate this information. **Community** **Presentation delivered by JO. Copies of the presentation were made available.** **JK** – Questioned how were figures calculated? **JO** – This was completed by looking at vendor data, employment data and community investment data. The figures were broken down into three areas; Australia, NSW and local. This information was audited by Deloitte's and was prepared for AGL's Annual Sustainability Report. **JK-** Where can we look at this? Interested in the methodology. **JO** – The Sustainability Report will be released by the end of the year however the detailed analysis will not as there is sensitive information in that. Once the methodology was established it was audited by Deloitte's **JK** – Is $5.2million only vendor data? **JO** – It also includes community investment and employment data. This is an important story to tell the community of how AGL contributes to the local community. I will share the Sustainability Report to the CCC when it becomes available.	**JO** to share AGL's Annual Sustainability Report when released
MMz – Presentation on Spring Farm incident MMz presented on the circumstances of the Spring Farm 05 pressure safety valve well incident, including the response, regulatory environment, investigations, improvements and actions.	

AGL treats all incidents very seriously, especially an event like the Spring Farm incident, which is a well located close to residential areas. AGL is disappointed about the misinformation that was distributed from different outlets. The misinformation encouraged fear and confusion about safety and what actually occurred.

Overview of incident and AGL's response and actions

- The incident occurred on Sunday evening, 31 August 2014 at Spring Farm.
- Spring Farm 05 is the well of interest.
- Locations are where Landcom requested wells to be placed, away from residential areas, and will be separated from residences by a future road that will connect Liz Kernohan Drive and the M5.
- The wells in question had all been shut down for a couple of days. The incident occurred in the process of bringing the wells back on-line.
- Pressure safety valve had released. The device is designed to release in over-pressure events.
- This process makes a "gushing sound" when the gas is released up into the atmosphere. The vent is approximately 2-3 metres above the ground.
- The pressure safety valve operated as it was designed to do (release gas in high-pressure event)
- Fire and Rescue NSW, Jemena and AGL attended the site and fire crews' inspections showed no detectable gas levels on monitoring equipment, or any need to evacuate residents.
- The equipment is able to deal with higher pressures and is over engineered as the natural gas comes up in a low pressure environment
- Based on AGL's interview with Fire and Rescue NSW, the event took place from approximately 7:05pm (which is when the '000' operator call was received by Fire and Rescue NSW) to 8:50pm. The pressure safety valve on the SF05 gas/water separator was intermittently open during the event for an estimated duration of 53 minutes
- AGL's Engineers don't think this was venting continuously for 53 minutes. However have calculated the quantity of gas being released based on 53 minutes worth of flow. Engineers calculated 283 m^3 of gas was released in this time. (About the size of the meeting room – or a little bit bigger).
- Brigade Hazmat team set up hydrocarbon detectors to detect present hydrocarbon and/or methane. They were unable to detect these gases. This was the same for Jemena and AGL's investigations.

JK- was calculation based on basis that it vented for the whole 53 minutes? Conservative number?
MMz- Correct, the 53 minutes. This is a rare incident. In last 10-15 years, it has happened only 3-5 times. This event typically happens when well is bought online or shut down.

JK – Was there a problem with the compressor that you couldn't receive the gas? **MMz** – No, we shut down the compressor to resolve the issue. **PR** – If one goes down, are wells turned off? **MMz** – if AGL wants to shut down compressor, shut down commensurate valves. **PR** – If well shut down, is it less pressure? **MMz** –Correct, if wells are shut down the pressure in the gas gathering line and the Gas Plant is reduced. This happens very quickly. **JK** – If the pressure valve did not release, what would have happened? **MMz** – nothing would happen except for a build-up of pressure. The equipment is built for very high pressure. It is rated to ~Class 600 (2000/3000 pounds per square metre). Worst case is that there would be a build-up of pressure but AGL confident that the equipment can handle this. Nothing would have exploded/ruptured, no excessive release of gas. There are plenty of safety precautions. There would be no catastrophic failure. **AC** – The control room would have picked it up if the pressure continued to build. **JK-** What would you have done if the gas continued to build up? **MMz** – We would release it downstream. A flow into the gas gathering system. **JK** – Did this incident occur at the five-well location? **AC**- At four wells, known as Spring Farm 20. One well out of a cluster of four wells. Spring Farm 6 was never drilled. It was licensed to be a five well cluster, but this was never built. **JK** – You weren't bringing these on for the first time? **MMz** – no, these wells were brought online in 2011 and were drilled in 2010. **JK-** Is there a greater risk of problems when you have a cluster of wells? **MMz** – No. There is no danger to other wells in close proximity to Spring Farm 05. Each well is unique and confined. **PR**– Is there a pressure device? **MMz** – Yes, AGL uses check valves – these are designed to stop backflow. **PR**– So it is better to control the valves downstream – so that gas goes to the plant, rather than venting? **MMz** – It is not in AGL's interest to vent (or lose gas). If operator knew of this problem, the operator would have opened the valve slowly – a managed control and flow of gas to the Gas Plant. **JK – to PB**: Were any EPA licences breached in this incident? **PB** – The EPA is looking to ensure it was operated in a proper and efficient manner. Even though AGL says risks from incidence is low, EPA will investigate. It is yet to be determined, but EPA will take an appropriate response. The EPA is committed to see what is best for the community. EPA site visit on the Monday (following the incident) revealed that the well was operating properly. AGL and residents have been interviewed. Learnings not just related to Spring Farm. Important to understand what happened here and what is in the best interests to get the best outcome.	

JK – Is there going to be a different regime for wells located close to residences those that are not? **MMz** – No, there is not. AGL is looking to have best practice wells. AGL wants to go above and beyond to ensure there is appropriate containment around wells, and visual amenity is considered (plantings around well) AGL looking at further plantings. **MM** – Will the learnings from this incident be shared with the industry? **MMz** – Yes **JK** – Are horizontal wells running under any houses in the area? **MMz** – Yes **JK** – SMH had a report, interviewing residents. One resident reported 'regular tremors'. Could this be related to well? **MMz** – no, it is unrelated. Misinformation is promoting fear in the community. It is unrelated. The people of Spring Farm are being contacted by groups who are driving a fear that activities are creating subsidence, health problems, odour issues (but natural gas is completely odourless). AGL want to engage with community around these issues by sharing facts about the industry. **PR** to JK – used to live off Campbelltown Road, trucks would cause vibrations in home, even though the property was removed from the road. It is difficult to pinpoint where the vibrations are coming from. **JK**– Cautioned AGL; when scientific reports come out that they are not mis-quoted. Claims that AGL puts spin on the reports. **JO**– AGL provides open and proactive responses to issues and questions. AGL doesn't have control of how things are reflected in the story (by media). Some reporters don't give context, which creates difficulty. **MMz-** Do you (JK) have any suggestions about how AGL can engage with Spring Farm? **JK** – you can't. You can't change how people will feel about this. **MMz-** Are you saying we shouldn't try? **JK** – I think you should try. Even with best practice, there are problems. **MM** – Has anyone told the residents about the road? **PR** – Council always receives calls about this. Encourage people to read planning boxes. **JK** – People don't check this. **PR** – It is hard to consult with a community that isn't there. **MM** – appreciate the way that this was presented in a non-technical way. **JK** – Suggestion to EPA. Should also take role in communicating with people after this event. The community has more confidence in EPA (over AGL). **PR** – people are calling Council to see if there are problems with their property being near a well. **MMz** – would a targeted letter box drop help? **PR** – worthwhile doing something. **JO** to PR – There are more residences all the time. Are there increases in enquiries of people who already live there or will live there? **PR** – once precincts released for sale, there is a spike in calls/enquiries.	

JO – Takes questions from current and prospective residents. Some say there will be a sound wall at the back of the property. **PR** – acoustic reports are done. There will be noise walls. **JO** – when Landcom were negotiating where the wells would go, they chose locations because of the road, and once the wells are plugged and abandoned, these areas will be used as car parks (for reserve and park + ride). This will be a very busy road. **PB** – Do people know this? **PR** – The information is publicly available **PB** – Has the relationship with Jack Scully tip been considered? **PR** – Yes. **JO** –An AGL team member has bought land with intention to build and there are many different clauses including odour, salinity and subsidence. **JK** – rumour Cornish group or other development, knowledge that CSG is in area is affecting house prices. **PR/JO** – haven't heard this – Council encourages people to read Chief Scientist's report.	
7. General Business **JK** – A landowner wanted to know what is happening with AGL's access agreements? The NSW enquiry said that they should be open. Are we going to find out how people are compensated? **MMz** – Was the landowner happy/sad/indifferent? **JK** – They felt that they have a weak negotiating position. **MMz** – AGL can provide costs for legal advice **SW -** As of 2013, AGL has uploaded to their webpage a landowner portal with information about land and access agreements and production agreements. AGL voluntarily took into account draft Land Access Code. AGL have put this in their Precedent Production Agreement. Agreement costs are not made public because people want it to be private. AGL has revised compensation requirements to better reflect what is fair. **PR** – Does the amount of compensation vary? **SW** – AGL considers many things including the value of the land and project context, area of land, how AGL will use the access road, look at productivity of land (highly productive, mid range). It can range from $3000+ per annum. **JK** – Have you taken into account that around Camden, it will one day be residential and will impact negatively on the property in the future? **SW** - AGL can't put wells on residential zoned land. AGL can't take into account future land use. Agreements hold for the life of the PPL (~mid 2020) **JO** – the life of the well is ~15 years. For this project we are well into the life. **JK** – need to know that AGL is being fair to landowners – because there is high value for development in this area.	
8. Next meeting date Will include Christmas dinner: JO we to organise. Thursday, 4 December 2014.	**JO** to send invitation around

Meeting Closed at: 7.40pm.

Acronym Index

CCC	Community Consultative Committee
EHIA	Environmental Health Impact Assessment
EPA	Environment Protection Authority
EPL	Environment Protection Licence
EU	Enforceable Undertaking
HSE	Health, Safety and Environment
PEMS	Predictive Emissions Monitoring System
RPGP	Rosalind Park Gas Plant
SEPP	State Environmental Planning Policy
DP&E	Department of Planning and Environment

2.4 Minutes of the Heritage Protection Sub Committee Meeting held 20 November 2014

Reporting Officer

Manager Sustainable City and Environment

Attachments

Minutes of the Heritage Protection Sub Committee meeting held 20 November 2014 (contained within this report)

Purpose

To seek Council's endorsement of the Minutes of the Heritage Protection Sub Committee meeting held 20 November 2014.

Report

Contained within the report are the recommendations of the Heritage Protection Sub Committee. Council officers have reviewed the recommendations and they are now presented for the consideration of Council. The reports requiring an individual recommendation of Council are detailed in the Officer's Recommendation.

Recommendations of the Heritage Protection Sub Committee

Reports listed for consideration

7.1 Masterplan for Heritage Park Glen Alpine

That the information contained in the Masterplan for Heritage Park Glen Alpine report regarding the preparation of a Masterplan by Council to guide future public works and ongoing management of Heritage Park, Glen Alpine be noted by the Heritage Protection Sub Committee.

7.2 Restoration of the Heritage Listed Hurley Park Reservoir, Cattle Tank and Silt Traps

1. That Council be asked to pursue additional funding opportunities from suitable Government grant programs to assist with the cost of restoration works planned for the heritage listed Hurley Park reservoir, cattle tank and silt traps.

2. That Council be asked to consider replacing the plaque currently missing from the Cattle Tank stone monument with a replica plaque that reads "This stone was unveiled on 24 March 1981 to commemorate the commencement of restoration of this historic site".

3. That Council be asked to consider installing an information/educational board regarding the historical significance of the Cattle Tank site for the information of visitors.

7.3 Local Heritage Fund Application - 'Morning Glory' House, Wedderburn Christian Camp

The Heritage Protection Sub Committee request that Council approve the Local Heritage Fund (2014-2015) application for $2000 from 'Pro Campo Ltd' for replacement guttering on the heritage listed Morning Glory House, with payment being subject to works being completed in accordance with the Heritage Fund Guidelines.

8.1 Conservation Plan of Management - Glenalvon

That Council's Manager Cultural Services be invited to attend the next Heritage Protection Sub Committee meeting to liaise with the Campbelltown and Airds Historical Society in relation to their review of the Conservation Management Plan prepared for Glenalvon.

8.2 Horse Trough at Rosemeadow

That the information be noted.

8.3 Former Fisher's Ghost Restaurant

That Council be requested to write to the State Member for Campbelltown requesting that representations be made to appropriate authorities on Council's behalf to facilitate required restoration works for the former Fisher's Ghost Restaurant building, and if possible assistance with listing the item on the State Heritage Register.

8.4 Silo's located on Appin Road

That the information be noted.

8.5 Proposed Meeting Dates 2015

That the information be noted.

Officer's Recommendation

1. That the minutes be noted.

2. That Council be asked to pursue additional funding opportunities from suitable Government grant programs to assist with the cost of restoration works planned for the heritage listed Hurley Park reservoir, cattle tank and silt traps.

3. That Council be asked to consider replacing the plaque currently missing from the Cattle Tank stone monument with a replica plaque that reads "This stone was unveiled on 24 March 1981 to commemorate the commencement of restoration of this historic site".

4. That Council be asked to consider installing an information/educational board regarding the historical significance of the Cattle Tank site for the information of visitors.

5. The Heritage Protection Sub Committee request that Council approve the Local Heritage Fund (2014-2015) application for $2000 from 'Pro Campo Ltd' for replacement guttering on the heritage listed Morning Glory House, with payment being subject to works being completed in accordance with the Heritage Fund Guidelines.

6. That Council be requested to write to the State Member for Campbelltown requesting that representations be made to appropriate authorities on Council's behalf to facilitate required restoration works for the former Fisher's Ghost Restaurant building, and if possible assistance with listing the item on the State Heritage Register.

Committee Note: Mr Bellman addressed the Committee in support of the minutes.

Committee's Recommendation: **(Kolkman/Lound)**

1. That the minutes be noted.

2. That Council pursue additional funding opportunities from suitable Government grant programs to assist with the cost of restoration works planned for the heritage listed Hurley Park reservoir, cattle tank and silt traps.

3. That Council replace the plaque currently missing from the Cattle Tank stone monument with a replica plaque that reads "This stone was unveiled on 24 March 1981 to commemorate the commencement of restoration of this historic site".

4. That Council install an information/educational board regarding the historical significance of the Cattle Tank site for the information of visitors.

5. That Council approve the Local Heritage Fund (2014-2015) application for $2000 from 'Pro Campo Ltd' for replacement guttering on the heritage listed Morning Glory House, with payment being subject to works being completed in accordance with the Heritage Fund Guidelines.

6. That a report be presented to Council outlining options for the protection and preservation of the former Fisher's Ghost Restaurant building.

CARRIED

Council Meeting 17 February 2015 **(Greiss/Thompson)**

That the Committee's Recommendation be adopted.

Council Resolution Minute Number 10

That the Committee's Recommendation be adopted.

ATTACHMENT 1

Minutes of the Heritage Protection Sub Committee

Held Thursday 20 November 2014 in City Works Conference Room 2.01

Meeting Commenced: 6.05pm

1. Acknowledgement of Land

An Acknowledgement of Land was presented by the Chairperson, Councillor Rowell.

Councillor Ted Rowell (Chairperson) - Campbelltown City Council
Councillor Bob Thompson - Deputy Chair
Kay Hayes - Campbelltown Airds Historical Society
Robert Wheeler - National Parks Association
Learna Coupe - Campbelltown Airds Historical Society
Sue Kijurina - Campbelltown Airds Historical Society

Also in Attendance: Andrew Spooner - Manager Sustainable City and Environment
Jeff Burton - Strategic Planner
Jane Worden - Executive Support
Clarice Stretch - Campbelltown Airds Historical Society

Apologies: James Gardner - Qualified Person
Mario Majarich - National Parks Association Alternate Delegate

Sub Committee's Recommendation: (Rowell/Hayes)

That the above apologies be accepted.

CARRIED

3. Declarations of Interest

There were no Declarations of Interest made at this meeting.

4. Minutes of the Previous Meeting

Minutes of the Previous Meeting

Reporting Officer

Manager Sustainable City and Environment

Report

The Minutes of the Heritage Protection Sub Committee Meeting held on 22 May 2014, copies of which were circulated to each Sub Committee member, were presented to Council for adoption at its meeting held on 19 August 2014.

Council resolved to adopt the Minutes in accordance with the Officer's recommendation.

Officer's Recommendation

That the information be noted.

Sub Committee's Recommendation: (Wheeler/Hayes)

That the information be noted.

CARRIED

5. Business Arising from Previous Minutes

Reporting Officer

Manager Sustainable City and Environment

Purpose

To report on business arising from the Minutes of the Heritage Protection Sub Committee Meeting held on 22 May 2014.

Report

The Minutes of the Heritage Protection Sub Committee meeting held on 22 May 2014 were considered by Council at its meeting on 19 August 2014.

The matters of business arising from the previous minutes relate to the following relevant items as detailed below:

Item 7.1 Development Application for Demolition of Etchells Cottage, 60 Hansens Road, Minto Heights

That Council be requested to consider applying a condition of consent requiring that before demolition commences that the applicant submit a social and physical record (including plan and photos) to the Campbelltown Airds Historical Society.

Council approved the application under delegated authority on 3 October 2014, and included an appropriate condition for the archival recording of the property. The archival records, when received and approved by Council, will be forwarded to Campbelltown Airds Historical Society in accordance with the request by the Heritage Protection Sub Committee.

Item 7.3 Tree Removal Application – St Peter's Anglican Cemetery

That the Heritage Protection Sub Committee support the tree removal application TA 5266/2014 for the removal of four trees at St Peters Anglican Church Cemetery, subject to compensatory planting being undertaken by the applicant to the requirements of Council's Tree Specialist.

The tree removal application (TA 5266/2014) has been approved by Council to allow for the removal of the subject trees. Negotiations are continuing between the proponent and Council's Tree Specialist to determine the most suitable compensatory species and locations for planting within the cemetery grounds.

Item 8.2 Silos located on Appin Road, Campbelltown

That Council officers raise concerns with the Roads and Maritime Service in relation to the poor roofing condition of the Silos located on Appin Road, Campbelltown.

Council staff have written to the NSW Roads and Maritime Service (as owners of the heritage listed silos) requesting appropriate maintenance works be undertaken to address the concerns raised by the Heritage Protection Sub Committee. A verbal update on the matter will be provided by Council staff at the Heritage Protection Sub Committee meeting of 20 November 2014.

Officer's Recommendation

That the information be noted.

Sub Committee's Recommendation: (Coupe/Hayes)

That the information be noted.

CARRIED

6. Correspondence - Nil

7. Reports

7.1 Masterplan for Heritage Park Glen Alpine

Reporting Officer

Manager Sustainable City and Environment

Purpose

To advise the Heritage Protection Sub Committee of the preparation of a Masterplan by Council to guide future public works and ongoing management of Heritage Park, Glen Alpine.

Report

Heritage Park is approximately 2.74 ha in area, and located at Abington Crescent Glen Alpine. The site is zoned Local Open Space under Campbelltown (Urban Area) Local Environment Plan 2002, and is also listed as an item of local heritage significance under the same plan. The park is bordered by the residential areas of Glen Alpine.

The heritage significance of the park relates to its historical association with the homestead known as 'Glen Alpine', which once stood on the elevated plateau in the south-eastern portion of the park. The approximate location of the original dwelling in the park is marked with a Council erected plaque.

Whilst there are no visible remnants of the building structure above the ground, it is understood that the original building foundations remain in situ. Some sections of an historic paved driveway are also visible within the park between the house site and Abington Crescent.

Much of the vegetation within the park is believed to be subsequent generations of plants associated with the original gardens of the homestead, with the most significant trees comprising a Bunya Bunya and Hoop Pine that are estimated to have been planted in the nineteenth century. The dominant plants within the park are the largely self-sown African Olives (a classified noxious weed) which have proliferated to cover approximately half of the park area.

To assist the ongoing management and use of the park, Council engaged Knox + Partners Landscape Architects to prepare a Masterplan that addressed both the heritage status of the park and general issues relating to the use of the park as a public open space area. A copy of the prepared Masterplan is included as the attachment to this report.

Key issues assessed in the preparation of the Heritage Park Masterplan included the following:

- Potential for disturbance of archaeological relics associated with the historic use of the site and location of Glen Alpine House

- Retention of historically significant plantings within the park
- Footpath construction to improve pedestrian connectivity and movement
- Elevated vantage points and public viewing areas
- Improve public access and safety
- Management of the proliferation of African olive bushes throughout the park.

Council is currently undertaking an environmental assessment for works within the area identified as 'Stage 1' on the Masterplan, relating to the eastern part of the park and location of the historic Glen Alpine house. In order to minimise the potential for site disturbance in the vicinity of the house site, it is noted that pathway construction is to be limited to compacted crushed granite material at ground level.

Conclusion

Council has formulated a Masterplan to guide future works within Heritage Park Glen Alpine, which is heritage listed under Council's Local Environmental Plan given its historical association with the original 'Glen Alpine' homestead. A key focus of the Masterplan has been to balance the need for Council to maintain the site as a public open space whilst ensuring the heritage significance of the site is respected.

Funding has been allocated for the first stage of works under the Masterplan which is intended to commence following a review of environmental factors being undertaken by Council staff to ensure works are undertaken in an appropriate manner.

Officer's Recommendation:

That the Heritage Protection Sub Committee notes the preparation of a Masterplan by Council to guide future public works and ongoing management of Heritage Park, Glen Alpine.

Sub Committee's Recommendation: (Wheeler/Coupe)

That the information contained in the Masterplan for Heritage Park Glen Alpine report regarding the preparation of a Masterplan by Council to guide future public works and ongoing management of Heritage Park, Glen Alpine be noted by the Heritage Protection Sub Committee.

CARRIED

7.2 Restoration of the Heritage Listed Hurley Park Reservoir, Cattle Tank and Silt Traps

Reporting Officer

Manager Sustainable City and Environment

Purpose

The purpose of this report is to update the Heritage Protection Sub Committee on restoration works planned for the Hurley Park reservoir, cattle tank and silt traps.

Background

The Hurley Park reservoir, cattle tank and silt traps represent unique examples of stone masonry structures dating from 1838. The structures were designed and constructed for the purpose of a public water supply for Campbelltown, and represent the last major construction project carried out by convict labour under military control in the district. The reservoir, cattle tank and silt traps are listed by Council as heritage items of significance.

The structures comprise a stone walled reservoir, and an overflow 'cattle' tank, and two silt trap structures built in the courses of the two creeks formerly feeding the reservoir. The main reservoir was used for domestic water supply from 1840 to 1888, and the overflow in the lower tank was used to water cattle. The reservoir currently serves as a dry detention basin in Campbelltown's Flood Mitigation Scheme.

In 2004 Council engaged Connybeare Morrison to prepare a Conservation Management Plan (CMP) to provide guidance for the development, care, maintenance and long-term use of the reservoir, silt traps, and cattle tank, as well as the functional uses of the park and landscaping.

In November 2005, Council appointed Bill Jordan and Associates to prepare a Heritage Engineering Report (Attachment 1), to guide the restoration works for the site in accordance with the recommendations of the CMP. This specialist input was essential given the significant age of the stonewalls, and unique construction techniques used in building of these structures. At that time, the estimated cost of restoration works was estimated to be in the order of $400,000, however this figure would need to be requoted as works progress.

Council has also prepared a Landscape Masterplan for the broader site which was completed in August 2006. This plan includes replacement fencing along the reservoir walls, interpretive walkways, and supplementary native planting and play equipment within the recreation area of Hurley Park.

In 2008, Council engaged 'Stonemason and Artist P/L' to commence restoration works of the Hurley Park Reservoir and Cattle Tank in accordance with the recommendations of the CMP and Heritage Engineers report. These works focused on the cleaning and re-mortaring of the cattle tank sandstone wall. Further works planned under future stages include stone work repairs to the channel, reservoir wall and silt traps, in addition to weed and silt removal.

Since 2008, Council has undertaken a number of general asset improvements to Hurley Park, including new flood lighting and construction of an amenities building. However, no further restoration works on the sandstone structures have occurred given the specialist nature of the works and dependency upon additional funding being sourced.

Report

At its meeting of 16 September 2014, Council requested that a report be presented on all possible funding grants for the repair and ongoing maintenance of the two silt trap sandstone spillways and other heritage resources located at Hurley Park. A subsequent briefing was presented to the Councillors on 28 October 2014 by the Director of Planning and Environment which identified the most likely sources of grant funding as follows:

1. Metropolitan Green Space Program

The Metropolitan Green Space Program is a NSW Department of Planning initiative that focuses on regionally significant projects and funding towards projects that can demonstrate the achievement of regional outcomes. The program also considers contributions towards projects that promote regional accessibility to natural bush lands and waterways achieving quality open space areas in the built environment.

Annually, approximately $3 million is available, on a dollar-for-dollar matched funding basis. Council staff are investigating whether the proposed conservation works within Hurley Park may be eligible for funding under the 2015 program, which is anticipated to be open for new applications in the new year.

2. NSW Office of Environment and Heritage (OEH)

Possible funding is available under two broad categories of grant funding provided by OEH.

As a local heritage listed item, Council can make application for limited funding assistance under the 'Local Heritage Fund' category of funding. Applications for project funding in 2015–16 are expected to be open late 2014.

Alternatively, OEH has a greater pool of funding available for State listed heritage items (generally up to $75,000 on a dollar for dollar basis). However, this would not be an option at present given that the subject item is not listed on the State Heritage Register. Enquiries made with OEH indicate that any application for State Heritage listing would require the authorisation of the Department of Lands as the property owner.

3. Crown Lands Public Reserves Management Fund Program

Crown Lands administer the Public Reserves Management Fund Program (PRMFP) which is an annual program providing financial support for the development, maintenance and improvement of public reserves. Managers of any NSW Crown reserve, as well as freehold showgrounds and schools of arts, can be eligible to apply for funding.

The program provides grants and low interest loans to eligible applicants through a competitive application process. This funding has supported initiatives such as the maintenance of showgrounds and community halls, the improvement of local parks and reserves and the development of Crown caravan parks.

The planned conservation works to the Hurley Park heritage structures would likely fall within the scope of eligible projects that may be considered for grant funding or a loan application under the program.

Conclusion

Council is committed to the conservation of the heritage listed water supply reservoir and cattle tanks at Hurley Park, with restoration works planned in accordance with the adopted Conservation Management Plan for the site. Initial sandstone restoration and re-mortaring works have been carried out on the cattle tank structure, with further stages of restoration works on the reservoir wall and silt traps being investigated and costed.

Council is currently undertaking a site maintenance program to improve the park setting of the heritage listed structures, including the upkeep of existing fencing, weed and vegetation removal, and general maintenance of the drainage lines leading to the silt traps. It is considered that these interim measures will improve the physical condition of the site and expose the structures to allow a better examination by appropriately qualified heritage consultants to advise Council on the next stages of sandstone restoration works.

A number of potential State Government funding sources have been identified to assist the cost of progressing conservation works, as outlined in the body of this report. In this respect, it is considered that Council should continue to pursue the most suitable funding opportunities under these grant programs, including organising quotes from appropriately qualified stonemasons, identifying costs and funding commitments required by Council, and consultation where necessary with the NSW Department of Lands as site owner.

Officer's Recommendation

That Council pursue additional funding opportunities from suitable Government grant programs to assist with the cost of restoration works planned for the heritage listed Hurley Park reservoir, cattle tank and silt traps.

Sub Committee's Recommendation: (Wheeler/Hayes)

1. That Council be asked to pursue additional funding opportunities from suitable Government grant programs to assist with the cost of restoration works planned for the heritage listed Hurley Park reservoir, cattle tank and silt traps.

2. That Council be asked to consider replacing the plaque currently missing from the Cattle Tank stone monument with a replica plaque that reads "This stone was unveiled on 24 March 1981 to commemorate the commencement of restoration of this historic site".

3. That Council be asked to consider installing an information/educational board regarding the historical significance of the Cattle Tank site for the information of visitors.

CARRIED

7.3 Local Heritage Fund Application - 'Morning Glory' House, Wedderburn Christian Camp

Reporting Officer

Manager Sustainable City and Environment

Purpose

The purpose of this report is to seek a recommendation of approval from the Heritage Protection Sub Committee for Council to fund the subject application under Council's Local Heritage Fund 2014/2015.

Background

Morning Glory House dates from circa 1880 and is listed by Council as an item of local heritage significance primarily for its association with the artist and ornithologist, Gracius Joseph Broinowski, who arrived in Australia from Poland in about 1857.

The building is where G.J. Broinowski was residing when he produced his major works ""Birds and Mammals of Australia" and the later "The Birds of Australia." The Broinowski family were among the earliest European residents of the Wedderburn area.

Morning Glory House is also of aesthetic significance as a weatherboard building with a unique steel clad gabled roof form, likely to be related to both Broinowski's Polish origins and his profession as an artist. The front elevation features three gabled roofs with gable ends facing the front, with box gutters between, the central gabled roof being steeper in pitch than the two flanking gabled roofs. The front elevation also features a skillion roofed return verandah on timber posts.

The subject property is 55 hectares in area and heavily vegetated, with a number of buildings located within a central cleared area used by Wedderburn Christian Camp. Morning Glory House is the only heritage listed building on the property.

In 2013, Council granted consent to formalise the use of the subject building for dormitory accommodation as part of the ongoing use and management of the site by the Wedderburn

Christian Camp. The adaptive re-use of the building was subject to a heritage impact assessment to appropriately address the long term maintenance requirements for the building. This included a maintenance schedule for the building's roofing, downpipes and guttering.

Report

The subject application seeks financial assistance under Council's Local Heritage Fund 2014/2015 for replacement of perimeter roof guttering on the local heritage listed Morning Glory House, 208 Minerva Road Wedderburn.

The application has been submitted by the owners of the property, 'Pro Campo Ltd'. A copy of the application (letter) provided by applicant is included as Attachment 1. The condition of the existing guttering on the building is shown in photos included as Attachment 2.

The applicant has advised that the existing gutters on the perimeter of the lower roof are under-capacity for containing stormwater from common rainfall events, mainly in the areas of concentrated flow discharged from the higher gable roof gutters.
The owner is also intending to replace the gutters with a leaf guard gutter system, so as to improve the water quality collected and reduce the potential fire hazard of leaf litter build up.

An inspection of the building has been undertaken, and whilst the existing gutters are considered to be in fair condition and would benefit from some basic maintenance to improve their function and appearance, the improvements identified by the applicant are considered to have sufficient merit for the application to be supported under the Local Heritage Fund.

In this respect, the replacement of guttering and downpipes with a consistent and sympathetic style and colour would improve the appearance of the building and reduce the potential for water damage to the building fabric. The improved function of the gutters would also assist with rainwater collection and storage for fire fighting purposes, noting that the site is not serviced by town water.

The application seeks the maximum allowance under the Local Heritage Fund of $2000, noting that the total cost of the works is estimated at $4,180. The application has been considered in accordance with the Local Heritage Fund Guidelines and is generally consistent with the assessment criteria for eligible works. Accordingly, it is recommended that the application be recommended for approval by the Heritage Protection Sub Committee.

Officer's Recommendation

That the Heritage Protection Sub Committee request that Council approve the Local Heritage Fund (2014-2015) application for $2000 from 'Pro Campo Ltd' for replacement guttering on the heritage listed Morning Glory House, with payment being subject to works being completed in accordance with the Heritage Fund Guidelines.

Sub Committee's Recommendation: (Coupe/Hayes)

The Heritage Protection Sub Committee request that Council approve the Local Heritage Fund (2014-2015) application for $2000 from 'Pro Campo Ltd' for replacement guttering on the heritage listed Morning Glory House, with payment being subject to works being completed in accordance with the Heritage Fund Guidelines.

CARRIED

8. General Business

8.1 Conservation Plan of Management - Glenalvon

The President of the Campbelltown and Airds Historical Society advised that earlier this year Council's Manager Cultural Services had referred a copy of a Conservation Management Plan (CMP) prepared for Glenalvon to the Historical Society for their review, with any comments to be forwarded to the Heritage Protection Sub Committee for consideration. It was noted that the CMP had been prepared by a Heritage Architect engaged by Council.

The President of the Campbelltown and Airds Historical Society advised that their initial review of the CMP had identified a number of errors, and that additional time would be required by the Society to complete the overall review and provide comments.

Sub Committee's Recommendation: (Hayes/Wheeler)

That Council's Manager Cultural Services be invited to attend the next Heritage Protection Sub Committee meeting to liaise with the Campbelltown and Airds Historical Society in relation to their review of the Conservation Management Plan prepared for Glenalvon.

CARRIED

8.2 Horse Trough at Rosemeadow

The Campbelltown and Airds Historical Society enquired with Council Officers as to the current location of a historical horse trough which was believed to be formerly located at Noorumba Reserve, Rosemeadow.

Council's Strategic Planner advised the Committee that Council's heritage register contained no record of a horse trough within Noorumba Reserve. Further, that a previous search of Council's historical records was undertaken however no information was found to confirm the whereabouts of the subject trough.

Sub Committee's Recommendation: (Wheeler/Coupe)

That the information be noted.

CARRIED

8.3 Former Fisher's Ghost Restaurant

Councillor Bob Thompson enquired with Council Officers as to the status of the former Fisher's Ghost Restaurant site and what actions have been undertaken to have the site and building secured to prevent further vandalism and deterioration of the building.

Council's Strategic Planner advised that the declining condition of the former Fisher's Ghost Restaurant has been an ongoing frustration for Council over recent years, with Council having no legal ability to compel a private owner to appropriately maintain a local listed heritage item. Council has previously written to the State Government requesting that the *Heritage Act 1977* be amended to require a minimum standard of maintenance for local heritage listed items, similar to that required for State listed heritage items. No changes to the relevant legislation have occurred to suitably address these concerns raised by Council.

As such, Council's enforcement action for the subject property has generally been limited to ensuring a minimum standard of public health and safety under the *Local Government Act 1993*.

Consequently, this has only resulted in a basic level of maintenance being undertaken for the site, including removal of overgrown vegetation, boarding up the building and the erection of security fencing around the site perimeter to restrict public access.

It was also noted that Council staff have previously met with the property owner to try and facilitate a sustainable use for the property, however there has been no recognisable action undertaken to date by the property owner.

Council's Strategic Planner confirmed that for the property to be considered for State Heritage listing, a detailed investigation of the heritage significance of the property would be required by an appropriately qualified person to demonstrate that property attained predetermined thresholds for listing set out by the NSW Heritage Council. It was unclear whether the property would have sufficient heritage significance to be listed on the State Register, however the listing process would be difficult to pursue without the endorsement of the property owner.

The Heritage Protection Sub Committee discussed the historical significance of the former Fisher's Ghost Restaurant and agreed that the deteriorating condition of the building needed to be addressed. It was therefore requested that Council officers write to the State Member for Campbelltown requesting that representations be made to appropriate authorities on Council's behalf to facilitate required restoration works for the building, and if possible assistance with listing the item on the State Heritage Register.

Sub Committee's Recommendation: (Thompson/Hayes)

That Council be requested to write to the State Member for Campbelltown requesting that representations be made to appropriate authorities on Council's behalf to facilitate required restoration works for the former Fisher's Ghost Restaurant building, and if possible assistance with listing the item on the State Heritage Register.

CARRIED

8.4 Silo's located on Appin Road

The Campbelltown and Airds Historical Society enquired with Council officers if any further action had taken place in relation to the restoration of the Silos located on Appin Road. Council's Strategic Planner advised the Committee that Council has written to the Roads and Maritime Services (RMS) which is the responsible authority in relation to this matter and has to date received no reply, however Council will continue to pursue a formal response from the RMS.

Council's Strategic Planner also advised the Committee that some vegetation management works were being undertaken by Council within the road reserve near the Silos, including the removal of overgrown olive trees near the base of the structure.

Sub Committee's Recommendation: (Coupe/Hayes)

That the information be noted.

CARRIED

8.5 Proposed Meeting Dates 2015

Council's Strategic Planner advised the Committee of the following proposed Heritage Protection Sub Committee meeting dates for 2015. It was noted that these dates are subject of a report to be submitted to Council for consideration and approval:

Thursday at 6.00pm
12 February
28 May
20 August
26 November

Sub Committee's Recommendation: (Hayes/Wheeler)

That the information be noted.

CARRIED

Councillor Ted Rowell
Chairperson

Meeting Concluded: 6.55pm

2.5 Naming of a Future Suburb or Development after Former Prime Minister, Gough Whitlam

Reporting Officer

Manager Sustainable City and Environment

Attachments

Nil

Purpose

To provide Council with information about naming a future Campbelltown suburb or development after former Prime Minister, Gough Whitlam.

History

Council at its meeting on 11 November 2014, City Works Committee Item 5.1 – Renaming of Suburb in Campbelltown, resolved that an urgent report be presented to Council outlining the efficacy of naming a future Campbelltown suburb or development after former Prime Minister, Gough Whitlam.

Report

The Honourable Edward Gough Whitlam AC, QC passed away on the morning of 21 October 2014, aged 98. Mr Whitlam was the Labor member for the federal electorate of Werriwa between 1952 and 1978 and was the 21st Prime Minister of Australia, serving from 1972 to 1975.

During Mr Whitlam's time as the federal member for Werriwa, the boundaries of this electorate were amended as the result of four redistributions. Maps kindly provided by the Australian Electoral Commission show that between 1952 and 1968 only a very few properties located in the very north of the suburb of Glenfield, within the present day Campbelltown Local Government Area (LGA), were included in this electorate. A redistribution of the electoral boundaries in 1968 resulted in the suburbs of Glenfield, Macquarie Fields and Long Point being included in this electorate, along with the northern most parts of the suburb of Ingleburn. A further redistribution in 1977 adjusted the federal electoral boundaries to include the whole of the current Campbelltown LGA within the seat of Werriwa. Currently this electorate includes within the Campbelltown LGA the suburbs of Bardia, Bow Bowing, Claymore, Denham Court, Eagle Vale, Eschol Park, Glenfield, Ingleburn, Kearns, Long Point, Macquarie Fields, Macquarie Links, Minto, Minto Heights, Raby, St Andrews and Varroville, and also parts of the suburbs of Leumeah and Kentlyn.

Mr Whitlam was a constant advocate for Sydney's expanding western suburbs, and during his term as Prime Minister his government brought about a range of reforms which have had lasting effects both locally and across the whole of Australian society. Possibly the most visible evidence today of these reforms within the Campbelltown LGA are the Campbelltown Campus of the University of Western Sydney (whose founding in 1984 as the Macarthur Institute of Higher Education was a direct result of the Whitlam Government's reforms to higher education) and Campbelltown Hospital (which was constructed with significant Commonwealth loan assistance through the Whitlam Government's Hospital Development Program). Less obvious, but no less important, was the Whitlam Government's National Sewerage Program which is understood to have accelerated the installation of sewerage systems in many parts of the Campbelltown LGA.

Under the provisions of the *Geographical Names Act 1966*, the authority responsible for the naming and defining of suburbs and localities is the Geographical Names Board of NSW (GNB). The GNB has recently released its NSW Address Policy and NSW Addressing User Manual which outline the principles and procedures which must be followed when allocating addresses to properties, including those for the creation and naming of new localities or suburbs. Principle 6.8.1 (Uniqueness, Duplication) of the NSW Addressing User Manual states that no new suburb name shall be duplicated within NSW or any other state or territory within Australia.

It is an established policy within the Australian Capital Territory (ACT) that the names of deceased Australian prime ministers are recognised in Canberra's suburb names, with sixteen former prime ministers being so honoured. In 2010, Mr Whitlam gave his personal approval for a suburb in the ACT to be named in his honour, stating that he was "delighted with the proposal to give my surname to one of Canberra's new suburbs". In 2012, the ACT Government reserved the name 'Whitlam' for a future suburb name in the ACT through the Committee for Geographical Names in Australasia and the ACT Chief Minister recently announced that the ACT Place Names Committee will look for a suitable suburb location to commemorate Mr Whitlam's legacy. The co-chair of the ACT Place Names Committee and Surveyor-General of the ACT, Mr Bill Hirst, also informed Council staff that he had discussed the intention to commemorate Mr Whitlam's name in the ACT with Mr Des Mooney, Surveyor-General NSW and chairman of the GNB.

As a result of this, GNB staff have indicated that the Board would be extremely unlikely to approve any application by Council to name a suburb within the Campbelltown LGA after Mr Whitlam.

With regard to the possibility of naming a future development after Mr Whitlam, estate names for developments are generally selected by developers without consultation with Council. Formal endorsement of these names by addressing authorities tends to be discouraged by the GNB as these estate names can be incorrectly used by residents in their addresses instead of their official suburb, causing potential problems for emergency services. Should Council wish to formalise a name allocated to a development as an urban place, such as recently happened with Park Central, then it would be required by the GNB to comply with the same principles of uniqueness and duplication which apply to suburb names to avoid any potential confusion with property addresses. For this reason, it is considered unlikely that the GNB would approve any application by Council to formally name a future development or urban place after Mr Whitlam.

This does not, however, prevent Council from considering the naming of a street, park, reserve or other Council facility in honour of Mr Whitlam, should it deem it appropriate to do so. As the suburbs of Glenfield, Macquarie Fields, Long Point and Ingleburn were included within the electorate of Werriwa for a large proportion of Mr Whitlam's term as a Federal Member of Parliament and also during his term as Prime Minister, it is considered that it may be appropriate to select a feature or facility in these suburbs should Council wish to pursue such a naming proposal. However, it should be noted that a number of such features and facilities have already been named after Mr Whitlam in adjoining and nearby LGAs, such as Whitlam Avenue in Edensor Park, Whitlam Park in Busby and the Whitlam Leisure Centre in Liverpool. Any future naming proposal by Council would therefore need to avoid possible confusion with or duplication of these existing names if it was to be endorsed or approved by the GNB. In addition, any such naming proposal would also require the consent of the Whitlam family before it could proceed.

Officer's Recommendation

That the information be noted

Committee's Recommendation: **(Kolkman/Lound)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Greiss/Thompson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

2.6 Water Quality Monitoring Program - Half Yearly Report

Reporting Officer

Manager Sustainable City and Environment

Attachments

1. Compliance with ANZECC guidelines for water quality at Council's water quality monitoring sites (contained within this report)
2. Classification of Recreational Water Environments (contained within this report)

Purpose

To inform Council of the results of Council's Water Quality Monitoring Program (WQMP) for the six month period from July 2014 to January 2015.

History

The Campbelltown Local Government Area (LGA) is located within the catchments of two principal Sydney waterways; the Georges and Nepean River systems. These waterways support a diverse variety of plants and animals, as well as provide for community amenity and recreation opportunities.

The majority of Campbelltown's urban waterways flow into the Upper Georges River, either directly to the Georges River itself or via the Bow Bowing/Bunbury Curran Creek system. Approximately 86% of the Campbelltown LGA lies within the Georges River catchment whilst the remaining 14% of the LGA lies within the Hawkesbury-Nepean River catchment.

Water quality within the catchments has been influenced by rapid urbanisation over time. Currently, 99% of Campbelltown's population resides within the Georges River Catchment. In addition, 100% of the LGA's commercial, industrial areas and business centres are also located within this catchment and principally within the Bow Bowing/Bunbury Curran sub-catchment.

Key pressures with the potential to negatively impact on the quality of Campbelltown's water resources include:

- urbanisation
- stormwater runoff
- pollution spills
- illegal dumping
- litter accumulation
- aquatic noxious weeds
- degraded riparian vegetation
- altered flood regimes.

Report

Council's current WQMP involves the sampling and monitoring of 13 strategically selected sites within the Georges River and the Nepean River Catchments against National Guidelines for Fresh and Marine Water Quality, developed by the Australian and New Zealand Environment and Conservation Council (ANZECC 2000). Two sites are also assessed against the National Health and Medical Research Council Guidelines, Managing Risks in Recreational Areas (NHMRC 2008) as they are used for recreational swimming.

The water quality testing sites have been strategically selected to ensure data is collected across a broad section of the catchment including sensitive and high profile locations such as environmental protection areas, recreational swimming spots and stormwater discharge points from urban areas.

ANZECC Guidelines and Monitoring Results

The water quality data collected from each site was compared to a set of compliance range standards for each parameter as determined by the ANZECC guidelines for ecosystem health, and primary and secondary contact recreation. Primary recreational contact uses include sports in which the user comes into frequent direct contact with water, either as part of the activity or accidently; for example, swimming or surfing. Secondary recreational contact uses relate to sports that generally have less-frequent body contact with the water; for example, boating or fishing.

The following sites were sampled on a monthly basis between July 2014 and January 2015:

- Menangle Bridge (Menangle)
- Wedderburn Gorge (Wedderburn)
- The Woolwash (Airds)
- Frere's Crossing (Kentlyn)
- Fisher's Ghost Creek (Bradbury)
- Simmo's Beach (Macquarie Fields)
- Kooringa Reserve (Varroville)
- Bow Bowing Creek gross pollutant trap (Minto)
- Park Central, north pond (Campbelltown)
- Park Central, central pond (Campbelltown)
- Mandurama Reserve (Rosemeadow)
- Harold Street Bridge (Macquarie Fields)
- Cambridge Avenue (Glenfield).

Attachment 1 provides a diagrammatic representation of the percentage compliance and rating of Councils water quality monitoring sites with ANZECC guidelines for aquatic ecosystem health and secondary contact recreation.

The water quality monitoring data for this period indicates that predominately, water quality throughout the LGA remained consistent with previous reporting cycles. Some reductions in water quality were experienced, particularly in some parameters and/or some locations. This variation is most likely attributable to high velocity rainfall events followed by extended periods of dry weather experienced during the reporting period. Key observations are as follows:

- Percentage compliance for dissolved oxygen (DO) has decreased significantly across almost all sites. However, although the number of samples falling within the range prescribed under the guidelines has decreased, a close examination of the raw data reveals that the readings are largely only just below the minimum accepted level, particularly for those sites adjacent to rural and bushland areas.

- Water quality at Kooringa Reserve and the Minto GPT monitoring site remained 'poor' for aquatic ecosystem health. Both sites demonstrated a decrease in water quality and recorded the lowest rate of compliance with the ANZECC guidelines within the Campbelltown LGA.

- Results at the Cambridge Avenue, Glenfield showed a marked improvement compared to previous monitoring periods. This suggests that there is some natural water quality treatment occurring along the catchment.

- Turbidity levels in the Georges River continue to show 'very poor' compliance with the ANZECC guidelines. However, the non-compliance is due to the readings being positively below the prescribed range, meaning the water column is clearer than expected.

- Heavy rainfall in early to mid-December caused two significant spikes in bacterial levels at Simmos Beach which have negatively impacted on the results for secondary contact recreation. Notwithstanding this overall reduction in water quality, bacterial levels at this location have shown a consistent decrease during extended dry periods compared to past monitoring periods.

- Frere's Crossing recorded the highest level of compliance with the ANZECC guidelines and was rated as 'good' for both aquatic ecosystem health and secondary contact recreation. The majority of non-compliances were minor and within close range of the acceptable levels.

- Lake Mandurama, Ambarvale was rated as 'very poor' for secondary contact recreation due to faecal coliform and enterococci levels consistently being recorded outside the guidelines, due to recent high velocity rainfall events.

NHMRC Guidelines and Monitoring Results

The NHMRC guidelines are considered the most industry relevant for assessing risks to human health from recreational water bodies and specifically analyse microbial levels within the waterbody over a five year period.

Weekly sampling is conducted throughout December to April each year at sites that attract high levels of recreational use along the rivers:

- Simmo's Beach (Macquarie Fields)
- Menangle Bridge (Menangle).

Attachment 2 shows the classification of the recreational water environment at Simmo's Beach and Menangle Bridge against the NHMRC guidelines. (Note: These results are based on calculations of the 95th percentile over the past five years).

The classification of both sites has remained 'poor' and this is largely due to the fact that the NHMRC guidelines require analysis of bacterial levels over a five year period, meaning any overall positive improvement as a result of management measures and pollution control could take several years before becoming evident in reporting results as evidence of Simmos beach as described above.

Management Actions

Council continues to investigate and undertake actions aimed at improving water quality within the Campbelltown LGA, including:

- implementation of water sensitive urban design systems within the Spring Creek catchment. Council is currently working in partnership with Greater Sydney Local Land Services to design and construct a wetland at Cleopatra Reserve, Ambarvale
- the septic system monitoring and inspection program
- installation of Gross Pollutant Traps (GPTs) at locations identified as having a high risk of pollution throughout the LGA.

Conclusion

During the reporting period water quality in the LGA on average remains fair. Poor results continue to be recorded within the Bow Bowing/Bunbury Curran catchment; the cause of these results is most likely due to the extent and nature urban and industrial stormwater influences within this catchment.

Results within Campbelltown's rural and bushland land use areas, including prominent recreational areas, have slightly improved or remained consistent. High velocity rainfall events have resulted in spikes in bacterial levels at some locations contributing to poor results for recreational contact.

The results of Council's WQMP will continue to be analysed and guide future works to ensure Council is fulfilling its commitment to improving the sustainability of its water resources and water quality within the local area.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Rowell/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Greiss/Thompson)

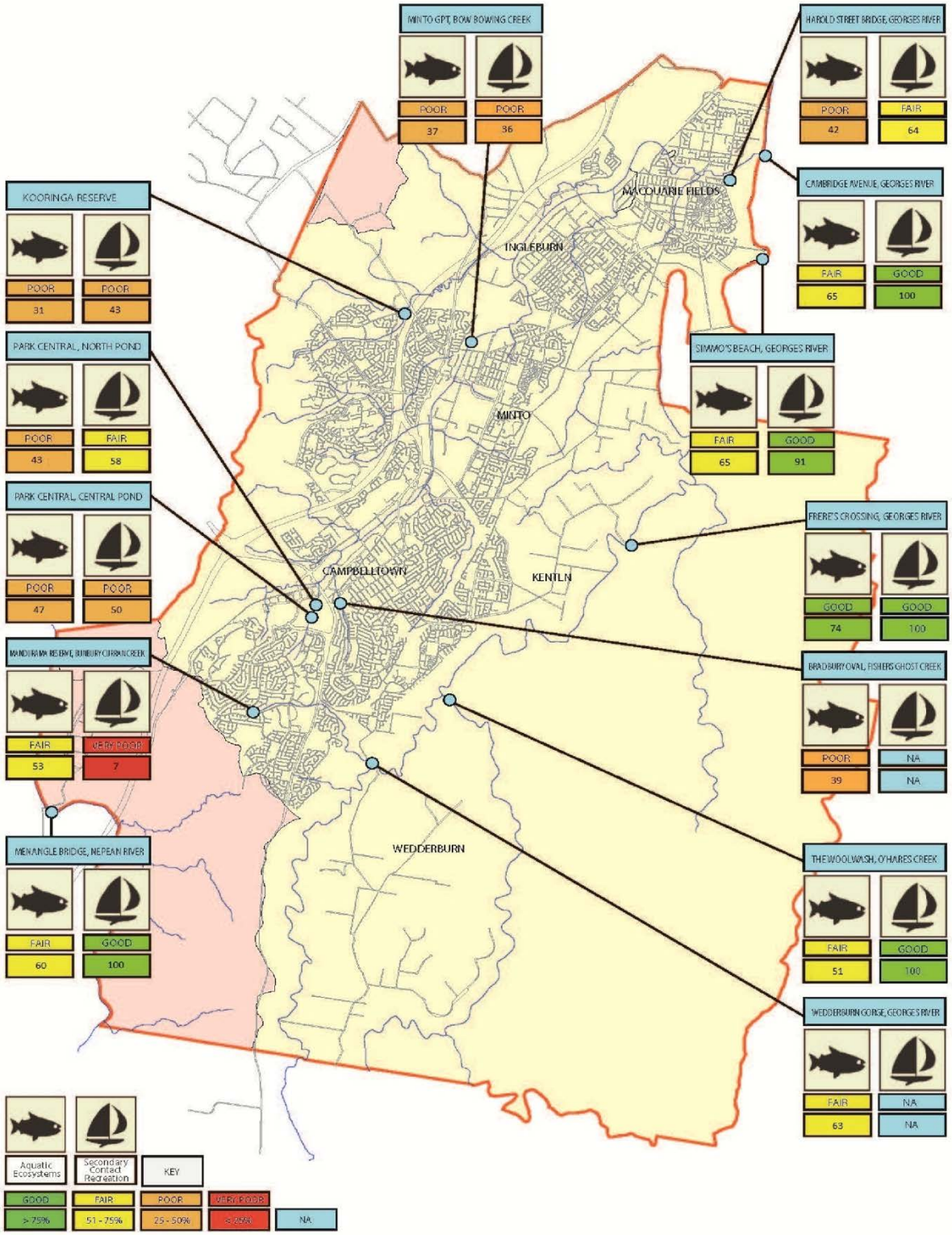
That the Officer's Recommendation be adopted.

Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Compliance with the ANZECC Guidelines at Council's water quality monitoring sites



ATTACHMENT 2

Classification of Recreational Water Environments (NHMRC 2008)

Site	Category
Simmo's Beach	Poor
Menangle Bridge, Nepean River	Poor

2.7 Georges River Combined Councils Committee - Riverkeeper Program Report Card 2013-2014

Reporting Officer

Manager Sustainable City and Environment

Attachments

Riverkeeper Program Report Card 2013-2014 (contained within this report)

Purpose

To provide Council with an update on the Georges River Combined Councils Committee (GRCCC) Riverkeeper Program Report Card 2013-2014.

History

The Riverkeeper Program was established by the GRCCC in 1999 with the aim of improving the health and amenity of the Georges River. Activities undertaken under the Program include a range of works such as rubbish removal, bushland regeneration, control and management of terrestrial and aquatic weeds and monitoring of the Georges River for illegal activities and river health. The Program also assists in raising community awareness and appreciation of the natural environment along the Georges River.

The GRCCC primarily partners with Corrective Services NSW using work teams comprised of individuals subject to Intensive Correction Orders, for assistance in delivering the Riverkeeper Program. The Program also operates with teams of volunteers sourced from organisations such as Scouts NSW, State Emergency Services, school groups and other interested community groups.

The Riverkeeper Program is focused on undertaking on-ground restoration works for member councils along the River. The projects that are undertaken in each Local Government Area (LGA) are agreed upon in collaboration with member councils and are subject to compliance with Work Health and Safety procedures and access conditions for Corrective Services NSW.

The Riverkeeper Program has developed a catchment-level approach for the delivery of the works program. For this purpose, the River is divided into three sub-catchments:

- Upper Georges River sub-catchment
- Mid Georges River sub-catchment
- Lower Georges River sub-catchment.

Campbelltown is located in the Upper Georges River catchment.

Report

In an effort to inform stakeholders about the Program and its outcomes, the GRCCC periodically produces an annual Riverkeeper Program Report Card. The Riverkeeper Program Report Card 2013-14 (see Attachment) was released on 8 December 2014 and presents the statistics on the rubbish removed and bush regeneration works undertaken across the catchment by the Riverkeeper Program for the 2013-14 financial year.

Rubbish Collection

Riverkeeper Program rubbish collection teams undertake large-scale removal of rubbish from the River's foreshores, creeks and tributaries. Member councils identify rubbish 'hotspots' on the River for inclusion in the Riverkeeper work plan.

Types of rubbish removed include:

- plastics (including plastic bags, drink bottles and packaging)
- building and construction materials
- green waste
- rubber tyres
- furniture and household items
- trolleys
- auto parts.

A large amount of time is spent by the Riverkeeper teams removing micro-rubbish. Micro-rubbish includes items such as: small pieces of polystyrene, plastic bits, bottle tops and cigarette butts which can be harmful to aquatic ecosystems and the animals that live within them.

During the reporting period over 70 tonnes of rubbish was removed from 155 worksites across the catchment through 17,316 volunteer hours. The amount of rubbish removed at sites across Campbelltown is shown in Table 1. The total amount of rubbish removed and volunteer hours for each of the three sub-catchments is shown in Table 2.

Table 1. Rubbish removal results for Campbelltown sites for 2013-2014

Site	Rubbish removed (kg)
Bow Bowing Creek, Leumeah	2880
Bow Bowing Creek GPT, Minto	2480
Cleopatra Reserve, Ambarvale	355
Fisher's Ghost Creek, Bradbury	350
Kyngmount Reserve, Minto	105
Lower Mansfield Creek, St Helens Park	670
Mansfield Creek GPT, St Helens Park	885
Mount Erin Road, Blair Athol	535
Park Central, Campbelltown	2055
Pembroke Park, Minto	310
Rose Park, Minto	752
St Andrews Park, St Andrews	490
Spring Creek GPT, St Helens Park	2980
Tree Gully Reserve, Blair Athol	605
Total	**15,452**

Table 2. Total amount of rubbish removed and volunteer hours for Georges River sub-catchments for 2013-2014

Sub-catchment	Rubbish removed (kg)	Volunteer hours
Upper Georges River Total	15,452	2829
Mid Georges River Total	42,122	9581
Lower Georges River Total	12,702	4906
Total	**70,276**	**17,316**

Bush Regeneration

The bush regeneration component of the Program aims to increase the biodiversity and quality of remnant bushland and riparian vegetation along foreshores, creeks and tributaries, through the targeted removal of weeds, revegetation works and natural regeneration of native vegetation.

During the reporting period the Program conducted bush regeneration across 2785m^2 using 496 volunteer hours. These works took place in Kogarah and Sutherland to complement grant funded projects. Elsewhere bush regeneration works were put on hold due to staffing issues within Corrective Services NSW which have impacted on the availability of supervisors for bush regeneration works.

Grant Programs and Recognition

The GRCCC was awarded $1.8 million of funding for the Riverkeeper Program from the Commonwealth Government to help restore high priority bushland and establish ecological connectivity across 150 hectares of the catchment over three years. The 'Building Indigenous Knowledge and Skills to Restore Urban Waterways' project involves restoration work to improve biodiversity at key sites, selected by the member councils for their importance.

Some of the works are being performed by an Aboriginal Bush Regeneration Team, who are working towards the attainment of qualifications in Conservation Land Management. The team commenced work in June 2014. The team is currently working on 13 sites across the catchment including two sites within Campbelltown (Spring Creek and Mansfield Creek – St Helens Park). The sites are primarily located in urban areas and represent a full range of high value and critical estuarine and riparian areas across the catchment.

In August 2014 the GRCCC was successful in securing a project under the Commonwealth Government's Green Army Program. Three Green Army teams have since commenced works at 12 project sites in the upper, middle and lower Georges River catchments under the direction of the Riverkeeper Program, this includes three sites within Campbelltown (Redfern Creek – Ingleburn, Quirk Reserve – Bradbury, Campbelltown Golf Course – Glen Alpine). The teams' primary focus is to rehabilitate public land and waterway riparian zones through activities such as bush regeneration, weed treatment and revegetation as well as cleaning up the waterways through rubbish removal.

In recognition of the on-ground outcomes of the Riverkeeper Program and its ongoing partnership with Corrective Services NSW, the GRCCC was awarded a regional Environmental Protection Award and highly commended in the regional Community Partnerships Award in the Keep Australia Beautiful, Clean Beaches Awards 2013.

Conclusion

The Riverkeeper Program Report Card 2013-14 was released on 8 December 2014. The card provides a snapshot of the outcomes of activities undertaken by the Program during 2013-2014, including rubbish removal and bush regeneration. The Riverkeeper Program contributed a total of 2829 volunteer hours towards environmental protection and restoration works within the Campbelltown LGA for the 2013-2014 reporting year and removed a total of 15,452kg of rubbish.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Lound/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Greiss/Thompson)

That the Officer's Recommendation be adopted.

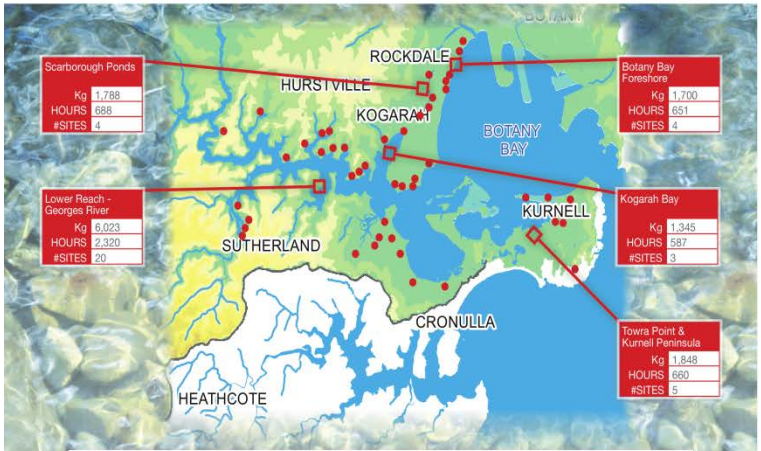
Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

ATTACHMENT 1

LOWER GEORGES RIVER
SUBCATCHMENT STATISTICS

RUBBISH COLLECTION = 12,702 Kg COMMUNITY HOURS = 4,906



NSW GOVERNMENT | Justice Corrective Services

SHARED SERVICE

Riverkeeper Program works across the catchment are performed by corporate groups, volunteers and the Department of Corrective Services NSW, which contributes community service hours from offenders who are on Intensive Correction Orders. Diversified labour is a valuable and growing part of the Riverkeeper Program and a great benefit to the river.

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Liverpool city council · campbelltown city council · Fairfield City · Wollondilly Shire Council · Bankstown City of Progress · Australian Government · National Parks & Wildlife Service · Rockdale City Council · Kogarah City Council · Hurstville City Council · Sutherland Shire Council

DELIVERING CATCHMENT WIDE RUBBISH COLLECTION AND BUSH REGENERATION

- 70+ tonnes of rubbish collected
- 155 work sites
- 17,316 volunteer hours
- 2,785m² of Bush Regeneration

GRCCC Inc. RIVER KEEPER www.georgesriver.org.au

GRCCC Georges River Combined Councils' Committee Inc.

RIVERKEEPER PROGRAM
REPORT CARD 2013 - 2014

PARTNERSHIP WITH CORRECTIVE SERVICES NSW

Corrective Services NSW Teams continued to provide on ground outcomes across the catchment and the partnership with the GRCCC has continued to grow strongly. A joint application between the GRCCC and CSNSW in the Keep Australia Beautiful Clean Beaches Awards 2013 was awarded a regional Environmental Protection Award (Sydney/Illawarra) and highly commended in the regional Community Partnerships (Sydney/Illawarra) Award.

RIVERKEEPER'S MESSAGE

The Riverkeeper Program's year has continued to provide positive environmental results for the Georges River and the program laid the foundations for greater resources in coming years with the successful Green Army application and Aboriginal Riverkeeper Teams. The Riverkeeper Program aims to protect the ecological health and biodiversity of the Georges River system via the collection of litter and rubbish and the regeneration of weed infested remnant bushland. The program has continued to deliver large scale rubbish removal with 70.2 tonne of rubbish removed from the river system in 2013/14.

Tony Wales
Riverkeeper Coordinator

ABORIGINAL RIVERKEEPER TEAM

The Aboriginal Riverkeeper team supported through funding by the Australian Government, has commenced work to restore bushland and establish ecological connectivity across 150 hectares of the Georges River catchment. The Aboriginal team is comprised of 4 Aboriginal Trainees, an Aboriginal Project Manager and a Team Supervisor. The team of bush regenerators will work at a number of project sites across the catchment. The project will provide the trainees with the opportunity to work towards the attainment of qualifications in Conservation Land Management. Local Aboriginal Land Councils (LALCs) will also work in partnership with the GRCCC on this project and share Traditional Ecological Knowledge with the trainees.

GREEN ARMY TEAMS

The GRCCC on behalf of its member Councils prepared a successful submission to the Australian Government for 12 Green Army Projects. The projects involve three teams of up to nine participants each working to restore significant areas of bushland across the Georges River catchment. The three GRCCC Green Army teams will work in the upper, middle and lower reaches of the Georges River. The Green Army teams will add significant value to the GRCCC Riverkeeper program for the next two years.

2013 - 2014
TOTAL CATCHMENT RUBBISH COLLECTION

Riverkeeper Program teams provide broad-scale removal of rubbish from the river's foreshores, creeks and tributaries. Member councils identify rubbish 'hotspots' on the river.

70,276 TOTAL Kg
17,316 TOTAL HOURS

2013 - 2014
TOTAL CATCHMENT BUSH REGENERATION

Regeneration teams are restoring degraded, remnant bushland on foreshores, creeks and tributaries across the catchment. Work is undertaken along the river system to improve ecological health and species biodiversity.

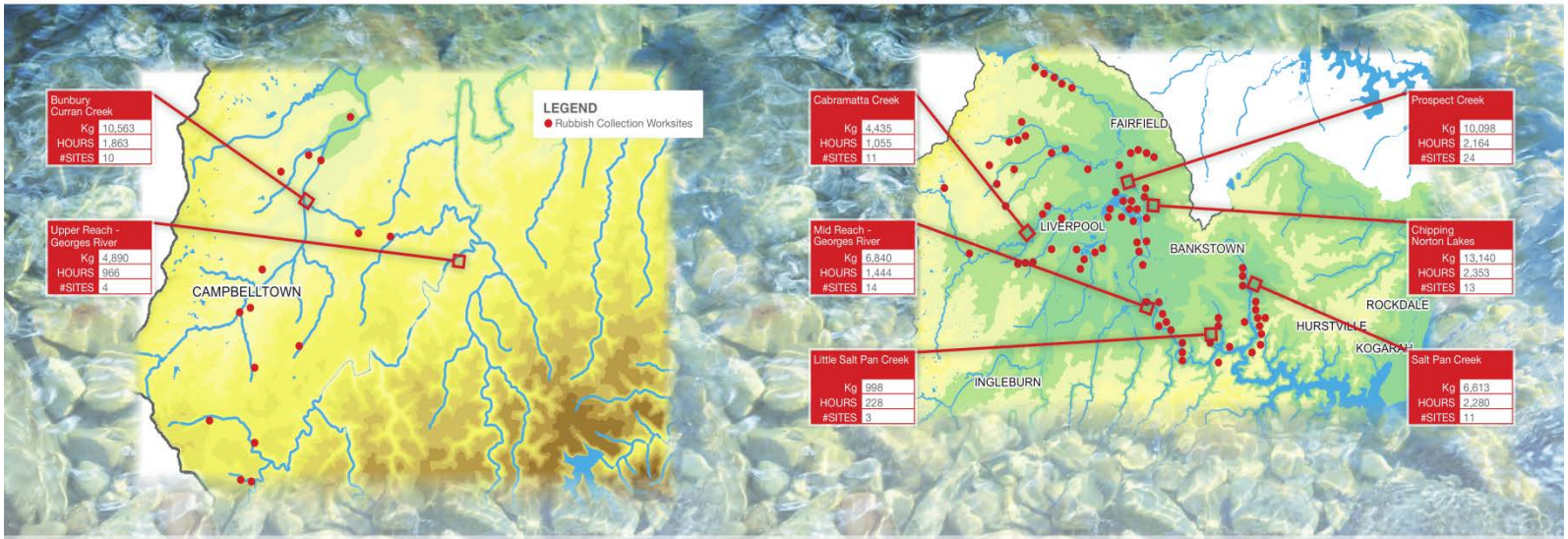
2,785 TOTAL M²
496 TOTAL HOURS

UPPER GEORGES RIVER
SUBCATCHMENT STATISTICS

RUBBISH COLLECTION = 15,452 Kg COMMUNITY HOURS = 2,829

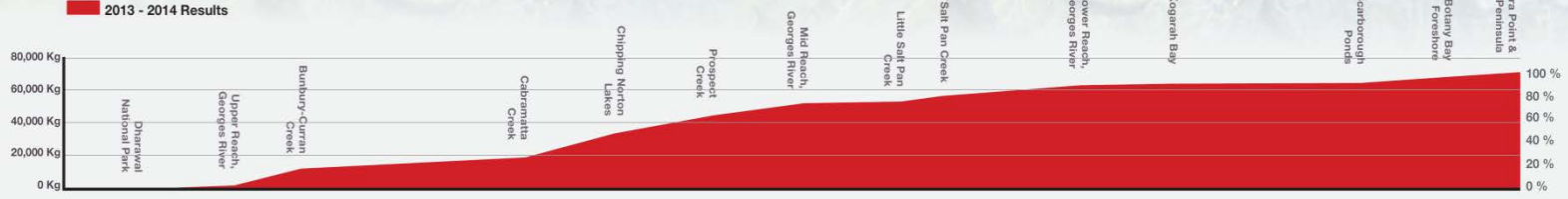
MID GEORGES RIVER
SUBCATCHMENT STATISTICS

RUBBISH COLLECTION = 42,122 Kg COMMUNITY HOURS = 9,581



PREVENTATIVE COLLECTION OF RUBBISH

This graph shows the amount of rubbish progressively collected as it moves down the river system.
Look to see which subcatchment you live in and then look at how much rubbish was prevented from reaching you.



2.8 Sydney Metropolitan Strategy - "A Plan for Growing Sydney"

Reporting Officer

Director Planning and Environment

Attachments

Nil

Purpose

NSW Planning and Environment released the long awaited Sydney Metropolitan Planning Strategy in December 2014. This new Plan is entitled “A Plan for Growing Sydney” and can be viewed via the link below:
http://www.strategy.planning.nsw.gov.au/sydney/wp-content/uploads/sites/2/2014/12/A-Plan-For-Growing-Sydney-WEB.pdf

Council has previously made submissions to the Government on the draft version of this plan, and a number of others concerning other land use, infrastructure and job creation issues relevant to the Campbelltown Local Government Area.

The purpose of this report is to provide Council with a summary (synopsis) of the Plan and identify the more significant policy implications for Council, especially in light of Council’s current strategic work involving land use and transport planning, as well as economic and employment development. This includes implications for Council’s current draft Campbelltown Local Environmental Plan 2014 (CLEP).

Councillors have been provided with a printed version of the document “A Plan for Growing Sydney” which may be of assistance in Council’s consideration of this report.

Introduction and summary

On 14 December 2014, the Minister for Planning, the Hon. Pru Goward announced the release of the NSW Government’s long awaited Sydney Metropolitan Strategy.

The Plan promotes Sydney as Australia’s leading city with global economic status and as a city that delivers high quality lifestyle opportunities for its residents.

The Plan is an integrated strategy and pays particular attention to the creation of economic development opportunities driven by urban growth and balanced by appropriate environmental considerations. Connectivity and accessibility figure prominently throughout the Plan.

For the purposes of structure and implementation, the Plan divides Metropolitan Sydney into six sub-regions:

- Central
- West Central
- West
- North
- South West
- South.

The City of Campbelltown falls within the “South West” Sub-Region, along with the Local Government Areas of Fairfield, Liverpool, Camden and Wollondilly.

Overall, the Plan delivers on a range of important planning aspirations for Campbelltown including:

- The declaration of the Campbelltown/Macarthur CBD as a regional city centre (one of only three centres located outside of the Sydney and Parramatta CBDs)

- The potential for economic development and job creation afforded by the clustering of Campbelltown Hospital, the UWS and TAFE at Campbelltown/ Macarthur

- Recognition of the potential of the Macarthur South Urban Investigation Area as a possible third growth centre

- Recognition of the opportunities that exist within already established town centres/railway stations between Glenfield and Campbelltown/Macarthur for housing at higher densities, economic development and job creation

- Recognition of the Scenic Hills as a potential Parkland/Reserve.

Council can be pleased to the extent that this Plan represents a marked improvement over the extent and way Government addressed strategic challenges and opportunities relating to land use, infrastructure and economic development within the Campbelltown LGA and moreover the Macarthur Region Campbelltown, compared to the original draft Metropolitan Strategy that was exhibited in 2013.

Very importantly, Council’s submission to the Department of Planning on the former draft Strategy advocated strongly for recognition of the Campbelltown/Macarthur CBD as a Regional City Centre, promoting historical public and private investment in Campbelltown, major institutions such as the UWS Campbelltown Campus, Campbelltown Public Hospital, Campbelltown TAFE, and Macarthur Square Regional Shopping Centre as having been and able to continue to drive development. Access to Campbelltown via the M31 and the presence of the Southern Rail Corridor which accommodates seven railway stations only adds to the level of attractiveness for a greater share of Sydney’s metropolitan growth.

This advocacy built upon Council’s continuing efforts for a number of years which now has been rewarded to a significant degree by the distinct attention paid in the Plan to the Campbelltown Local Government Area, in terms of Government policy for land use, development, accessibility and transport and economic/employment development.

A preliminary review of the Plan was circulated to all Councillors by email late in December 2014 and briefing session was conducted on 27 January, a copy of which has been circulated to Councillors.

The release of the Strategy is timely and significant, given that Council is embarking upon a major strategic planning phase to finalise its long term policy direction in terms of:

- managing future urban growth
- planning and delivering on longer term infrastructure needs
- planning for the creation of local investment and job creation opportunities that enhance the extent of economic and social self-containment in Campbelltown and more generally the Macarthur region
- planning for the Campbelltown/Macarthur CBD as a “destination”, economic and transport hub
- making the most of the redevelopment opportunities afforded by the existing business centres located along the Southern Railway line
- enhancing the urban liveability of Campbelltown.

Report

Following below, is a summary and analysis of those sections of the Plan with a clear emphasis on matters having relevance for the City of Campbelltown.

The Plan sets out a comprehensive and integrated approach to land use, development and infrastructure policy for Sydney, which the NSW Government expects to be taken into account by local councils, the Federal Government, NSW Government agencies, the community and the private sector in understanding how the state will deal with planning for and managing the Sydney Metropolitan Area – and in particular its economy and employment, housing, transport, the environment and population growth.

The Plan also introduces a framework for the administration of the metropolitan plan - its implementation including monitoring of progress against key criteria, governance arrangements and key accountabilities.

Part A. Summary of the Plan

The Plan is formatted across a framework of key goals under which a comprehensive range of NSW Government Policy Directions and proposed actions are documented.

1. Overall Planning Goals

The NSW Government has articulated four major goals that underpin the whole of the Plan and its approach to integrated land use and infrastructure planning for the Sydney metropolitan area.

The Government’s goals for Sydney are:

- a competitive economy and world class services and transport
- a city of housing choice with homes that meet our needs and lifestyles
- a great place to live with communities that are strong, healthy and well connected
- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and natural resources.

2. Strategic Policy Directions and actions

A series of major strategic policy directions and proposed actions have been adopted by the NSW Government and are set out in the Plan, which are significant and that Council needs to be aware of.

Goal 1: Competitive economy and world class services and transport

Direction: **Transform the productivity of Western Sydney through growth and investment**

- improve transport links and support the growth of Badgerys Creek airport and economic opportunities arising therefrom
- develop new strategic employment corridors along transport infrastructure that will service Badgerys Creek airport
- the Government will work with Federal and local governments to deliver a structure plan for Western Sydney that:
    - guides the delivery of infrastructure, jobs and housing for the growth and prosperity of the region
    - provides a framework for land use and transport decisions
    - focuses on providing better access to jobs, facilities and services
    - identifies improved transport connections between and within the major urban areas and destinations including the Campbelltown/Macarthur to Liverpool urban corridor

Direction: **Enhance capacity at Sydney's gateways and freight networks**

- the Government will work with councils to plan for heavy vehicle routes, improve 'last mile' access and establish buffers that allow freight activity to operate efficiently

Direction: **Grow strategic centres** (e.g. Campbelltown/Macarthur)

- strategic centres are areas of intense, mixed economic and social activity that are built around the transport network and feature major public investment in services such as hospitals, and education and sports facilities
- invest in strategic centres (including Campbelltown/Macarthur) to grow jobs and housing and create vibrant hubs of activity
- deliver transport improvements including public transport, traffic management and car parking to improve the business environment of strategic centres
- the Government will prioritise strategic centres for targeted investment based on the potential of a centre to:
    - provide a large number of jobs to increase the jobs closer to housing
    - attract significant investment
    - provide a range of services and be an attractive place, and
    - continue to grow.

- work with the Greater Sydney Commission to develop jobs targets for strategic centres in consultation with councils and identify and remove barriers to jobs delivery at a local level in strategic centres
- continue to grow Penrith, Liverpool and Campbelltown/Macarthur as Regional City Centres supporting their surrounding communities
- Liverpool and Campbelltown/Macarthur to service communities in the South West Growth Centre and these centres to be a focus for employment, services and transport connections as part of a network of strategic centres
- the Government will engage with Campbelltown (as well as Liverpool and Penrith) councils to identify co-investment proposals for cultural infrastructure.

Direction: **Support priority economic sectors**

- through appropriate planning controls for priority industries and key industrial precincts.

Direction: **Plan for education and health services to meet Sydney's growing needs**

- by supporting the growth of complementary health and tertiary education activities in strategic centres (such as Campbelltown/Macarthur)
- the Government will plan for the land use and infrastructure requirements of significant metropolitan health and education precincts at Campbelltown/Macarthur and work with councils to put into place enabling planning controls which promote clusters of related activity such as higher education facilities, health infrastructure and research institutions
- the Government has committed to a Hospitals Growth program targeting Western Sydney, with investigation of specific options for Rouse Hill and Campbelltown along with new paediatric capacity in South Western Sydney.

Direction: **Deliver Infrastructure**

- utilise sub-regional planning and growth infrastructure plans to identify:
  - growth infrastructure priority needs
  - existing commitments to infrastructure
  - infrastructure required to meet each sub-region's growth priorities
  - identify infrastructure funding sources and staging priorities
  - priorities based on achieving economic growth and new housing.
- preserve future transport and road corridors to support future growth
- the Government will work with councils to identify and preserve a network of strategically important road and rail freight corridors
- commence planning and the development of a business case for new sports facilities for western Sydney
- the Government will facilitate market delivery of sufficient space for cemeteries to meet future to meet future local and regional demand by providing advice on appropriate locations for new cemeteries and ensuring appropriate land use controls and zoning to facilitate cemetery development.

Goal 2: A city of housing choice with homes that meet our needs and lifestyles

Direction: **Accelerate housing supply across Sydney**

- accelerate supply and housing choices – 664,000 new dwellings across Sydney by 2031
- accelerate new housing in designated infill areas (established urban areas)
- deliver more housing by developing surplus or underutilised government land, mainly through UrbanGrowth NSW

Direction: **Accelerate urban renewal across Sydney –providing homes closer to jobs**

- use the Greater Sydney Commission to support Council-led urban infill projects around centres, transport corridors and public transport access points
- undertake urban renewal in transport corridors which are being transformed by investment, and around strategic centres.

Direction: **Improve housing choice to suit different needs and lifestyles**

- require local housing strategies from councils to plan for a range of housing types
- deliver more opportunities for affordable housing including by means of a requirement of local councils to include affordable housing in their local housing strategies to respond to local demand.

Direction: **Deliver timely and well planned greenfield precincts and housing**

- the Government will identify potential locations for new greenfield development giving particular attention to investigating the potential for greenfield development south and south west of Campbelltown/Macarthur.

Goal 3: A great place to live with communities that are strong, healthy and well connected

Direction: **Revitalise existing suburbs**

- the Government will direct investment in infrastructure to support centres experiencing growth or capable of experiencing growth.

Direction: **Create a network of interlinked, multi-purpose open and green spaces across Sydney**

- investigate options for a bushland renewal program.

Direction: **Promote Sydney's heritage, arts and culture**

- target investment in local arts and culture in Priority Precincts
- the Government will work with councils to improve public places to create opportunities for the arts and cultural life.

Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

Direction: **Protect our natural environment and biodiversity**

- Utilising a strategic approach, protect and deliver a network of high conservation value land by investing in green corridors and protecting native vegetation and biodiversity
- prepare a strategic framework for the metropolitan rural area to enhance and protect its broad range of environmental, economic and social assets that will:

  - identify and protect mineral, energy and construction material needs and provide appropriate buffers
  - protect productive agricultural land
  - protect Sydney's drinking water catchment
  - manages risks from natural hazards.

Direction: **Build Sydney's resilience to natural hazards**

- provide local councils and communities with tools and information to shape local responses to natural hazards
- restrict development to areas that can be safely evacuated by requiring planning authorities to undertake an evacuation capacity assessment prior to rezoning.

3. Planning Principles

As well as a series of goals, strategic directions and actions the Plan also sets out three major planning principles to guide how Sydney will grow. These principles are:

i. Increasing housing choices around all centres through urban renewal in established areas

"Locating new housing in centres delivers a range of economic, environmental and social benefits to the community…productivity benefits arise from a more compact city"

ii. Stronger economic development in strategic centres and transport gateways

"Sydney's largest and most important hubs for business and employment are 'strategic centres' and Sydney's transport gateways…..which account for 43% of all jobs across Sydney"

"These locations will be an important focus for future growth because of their size, diversity of activities, their connections (mainly to the rail network), and the presence of major institutional activities such as health and education facilities…."

iii. Connecting centres with a networked transport system

"Efficient links within centres improves convenience for customers, and efficient links into centres and between centres helps people to get to jobs, schools, universities, shops and leisure activities.."

"Making it easy to get to centres and offering a range of services at centres makes them a focal point for the community and increases the prospects for economic growth and job creation"

4. Western Sydney Highlight

It is clear that this latest iteration of a metropolitan plan for Sydney pays much greater attention to Western and South Western Sydney with urban growth, economic development, job creation and lifestyle opportunities featuring prominently in the strategic planning scenario. Below is a copy of certain extracts from the Strategy that deal specifically with Western Sydney, that have relevance to Campbelltown:

> "Opportunities for investment in a sports stadium in western Sydney, hospitals at Rouse Hill and Campbelltown and the creation of the Parramatta Education precinct which co-locates primary and secondary school students with the University of Western Sydney, will embed best practice facilities in the region.
>
> Investment in transport infrastructure, such as the South West Rail Link North West Rail link, Western Sydney Rail Upgrade, Parramatta Light Rail and in the longer term, the Outer Sydney Orbital, will create new locations for housing growth that are connected to jobs, services and facilities…"
>
> "Campbelltown/Macarthur, Liverpool and Penrith are also a major focus for jobs and services for outer suburban communities. The Plan seeks to allow these and other strategic centres to grow to their full potential.
>
> "Western Sydney's knowledge economy is growing. Delivering new office markets within strategic centres in Western Sydney will require flexible and timely planning approvals, accompanied by ongoing improvements to public transport."
>
> "The development of the Western Sydney Employment Area will provide continued support for manufacturing and industrial activity, particularly in the freight and logistics sector".
>
> "Improving transport connections between centres will improve access to jobs and support the location of economic activity in centres, unlocking Western Sydney's full economic potential" Integrating land use decisions with transport improvements will lift the overall economic productivity of western Sydney and create new opportunities for new investment in housing and jobs".

5. Delivering the Strategy

The Government is calling on a collaborative approach to the implementation of the Plan by all stakeholders - the Government, councils, the community and the private sector. Recognition is also paid to the need of a more effective and integrated approach between government agencies which is welcomed.

The Strategy articulates a new delivery/implementation framework which consists of the following pillars:

- a new Greater Sydney Commission
- an action plan
- a hierarchy of plans
- a clear direction on the role of the Strategy
- a role for Urban Growth NSDW
- e-planning systems.

i. Greater Sydney Commission

The Government will establish a dedicated new body which will have the responsibility of 'driving' the implementation of the Strategy. The Commission will be an independent body and

"… work with Councils and state agencies to ensure that growth is aligned with infrastructure and delivered in the right places at the right time."

ii. Action Plans

The Greater Sydney Commission will co-ordinate the delivery of all actions included in the Plan.

iii. Hierarchy of Plans

The Strategy is to be read in conjunction with the Government's Long Term Transport Masterplan and the State Infrastructure Strategy 2014.

The Strategy sets the priorities and directions for metropolitan planning with a focus on housing and employment, targeting growth in strategic centres and transport gateways. The Strategy sets the context and direction for sub-regional planning.

Sub-regional planning will be undertaken in partnership between the NSW Government, councils, and the community.

Sub-regional plans will be **delivery** plans and:

- include a vision for housing and employment for each sub-region consistent with the Metropolitan Strategy
- distribute housing and employment at the LGA level
- address the goals, directions and actions in the Metropolitan Strategy
- address the infrastructure required to support housing and employment growth in each sub-region.

Councils' local environmental plans (leps) will be the principal legal instrument to deliver the sub-regional plan at a local government level. The Greater Sydney Commission will monitor leps and the delivery of housing and jobs.

Councils' Community Strategic Plans will need to reflect each Council's resources and operational requirements necessary to deliver the growth of housing and jobs consistent with the expectations set out in the sub-regional plans and leps.

iv. The Role of the Strategy

A new local planning direction is proposed to be issued to Councils in metropolitan Sydney which will require new planning proposals or amendments to leps to be consistent with the Strategy.

“The Government will also use sub-regional planning to help translate the vision and the guiding principles of this Plan into more detailed priorities for growth and change that can be applied at the local level.”

v. UrbanGrowth NSW

Urban Growth is tasked with delivering transformational change on government owned ‘surplus’ sites, and is responsible for delivering major urban renewal projects, at strategically important locations.

vi. E-planning

The NSW Government will work with councils to develop on-line tools and standards to deliver a range of e-planning services

6. Monitoring and Reporting

The Greater Sydney Commission is charged with the responsibility of monitoring progress with implementation of the Strategy through:

- annual reporting to the NSW Government
- outcomes reporting every 3 years
- review of the Strategy every 5 years.

Specific benchmark reporting will be undertaken across a range of criteria including:

- new jobs created
- office space capacity in major office markets
- Sydney’s domestic share of global business headquarters
- % of jobs in strategic centres
- ratio of jobs to dwellings in centres
- share of local housing targets that are market feasible
- mix of housing
- share of new housing close to centres
- measures of water and air quality
- number of open spaces and recreational trails in the metropolitan area.

7. South West Sub-Region

For its own purposes, the Plan divides the Sydney metropolitan area into six sub-regions.

The Campbelltown Local Government Area falls within the South-West Sub-region together with Liverpool, Camden Wollondilly and the Fairfield Council areas. The make-up of the sub-regions do not reflect those dealt with as part of the NSW Government’s “Fit for the Future” model.

A range of sub-region specific acknowledgements, policies, directions and actions relevant to Campbelltown and the Macarthur area are set out in the Strategy. These are presented below.

- acknowledged as the fastest growing sub-region in Sydney
- Badgerys Creek Airport, Liverpool, Campbelltown/Macarthur and Leppington will contribute significantly to the growth of the Sub-Regional economy
- Sub-region to benefit from improved access including potential extension of the SW Rail link
- Sub-Regional planning will need to consider -

A competitive economy

- a long term enterprise corridor along Bringelly Road between Leppington and Bringelly, linked to an extension to the SW Rail Link
- protection of metropolitan level infrastructure including freight corridors, intermodal terminals, drinking water catchment and facilities, the upper canal
- further develop the sub-regions productive agricultural land and mineral resources
- recognise and strengthen the sub-regions role in manufacturing, construction and wholesale/logistics industries by maximising existing employment lands
- investigate pinch point connections between north-south and east-west road links
- Identify and protect strategically important industrial land.

Accelerate housing supply, choice and affordability and build great places to live

- identify suitable locations for housing, employment and urban renewal – particularly around **established and new centres and along key public transport corridors** including the Cumberland line, **the South line,** the Bankstown line, the SW Rail Link and the Liverpool-Parramatta T-Way
- continue the delivery of the SW Growth Centre
- capitalise on the sub-regions vibrant cultural diversity and global connections
- Implement the Western Sydney Parklands Plan of Management.

Protect the natural environment and promote its sustainability and resilience

- provide environmental, recreation and tourism opportunities in the Nattai National park, Dharawal National park as well as the Georges River and Western Sydney Parklands
- work with Councils to protect and maintain the social, economic and environmental values of the Hawkesbury Nepean River and Georges River and their aquatic habitats
- work with the councils to implement the Greater Sydney Local Land Services State Strategic Plan to guide natural resource management.

Priorities for strategic centres

Campbelltown/Macarthur

- work with council to retain a commercial core in Campbelltown/Macarthur, as required for long term employment growth
- work with council to provide capacity for additional mixed use development in Campbelltown/Macarthur including offices, retail services and housing

- support health related land uses and infrastructure around Campbelltown Hospital
- support education related land uses and infrastructure around the University of Western Sydney
- work with council to investigate potential business spark opportunities on the western side of the railway line
- work with council to improve walking and cycling connections to Campbelltown and Macarthur train stations from the western side of the railway line
- work with council to improve walking and cycling connections between Campbelltown Hospital and Queen Street.

The Strategy's South West Sub-Region Map articulates a number of the above initiatives, although a number of additional matters are raised including the following items:

- the Scenic Hills have been marked as "Parks and Reserves"
- the Macarthur South Investigation Area shows the inclusion of a significantly large area of Campbelltown including Menangle Park Mt. Gilead and Campbelltown South
- the Macarthur Intermodal Shipping Terminal and the Proposed Moorebank Intermodal are both shown on the sub-region map
- the proposed SW Rail Link Extension Route (Investigation) is shown on the Map terminating at Narellan, although it is noted that an "arrow" pointing towards Campbelltown/Macarthur Centre at Narellan is also shown.

Part B. Review of the Plan

"A Plan for Growing Sydney" has been reviewed with a focus on potential opportunities and challenges that will present themselves to Council as the Plan is implemented, and new governance arrangements are put into place that are likely to affect Council's statutory planning responsibilities.

As stated at the beginning of this report, Council is currently embarking on a more comprehensive phase of strategic planning with a range of implications for:

- the longer term functionality and sustainability of the Council organisation
- planning for and delivering infrastructure to service existing and future communities
- strengthening economic and community capacity to better sustain high quality lifestyles for the City's residents.

Central to this strategic planning will be the enhancement of collaborations between Council and regional partners and with Government.

A Plan for Growing Sydney offers Council a 'remarkable' and better informed planning, administrative and policy context within which, its strategic planning can take place.

No longer can it be suggested that metropolitan planning has ignored the South West or the City of Campbelltown in particular.

A range of key planning outcomes, clearly expressed as Government Policy, will hopefully have the effect of equipping Council with greater certainty and leverage in its dealings with Government, and in particular when it comes to policy and funding support to help Council deliver the priorities in the Plan in the best interest of the community.

Below is a summary of major outcomes arising for the Plan which are important for Council to aware of in undertaking its future strategic planning:

The Metropolitan Strategy:

- Recognises the significance of the urban growth potential that exists within the Macarthur and Campbelltown to accommodate a major proportion of Sydney's predicted population growth for the next 20 or so years
- Supports the existing and future primacy of the Campbelltown/Macarthur Regional City Centre as the "Capital of Macarthur" recognising the natural and developing drivers for growth and investment
- Recognises Campbelltown/Macarthur as one of only three Regional City Centres outside of the Sydney and Parramatta CBDs
- Strategically positions and helps secure Campbelltown's social and economic future by positively dealing with:

    - the potential opportunities for urban redevelopment at higher densities and for employment creation in at urban centres along the Glenfield – Campbelltown/Macarthur rail corridor
    - a commitment by the Government to assist in the realisation of that urban growth and economic/employment development potential by supporting critical infrastructure provision at those centres including the upgrade of Campbelltown Hospital, the enhancement of accessibility and the creation of liveable neighbourhoods offering quality lifestyle opportunities
    - the potential, in the longer term for a sustainable third Metropolitan Growth Centre at Macarthur South
    - the significance of manufacturing in the Macarthur and the need to support this priority economic sector.

- Has strengthened Council's administrative positioning in the Macarthur Region
- Has set a context in which the NSW Department of Planning has invited Council to partner with it on two major strategic planning investigations:

    - Macarthur Urban Investigation Area
    - Glenfield-Campbelltown/Macarthur Corridor Strategy.

- Added to the Council's organisational capability to sustain itself as a stand-alone council under "Fit for the Future" – strength and capacity has been reinforced by the extent of population growth earmarked for the City; the challenge to plan and manage the Campbelltown/Macarthur Regional City Centre; the additional opportunity to again "partner" with the Department; and reflects on the Council's strong advocacy skills and strategic planning capacity
- Provides some evidence of a policy commitment to assist Council with traffic, parking and other key infrastructure challenges in and around the Campbelltown/Macarthur Regional City Centre
- Presents Council with an opportunity to reconsider some of its key strategic development policies as they affect the Draft Comprehensive LEP e.g. CBD Planning Controls – the availability of strategic economic viability modelling capability, infrastructure capacity modelling and the like (particularly relevant to Campbelltown/Macarthur CBD)

- Provides renewed opportunity to investigate the business park potential available to Council on the western side of the rail line at Campbelltown
- Will generate higher expectations of Council in dealing with strategic issues and assisting the Government with the delivery of housing, economic and employment development outcomes identified by the Plan, which in turn is likely to have implications for resourcing, technology, project priorities and the like
- Is likely to create an ongoing series of further opportunities for Council to work in partnership with both the NSW and possibly the Federal Governments on strategic items such as the Campbelltown Sports Stadium Precinct; the Campbelltown Arts Centre; the SW Rail Link extension to Campbelltown/Macarthur from Narellan; a potential business park on Council owned land at Campbelltown; Planning for the Scenic Hills Parkland/Reserve proposal; further expansion of Campus facilities at TAFE and UWS that are potentially linked to health and allied health related research and development enterprises.

There is a question however over the rollout of new governance arrangements as far as Council's statutory planning function is concerned and specifically as they might affect:

- The preparation of Council's LEP
- Council's input into sub-regional planning
- Consideration and determination of planning proposals.

More detail is required to be able to more fully inform Council of arrangements concerning in particular:

- The Greater Sydney Commission - its makeup, its funding authority and its statutory powers
- Council's input into sub-regional planning
- The role of NSW Planning and Environment.

Finally, the response by Council to the implementation of the Plan - what resources, processes, policies and programs, needs further investigation and consideration, and will be the subject of a future briefing to Councillors.

Conclusion

"A Plan for Growing Sydney" delivers significant and positive recognition by the NSW Government of the strengths and opportunities for growth and development balanced with environmental outcomes that the Campbelltown local government area presents.

The declaration of the Campbelltown/Macarthur CBD as a Regional City Centre complemented by proposed policies and actions that will bolster its regional focus as an economic, service and employment hub drawing on public investment in key infrastructure, will help to sustain Campbelltown's future.

The capacity for measured and sustainable growth reflected in the opportunities available for urban renewal and revitalisation of the centres along the southern railway line from Glenfield to Campbelltown/Macarthur can potentially yield vibrant places of community and economic activity. Council needs to work collaboratively and closely with its State agency partners in the Glenfield-Campbelltown/Macarthur Corridor Strategy project to ensure appropriate attention is given to infrastructure capacities and urban/built form outcomes that deliver high quality lifestyle opportunities for existing and future communities, and which enhance the image of the City.

The significance of a potential new green-field urban growth area located south and south west of the Campbelltown/Macarthur Regional City Centre will drive the longer term future consolidation of the CBD. Council must take a pro-active and supportive role in the urban investigation process to ensure that planning outcomes deliver housing, economic, social and environmental outcomes that are sustainable and add value to the whole of the City of Campbelltown.

These initiatives as well as a range of others put forward in the new metropolitan planning strategy are worthy of Council's support and need to be responded to positively and pro-actively if Council is to enhance its prospects of leveraging further Government confidence and investment within the City of Campbelltown.

It is that investment in infrastructure such as health and education facilities as well roads, transport and traffic management facilities that will assist Council to enhance Campbelltown's connectivity and its acknowledgement by the wider community as a "destination" and thereby helping to secure its capacity to become self – sustaining.

"A Plan for Growing Sydney" has emerged as perhaps a key platform from which much of Council's future strategic organisational planning will stem, it will drive growth and change that Council will be responsible for managing.

The implications of the Plan for Council's positioning as part of "Fit for the Future" is significant as will be the need for Council to place increased emphasis on its own strategic planning and management that responds confidently to the opportunities and challenges presented in the new metropolitan strategy.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Rowell/Matheson)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Greiss/Thompson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

3. DEVELOPMENT SERVICES

3.1 Development Services Section Statistics November and December 2014

Reporting Officer

Acting Manager Development Services

Attachments

Development Services application statistics for November and December 2014 (contained within this report)

Purpose

To advise Council of the status of development and other applications within the Development Services section.

Report

In accordance with Council's resolution of 23 August 2005, that Councillors be provided with regular information regarding the status of development applications, the attachment to this report provides details of key statistics for November and December 2014 as they affect the Development Services section.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Kolkman/Matheson)**

That the Officer's Recommendation be adopted.

CARRIED

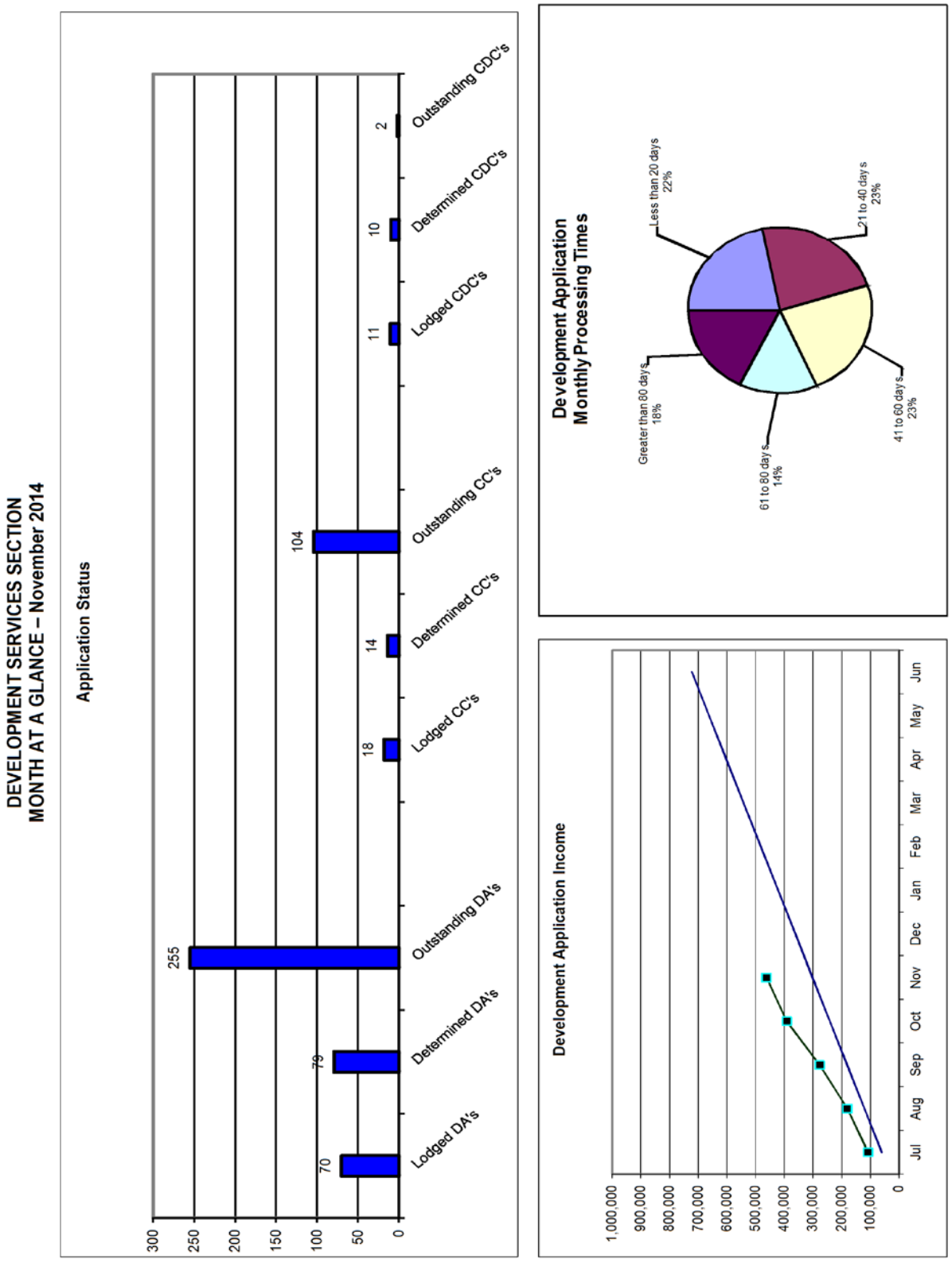
Council Meeting 17 February 2015 **(Greiss/Thompson)**

That the Officer's Recommendation be adopted.

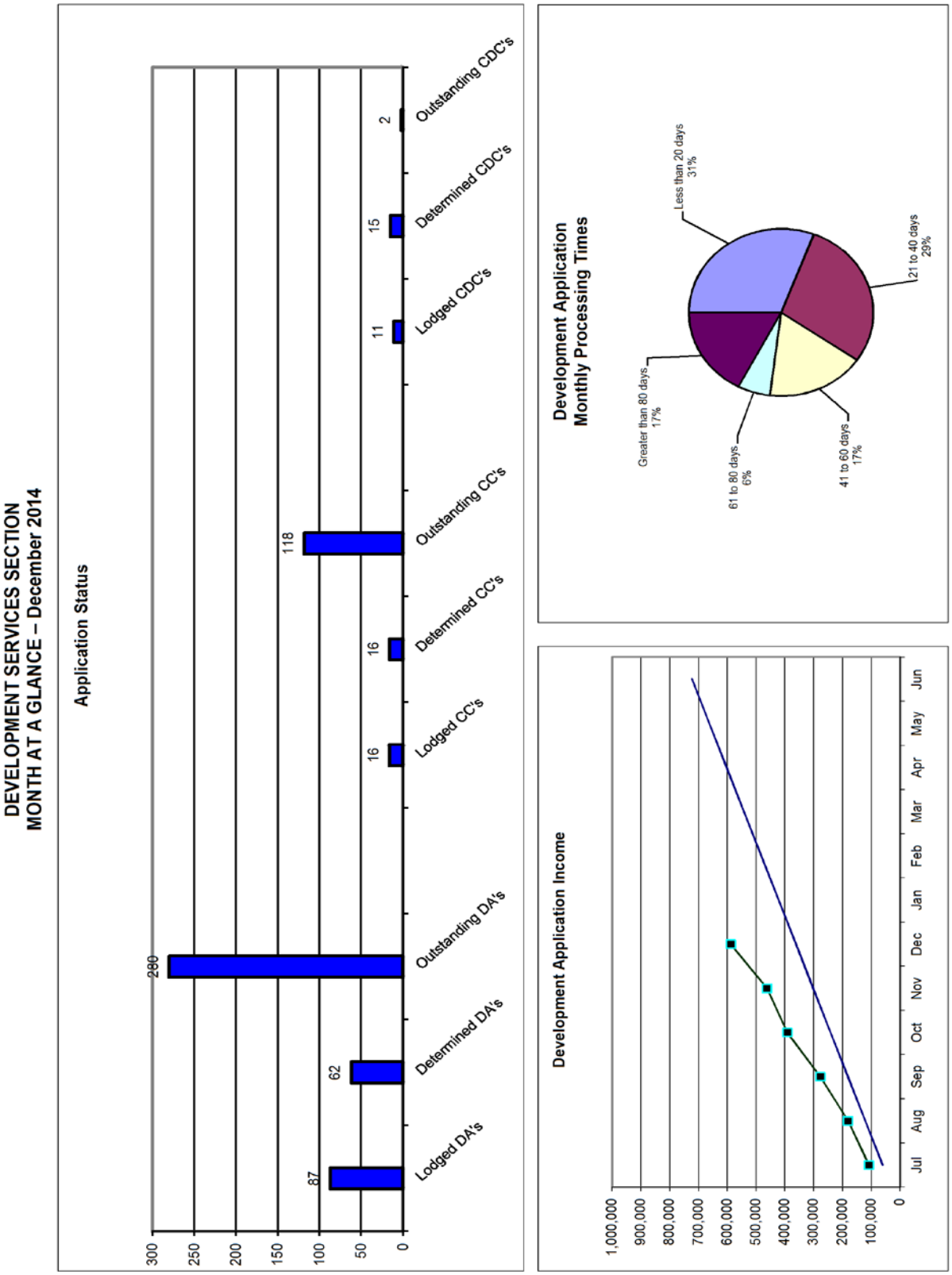
Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

ATTACHMENT 1



ATTACHMENT 2



3.2 Modification to the hours of operation for after hours deliveries for Blair Athol Aldi - No. 171 The Kraal Drive Blair Athol

Reporting Officer

Acting Manager Development Services

Attachments

1. Recommended Conditions of Consent (contained within this report)
2. Sensitive Receiver Locations (contained within this report)

Purpose

The purpose of this report is to assist Council in its determination of the subject modification application in accordance with the provisions of the *Environmental Planning and Assessment Act* 1979 (EP&A Act).

Property Description	Lot 356 DP 870579 171 The Kraal Drive, BLAIR ATHOL
Application No	2222/1999/DA-C/A
Applicant	Milestone Australia Pty Ltd
Owner	Aldi Foods Pty Ltd
Provisions	Campbelltown (Urban Area) Local Environmental Plan 2002
	Campbelltown (Sustainable City) Development Control Plan
	Campbelltown 2025 – Looking Forward
Date Received	25 June 2014

History

On 12 January 2000, Development Application F2222/1999 was approved on the subject site for the construction of an Aldi supermarket and associated car park.

On 31 January 2001, Development Application F2222/1999 was modified to include the addition of a garbage enclosure, minor building alterations and an external refrigeration unit. The modification included the conditions (No. 75 and No. 76) which relate to noise level restrictions and the submission of a noise validation report to Council.

In the past Council has received several noise complaints arising from delivery trucks entering the site between 10pm and 6am to unload. A Noise Assessment Report, prepared by Wilkinson Murray Pty Limited, dated January 2003, was submitted which assessed the plant noise, car park noise and delivery noise. The report concluded that at night time, particularly between 12 midnight and 6.00am, noise causing sleep arousal could be expected. A supplementary report was submitted to Council which proposed restricting delivery times to the site to:

- Monday to Saturday 6.00am – 10.00pm
- Sunday 7.00am – 10.00pm

This was subsequently approved by Council and the supermarket has been operating on this basis.

Report

Introduction

Council is in receipt of a modification application to modify development consent for the construction of a supermarket and associated car park at 171 The Kraal Drive, Blair Athol. The modification seeks approval to allow for 24 hour, 7 day truck deliveries, with up to one (1) delivery to occur daily between 10.00pm and 6.00am Monday to Saturday and one (1) between 10.00pm Saturday and 7.00am Sunday.

The land is zoned 3(c) – Neighbourhood Business Zone under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002. An assessment of the proposed development against CLEP 2002 is contained later within this report.

The Site

The subject property, legally described as Lot 356 DP 870579, has a site area of approximately 7536m^2. The site is located on the corner of Blaxland Road and The Kraal Drive, Blair Athol, and is rectangular in shape. The site has a frontage to Blaxland Road (96 metres) and The Kraal Drive (73 metres). The north-eastern boundary adjoins residential properties (approximately 87m).

The site is occupied by an ALDI store which includes 119 car parking spaces (including 4 car parking spaces for disabled access), landscaped planter areas, business identification signage and loading dock. The car park egress/ingress is accessed via The Kraal Drive.

The current truck deliveries to the site occur between the following times:

- Monday to Saturday 6.00am – 10.00pm
- Sunday 7.00am – 10.00pm

Deliveries occur daily, with a maximum of two articulated vehicle deliveries and two rigid truck deliveries. An additional articulated delivery to the store is occasionally required but is infrequent.

A maximum of one delivery vehicle attends the site at one time.

The Proposal

That development application seeks to modify 2222/1999/DA-C/A to allow up to one (1) delivery between 10pm and 6am Monday to Saturday and up to one (1) delivery between 10pm on Saturday and 7am on Sunday (including public holidays).

The applicant has submitted that the revised delivery hours are an essential operational requirement to provide greater flexibility for continued efficient store trading. It is also submitted that the proposed delivery hours would provide greater flexibility to satisfy operational requirements and allow delivery trucks to operate more efficiently by avoiding high traffic volumes which occur during peak hours on the route from ALDI's warehouse located at Prestons.

The proposal does not include any physical works or changes to the operating hours of the store.

Assessment

The development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and having regard to those matters, the following issues have been identified for further consideration.

1. Vision – Campbelltown 2025 – Looking Forward

'Campbelltown 2025 - *Looking Forward*' is a statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- Responds to what Council understands people want the City of Campbelltown to look, feel and function like;
- Recognises likely future government policies and social and economic trends; and
- Sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan for the City.

The strategic direction relevant to this application are:

- Creating education, employment and entrepreneurial opportunities

Relevant desired outcomes of the strategic directions include:

- Urban environments that are safe, healthy, exhibit a high standard of design, and are environmentally sustainable;
- Development and land use that matches environmental capacity and capability.

The proposed development is generally consistent with the strategic directions of Campbelltown 2025 – *Looking Forward* and is generally in support of its desired outcomes. As such, it is recommended that the application be approved subject to assessment under the heads of section 79C of the Environmental Planning and Assessment Act 1979.

2. Planning Provisions

The development proposal has been submitted pursuant to Sections 96(2) and (3) of the Environmental Planning and Assessment Act 1979.

Section 96(2)(a) requires that Council be satisfied that the modification is substantially the same development as that previously approved. In this regard Council is satisfied that the modification is consistent with the approval issued under development consent 2222/1999/DA-C as the proposal does not alter the approved use of the site or propose any physical changes to the site.

Section 96(3) requires Council to consider the heads of consideration under section 79C(1) of the Environmental Planning and Assessment Act 1979. In this regard those matters considered relevant have been discussed below in detail.

2.1 Campbelltown (Urban Area) Local Environmental Plan 2002

The subject site is zoned 3(c) – Neighbourhood Business Zone under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002. The proposed development continues to use the site as a 'shop' and the proposed works are permissible with Council's development consent within the zone.

Except as otherwise provided by CLEP 2002, consent must not be granted for development on land within the 3(c) – Neighbourhood Business zone unless the consent authority is of the opinion that carrying out the proposed development would be consistent with one or more of the objectives of the zone. The proposal is considered to be consistent with the following applicable objective of the 3(c) zone:

a) to provide conveniently located land for a range of shops, commercial premises and professional services that are of a domestic scale, compatible with residential development, and which serve the needs of the local community.

A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

A detailed discussion of the proposal's compatibility with the adjoining and nearby residential amenity is discussed below in the Planning Assessment section of this report.

Overall, the modification application encourages the continuation of commercial employment and maintains the approved use of the site as a 'shop' serving the needs of the local community and as such is considered to be consistent with the above objective of CLEP 2002.

2.2 Campbelltown (Sustainable City) Development Control Plan

Council's (Sustainable City) Development Control Plan 2012 (DCP 2012) applies to the subject land. Relevant parts of the DCP 2012 are discussed below:

6.7 Residential Interface

The objectives of Part 6.7 Residential Interface are as follows:

- To ensure that commercial development does not have adverse impacts of the amenity of adjoining and nearby residential zones.
- To ensure that commercial buildings are appropriately setback from nearby residential zones.
- To ensure that heavy vehicles associated with commercial development do not adversely impact upon the residential amenity.

Part 6.7 e) states that an acoustic report may be required to be prepared as part of a development application where the proposed development is adjacent to residential uses. An acoustic report which assessed the potential noise impact from the proposed extended truck delivery times was submitted with the application and is discussed in detail in the Planning Assessment section of this report.

Overall, it is considered that the extended truck delivery times would not adversely impact the acoustic amenity of the adjoining and nearby residential properties, subject to noise control measures recommended within the acoustic report submitted with the application being included as conditions of development consent.

3. Planning and Environmental Impacts

Section 79C(1)(b) of the Act requires Council to consider the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

3.1 Acoustic Report

An acoustic report submitted with the application was undertaken by Wilkinson Murray (WM) dated June 2014. The report assessed the impact of truck deliveries occurring at any time during the night time period (24-hours, 7 days), with a maximum of only one truck delivery occurring per night.

The subject site is located in a predominantly residential area. Attachment 2 shows the residential properties that were used as sensitive receiver locations for the acoustic reports modelling

The report establishes that the night time goal sleep disturbance screening goal of $L_{A1,1min}$ = 53dBA.

The report provides readings of short-term or transient noise events associated with truck deliveries which are likely to include bangs or crashes associated with the truck movements and associated unloading process. From the noise readings, the sleep disturbance screening goal is predicted to be exceeded at all residences which were used as received locations (Attachment 2).

Given that an exceedence of the screening goal has been predicted, the EPA Guidelines trigger a more thorough examination of the expected noise using the Environmental Criteria for Road Traffic Noise guidelines. These Guidelines provide that an external noise event may be up to 65dBA before it is likely to cause sleep disturbance. Furthermore, two noise events in a night with an external noise level of up to 80dBA are unlikely to affect health and wellbeing significantly.

The WM report recommended that in order to avoid undue sleep disturbance likely to affect the health and wellbeing significantly the following recommendation should be applied:

- No reversing alarms to be used on-site, only rear view cameras;
- The truck refrigeration units are to be switched off before the truck enters the site;
- Ongoing training for drivers and store (dock) personnel to minimise noise generation

The WM report concluded that the acoustic assessment and analysis has determined that 24-hour delivery times will not adversely impact the acoustic amenity of the surrounding residences.

However, due to the sensitive nature of the proposal in terms of its potential sleep disturbance impact on residential amenity and in acknowledgement of the history of noise complaints, Council engaged an acoustic consultant to peer-review the acoustic report prepared by WM.

The peer review acknowledged that the night time acoustic environment in the vicinity of the ALDI store is known to involve very low background sound levels, making residents particularly vulnerable to potential noise impacts arising from the proposed introduction of night time truck deliveries to the store. The peer review also found that the WM report was technically sound, and that its recommendations and conclusions were considered generally reasonable in the circumstance.

The peer review also emphasised the importance of ensuring that the noise minimisation practices are consistently applied by drivers and loading dock staff to minimise such disturbance to residents. In this regard, the peer review required that a specific Environmental Management Plan for night time delivery operations at the ALDI Blair Athol store be prepared, including the provision for:

- Operating procedures for night time delivery operations, including requirements regarding the non-use of reversing alarms and refrigeration units;
- Training procedures for drivers and loading dock staff, including sub-contract staff;
- Appropriate provision for complaints management and effective complaints;
- General procedures for noise minimisation during night time delivery and unloading operations; and
- Specific noise performance criteria.

The peer review further states that, if approval is to be recommended, the proposed extension of truck deliveries would need to be linked to assurances regarding appropriate noise minimisation operating practises and a condition and the achievement of specific acoustic performance demonstrated by three (3) months of acoustic monitoring. Condition No. 79 has been recommended which states the noise minimisation controls detailed in the WM report must be implemented on the subject site.

A range of other acoustic conditions as well as conditions controlling truck deliveries have been included as recommended conditions of development consent. It is expected that if these conditions are adhered to at all times then no significant impact upon health and wellbeing of nearby residents is likely to occur.

4. Public Participation

Section 79C(1)(d) of the EP&A Act requires Council to consider submissions made with regard to the proposal.

In accordance with Council's Public Notification Policy, the application was notified to adjoining and nearby properties from 9 July 2014 to 23 July 2014.

Council did not receive any submissions as a result of the notification.

5. Conclusion

A development application has been lodged to modify development consent for the construction of a supermarket and associated car park at 171 The Kraal Drive, Blair Athol. The modification seeks approval to allow for 24 hours truck deliveries, with one (1) delivery to occur between 10.00pm and 6.00am Monday to Saturday and one (1) delivery between 10.00pm Saturday and 7.00am Sunday.

An acoustic assessment has been submitted with the application and concludes that the extended delivery times would not adversely impact the acoustic amenity of the surrounding neighbourhood.

The acoustic assessment was peer-reviewed and found that the acoustic report submitted with the application report was technically sound and that its findings and conclusions were considered generally reasonable subject to appropriate conditions of consent being applied in relation to the control of noise and deliveries.

With due reference to the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and the issues raised throughout the report, it is considered that the proposed development can be approved subject to the recommended conditions contained in Attachment 1.

Officer's Recommendation

That development application 2222/1999/DA-C/A for the modification of the hours of operation to allow one (1) delivery between 10pm and 6am Monday to Saturday and one (1) delivery between 10pm on Saturday and 7am on Sunday (including public holidays), be approved subject to the conditions detailed in Attachment 1 of the report.

Committee Note: Ms Bella-Efpofito addressed the Committee on behalf of the applicant.

Committee's Recommendation: (Oates/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Voting for the Committee's Recommendation were Councillors: Greiss, Kolkman, Lound, Matheson, Oates, Rowell and Thompson.

Voting against the Committee's Recommendation: Nil.

Council Meeting 17 February 2015 (Oates/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 11

That the Officer's Recommendation be adopted.

Voting for the Council Resolution were Councillors: Borg, Chanthivong, Greiss, Lake, Lound, Matheson, Mead, Oates, Rowell and Thompson.

Voting against the Council Resolution were Councillors: Brticevic, Dobson, Glynn and Kolkman.

ATTACHMENT 1

Recommended Conditions of Consent

INSPECTIONS – BUILDING WORK

The following conditions have been applied to ensure that the development is inspected at each stage of construction.
The following stages of construction shall be inspected by an Accredited Person, Council or other suitability qualified person (as applicable), and documentary evidence of compliance with the relevant terms of the approval/standards of construction detailed in the Building Code of Australia is
to be obtained prior to proceeding to the subsequent stages of construction:

1. PIER HOLES – The pier holes before they are filled with concrete.

2. SITE FENCING – The installation of a safety fence around the perimeter of the work area, prior to work commencing.

3. STEELWORK – The steelwork when in position and before concrete is poured. (footings, lintels, beams, columns, floors, walls, swimming pools or like).

4. FRAMEWORK – The framework including wind bracing and roof members when completed and prior to the fixing of any internal linings.

5. RAINWATER DRAINS – The rainwater drainage lines within the property boundaries when completed and before covering.

6. FIRE PROTECTION – The fire protection of penetrations to any fire rated element before covering.

7. FOOD SHOPS – The floor, wall, and ceiling finishes prior to the installation of fittings, fixtures and equipment.

8. TERMITE CONTROL – Termite control methods for the building.

9. FINAL – The development is completed and before occupation or use is commenced. This shall include the issuing of a fire safety certificate in accordance with Part 7B Divisions 1 to 5 of the Environmental Planning and Assessment Amendment Regulations, 1998.

NOTE:

If Council has been nominated as the Principle Certifying Authority, all inspections required by this consent shall be carried out by Council, unless otherwise arranged. Work must not proceed until approval for each inspection has been obtained. Council is required to carry out the final inspection of the development to allow the issue of the Occupation Certificate. It should be further noted that when final clearance is given by the Planning and Development Department for building work, a final clearance may also be required from the City Engineer's Road Restoration Overseer in regard to the condition of the kerb/gutter and footpath openings.

INSPECTIONS – CIVIL WORKS

The following conditions have been applied to ensure that the development is constructed in accordance with the development approval. The following stages on construction shall be inspected by an Accredited Person, Council or other suitably qualified person (as applicable). A Compliance Certificate or other documentary evidence of compliance with the relevant terms of the approval/standards is to be obtained prior to proceeding to the subsequent stages of construction.

10. EROSION AND SEDIMENT CONTROL – (1) direction/confirmation of required measures (2) after installation and prior to commencement of earthworks (3) as necessary until completion of work.

11. STORMWATER PIPES – Laid and jointed prior to backfill.

12. CONDUITS – Laid and jointed and prior to backfill.

13. GULLEY PITS AND OTHER CONCRETE STRUCTURES – Prior to pouring concrete.

14. OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement.

15. CONRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS OR LAYBACKS – Prior to pouring concrete.

16. FINAL INSPECTION – All outstanding works.

THE SITE

The following conditions have been applied to ensure that the land and/or building will be developed so as to minimise impact on the amenity of the neighbourhood and environment.

17. PRESCRIBED CONDITIONS – The development must comply with the prescribed conditions under the Environmental Planning and Assessment Amendment Regulations, 1998. (Environmental Planning and Assessment Act)

18. BURNING WASTE – The builder shall provide an adequate trade waste service for the period of construction to ensure that all builders' waste material is stored and removed from the site. (Waste Minimisation and Management Act)

19. TRADE WASTE – The builder shall provide an adequate trade waste service for the period of the construction to ensure that all builders' waste material is stored and removed from the site. (Waste Minimisation and Management Act)

20. ROAD RESERVE – An inspection of any excavation within the road reserve is required to be carried out by Council to ensure proper restoration of the agricultural drainage line at the kerb in accordance with the attached schedule. (To ensure adequate protection of Council assets)

21. PUBLIC PROPERTY – The applicant or the applicant's agent shall advise Council of any damage to the property controlled by Council which adjoins the sire including kerbs, gutters, footpaths, walkways, reserves and the like, prior to commencement of any work on the site. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense. (To ensure adequate protection of Council assets.)

22. HOARDING – The sire shall be enclosed with a suitable hoarding or security fence to prevent access by the public in accordance with the requirements of WorkCover. Appropriate signs regarding unauthorised entry, builder's name and contact phone numbers shall be displayed. (Environmental Planning and Assessment Act)

23. PLANT EQUIPMENT – Plant equipment or materials of any kind shall not be placed or stored upon the public footpath or roadway, which is open for use by pedestrians. (Local Government Act)

THE DEVELOPMENT

The following conditions gave been applied to ensure that the land and/or building will be developed so as to minimise impact on the local environment and to achieve the objectives of the relevant planning instruments.

24. APPROVED PLANS & DOCUMENTATION – The development shall be carried out generally in accordance with the plans endorsed with the Council's approval stamp and all associated documentation submitted with the application, except where varied by the following conditions of consent. (Clause 46A – Environmental Planning and Assessment Regulation 1998)

25. SALE OF LIQUOR – The sale of liquor from the supermarket approved herewith requires separate development consent from Council. No approval is granted under this consent for the sale of liquor from the subject premises.

26. COMPLIANCE CERTIFICATE – A compliance certificate shall be issued certifying that the development has complied with all the conditions of development consent prior to its use or occupation. (To ensure compliance with all conditions of the consent.)

27. COMPLIANCE CERTIFICATES – Compliance Certificates (or reports from a Company or individual professionally experienced and qualified to give that evidence and containing documented authoritative evidence of compliance with the specifications, drawings, and development conditions) shall be obtained for the following prior to issue of the Occupation Certificate:

a) Service Authority Clearance - prior to placement of final seal/vehicle crossing construction
b) Road Restoration Clearance – from Council.
c) Work As Executed Plan
d) Fill/Floor Level Requirements.
e) Geotechnical Testing And Reporting Requirements.
f) Lodgement Of Bonds.
g) Conditions Of Development Consent.

Two collated copies of any related plans, documents, reports, forms or other evidence shall accompany the above documents.

28. ADVERTISING SIGNS – Outdoor advertising structures and signs require separate development consent from the Council. The application must include details of any theme, colours and type of construction. (Council's Draft Advertising Policy)

29. EXTERNAL FINISHES & COLOURS – The colour and texture of the external materials are to be chosen so to be compatible with the colour and texture of the surrounding natural and built environment. Details are to be submitted to the principal certifying authority for approval prior to the release of the Construction Certificate.

30. LANDSCAPING PLAN – The development site shall be landscaped and maintained with lawns and advanced shrubs and trees in accordance with Plan No. SK011 drawn by Pittendrigh Shinkfield & Bruce. Any change to this plan shall be submitted to the consent authority for approval prior to issuing of a Construction Certificate.

31. Deleted - LANDSCAPING BOND

32. DESIGN AND INVESTIGATION BY COUNCIL – Where Council design and/or investigation is required for any works necessitated by the development, costs shall be met by the developer. (Applied to ensure that the land and or building will be developed in a way which will minimise impact on the local environment and achieve the objectives of the relevant Planning Instruments)

33. FOOTPATH AND VEHICULAR CROSSING LEVELS – Footpath and vehicular crossing levels are to be obtained from Council prior to the commencement of work. In this regard, an application should be lodged with Council on the prescribed form. (Applied to ensure that the land and or building will be developed in a way which will minimise impact on the local environment and achieve the objectives of the relevant Planning Instruments)

34. CIVIL WORKS/BUILDING WORKS – A final engineering inspection and clearance for all civil works/building works associated with the development is required prior to the issue of the Occupation Certificate. (Applied to ensure that the land and or building will be developed in a way which will minimise impact on the local environment and achieve objectives of the relevant Planning Instruments)

35. DUST NUISANCE – Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the Department of Housing 1998 manual 'Managing Urban Stormwater – Soils & Construction' and approved plans/Council specifications, and to the satisfaction of the Principle Certifying Authority. (Applied to ensure that the land or building will be developed in a way which will minimise impact on the local environment and achieve the objectives of the relevant Planning Instruments)

36. EROSION & SEDIMENT CONTROL – Erosion and sediment control measures shall be provided with the requirements of the Department of Housing 1998 manual 'Managing Urban Stormwater – Soils & Construction' and approved plans/Council specifications, and to the satisfaction of the Principal Certifying Authority. Approved measures shall be implemented prior to commencement and maintained during construction and until all disturbed areas have been revegetated and established to the satisfaction of the Principle Certifying Authority. (Applied to ensure that the land or building will be developed in a way which will minimise impact on the local environment and achieve the objectives of the relevant Planning Instruments)

37. POLLUTION WARNING SIGN – Council's sign issued with the Development Consent, promoting the protection of our waterways musts be displayed on the most prominent point of the building site that is visible to both the street and site workers. The sign must be erected on site prior to work commencing and maintained for the duration of work on the site. NOTE: The sign will be provided by Council free of charge, however, if lost or destroyed, it must be replaced at the cost of the applicant.

38. WORK ON PUBLIC LAND – No work shall be undertaken within adjoining public lands without the prior written consent of Council. The applicant is to liaise with Council prior to commencing design works, and Council's approval of design plans and consent in writing for the work on public land shall be obtained prior to issue of the Construction Certificate. All inspections, approval and restoration of such work shall be undertaken by Council at the applicant's expense unless otherwise approved in writing. (Applied to ensure that the land and or building will be developed in a way which will minimise impact on the local environment and achieve the objectives of the relevant Planning Instruments)

39. CONTAMINATED LAND – The applicant shall take all reasonable precautions to ensure that the land and any imported filling are free from contamination in accordance with the Environment Health Form Health Based Soil Investigation Levels – Soil Series No. 1.

40. SERVICE CLEARANCES – Occupation Certificated will not be approved until all service clearances have been received by the consent authority and civil works have been completed. (Environmental Planning and Assessment Act)

41. PUBLIC SAFETY – Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3 (1996), the requirements set out in the RTA manual "Traffic Control at Work Sites" and that any Work Cover Authority requirements are met. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant. (Applied to ensure that the land/or building will be developed in a way which will minimise impact on the local environment and achieve the objectives of the relevant Planning Instruments.)

42. DISABILITY DISCRIMINATION ACT – Your attention is drawn to the existence of the Disability Discrimination Act. A Construction Certificate is required to be obtained for the proposed building which will provide consideration under the Building Code of Australia, however, the application may not comply with the requirements of the Disability Discrimination Act. This is the sole responsibility of the owner, builder and developer. (Disability Discrimination Act)

43. OCCUPATION CERTIFICATE – The building/s shall not be used or occupied BEFORE the Principle Certifying Authority has issued an Occupation Certificate. (Environmental Planning and Assessment Act)

CONSTRUCTION

The following condition/s have been applied to ensure that the development complied with all technical requirements.

44. AIR HANDLING SYSTEM – The air handling system shall be designed in accordance with AS1668 Australian Standard 'Mechanical Ventilation and Air Conditioning Code, Parts 1 and 2". The air handling system shall also be designed by a qualified mechanical engineer. Documentary evidence shall be submitted to the consent authority prior to the use or occupation of the building. (Building Code of Australia)

45. STRUCTURAL ENGINEERING DETAILS – No building work shall commence until details prepared by a practising structural engineer have been submitted to and approved by Council or an Accredited Person for footings, slabs, structural brickwork, roof framing and tie downs. (To ensure the structural adequacy of the building and compliance with the Building Code of Australia).

46. CONSTRUCTION CERTIFICATE – This development consent relates to the erection of a supermarket. In this regard construction work shall not commence until a Construction Certificate has been issued.

47. DETAILS TO BE SUBMITTED WITH THE CONSTRUCTION CERTIFICATE – The following details of compliance with the provisions of the Building Code of Australia and relevant standards of construction are to be submitted with an application for a Construction Certificate.

- Full Architectural, Structural and essential services detail and specification.
- Detail of plantroom compliance with Part C2. 12 of Building Code of Australia including specification of sequential door closers and fire dampers.
- A 1:20 scale plan of disabled toilet to confirm that circulation space requirements of AS 1428.1 are met. Note: the basins appear poorly located.
- DA-03 Revision D still does not show fire hose reels within required distance (36m) of furthest part of the floor after fixtures aisles are taken into account. Location of Fire sign are also to be shown.
- Full details of compliance with construction requirements of the National Food Premises Code.

48. GEOTECHNICAL REFERENCE – Prior to any work commencing, a certificate prepared by the designing Structural Engineer shall be submitted bearing a statement to the effect:
"A geotechnical report No…… has been prepared to ensure the longevity of the structure."
The designing Structural Engineer shall also nominate a site classification vide AS2870 Residential Slabs and Footings.

49. MATERIALS – Any material used in the building shall comply with the requirements for Early Fire Hazard Indices in Specification C1.10 of the Building Code of Australia.

50. GLAZING MATERIAL – Glazing material used in the shopfront shall be of Grade A Safety Glass in accordance with AS 1288 Glass Installation Code and AS 2208 Safety Glazing. (Part B1.3 of the Building Code of Australia).

51. FLOOR WASTE – Any shops intended for use as food premises shall be provided with floor waste to food preparation and serving areas, such waste must be fitted with sump removable basket and grate a minimum 200mm in diameter, all in a stainless steel finish.

52. CEILING CONSTRUCTION – The ceiling to any shop intended for use as food premises shall, in food preparation and servery areas, be of a rigid smooth faced construction free from joints and painted with a light coloured washable paint i.e. A plaster set ceiling not a grid lift out panel system.

53. YARD GULLY – Garden taps or standpipes shall not be located within one (1) metre of any building unless the tap is placed centrally over a yard gully connected to the sewer or rain water drainage system so as to prevent dampness in walls, foundations or underfloor areas.

ROAD CONSTRUCTION

The following conditions have been applied to ensure that adequate and safe public access is provided to the site for both pedestrian and vehicular traffic in accordance with Council's adopted Development Control Plans.

54. FOOTPATH – The footpath adjoining the subject land, on the Western Frontage to The Kraal Drive, shall be regarded, in accordance with levels to be obtained from Council, and concrete foot paving 1.2 metres wide shall be constructed to the satisfaction of the Principle Certifying Authority. Areas not concreted shall be topsoiled and turfed. The footpath formation shall be carried beyond the boundary to provide an acceptable transition to existing footpath levels. (Applied to ensure that adequate and safe public access is provided to the site for both pedestrian and vehicular traffic in accordance with Council's adopted Development Control Plans).

55. DRIVEWAY AND LAYBACK CROSSING – The development shall be provided with a reinforced concrete driveway and layback crossing to Council's Vehicle crossing Specification. Conduits must be provided to Service Authority requirements. (Applied to ensure that the land and or building will be developed in a way which will minimise impact on the local environment and achieve the objectives of the relevant Planning Instruments).

56. RESTORATION OF PUBLIC ROADS – Restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant to Council prior to release of the Subdivision/Occupation Certificate. (Applied to ensure that adequate and safe public access is provided to the site for both pedestrian and vehicular traffic in accordance with Council's adopted Development Control Plans).

57. PUBLIC UTILITIES – Adjustments to public utilities caused by the development shall be completed prior to occupation and all costs shall be paid by the applicant. (Applied to ensure that adequate and safe public access is provided to the site for both pedestrian and vehicular traffic in accordance with Council's adopted Development Control Plans).

58. TRAFFIC COMMITTEE – Plans for any construction requiring linemarking or signposting shall be submitted to the Local Traffic Committee for approval prior to release of the Construction Certificate. (Applied to ensure that adequate and safe public access is provided to the site for both pedestrian and vehicular traffic in accordance with Council's adopted Development Control Plans).

STORMWATER DRAINAGE AND FLOOD MANAGEMENT

The following condition/s have been applied to ensure that stormwater drainage collected and/or passing through the sire is conveyed through a controlled system to prevent nuisance and damage to the subject land and adjacent lands and to minimise flood impact.

59. REGISTRATION OF LEVELS – On completion of the development the floor and/or finished surface levels shall be confirmed by a registered surveyor as complying with this development consent prior to issuing of the Occupation Certificate. (Applied to ensure that stormwater drainage collected on or passing through the site is conveyed through a controlled system to prevent damage and nuisance to the subject land and adjacent lands and minimise flood impact.)

60. STORMWATER MANAGEMENT PLAN – A stormwater management plan indicating all engineer details and calculations relevant to site regarding and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval with the Construction nearest pipe drainage system. All proposals shall comply with Council's stormwater Management Policy. (Applied to ensure that stormwater drainage collected on or passing through the site is conveyed through a controlled system to prevent damage and nuisance to the subject land and adjacent lands and minimise flood impact.)

61. LEVELS – The property is affected by flooding due to dam break in the nearby Monastery Creek. Minimum fill level on the sire shall be RL66.85 metres AHD and minimum floor level RL67.35 metres AHD. Upon completion of any development floor and fill levels shall be certified by a registered surveyor. (Applied to ensure that stormwater drainage collected on or passing through the site is conveyed through a controlled system to prevent damage and nuisance to the subject land and adjacent lands and minimise flood impact.)

OFF STREET CAR PARKING AND VEHICULAR SERVICING

The following conditions have been applied to ensure that the development has provided adequate car parking and vehicular servicing areas and to prevent conflict within the public road system.

62. CAR PARKING SPACES – A minimum of 39 off-street car parking spaces, including access driveways, are to be constructed on the site in accordance with Council's Off- Street Car Parking Policy – Development Control Plan No. 52. Two (2) disabled car parking spaces shall be provided as part of this total requirement, having dimensions of 3.0 metres x 5.5 metres and be distinctly signposted. Engineering details for the construction of these areas shall be lodged for approval with the Construction Certificate.

63. ENTRANCE SIGN – An approved sign shall be erected at the entrance of the site stating that "All vehicles entering or leaving the site must be driven in a forward direction". (Council's Car Parking Policy)

SERVICES

The following conditions have been applied to ensure that adequate utility installations are provided to the site to service the development and to satisfy the requirements of the relevant planning instrument.

64. INTEGRAL ENERGY CLEARANCE – The developer shall submit to Council a letter from Integral Energy stating that all its requirements and any conditions of this consent have been satisfied prior to the issue of the Occupation Certificate. Application shall be made to Macarthur Region Office, Integral Energy, PO Box 6366, Blacktown.

65. SYDNEY WATER CLEARANCE – The developer must obtain a Section 73 Compliance Certificate under the Sydney Water Act 1994 from Sydney Water stating that satisfactory arrangements gave been made with Sydney Water for the amplification and/or reticulation of water and sewerage services to the land. To obtain the Section 73 Certificate, Sydney Water may require you to construct works and/or pay developer charges.

Sydney Water's Notice of Requirements must be obtained prior to release of the Construction Certificate. This is to avoid problems in servicing your development and adverse impacts on lot layout or the design of buildings and associated facilities, particularly driveways and landscaping. The final Section 73 Certificate must be provided to the Principle Certifying Authority prior to issue of the *Occupation* Certificate.

Accordingly, you should make immediate application to Sydney Water to avoid problems in servicing your development. Application should be made to the Urban Development Team, Sydney Water, 171-179 Queen Street (PO Box 833), Campbelltown.

LAND USE

The following conditions have been applied to ensure that the use of the land and or building is carried out in such a manner that is consistent with the aims and objectives of the Environmental Planning Instrument and Development Control Plans affecting the land and that the development is conducted so as not to be prejudicial to the amenity of the local environment.

66. CAR PARKING SPACES – Off-street car parking spaces and access driveways shall be made available at all times and maintained in accordance with the approved car parking plans. (Environmental Planning and Assessment Act)

67. LANDSCAPED AREA – The landscaped area shall be maintained in accordance with the approved landscaped plans. (Environmental Planning and Assessment Act)

68. WORK WITHIN BUILDING – All works, processes and the storage of materials and goods shall be carried out within the building. (Environmental Planning and Assessment Act)

69. LOADING/UNLOADING – All vehicles being loaded and/or unloaded are to stand entirely on the premises within the designated loading bay and be conducted with a minimal amount of noise to protect the amenity of the neighbourhood. (Environmental Planning and Assessment Act)

70. AMENITY – The development is to be conducted in a manner to ensure that the environment of the surrounding locality is not adversely affected, disturbed or disrupted. Disturbance or disruption of the surrounding environment includes social effects outside the premises such as the generation of large congregations of people, vandalism, violence, excessive noise or the like. (Environmental Planning and Assessment Act)

PEST CONTROL

The following condition/s have been applied to ensure that the development is suitably protected from pests in accordance with AS3660.1.

71. TERMITE CONTROL – The building shall be protected for subterranean termites in accordance with AS 3660.1 and Council's Termite Management Policy. (Building Code Australia).

72. CERTIFICATION – Certification from a licensed pest controller shall be submitted to the consent authority certifying that the termite protection system installed in the building complies with AS3660.1 and Council's Termite Management Policy.

FOOD SHOPS

The following conditions have been applied to ensure compliance with the National Food Premises
Code and Council's Food Premises Code.

73. CONSTRUCTION – The internal construction of the shop shall be constructed in accordance with the National Food Premises Code.

74. REGISTRATION – The premises is required to be registered with Council. Application must be made submitting the appropriate form and fee prior to business operations commencing. (Local Government Act 1993 – Part 10)

POLLUTION CONTROL / NEIGHBOURHOOD AMENITY

The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water and noise pollution, in accordance with the Protection of the Environment Operations Act, 1997.

75. Deleted - NOISE LEVELS

76. Deleted - NOISE VALIDATION REPORT

77. AMENITY OF THE NEIGHBOURHOOD – The implementation and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products or other products.

78. OFFENSIVE NOISE – The development must be design so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit 'offensive noise' as defined in the Protection of the Environment Operation Act, 1997:

Offensive noise means noise:

a) That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
   i. Is harmful to (or likely to be harmful to) a person who is outside the premises from which it is emitted; or
   ii. Interferes unreasonably with (or is likely to interfere unreasonably with)

   the comfort or repose of a person who is outside the premises from which it is emitted; or

b) That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

79. NOISE MINIMISATION CONTROL – Onsite acoustic controls must be implemented as detailed in Wilkinson Murray assessment 'ALDI Blair Athol Noise Assessment – Extension of Truck Delivery Hours Report No. 99204-BA Version A 2014' and must not contravene any applicable operational requirements and standards including, but not limited to, road transport vehicles, work health and safety, or food safety.

80. MANAGEMENT PLAN – Where any variation to the operational requirements and standards – including, but not limited to, road transport vehicles, work health and safety, or food safety – is intended to accommodate onsite acoustic controls, such variation must be authorised by the regulatory authority responsible for the relevant requirements and standards and is to be strictly managed in accordance with an Environmental Management Plan prepared for the purpose of implementing such variation to the operational requirements and standards. Prior to the commencement of the extended truck delivery hours, a copy of the Environmental Management Plan must be submitted to Council.

81. TRUCK DELIVERIES

The following conditions apply to truck deliveries to the site:

i. Truck deliveries to the site are permitted 24 hours, 7 days with a maximum of one (1) delivery permitted to occur at the site between 10.00pm and 6.00am Monday to Saturday and a maximum of one (1) delivery between 10.00pm Saturday and 7.00am Sunday.

ii. The owners of the premises must give Council written confirmation prior to the commencement of the extended night time delivery hours, being one delivery between 10.00pm and 6.00am Monday to Saturday and one (1) delivery between 10.00pm Saturday and 7.00am Sunday.

iii. Within three (3) months of the commencement of the extended night time delivery hours, being one (1) delivery between 10.00pm and 6.00am Monday to Saturday and one (1) delivery between 10.00pm Saturday and 7.00am Sunday, a noise report prepared by a suitably qualified professional, which assesses the actual noise from the extended night time delivery hours, must be submitted to Council.

THIS DOCUMENT HAS BEEN ISSUED WITHOUT ALTERATION OR ERASURE.

Sensitive Receiver Locations

Figure 2-1 ALDI Blair Athol and Surrounding Sensitive Receivers (With Legend)

3.3 Proposed demolition of an existing single storey commercial building and the construction of a five-storey commercial building, comprising a retail tenancy - No. 1 Cordeaux Street, Campbelltown

Reporting Officer

Acting Manager Development Services

Attachments

1. Recommended Conditions of Consent (contained within this report)
2. Locality Plan (contained within this report)
3. Site Plan/Ground Floor Plan (contained within this report)
4. Mezzanine Floor Plan (contained within this report)
5. Typical Floor Plan (contained within this report)
6. Elevations (contained within this report)

Purpose

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

The application is also reported to Council as it seeks a significant variation to Council's car parking standards for commercial development under the Campbelltown Sustainable City Development Control Plan.

Property Description	Lot 1 DP 628344 1 Cordeaux Street, CAMPBELLTOWN
Application No	2482/2013/DA-C
Applicant	A & N Skagias
Owner	Mr Christiaan Van Vuuren and Mrs Anne Cecile Van Vuuren
Statutory Provisions	Campbelltown (Urban Area) Local Environmental Plan 2002
Other Provisions	Campbelltown (Sustainable City) Development Control Plan 2012
	Contributions Plan for Public Car Parking Facilities in Campbelltown and Ingleburn Business Centres
	Campbelltown 2025 Looking Forward
Date Received	13 November 2013

History

In 1986, Council approved D86/389, which proposed additions to the existing single-storey commercial building on the site. The car parking demand of the enlarged building was assessed at the time as being seven car parking spaces, and seven car parking spaces were provided on the site.

Report

This application proposes the demolition of an existing single storey commercial building and the construction of a five-storey commercial building, comprising a retail tenancy on the ground floor of the building, and four upper levels of office space. The application proposes to construct 25 car parking spaces, 24 of which would be provided in the form of a three-level car-stacking device, and one of which would be a standalone accessible car parking space.

The subject site has an area of 588m² and a frontage of 16.06 metres. It contains a single storey commercial building with car parking at the rear of the site. It is adjoined to the north, west and south by commercial buildings, and to the east across Cordeaux Street by Mawson Park.

1. Vision

Campbelltown 2025 - Looking Forward

'Campbelltown 2025 Looking Forward' is a statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- Responds to what Council understands people want the City of Campbelltown to look, feel and function like
- Recognises likely future government policies and social and economic trends
- Sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan for the City.

The strategic directions relevant to this application are:

- Growing the Regional City
- Creating employment and entrepreneurial opportunities.

The proposed development has been considered in accordance with these strategies and is considered generally consistent with these directions.

Some of the relevant desired outcomes in Campbelltown 2025 Looking Forward include:

- Urban environments that are safe, healthy, exhibit a high standard of design, and are environmentally sustainable
- Development and land use that matches environmental capacity and capability.

The proposal is considered to be generally consistent with the relevant desired outcomes within Campbelltown 2025 as the proposed development and land use matches the environmental capacity of the site. Accordingly, it is considered that the development would not have an adverse impact on the surrounding locality and is located on a site that is suitable for the proposed development.

2. Planning Provisions

The development has been assessed in accordance with the heads of consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, and having regard to those matters, the following issues have been identified for further consideration.

1. Campbelltown (Urban Area) Local Environmental Plan 2002

The subject site is zoned 10(a) - Regional Comprehensive Centre Zone under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002. The proposed development is defined as a commercial premises and shop, and both of these land uses are permissible with Council's development consent within the zone.

The proposal is consistent with several zone objectives, particularly:

(a) to provide land for the City of Campbelltown and the Macarthur region's largest centre of commerce, and
(b) to encourage employment and economic growth

A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

2. Campbelltown (Sustainable City) Development Control Plan 2012

Part 2 - Requirements Applying to All Types of Development

The general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

Views and Vistas – The proposed development would not obscure any important views or vistas, and would improve views of the Campbelltown Regional City Centre.

Sustainable building design – A 5,000 litre rainwater tank is required to be provided, based on the roof area of the proposed development. The plans indicate that a 5,000 litre rainwater tank will be provided within the basement.

Landscaping – There would be no opportunity for landscaping to be provided, as the proposed development would be built to all of the site's boundaries.

Stormwater – The application was referred to Council's Development Engineer for assessment, and was found to be satisfactory.

Security – The proposed development is generally satisfactory from a security perspective. However, in order to ensure safe access to the building for users of the car parking area, a recommended condition of consent requires the provision of direct pedestrian access from the access/egress corridor into the office foyer area. This will ensure that users of the car park do not have to leave the building and re-enter it in order to access the proposed office space.

Part 5 – Commercial Development

The application has been assessed against the relevant parts of Part 5 of Campbelltown Sustainable City DCP 2012 (SCDCP).

Standard	Required	Proposed	Compliance
Building Height	Maximum 10 Storeys	5 Storeys	Yes
Building Form and Character	All Building facades, including rear and side elevations visible from a public place or adjacent to residential areas, shall be architecturally treated to enhance the quality of the streetscape Large Buildings shall incorporate the following elements to assist in achieving a high quality architectural outcome:	All proposed building facades have satisfactory architectural treatment and enhance the quality of the streetscape	Yes
	• the provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals including columns, projections, and recesses; variation to the height of the building so that the building appears to be divided into distinct massing elements;	Vertical and/or horizontal offsets in the wall surfaces at regular intervals provided No variation in height, however distinct massing elements derive from different color scheme/materials	Yes Yes
	• articulation of the different parts of a building's façade by use of colour, arrangement of façade elements, or by varying the types of materials used; and	Satisfactory differentiation in colours, façade elements and types of materials Good interaction with public at domain at	Yes

	• maximising the interior and exterior interactions at the ground level. The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building. Large expansive blank walls on ground floor levels or side and rear boundaries shall not be permitted unless abutting a building on an adjoining allotment. Roof mounted plant rooms, air conditioning units and other services and equipment shall be effectively screened from view using integrated roof structures and architectural elements. Solid opaque roller door/shutters over windows and entry doors shall not be permitted on any building that has frontages to a street or a public place. Buildings shall not incorporate highly reflective glass Except in the case of an outdoor café, the design of the development shall not provide for outdoor display and/or storage. Commercial development shall be designed to address both primary and secondary street setbacks.	street level All proposed building entries are easily identifiable and directly accessible No blank walls for front and rear facades proposed. Blank walls on side boundaries, however these adjoin buildings on adjoining allotments Colours and material of roof mounted structures to be to the satisfaction of Council, condition requires details to be provided. No roller doors/shutters over windows and entry doors Glass wall on front façade to be “smoked grey” No outdoor display or storage proposed Proposed development addresses primary street frontage, and has satisfactory appearance from rear	Yes Yes Yes Yes Yes Yes Yes Yes

Car Parking	Commercial premises (Ground level) – 1 space per 25m² of GFA (3.12 based on 78m² of GFA) Commercial premises (Upper levels) – 1 space per 35m² of GFA (57.42 based on 2,010m) ² Total required = 60.54 (61)	Total provided = 25	**No**- This matter is discussed later in this report
	Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2	All parking spaces comply with AS2890.1, 2 and 6 (except the courier space, which is not counted as a space for the purpose of satisfying the numerical parking requirements of the DCP).	Yes
	No car parking spaces shall be designed in a stacked configuration.	No car parking spaces would be stacked (i.e. blocked in by another car parking space). However car stackers are proposed, but these will allow all cars to be accessed at any time.	Yes
	No required car parking spaces shall be created as a separate strata or Torrens title allotment	No Car parking proposed to be created as a separate allotment	Yes
Access/Loading	Commercial development shall be designed to accommodate all related vehicle movements on site such that: • all vehicles shall enter and exit the site in a forward direction.	All vehicles can enter and exit the site in a forward direction	Yes
	• the area for maneuvering of delivery and service vehicles is separate from vehicle parking areas, and preferably accessed via a rear service lane;	No loading area proposed	Yes

	• cause minimal interference to the flow of traffic within the surrounding road network; and	Traffic assessment report concludes minimal impact on road network – 30 additional trips during AM peak. Stackers to present empty car space to drivers – condition of consent.	Yes
	• safe and convenient access is provided for pedestrians.	Condition of consent to provide convenient access between car park and lift	Yes
	Each new commercial building/unit having a leasable floor area more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to maneuver on site.	The proposed development would rely on the existing sign-posted on-street loading area, as the site area gives insufficient area for on-site loading area to be provided economically.	**No**- however proposal considered satisfactory
	Each site shall have a:		
	• Maximum of one ingress and one egress for heavy vehicles (combined or separated):and	One ingress/egress point for cars	Yes
	• Each site may have an additional ingress/egress for cars (and other light vehicles).	One ingress/egress point for cars	Yes
	Commercial development shall comply with the minimum access requirements contained within the BCA and *Australian Standard 1428 – Design for Access and Mobility* (as amended)	A condition of consent requires compliance with the relevant access requirements.	Yes
	The required percentage of disabled car parking spaces within retail / commercial development shall be: • one car space per development; plus • one for every 20 car parking spaces	One disable car parking space is proposed, although two are required under the DCP. However the proposal complies with the building code of Australia in terms of disabled parking	**No**- however proposal considered satisfactory

		provision, and there are two existing on-street accessible car parking spaces in front of the site.	
Public Domain	Awnings shall be provided on all newly constructed buildings that have road frontages, be it primary or secondary located within the Campbelltown, Macarthur, and Ingleburn Business Centres. Awnings shall: • be 2.5 metres wide; • be setback from the kerb by a minimum of 1 metre; and • provide a minimum of 3 metres clearance to the underside of the fascia.	Awnings to be provided along Cordeaux Street for width of proposed new building 2.4 metres wide (to match adjacent awning to south of the site) Setback greater than 1 metre from the kerb 3 metre clearance provided	Yes Yes Yes Yes
Landscaping	A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for commercial development involving the construction of a new building.	There would be no opportunity for landscaping to be provided, as the proposed development would be built to all of the site's boundaries.	Yes
Commercial Waste Management	Commercial development shall make provision for an enclosed onsite waste and recycling facility that has adequate storage area to accommodate the waste generated from the development. All commercial premises shall hold evidence of a contract with a licensed collector for garbage and recycling collection.	The building would generate approximately 1400 litres of waste per day (6 bins). The proposed waste storage area is sufficient to accommodate this level of waste storage. Condition requires this to be done.	Yes Yes

Car Parking

Under the SCDCP 2012 and based on the Gross Floor Area (GFA) of the proposed building, the proposed development is required to provide 61 on-site car parking spaces. However, the application proposes only 25 car parking spaces, 24 of which are in the form of a three-level car stacking device, and one standalone accessible car parking space. The proposed development therefore fails to comply with Council's numerical car parking standards for commercial development.

However, Council's Contributions Plan for Public Car Parking Facilities in Campbelltown and Ingleburn Business Centres allows Council to accept a monetary contribution in lieu of the provision of on-site car parking for development within these centres. In this regard, the developer contribution required to offset the shortfall in physical car parking spaces would be in the order of $18,000 per parking space. In total, the developer contribution required would be in the order of $645,000 covering a shortfall of 36 parking spaces.

Having regard to the above, the applicant has requested that Council consider supporting a variation to the applicable car parking rate, so that 25 car parking spaces can be provided on-site without the need to pay the applicable car parking contribution. Whilst it is considered that varying the applicable car parking rate has merit (as discussed in detail below), it is not considered appropriate for the car parking rate to be varied to the extent requested by the applicant.

The following provides a summary of the arguments put forward by the applicant in support of the proposed variation to Council's car parking controls, with a short response to each of the arguments raised:

2.1 The commercial car parking rate (1 space per 35sqm of Gross Floor Area) does not take into account the location of the site.

Council's car parking rate of 1 space per 35sqm of Gross Floor Area (GFA) for commercial development applies equally to all commercial development across the Campbelltown LGA, regardless of the location of the development site or its proximity to public transport. The commercial car parking rate is applied to commercial developments located in areas with high levels of access to various modes of public transport (e.g. Macarthur Square Shopping Centre, Campbelltown CBD), as it is equally applied to commercial developments located in areas that have low levels of access to public transport.

However, and notwithstanding the city wide application of the commercial car parking rate, it is generally accepted that the car parking demand generated by commercial/office uses can be strongly influenced by the site's accessibility and proximity to public transport. With respect to the subject site, it is well located within the Campbelltown CBD being approximately 375 metres from the Campbelltown Bus/Rail Interchange, approximately 300 metres from the major CBD taxi rank and approximately 400 metres walking distance to a major bus stop near the intersection of Queen Street and Dumaresq Street, which services the wider Campbelltown LGA area as well as areas outside of the LGA such as Camden and Wollongong.

Given the site's accessibility and proximity to a range of major public transport modes, it is not unreasonable to expect that a higher proportion of the users of the proposed development (being predominantly office based) compared to that of other less accessible precincts, would choose to access the site via public transport. In this regard, it is expected that the actual car parking demand generated by the proposed development is likely to be well less than the city wide numerical standard rate of one parking space per 35sqm of GFA and as such, it is considered reasonable for the parking rate to be reduced in the circumstances.

Further to this, although the Council's standard is a blanket numerical standard applied across the whole of the LGA, in comparison, the RMS considers parking rates for commercial uses with differences between regions of NSW and proximity to town centres. It also acknowledges that generally, parking demand determines the supply requirements. In this regard, a restrained parking situation aims to reduce parking demand by lowering the parking supply in locations where there is good access to other transport modes (public transport, cycling and walking). Campbelltown's SCDCP does not consider restrained parking situations nor does it allow a reduction to the numerical parking standard where a development is in proximity to major public transport facilities.

As such it is agreed that the SCDCP does not take into consideration the location of the site.

2.2 Comparable regional city centres within Sydney have lower car parking requirements than the Campbelltown CBD.

A review of the car parking rates applicable to commercial/office space within upper levels of commercial buildings located in other city centres of a comparable size to that of the Campbelltown CBD, has found that Campbelltown's car parking rates are generally higher than those centres. The table below provides a comparison of Campbelltown's commercial car parking rates against that of the applicable CBD parking rates for the city centres listed. In this regard, it important to note that each of the centres listed within the table below have recently been classified, under the recently adopted Sydney Metropolitan Strategy, with the status of Regional City Centre or above. Although there may be other centres that have similar attributes to the Campbelltown CBD, given the recent release of the Sydney Metropolitan Strategy and the classification of Campbelltown as a Regional City Centre, it is considered more appropriate to compare the parking rates of Campbelltown against that of other regional city centres or above. In this regard the table outlines the commercial car parking rates that would be applicable where the subject development was to be developed within the other centres listed.

Location	Metro Classification	Commercial Parking Rate
Parramatta	CBD	Maximum of 1 space per 100sqm of GFA
Liverpool CBD	Regional City Centre	1 space per 100sqm & 150sqm of GFA
Liverpool LGA	-	1 space per 35sqm of GFA (LGA wide)
Penrith CBD	Regional City Centre	1 space per 60sqm of GFA (investigating one space per 100sqm of GFA)
Penrith LGA	-	1 space per 45sqm of GFA (LGA wide)
Campbelltown	Regional City Centre	1 space per 35sqm of GFA (LGA wide)

As can be seen from the table, Campbelltown's current commercial car parking rate for the CBD area is significantly higher than the other city centres. Whilst this alone is not a reason to support the proposed variation, it does show that for comparable regional city centres, there is a general acceptance that lower car parking rates within a major commercial centre that is well serviced by a range of public transport modes, is appropriate. It is also noted that by way of the differential parking rates shown between the CBD area and the rest of the LGA, both Penrith and Liverpool acknowledge that parking demand within a major commercial centre that is in proximity to major public transport facilities is significantly different to the parking demand generated in areas of the LGA that are not a part of the commercial centre and do not enjoy close proximity to major public transport facilities.

However, of the city centres listed above, Penrith is considered to be most comparable centre to that of Campbelltown given its Regional City Centre status, its outer-suburban location and access to similar public transport modes and transport availability. When considering the listed priorities of the Metropolitan Strategy, and in particular the head priority of working with the Council to retain a commercial core in Campbelltown-Macarthur, as required for long-term employment growth and retail activity, it is considered appropriate to review Council's current policies that broadly apply to the whole of the Campbelltown LGA with a mind to differentiate between the commercial core of Campbelltown and that of the rest of the LGA to ensure that those very policies that have served the Council well in the past, do not hinder or otherwise impede the development of the Campbelltown CBD into an economically viable, commercially attractive and thriving Strategic Centre.

Accordingly, it is considered reasonable in the circumstances of the present case, to allow a reduced car parking rate similar to that of Penrith's commercial car parking rate of 1 parking space per 60sqm of GFA and require that for any shortfall in the required parking spaces beyond the rate of 1 space per 60sqm, the applicant provided a monetary contribution to the Council in accordance with the Campbelltown Contributions Plan for Public Car Parking Facilities.

2.3 The cost of providing a compliant number of car parking spaces would make the proposed development unviable.

Due to the narrow width of the site, the provision of the required 61 car parking spaces would only be achievable with the construction of a three to four level basement car park. Alternatively, where the applicant was to provide a compliant building design based on the maximum allowable GFA generated by 25 parking spaces (ie approximately 790sqm GFA), the proposal could only sustain a building, having a size of in the order of 1.3 levels.

Whilst a comprehensive case has not been made that compliance with the applicable numerical car parking rate would make the proposed development unviable, despite the obvious inefficiencies in undertaking such a project, it is considered highly unlikely that a substantial renewal or redevelopment of the site could be financially sustained and as such, and without any significant change in policy, the building would most likely remain in its current form for many years to come.

Interestingly, with a reduction in the commercial parking rate within the Campbelltown CBD, comes the resulting benefit of the potential for additional commercial floor space. Although this is not the case for the development subject of this report, as an example, where the required parking can be reduced by two spaces (including the aisle), the GFA potentially returned to the site for the purposes of office space could amount to between 40sqm and 45sqm. Equally where four spaces are removed, there could be in the order of 90sqm returned as additional office space. Based on an average 6mx6m four-pack office cubicle layout containing four office workers, the removal of four parking spaces and the adjacent aisle could deliver office space that could house up to 10 additional office workers. This in itself would help with the ongoing viability of the site through the receipt of additional rental income from the additional floor space, but equally important is the additional spending potential that a reduction in the commercial parking rates within the CBD brings with it for Queen Street retailers.

Finally, and in the circumstances of this application, the parking contributions required to be paid in accordance with Council's Contributions Plan for Public Car Parking Facilities, amount to approximately $645,000 for a shortfall of 36 spaces. However, where the Council was of a mind to allow a variation to the commercial parking rates for this application to 1 space per 60sqm, the required number of parking spaces would be reduced from 61 spaces, to 37 spaces. Given there will still be an overall shortfall of 12 parking spaces, the revised parking contribution amount payable by the applicant to the Council would reduce to approximately $216,000.

In this regard, accepting a revised monetary contribution for the construction of public car parking in lieu of the provision of on-site car parking is considered appropriate in the present case.

Discussion

From the above analysis and commentary, the three main points to be made are:

1. The applicable numerical car parking rate under the SCDCP for the Campbelltown CBD overestimates the likely car parking demand for the proposed development and does not give due regard to the influence of the nearby major public transportation facilities.

2. In comparison to the CBD commercial parking rates for Sydney's other Regional City Centres, Campbelltown's car parking rate for commercial development within the Campbelltown CBD is significantly higher.

3. Whichever car parking rate is applied to the proposed development, any shortfall in on-site car parking provision should be provided as a monetary contribution to the Council for the construction of future public car parking.

Having regard to the above, it is recommended that a car parking rate of 1 car space per 60sqm of Gross Floor Area be applied to the office component (upper floors) of the proposed development, consistent with that of the Penrith CBD. This would require the provision of 37 car parking spaces. The provision of any additional car parking spaces beyond the 25 spaces would require the construction of an inefficient basement car parking layout, and it is recommended that Council accept a monetary contribution for 12 car parking spaces in lieu of the on-site provision of the total number of spaces required under Council's SCDCP.

Further to the above, it is recommended that a future report be presented to the Council, which investigates options and identifies practical limits for a core Campbelltown CBD precinct, for the purposes of permanently varying the commercial parking rates within that precinct. This should be undertaken in full consideration of Campbelltown's status as a Regional City Centre and the priorities identified for Strategic Centres documented within the recently released Sydney Metropolitan Strategy.

3. Planning Assessment

- The proposal does not constitute "Traffic Generating Development" under the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP2007). There is a category of development under ISEPP2007 called "shops and commercial premises", for which a referral to the RMS is required for premises greater than 4,000sqm. The subject development proposes approximately 2,000sqm of gross floor area, which is less than the referral threshold.

- The application proposes the relocation of on-street accessible car parking spaces and traffic signs, as a result of the proposed relocation of the site's vehicular access from the southern end of the site to the northern end of the site. These proposed changes will be required to be approved by the Local Traffic Committee, prior to the issue of a Construction Certificate for the development.

4. Public Participation

The application was placed on public exhibition, and was notified to nearby and adjoining landowners. No submissions were received during or after the exhibition/notification period.

5. Conclusion

Having regard to the matters for consideration under Section 79C of the *Environmental Planning and Assessment Act* 1979 and the issues raised above, it is considered that the application can be approved subject to conditions.

The application is fully compliant with the provisions of the Campbelltown (Urban Area) Local Environmental Plan 2002. In addition, with the exception of car parking, the application is generally compliant with the relevant standards of the Campbelltown (Sustainable City) Development Control Plan 2012.

With respect to the issue of the shortfall in car parking, the requested variation to Council's car parking standard by the applicant is not considered appropriate, however a revised parking rate of 1 parking space per 60sqm GFA is considered reasonable and appropriate due to the location of the development site and its close proximity to the three major modes of public transport being rail, bus and taxi.

Where the Council is of a mind to allow the variation of the commercial parking standard to 1 space per 60sqm, and approve the application, it is also recommended that any approval be given on the basis that the applicant pay to the Council a car parking contribution in accordance with Council's Contributions Plan for Public Car Parking Facilities in Campbelltown.

In consideration of the relatively small size of the subject site in relation to the area of the Campbelltown CBD, it is considered that in the circumstances of the application, the implications of varying the applicable car parking standard to 1 space per 60sqm would be minimal.

Notwithstanding any variation the Council may approve, any future proposed variation to Council's commercial car parking standards within the Campbelltown CBD would still need to be considered on the merits of the case. As such, any precedent that might be argued following a favourable determination of this application, would be limited to the Council's decision to allow a variation to the subject standard, and not the extent of the variation sought. As stated before, any future development application requesting a variation to the commercial car parking standards for the Campbelltown CBD would be considered on its merits.

Officer's Recommendation

1. That Council allow a variation to its current commercial parking standard of 1 space per 35sqm of Gross Floor Area to a rate of 1 space per 60sqm of Gross Floor Area for the development application subject of this report.

2. That subject to recommendation No.1, development application 2482/2013/DA-C for the demolition of existing structures and construction of a five storey commercial building with car parking at No. 1 Cordeaux Street Campbelltown be approved, subject to the conditions detailed in Attachment 1 of this report.

3. That a future report be presented to the Council which investigates options and identifies practical limits for a core Campbelltown CBD precinct, for the purposes of permanently varying the commercial parking rates within that precinct.

Committee's Recommendation: **(Greiss/Kolkman)**

That the Officer's Recommendation be adopted.

CARRIED

Voting for the Committee's Recommendation were Councillors: Greiss, Kolkman, Lound, Matheson, Oates, Rowell and Thompson.

Voting against the Committee's Recommendation: Nil.

Council Meeting 17 February 2015 **(Thompson/Rowell)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 12

That the Officer's Recommendation be adopted.

Voting for the Council Resolution were Councillors: Borg, Brticevic, Chanthivong, Dobson, Glynn, Greiss, Kolkman, Lake, Lound, Matheson, Mead, Oates, Rowell and Thompson.

Voting against the Council Resolution: Nil.

ATTACHMENT 1

2482/2013/DA-C

Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

1. Approved Development

The development shall be carried out in accordance with the approved plans listed below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Drawing/Document No.	**Prepared By**	**Date**
DA01, DA03A, DA04A, DA05A, DA06A, DA07A, DA08A and DA09A	In+Out Pty Ltd	30 September 2013
DA02B	In+Out Pty Ltd	21 October 2013
Materials Schedule	In+Out Pty Ltd	8 August 2013
Colour Perspective	In+Out Pty Ltd	Received 20 December 2013
131022 C01 Revision C	Development Engineering Solutions	1 March 2014
130813 C02 Issue A	Development Engineering Solutions	27 August 2013
130813 C03 Revision 01	Development Engineering Solutions	19 September 2013

2. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to the Principal Certifying Authority, for approval, prior to the issuing of a Construction Certificate:

- Direct pedestrian access shall be made available from the escape corridor to the office foyer area, so that users of the car park do not have to leave the building and re-enter it in order to access the upper levels of the building.

- The plans shall show the proposed colour(s) and finish of the roof mounted structures. The colours and finishes shall be to the satisfaction of Council.

- The location of the roller door and intercom system shall be as per Annexure D of the Traffic Report dated 14 March 2014 prepared by McLaren Traffic Engineering.

- The configuration of the accessible car parking space shall be in accordance with Australian Standard 2890.6.

3. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

4. External Finishes

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

5. Garbage Room

The garbage storage room identified on the approved plans shall:

a. Be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor.

b. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.

c. A hose cock shall be provided within the room.

d. Garbage rooms shall be vented to the external air by natural or artificial means.

6. Driveway and Car Park Layout

The driveway width, gradients, car park layout and manoeuvring areas shall be designed in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

7. Vehicles

Vehicles accessing the site shall comply with the following requirements:

a. All vehicular entries and exits shall be made in a forward direction.

b. All deliveries to the premises and all vehicles awaiting loading or unloading shall be parked within the on-street loading zone or within the designated courier car parking space.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

8. Advertising Signs – Separate DA Required

This consent does not permit the erection or display of any advertising signs.

Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.

9. Basement Car Park

The applicant shall ensure that the basement car park complies with the requirements detailed in Section 4.13.8 of the *Campbelltown (Sustainable City) DCP - Volume 3 (as amended).*

10. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements detailed in the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).*

11. Graffiti Removal

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

12. Car Parking Spaces

Twenty-five car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1, 2 and 6 (as amended).

13. Car Stacking Device

The design of the car stacker device is to include the following features:

a. The car stacker device is to be designed so that an empty bay is automatically returned to ground level (this would mean that an empty bay would be immediately accessible for vehicles entering the car parking area whenever an empty bay is available).

b. The car stacker device is to have an emergency backup system in the case of a power failure.

c. The car stacker device shall be signposted as employee parking only.

d. Signs shall be erected that alert drivers to the height and weight limits for vehicles entering each bay, in accordance with the limitations outlined by the manufacturer's specifications.

e. An automated advisory sign shall be erected at the entry of the car park advising whether or not car parking spaces are available. Alternatively, each car parking bay shall be allocated to specific vehicles or individuals for their exclusive use.

f. A Plan of Management for the car stacking device shall be developed and provided to Council for approval prior to the issue of an Occupation Certificate. The plan shall cover management and operation, maintenance and emergency procedures.

14. Drainage of Car Pit

The applicant is to provide adequate drainage facilities to drain the car hoist pit (the pit) and to prevent the pit from holding water. The drainage design is also to take into consideration surface flows from the local and surrounding catchments.

In this regard, the car stacker device shall be constructed in a way that prevents the ingress of surface flows or rain water from directly entering the pit. A dewatering pump shall be installed in the pit and the device shall be installed and connected so as to automatically activate in the event of the ingress of water (e.g. water shedding from cars or the ingress of rain water when the car stacking device is in operation). All pumps/dewatering devices are to be maintained in a working condition at all times.

15. Convex Mirrors

Convex mirrors shall be installed at the egress point from the car park to allow drivers to see pedestrians approaching from both directions.

16. Rubbish/Recycling Bin Storage

The rubbish and recycling bins shall not be stored within vehicle parking or vehicle manoeuvring areas. The bin(s) shall only be stored in accordance with the approved plans.

The premises shall hold evidence of contract with a licensed collector for garbage and recycling collection

17. Shoring and Adequacy of Adjoining Property

If the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

a. Protect and support the adjoining premises from possible damage from the excavation, and

b. Where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

18. Rain Water Tank(s)

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

19. Construction Certificate

Prior to the commencement of any works that require a construction certificate:

a. The applicant shall obtain a construction certificate for the particular works;
b. The applicant shall appoint a principal certifying authority; and
c. The private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works

20. Sight Distance

Sight distance for motorists and pedestrians, at the entry to and egress from the proposed development shall comply with the general requirements of Australian Standard *AS 2890.1* (specifically *Clause 3.2.4).*

21. Work Zone

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone', external to the site, may be approved by Council.

The applicant is advised that if a work zone is warranted, an application is to be made to Council's Traffic Unit at least 8 weeks prior to the commencement of works. The application shall detail why a work zone is required and include a suitable 'Traffic/Pedestrian Management/Control Plan'.

All costs incurred in the preparation of the traffic/pedestrian management/control plan, including any associated fees, shall be borne by the applicant.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

22. Utility Servicing Provisions

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authorities water or sewer infrastructure.

23. Sydney Water Stamped Plans

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details - see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating or telephone 13 20 92.

24. Geotechnical Report

Prior to Council or an accredited certifier issuing a construction certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

25. Soil and Water Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

26. Traffic Committee

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide a permanent on-street parking plan/signposting plan and obtain approval from Council's Local Traffic Committee for the accessible parking spaces immediately in front of the property. Additionally, the applicant is required to show how the lost public on-street accessible parking space will be accounted for.

27. Traffic Control Plans

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and obtain approval from an accredited person, a Traffic Control Plan (TCP) in accordance with the RTA/RMS manual "Traffic Control at Work Sites" and Australian Standard AS 1742.3 (as amended). A copy of the approved TCP shall be kept on site for the duration of the works in accordance with Work Cover Authority requirements. A copy shall be submitted to Council for its records.

28. Construction Traffic Management Plans

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit to Council for approval, separate Construction Traffic Management Plans (CTMPs) for the demolition, excavation and construction stages of the development.

The CTMPs shall include, but not be limited to, the following details;

a) The staging and timing of the construction works.

b) Perimeter fencing and hoarding requirements.

c) Locations of temporary vehicular entry points to the site.

d) Provisions for pedestrian traffic and any diversions that are proposed.

e) Hoisting arrangements for cranes, travel towers or lift operations.

f) The number and type of vehicles to be used during the demolition stage, their proposed routes, turning paths and parking arrangements.

g) Work zone requirements, if proposed.

h) Traffic control associated with road occupancy and standing plant.

i) Waste collection areas.

j) The impact on the two existing accessible parking spaces immediately in front of the building. The accessible parking spaces are to be temporarily relocated to a suitable location in consultation with Council’s Technical Services.

In preparing the CTMPs, the applicant shall address all relevant NSW road rules and consideration shall be given to public notification.

Copies of the approved CTMPs shall be kept on site for the duration of the works, in accordance with *Work Cover Authority* requirements and copies shall also be forwarded to Council for its records.

Council reserves the right to request modification to the CTMPs during the development works, in order to maintain adequate and safe management of vehicular and pedestrian traffic.

29. Stormwater Management Plan (Development)

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval. Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed and discharged directly to the rear of the kerb and gutter in Cordeaux Street utilising a 150x50mm kerb adaptor. All proposals shall comply with the requirements detailed in the *Campbelltown (Sustainable City) DCP - Volume 3 (as amended).*

30. Dilapidation Report

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a dilapidation report for all buildings in the vicinity of the subject works and for any other infrastructure that may be affected by the works on the subject site.

31. Work on Public Land

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

32. Work outside the Site Boundary

Prior to Council or an accredited certifier issuing a construction certificate, engineering plans for any work outside the site boundary shall be submitted to Council for approval. All works shall comply with requirements detailed in the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)* and shall be inspected by Council at all stages of construction.

A compliance certificate for the work shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

Council assessment and inspection fees, apply to the above requirements.

33. Section 94 Contribution - Public Car Parking Facilities Campbelltown

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide a receipt for the payment to Council of a car parking contribution for the shortfall of 12 spaces in accordance with the adopted Section 94 Contributions Plan for Public Car Parking Facilities in the Campbelltown Business Centre.

The exact amount of the contribution will be calculated at the rate applicable at the time of payment. This is indexed on an annual basis by the Consumer Price Index.

34. Design for Access and Mobility

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

35. Telecommunications Infrastructure

a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first; and

b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

36. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

37. Erection of Construction Sign

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours;

b. Stating that unauthorised entry to the work site is prohibited; and

c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent);

d. Stating the approved construction hours in which all works can occur.

e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

38. Toilet on Construction Site

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

a. A public sewer, or

b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or

c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

39. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

40. Public Property

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

41. Demolition Works

Demolition works shall be carried out in accordance with the following:

a. Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

b. Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.

c. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.

d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works

e. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifying authority attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.

42. Hoarding / Fence

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with *Work Cover* requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

A separate land use application under Section 68 of the Local Government Act 1993 shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

43. Fencing

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

44. Construction Work Hours

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No Work.

45. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices shall remain in place until the site has been stabilised and fully revegetated.

Note: On the spot penalties up to $1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

46. Work Zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

47. Excavation and Backfilling

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

a. Must preserve and protect the building from damage; and

b. If necessary, must underpin and support the building in an approved manner, and

c. Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

48. Fill Compaction Requirements

Any filling carried out on the site shall be compacted to a minimum dry density of 98% Standard Compaction. Density testing, which is to be certified by a qualified geotechnical engineer, shall be undertaken for every 300mm rise in vertical height, with test locations being selected randomly across the site. At least 1 test shall be taken for every 500m^2 of the filled area (minimum 1 test per 300mm layer).

49. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

50. Certification of Location of Building During Construction

Prior to the positioning of wall panels/ bricks or block work, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

51. Certification of Location of Building Upon Completion

Upon completion of the building, the applicant shall submit to the principal certifying authority a qualified practicing surveyors certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

52. Certification Of Levels Of Building During Construction

Prior to the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

53. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, minimum 1.2 metres wide, separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with *AS 1742.3*, the requirements set out in the RTA/RMS manual *"Traffic Control at Work Sites" (as amended),* all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all *Work Cover Authority* requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant.

54. Compliance with Relevant Specifications

All design and construction work shall be in accordance with:

a. Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended);*

b. Council's *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended);*

c. *Soils and Construction (2004) (Bluebook*); and

d. Relevant Australian Standards and State Government publications.

55. Footpath

The footpath adjoining the subject land shall be regraded in accordance with levels obtained from Council, and a full width sealed footpath in concrete, or a similar finish acceptable to Council, shall be constructed across the full frontage of the subject site.

The type of footpath construction shall be approved by Council and construction shall be undertaken in accordance with Council's relevant specifications.

The footpath formation may need to be extended beyond the site boundaries to provide an acceptable transition to the existing footpath levels.

56. Footpath Kerb and Gutter

The applicant shall re-construct all damaged bays of concrete path paving and kerb & gutter adjacent to the site in Cordeaux Street. All works shall be in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements of the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

57. Industrial / Commercial Driveway and Layback Crossing

The applicant shall provide a reinforced concrete driveway and layback crossing/s to Council's *Industrial/Commercial Vehicle Crossing Specification* and *Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2*.

A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.

58. Associated Works

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.

59. Redundant Laybacks

All redundant layback/s shall be reinstated to conventional kerb and gutter, in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the design requirements of the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).*

60. Demolition Work/Plan

All work shall be completed in accordance with the approved demolition work plan designed in accordance with clause 1.7.3 of *Australian Standard A52601-2001 The Demolition of Structures.*

61. Completion of Construction Works

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within 12 months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

In the event that construction works are not continually ongoing, the applicant shall appropriately screen the construction site from public view with architectural devices and landscaping to Council's written satisfaction.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

Note: For the purpose of this development consent, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

62. Section 73 Certificate

Prior to the principal certifying authority issuing an occupation certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.

63. Completion of External Works Onsite

Prior to the principal certifying authority issuing an occupation certificate, all external works detailed in the schedule of treatment/finishes, driveways, fencing and retaining walls are to be completed to the satisfaction of the principal certifying authority.

64. Final Inspection – Works as Executed Plans

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council, two copies of a work as executed plan certified by a qualified surveyor, which are in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the requirements detailed in the *Campbelltown (Sustainable City) DCP - Volume 3 (as amended).*

65. Restoration of Public Roads

Prior to the principal certifying authority issuing an occupation certificate, the restoration of the public road pavement and associated works required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant.

66. Public Utilities

Prior to the principal certifying authority issuing an occupation certificate, any adjustments to public utilities required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

67. Council Fees and Charges

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall ensure that all applicable fees and charges associated with the development have been paid in full.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.

b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.

c. Give Council at least two days notice prior to the commencement of any works.

d. Have mandatory inspections of nominated stages of the construction inspected.

e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

Advice 3. Buried Waste

Should buried materials/wastes or the like be uncovered during the excavation of footings or trenches on site works, Council is to be contacted immediately for advice on the treatment/removal methods required to be implemented.

Advice 4. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 5. Inspections – Civil Works

Where Council is nominated as the principal certifying authority for civil works, the following stages of construction shall be inspected by Council.

a. EROSION AND SEDIMENT CONTROL –

i. Direction/confirmation of required measures.
ii. After installation and prior to commencement of earthworks.
iii. As necessary until completion of work.

b. STORMWATER PIPES – Laid, jointed and prior to backfill.

c VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.

d FINAL INSPECTION – All outstanding work.

Advice 6. Inspection Within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

Advice 7. Salinity

Please note that Campbelltown is an area of known salinity potential and as such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).*

Advice 8. Asbestos Warning

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au
www.nsw.gov.au/fibro
www.adfa.org.au
www.workcover.nsw.gov.au

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

Advice 9. Smoke Free Environment Act

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act* 2000 (SFEA2000) or the *Smoke Free Environment Regulations* 2007 (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

Advice 10. Dial before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

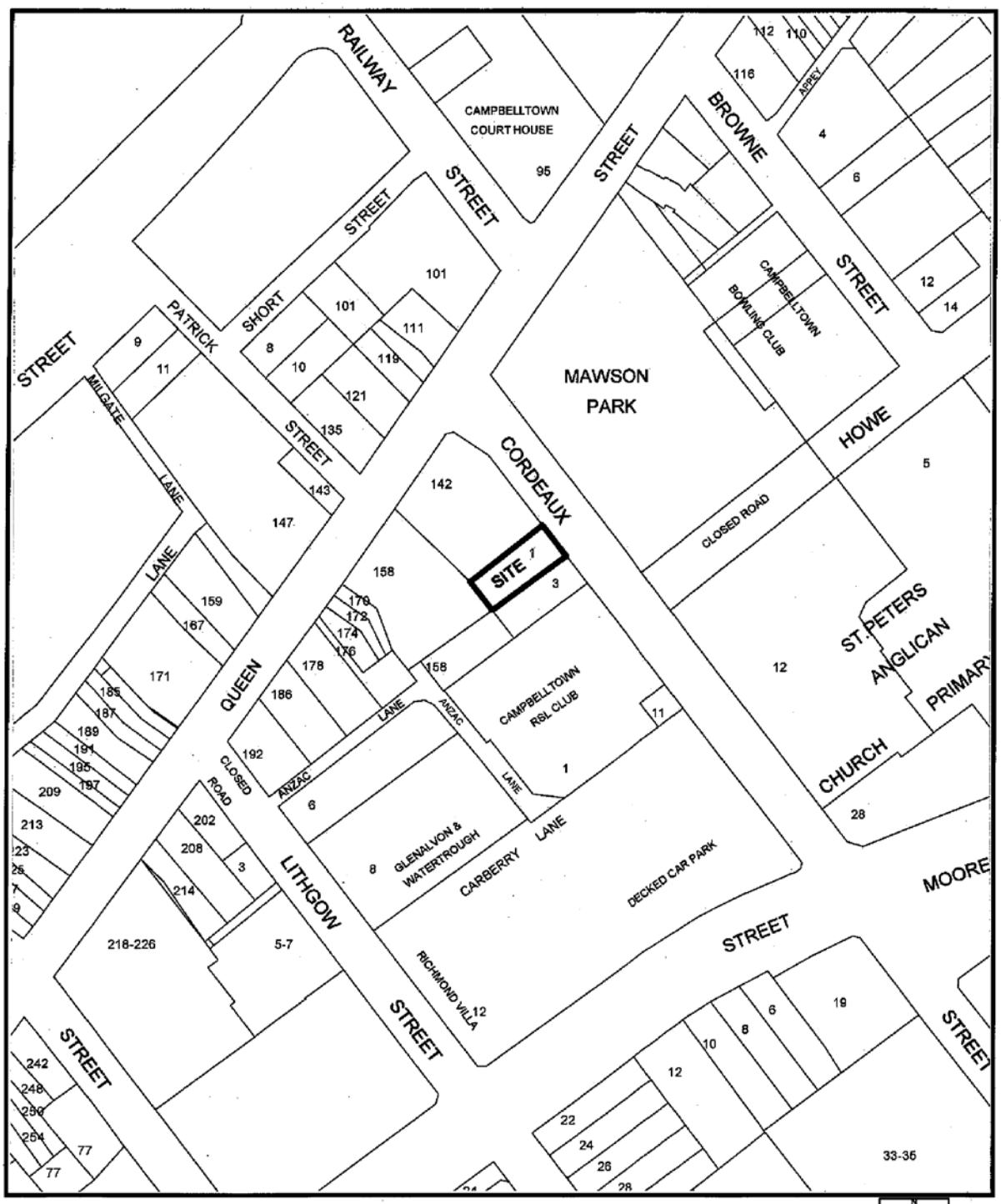
Advice 11. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

END OF CONDITIONS

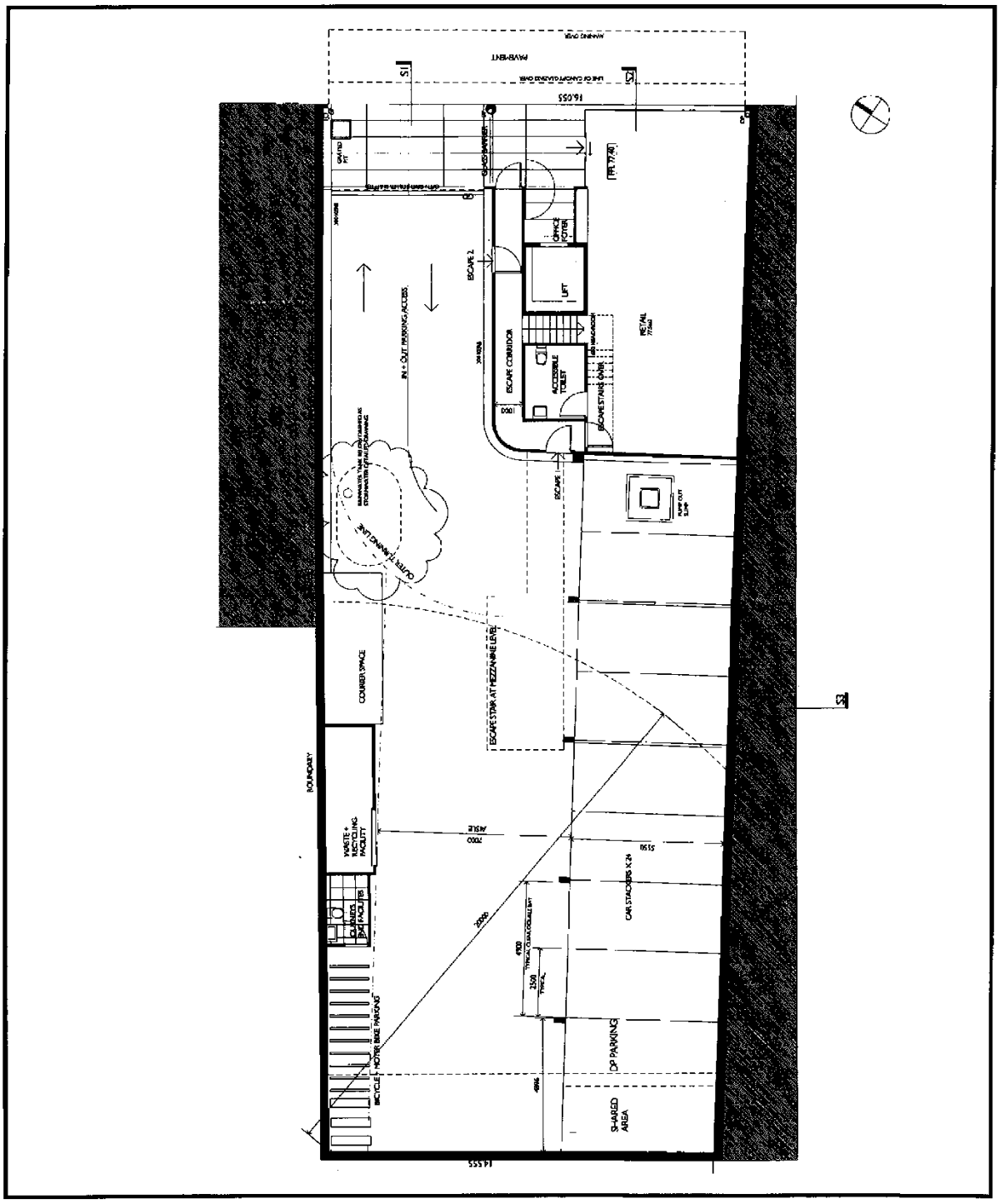
ATTACHMENT 2



LOCALITY PLAN

SUBJECT: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A FIVE STOREY COMMERCIAL BUILDING WITH CAR PARKING. LOT 1 DP 628344 - No. 1 CORDEAUX STREET, CAMPBELLTOWN.

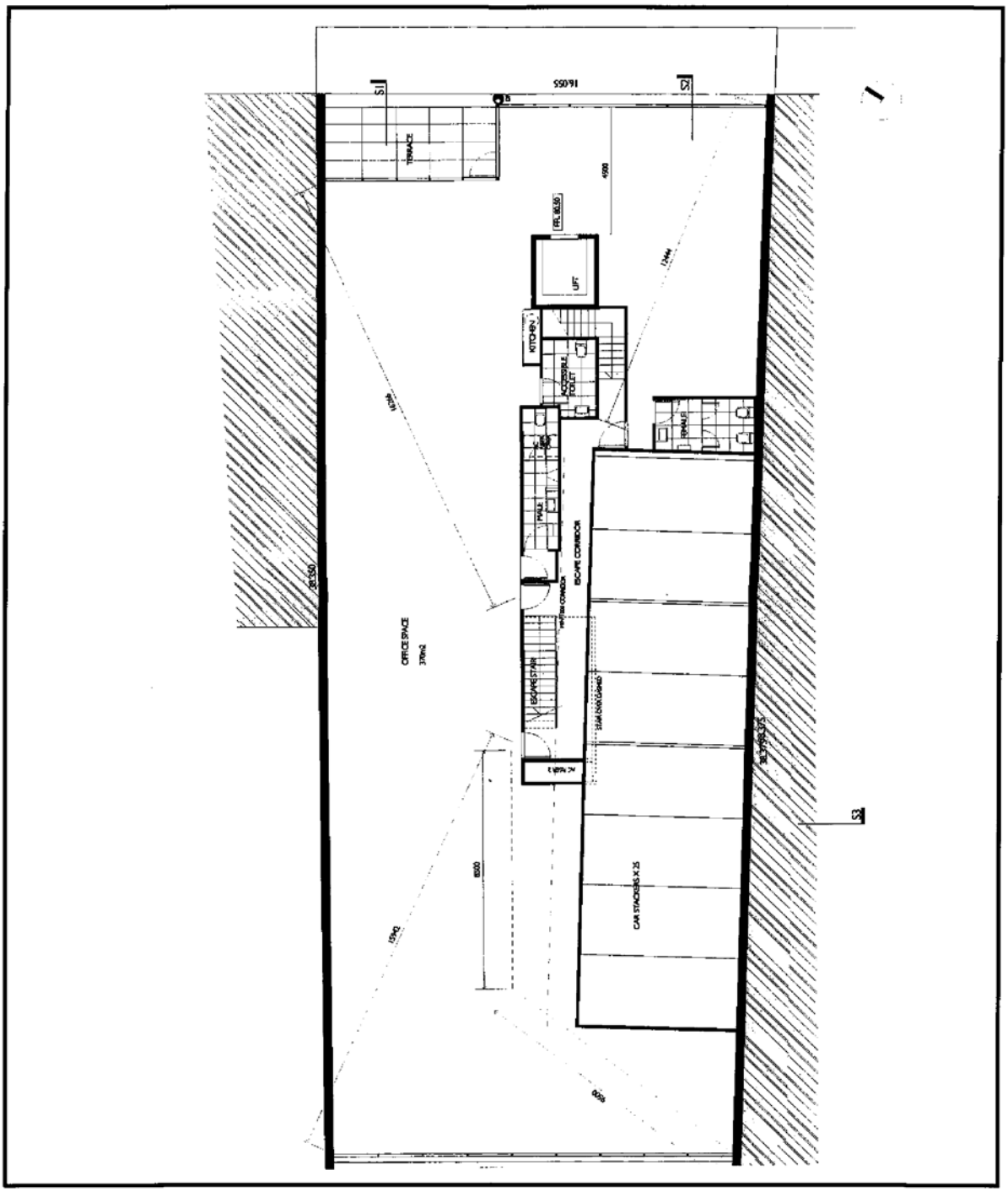
ATTACHMENT 3



SITE/GROUND FLOOR PLAN

SUBJECT: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A FIVE STOREY COMMERCIAL BUILDING WITH CAR PARKING. LOT 1 DP 628344 - No. 1 CORDEAUX STREET, CAMPBELLTOWN.

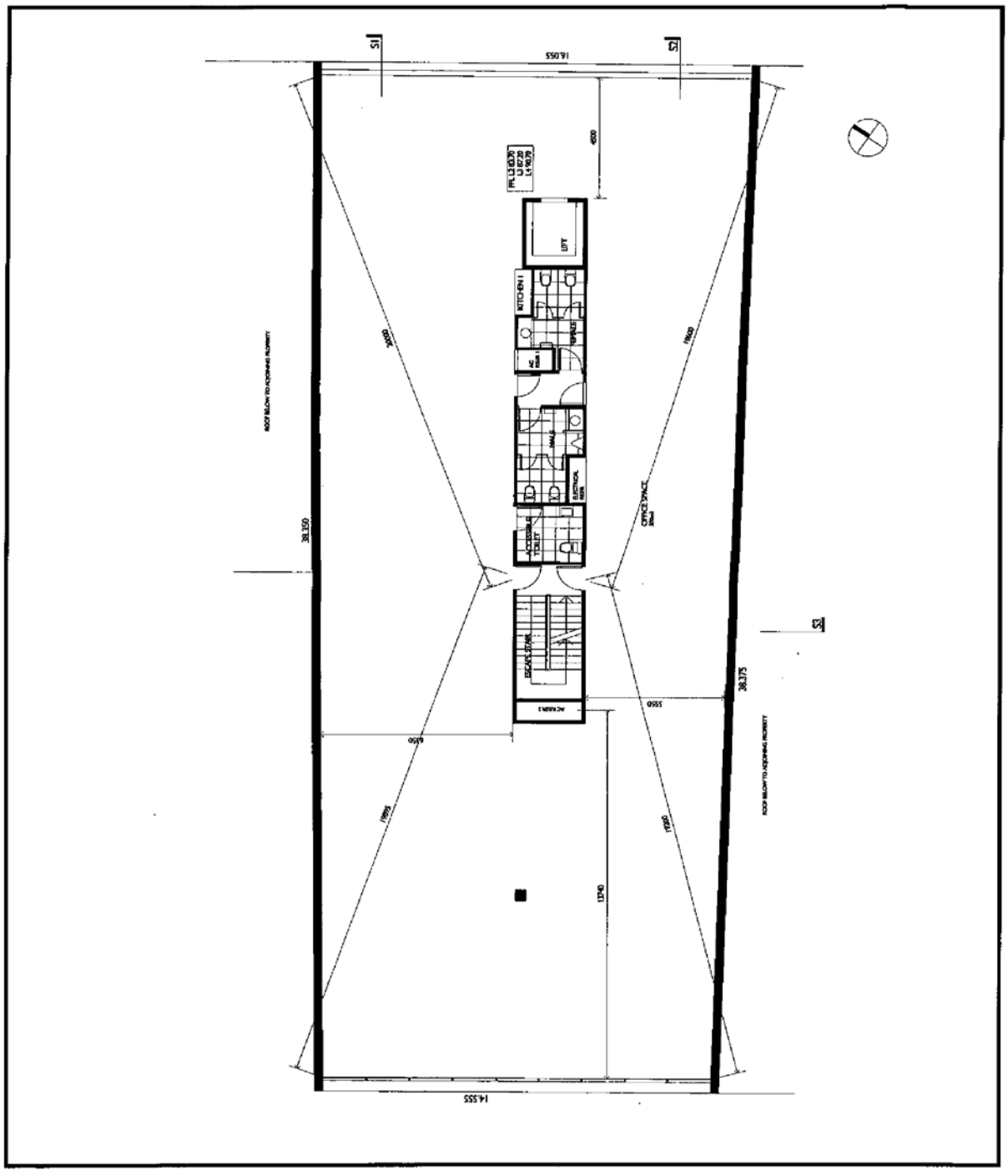
ATTACHMENT 4



MEZZANINE FLOOR PLAN

SUBJECT: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A FIVE STOREY COMMERCIAL BUILDING WITH CAR PARKING. LOT 1 DP 628344 - No. 1 CORDEAUX STREET, CAMPBELLTOWN.

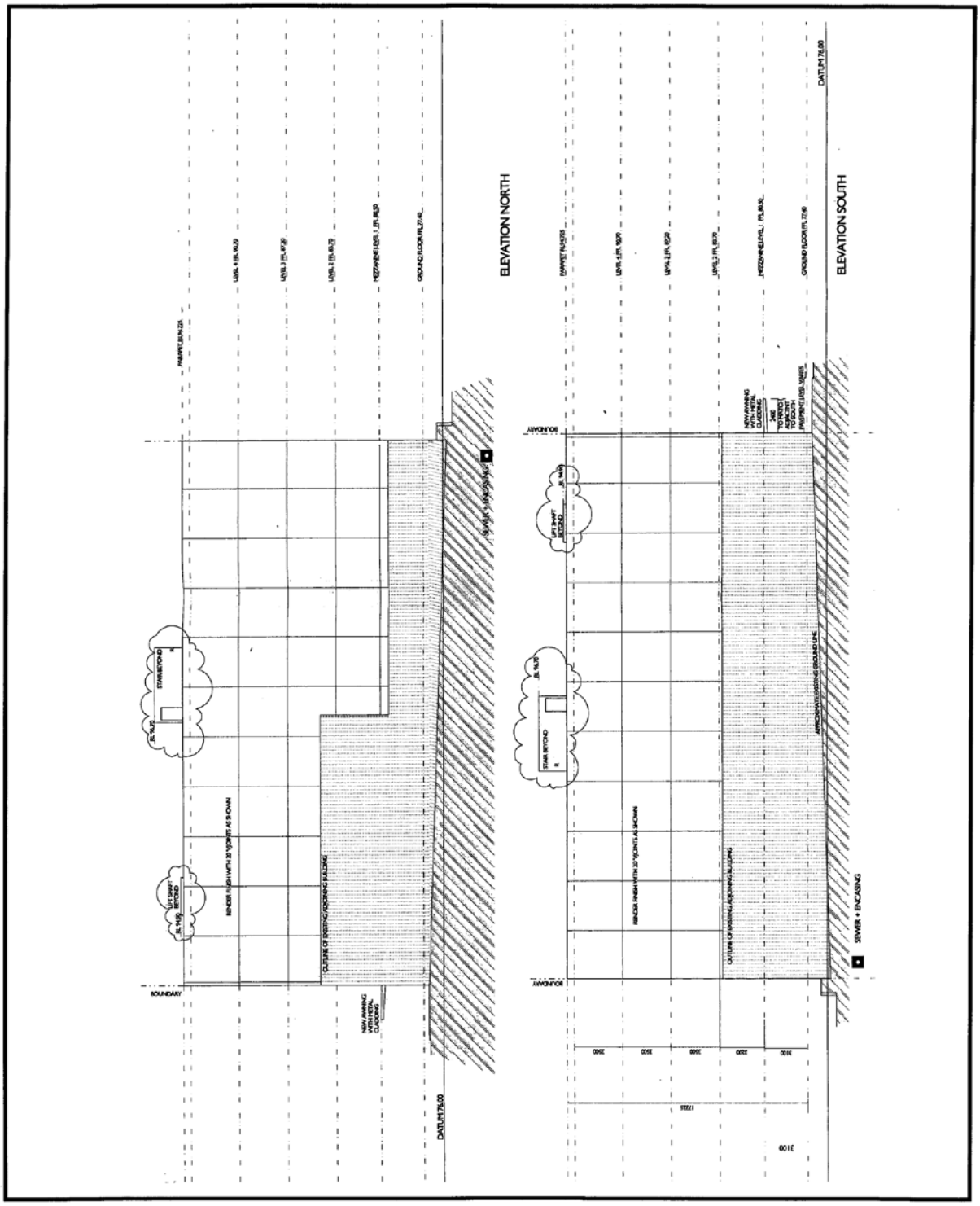
ATTACHMENT 5



TYPICAL FLOOR PLAN

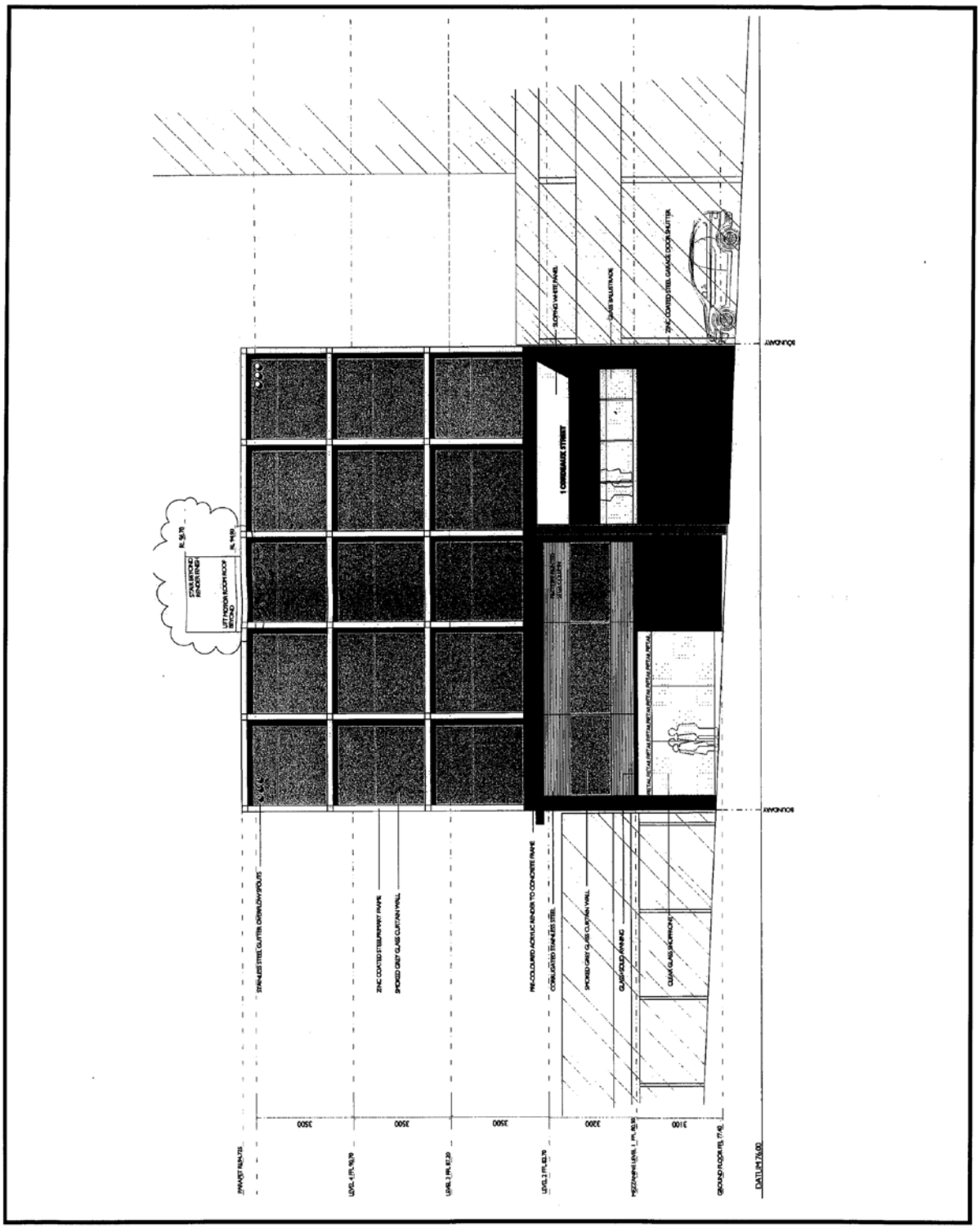
SUBJECT: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A FIVE STOREY COMMERCIAL BUILDING WITH CAR PARKING. LOT 1 DP 628344 - No. 1 CORDEAUX STREET, CAMPBELLTOWN.

ATTACHMENT6



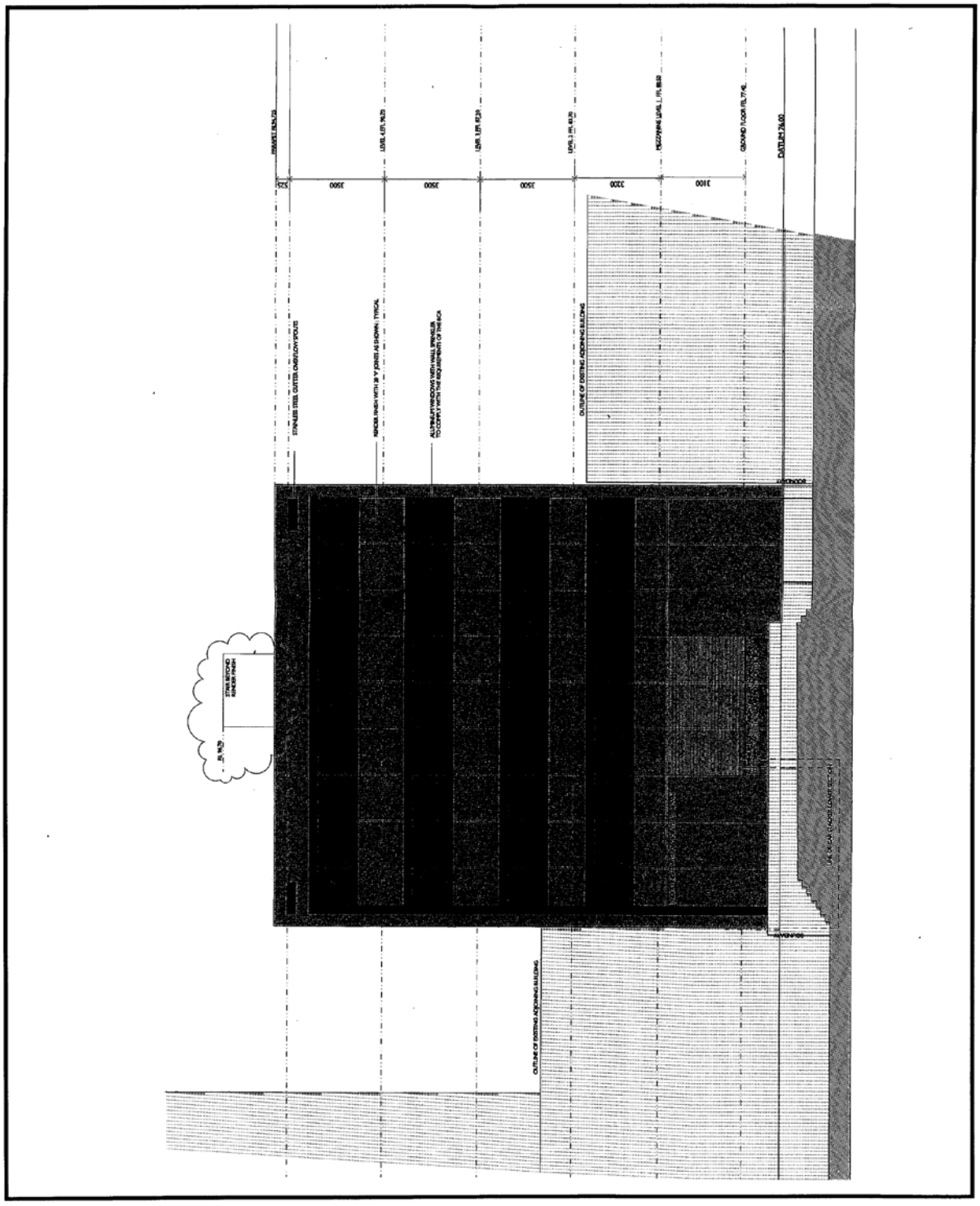
ELEVATIONS NORTH & SOUTH

SUBJECT: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A FIVE STOREY COMMERCIAL BUILDING WITH CAR PARKING. LOT 1 DP 628344 - No. 1 CORDEAUX STREET, CAMPBELLTOWN.



ELEVATION EAST (STREET)

SUBJECT: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A FIVE STOREY COMMERCIAL BUILDING WITH CAR PARKING. LOT 1 DP 628344 - No. 1 CORDEAUX STREET, CAMPBELLTOWN.



ELEVATION WEST (REAR)

SUBJECT: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A FIVE STOREY COMMERCIAL BUILDING WITH CAR PARKING. LOT 1 DP 628344 - No. 1 CORDEAUX STREET, CAMPBELLTOWN.

3.4 Use of existing sheds for raising poultry, use of existing silo, construction of a dam and acoustic screen and landscaping - No. 315 - 317 Bensley Road, Ingleburn

Reporting Officer

Acting Manager Development Services

Attachments

1. Recommended conditions of consent (contained within this report)
2. Locality plan (contained within this report)
3. Site plan (contained within this report)
4. Floor plan (contained within this report)
5. Plan of production area (contained within this report)
6. Elevations (contained within this report)
7. Landscape plans (contained within this report)

Purpose

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

This development application is required to be reported to Council due to the number of submissions received in response to the public exhibition and notification of the application to residents adjacent to and nearby the subject site.

Property Description	Lots 5-6 DP 221768 Nos. 315-317 Bensley Road, Ingleburn
Application No	2805/2013/DA-U
Applicant	Ron Lewis Planning
Owner	Mr Andy Charles Grima and Ms Kirsty Maree Camilleri
Statutory Provisions	Existing Use Rights Provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000
	Designated development provisions of the Environmental Planning and Assessment Regulation 2000
	Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment
	Campbelltown (Urban Area) Local Environmental Plan 2002
Other Provisions	Campbelltown (Sustainable City) Development Control Plan 2012
	Campbelltown 2025 - *Looking Forward*
Date Received	3 December 2013

History

An existing poultry farm is located at the site known as Nos. 315 - 317 Bensley Road Ingleburn, which produces meat chickens. The two properties that the farm occupies (Nos. 315 and 317 Bensley Road) originally commenced their operations separately, however the two properties are now under the same ownership, and the farm operates as a single business.

The farm receives day-old chicks, where they are kept and fed within sheds for 54 days. At the end of this 54-day period, the birds are removed from the farm for off-site processing. The sheds are then cleaned and made ready for the next batch of chicks. In between batches, the sheds are empty for two weeks. The farm accommodates approximately 5½ batches per year.

A review of Council's records shows that poultry farms appear to have been operating with approval at both No. 315 and No. 317 Bensley Road since 1966. Aerial photography from 1972 shows that at this time, No. 315 Bensley Road contained two poultry sheds (each approximately 938m² in size), and No. 317 Bensley Road contained one poultry shed.

In 1973, Council approved a development application for the erection of a second poultry shed at No. 317 Bensley Road. Also in 1973, a development application was approved for No. 315 Bensley Road for the enlargement of the two poultry sheds to twice their size. However, it appears that the development consent was never activated and has since lapsed. Aerial photography from 1977 through to 2010 shows that both Nos. 315 and 317 Bensley Road each contained two poultry sheds.

In 2010 or 2011, the north eastern poultry shed was partially demolished. The current proprietors purchased the site in April 2012. In December 2012, Council received a complaint regarding unauthorised construction at No. 315 Bensley Road Ingleburn. In late 2012 to early 2013, the remainder of the north eastern poultry shed was demolished, and a new poultry shed was constructed. Development consent was not obtained for these works. The shed that has been constructed is 1,224m² in size, which is approximately 286m² larger than the shed that it replaced.

In early 2013, Council instructed the owner of the property to cease all construction works and cease all use of the shed in question. Over the course of 2013, the owner of the property engaged consultants to liaise with Council regarding obtaining approval for the unauthorised works.

The subject application was lodged in December 2013, and included a Dust and Odour Impact Assessment Report. The application initially sought approval to use the entire enlarged shed for the purpose of raising poultry. However, an independent environmental consultant appointed by Council to review the application identified several issues with regard to the applicant's Dust and Odour Impact Assessment Report, such that the applicant was advised that based on the information provided, the proposal to use all of the enlarged shed for raising poultry would not be supported.

In November 2014, the applicant formally amended the development application so that the size of the area within the shed proposed to be used for raising poultry would be an area equivalent to the size of the shed that was demolished (938m²). The remainder of the shed would be separated from the poultry-raising area by a physical barrier. As the current application no longer proposes an increase in the area to be used for the raising of poultry above that already approved, it is unlikely that the use of the new shed would result in any additional impact on the local area and no addition dust or odour impacts above that already considered during the assessment of the applications to construct the poultry sheds on the site in the 1960s and 1970s. Accordingly, the applicant's Dust and Odour Impact Assessment Report (and Council's independent review of it) no longer reflects the proposal.

Notwithstanding this, the poultry farm has been the subject of numerous complaints over several years, most of which relate to odour produced by the farm.

In addition to obtaining development consent from Council the poultry farm requires a license from the NSW Food Authority to raise poultry.

Report

This application proposes the use of an existing shed within an existing poultry farm for the raising of poultry. The shed was constructed without development consent, and it replaced an existing approval shed that was smaller in size, and was demolished without development consent. An associated silo has also been constructed without approval, and consent is sought for its use. The application also proposes to upgrade/formalise stormwater drainage for the farm by constructing surface 'V' drains and directing stormwater into a proposed dam.

The subject site is located at the southern corner of the intersection of Bensley and Mercedes Roads, and has an area of 40,600m². It contains two dwellings and four naturally-ventilated poultry sheds behind the dwellings. The site consists of two separate allotments, however these have been in common ownership for several years. The site contains some native vegetation in the eastern part of the site, however it would be unaffected by the proposal. Adjacent to the north-eastern boundary of the site (facing Mercedes Road) is a row of small trees that has been planted by the current owner. The site is adjoined to the east, north and south by rural-residential development on large allotments. A property 160 metres to the north-east of the subject site, No. 309 Bensley Road, has approval to operate a poultry processing plant. The site is adjoined to the south by densely vegetated regional open space land owned by the NSW State Government. Approximately 150 metres to the north-west of the site and beyond is residential dwellings.

The shed that has been constructed without approval is located in the north-eastern section of the site (adjacent to Mercedes Road) and has a size of 1,224m². The shed that it replaced had an area of 938m² in size. The size of the area within the shed that is proposed to be used for raising poultry would be an area equivalent to the size of the shed that was demolished (938m²). The remainder of the shed would be separated from the poultry-raising area by a physical barrier. This configuration has been proposed to avoid increasing the size of the poultry-raising area, as this would require the applicant to demonstrate that the expanded farm would not have detrimental impacts upon surrounding properties in terms of odour and dust. The applicant attempted to demonstrate this, however an independent environmental consultant appointed by Council to review the application identified several issues with regard to the applicant's Dust and Odour Impact Assessment Report, such that the applicant was advised that the proposal to use all of the enlarged shed for raising poultry would not be supported.

Prior to the unauthorised demolition of the shed (which the subject shed has replaced), the farm had a capacity of 67,850 birds, at a stocking rate of 16 birds per square metre of shed space. Due to changes in the RSPCA's animal welfare requirements, the farm would have a capacity of 62,500 birds at a stocking rate of 15 birds per square metre of shed space (if the use of the shed is approved under this application). Therefore, although the use of the subject shed would result in an overall increase in shed space at the farm, the number of birds kept at the farm would still be less than that previously kept at the farm prior to the unauthorised demolition and construction works taking place.

Assessment

The development has been assessed in accordance with the heads of consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, and having regard to those matters, the following issues have been identified for further consideration.

1. Campbelltown 2025 - Looking Forward

'Campbelltown 2025 Looking Forward' is a statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- Responds to what Council understands people want the City of Campbelltown to look, feel and function like;
- Recognises likely future government policies and social and economic trends; and
- Sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan for the City.

The strategic directions relevant to this application are:

- Protecting and enhancing the City's key environmental assets
- Creating education, employment and entrepreneurial opportunities.

The application is not inconsistent with the above strategic directions as the proposal would improve the quality of stormwater runoff into the Georges River catchment, and would allow the continuation of employment and entrepreneurial opportunities associated with the poultry farm that has operated on the site for 48 years.

2. Designated development

Under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*, a poultry farm is designated development (requiring an Environmental Impact Statement) if it:

(a) accommodates more than 250,000 birds, or
(b) is located:
    (i) within 100 metres of a natural waterbody or wetland, or
    (ii) within a drinking water catchment, or
    (iii) within 500 metres of another poultry farm, or
    (iv) within 500 metres of a residential zone or 150 metres of a dwelling not associated with the development and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.

The farm does not accommodate more than 250,000 birds, is not within 100 metres of a natural waterbody or wetland, is not within a drinking water catchment. However, the farm is within 500 metres of No. 309 Bensley Road, which has approval to operate a poultry processing plant. In addition, the farm is within 500 metres of a residential zone and is within 150 metres of dwellings not associated with the development. Therefore, as the farm is captured by the above criteria, it would ordinarily need to be considered as designated development.

However, the Regulation states that development involving alterations or additions to development (whether existing or approved) is not designated development if, in the opinion of the consent authority, the alterations or additions do not significantly increase the environmental impacts of the total development (that is the development together with the additions or alterations) compared with the existing or approved development.

In forming its opinion as to whether or not development is designated development, a consent authority is to consider:

(a) The impact of the existing development having regard to factors including:

    (i) previous environmental management performance, including compliance with the conditions of any consents, licences, leases or authorisations by a public authority and compliance with any relevant codes of practice
    (ii) rehabilitation or restoration of any disturbed land
    (iii) the number and nature of all past changes and their cumulative effects.

(b) The likely impact of the proposed alterations or additions having regard to factors including:

(i) the scale, character or nature of the proposal in relation to the development
(ii) the existing vegetation, air, noise and water quality, scenic character and special features of the land on which the development is or is to be carried out and the surrounding locality
(iii) the degree to which the potential environmental impacts can be predicted with adequate certainty
(iv) the capacity of the receiving environment to accommodate changes in environmental impacts.

(c) Any proposals:

(i) to mitigate the environmental impacts and manage any residual risk
(ii) to facilitate compliance with relevant standards, codes of practice or guidelines published by the Department or other public authorities.

In early 2013, the applicant made representations to Council outlining, with respect to the above criteria, why the proposal should be treated as local development. In July 2013, Council advised the applicant that Council would treat the proposal as local development and not designated development. This was decided on the basis of a reduction in bird numbers, the expected improved environmental performance of the new shed and stormwater dam leading to an anticipated reduction or no net increase in environmental impacts locally.

3. Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

GMREP 2 – Georges River Catchment contains the following specific requirements for poultry farms:

- The REP states that poultry farms are prohibited on land that is within 40 metres of the Georges River and its tributaries or within a floodway. The subject site is not located within 40 metres of the Georges River and its tributaries or within a floodway, and is therefore not prohibited by the REP.

- Under the REP, applications relating to poultry farms are required to be advertised. The application was publicly exhibited, and submissions received in response are discussed later in this report.

- The REP outlines the following specific matters for consideration in relation to poultry farms:

  - Whether farm management including the use of appropriate best management practices is proposed so as to mitigate the impact of the development on the water quality of the Georges River or its tributaries
  - Whether adequate provision has been made in relation to soil erosion control

- The likely additional impact of the development on the Georges River during a flood event where development is proposed on flood prone land
- Whether adequate provision has been made for a vegetated buffer area adjacent to watercourses
- Whether adequate provision has been made to protect groundwater and the Georges River and its tributaries from nutrient enrichment.

At present the site contains no formal stormwater drainage infrastructure. The application proposes to improve the drainage of stormwater from the poultry sheds by constructing surface 'V' drains adjacent to the sheds, and directing stormwater into a proposed dam. Dust and sediment that escapes from the naturally ventilated poultry sheds would settle on the ground outside the sheds, and would be collected by stormwater and flow into the dam. This is an improvement on the current situation, where dust and sediment that leaves the sheds may end up within the river system. Macrophytes would be planted within the dam to treat sediment. The application was referred to Council's Development Engineer, who advised that the proposed stormwater drainage configuration is satisfactory, and provided recommended conditions of consent.

4. Campbelltown (Urban Area) Local Environmental Plan 2002

The subject site is zoned 7(d4) - Environmental Protection 2 hectare minimum and 5(b) - Special Uses Arterial Roads Zone under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002. The part of the site that contains the poultry sheds is zoned 7(d4). The proposed development is defined as "intensive livestock keeping" and is prohibited within the 7(d4) zone. Therefore, the proposal relies on existing use rights for its permissibility, as the land use was in operation prior to the adoption of the Campbelltown (Urban Area) Local Environmental Plan 2002, which had the effect of prohibiting intensive livestock keeping within the 7(d4) zone. The relevant existing use rights legislation is discussed below.

Existing use rights - *EP&A Act 1979*

Definition of "existing use"

Existing use means:

(a) The use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for Division 4 of this Part, have the effect of prohibiting that use.

(b) The use of a building, work or land:

(i) For which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use
(ii) That has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.

Comment: Intensive livestock keeping is prohibited within the 7(d4) zone under the Campbelltown (Urban Area) LEP 2002. The existing poultry farm was commenced lawfully, as development consents have been issued for erection of poultry sheds at the property. There is no information to suggest that use of the subject land as a poultry farm ceased for more than 12 months since the development consent was granted, and therefore the subject poultry farm is considered to be an existing use for the purposes of the definition.

Continuance of and limitations on existing use

(1) Except where expressly provided in this Act, nothing in this Act or an environmental planning instrument prevents the continuance of an existing use.

(2) Nothing in subsection (1) authorises:

- (a) any alteration or extension to or rebuilding of a building or work, or
- (b) any increase in the area of the use made of a building, work or land from the area actually physically and lawfully used immediately before the coming into operation of the instrument therein mentioned, or
- (c) without affecting paragraph (a) or (b), any enlargement or expansion or intensification of an existing use, or
- (d) the continuance of the use therein mentioned in breach of any consent in force under this Act in relation to that use or any condition imposed or applicable to that consent or in breach of any condition referred to in section 80A (1) (b), or
- (e) the continuance of the use therein mentioned where that use is abandoned.

(3) Without limiting the generality of subsection (2) (e), a use is to be presumed, unless the contrary is established, to be abandoned if it ceases to be actually so used for a continuous period of 12 months.

Comment: There is no evidence that the operation of a poultry farm on the subject site has discontinued for a period of more than 12 months since the adoption of Environmental Planning Instruments having the effect of prohibiting intensive livestock keeping on the site. In this instance it can be reasonably expected that the existing use has not been abandoned.

Existing Use Rights - EP&A Regulation 2000

Certain development allowed

(1) An existing use may, subject to this Division:

- (a) be enlarged, expanded or intensified, or
- (b) be altered or extended, or
- (c) be rebuilt, or
- (d) be changed to another use, but only if that other use is a use that may be carried out with or without development consent under the Act, or
- (e) if it is a commercial use be changed to another commercial use (including a commercial use that would otherwise be prohibited under the Act), or
- (f) if it is a light industrial use be changed to another light industrial use or a commercial use (including a light industrial use or commercial use that would otherwise be prohibited under the Act).

Comment: Predominantly this application seeks development consent for the use of an existing shed that was constructed without approval and the construction of stormwater works. The proposal is considered to constitute an enlargement of the existing shed but not considered to be an intensification of the poultry farming operation.

Development consent required for enlargement, expansion and intensification of existing uses

(1) Development consent is required for any enlargement, expansion or intensification of an existing use.

(2) The enlargement, expansion or intensification:

(a) must be for the existing use and for no other use
(b) must be carried out only on the land on which the existing use was carried out immediately before the relevant date.

Comment: Development consent has been sought for the use of a shed that was constructed without approval. The proposal is considered to constitute an enlargement of the existing poultry farm but it is not considered to be an intensification.

Development consent required for rebuilding of buildings and works

(1) Development consent is required for any rebuilding of a building or work used for an existing use.

(2) The rebuilding:

(a) must be for the existing use of the building or work and for no other use
(b) must be carried out only on the land on which the building or work was erected or carried out immediately before the relevant date.

Comment: Whilst the rebuilding of the shed was carried out without approval, the subject application (and the associated Building Certificate that will be required to be obtained) would regularise the rebuilding of the shed that occupied part of the existing poultry farm. The new shed is located generally on the same land on which the old shed was located, although it obviously occupies a larger area of land. Were an expansion of the former shed proposed, the proposal would not have been prohibited by existing use rights legislation.

Zone Objectives

The objectives of the 7(d4) - Environmental Protection 2 hectare minimum zone are:

(a) To identify and protect land and watercourses forming part of the Georges River catchment area
(b) To conserve the rural character of the area by maintaining a minimum area of 2 hectares for lots used for rural living
(c) To protect environmentally important land and watercourses possessing scenic, aesthetic, ecological or conservation value
(d) To allow some diversity of development, but only where it is unlikely to have a detrimental effect on the quality and character of the locality or the amenity of any existing or proposed development in the locality.

A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

The proposed development is considered to satisfy the objectives of the 7(d4) Environmental Protection zone. In this regard, the following points should be noted:

- The proposed development would not result in any additional impact upon surrounding properties, over and above that which is apparent as a result of the operation of the farm in accordance with approvals granted for the farm in the 1960s and 1970s, as the total floor space to be used for the raising of poultry is not proposed to be increased under this application, and the reduction in stocking rates as a result of the RSPCA's animal welfare requirements would result in a lower amount of birds being kept at the farm than has previously been the case
- The proposed development application affords Council the opportunity to impose conditions of consent that will have the effect of reducing the impact of the poultry farm upon surrounding properties compared to that which is currently approved, including hours of operation, management practices, landscaping, etc
- The proposed landscaping would improve the aesthetic appearance of the poultry farm
- The proposed development would result in an improved stormwater drainage outcome in terms of its impact upon the Georges River by way of the construction of a dam to filter runoff.

Clause 36 - Agriculture, animal boarding or training establishments, intensive horticulture and intensive livestock keeping

Clause 36 of the CLEP states:

The consent authority, when determining an application for consent to develop land for agriculture, intensive horticulture, intensive livestock keeping or animal boarding or training establishments must take into consideration the following matters:

(a) the need to protect the quality of downstream watercourses
(b) the need to conserve native vegetation
(c) the need to protect environmentally sensitive land, such as riparian land, land containing an endangered species, population or ecological community or a vulnerable species within the meaning of the *Threatened Species Conservation Act 1995*
(d) the need to protect the amenity of the area from noise, spray drift, odour or any other potentially offensive consequences
(e) the need to limit the impact of development on flood liable land
(f) the cumulative impact of the use applied for and the use of the land for the keeping of livestock or the growing of produce intended solely for personal consumption or enjoyment by the owner or occupier of a dwelling on the land.

The matters relevant to the subject development application are matters (a), (b), (c) and (d). These are discussed in detail below.

Protection of watercourses:

At present the site contains no formal stormwater drainage infrastructure. The application proposes to improve the drainage of stormwater from the poultry sheds by constructing surface 'V' drains adjacent to the sheds, and directing stormwater into a proposed dam. Dust and sediment that escapes from the naturally ventilated poultry sheds would settle on the ground outside the sheds, and would be collected by stormwater and flow into the dam. This is an improvement on the current situation, where dust and sediment that leaves the sheds may end up within the river system. Macrophytes would be planted within the dam to treat sediment. The application was referred to Council's Development Engineer, who advised that the proposed stormwater drainage configuration is satisfactory, and provided recommended conditions of consent.

Conservation of native vegetation

The site contains some native vegetation in the eastern part of the site, however it would be unaffected by the proposal. The application proposes to complement this vegetation by adding landscaping around the perimeter of the property which would include native plants as well as Leyland cypress pines for screening, particularly along Mercedes Road.

Noise:

A noise impact assessment report was submitted with the application. It should be noted that the report was prepared on the basis that the farm would contain 85,000 birds, however the number of birds now proposed is 62,500. Therefore, the report may slightly overestimate the amount of noise that the farm would produce.

The main noise sources associated with the farm are:

- The delivery of chicken feed in a truck
- The feed silo auger (blower)
- The loading of chickens to transport them from the site
- Removal of spent litter from the sheds with a front end loader and transportation from the site in a truck.

The noise assessment that was carried out made the following assumptions:

- Delivery of chicken feed and removal of litter will be carried out during the day time
- Collection of chickens would be carried out during the night time (for animal welfare reasons)
- One feed delivery truck would access the site per week
- The feed blower would operate for less than 2.5 hours per day
- No more than seven bird pickup trucks are expected to attend the site during a 3-day period at the end of the 54-day growing cycle, and only one truck would access the site during any given 15-minute period
- Reversing beepers on forklifts would not be used during night time bird pickup operations.

Where relevant, the above practices form recommended conditions of consent.

The noise modelling undertaken by the applicant's acoustic consultant found that the noise associated with the farm would fail to comply with the project specific noise criteria (which was determined based on the NSW Industrial Noise Policy) unless a four metre high noise barrier were to be constructed in the north-eastern part of the site, surrounding the silo and bird pickup location. The report recommends that the noise barrier be constructed of colorbond panels, however this is not considered to be ideal from an aesthetic perspective. A recommended condition of consent requires the incorporation of the recommended noise barrier into the plans, and the material of the screen to be to the satisfaction of Council, with landscaping in front of it.

Noise modelling undertaken assuming the construction of the noise barrier shows that the only aspect of the farm operation that would exceed the relevant noise criteria would be trucks entering or leaving the site, which would take place for less than one minute. As trucks associated with the farm have been entering and exiting the site for several decades, it would not be reasonable to refuse the subject application on the basis of truck noise. However, it is considered necessary to impose conditions that would have the effect of limiting truck noise on the site and requiring all equipment to be well-maintained, to avoid any unnecessary noise being produced. Conditions to this effect requiring a Noise Management Plan have been recommended and are outlined in Attachment 1.

Odour/Dust:

As outlined above, the application initially sought approval to use the entire enlarged shed for the purpose of raising poultry. The application includes a Dust and Odour Impact Assessment Report, which assesses the odour and dust impact of the farm, assuming the farm will contain 85,000 birds. However, the number of birds proposed to be contained at the farm at any one time is now 62,500. The Dust and Odour Impact Assessment Report found that the farm with 85,000 birds (including the use of the entire area of the shed that is the subject of this application) would comply with the relevant odour impact guidelines.

Council engaged an independent environmental consultant to conduct a peer review of the applicant's Dust and Odour Impact Assessment Report. The peer review raised several issues with regard to the applicant's report, which the applicant's environmental consultant has not addressed to the satisfaction of Council. Accordingly, the applicant was advised that the proposal to use all of the enlarged shed for raising poultry would not be supported.

The applicant subsequently amended the development application so that the size of the area within the shed proposed to be used for raising poultry would be an area equivalent to the size of the shed that was demolished (938m^2). The remainder of the shed would be separated from the poultry-raising area by a physical barrier. As the application no longer proposes an increase in the area to be used for the raising of poultry, there would be no additional dust or odour impacts above that already considered during the assessment of the applications to construct the poultry sheds on the site in the 1960s and 1970s, and refusal of the application on the basis of odour would not be reasonable.

However, the subject proposal gives Council the opportunity to require the proponent to implement measures that would improve the environmental performance of the farm and minimise the odour impact upon surrounding properties. In this regard, the applicant will be required to provide vegetative buffers along all of the boundaries of the site that adjoin other private properties. It is noted that the proprietor has commenced the planting of these vegetative buffers. Whilst this would not eliminate all odour emanating from the farm, over time as the trees grow, the trees are likely to provide some mitigation of dust and odour emissions. Studies have shown that vegetative buffers can reduce dust emissions by 22-76% and reduce ammonia concentrations by 15-77%. The applicant's Dust and Odour Impact Assessment Report also recommends the use of windbreak walls made of either wood, tarpaulin or shade cloth while the vegetative tree buffers grow, however these would have a significant visual impact upon surrounding properties and the streetscape and be highly unsightly, as their required position would be quite prominent and easily visible from the street and surrounding properties. It is considered that as the proposal would not increase the shed area to be used for the raising of poultry and does not propose to expand the scale of the farm beyond that allowed under existing approvals, the construction of windbreak walls would be unwarranted, particularly considering their likely significant visual impact. It is therefore considered that the planting of vegetative buffers is an appropriate odour mitigation measure that is commensurate with the scale of the proposal. It is therefore considered that the approval of the application subject to modern conditions of development consent will lead to an improvement in odour and dust impact in the locality.

Visual impact:

The additional visual impact of the shed that has been constructed compared to the shed that was demolished would be minor. The shed is 3.7 metres longer than the shed it replaced, and 3 metres wider. It is 3.3 metres closer to the side's north-eastern property boundary (facing Mercedes Road) than the shed that it has replaced (16.8 metres as opposed to 20.1 metres). Although it is larger and closer to Mercedes Road than the shed it replaced, its modern construction makes it less unsightly than the shed which it replaced, and the landscaping that has been planted softens its visual appearance. Over time as the landscaping matures, the shed will become far less visible from the street and surrounding properties. It should also be noted that the structures that have been constructed without development consent (the shed and silo) are typical of a poultry farm, and the farm has been operating at the site since 1966.

Clause 49 – Development in the vicinity of a heritage item

(1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated.

(2) This clause extends to development:

(a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or
(b) that may undermine or otherwise cause physical damage to a heritage item, or
(c) that will otherwise have any adverse impact on the heritage significance of a heritage item or of any heritage conservation area within which it is situated.

(3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.

(4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.

The subject site is located opposite a heritage item known as 'Stone Cottage', to the north of the site across the intersection of Bensley and Mercedes Roads. The subject site and shed are visible from the Stone Cottage site, however are partially obscured by trees and landscaping.

It is considered that the impact of the shed upon the heritage item would be negligible, considering that the shed has replaced a previous shed that was demolished, which also would have been visible from the heritage item but was far more unsightly than the shed that has been constructed. In this regard, a heritage impact statement is not considered to be necessary.

5. Campbelltown (Sustainable City) Development Control Plan 2012

Part 2 - Requirements Applying to All Types of Development

The general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

Views and vistas – The shed in question (which was constructed without development consent) does not have a large impact in terms of views of the site and locality. The shed is only slightly larger than the shed that it replaced, which was in existence for many years.

Landscaping – The dust and odour impact assessment report submitted with the application notes that the owner of the property has planted a row of Leyland Cypress trees along the north-eastern boundary of the site (adjacent to Mercedes Road), which over time will form a vegetative screen to assist with mitigation of dust and odour impacts. The application proposes to replicate this configuration along the south-western boundary of the site. Maximum effectiveness of vegetative screening would be achieved if landscaping were also provided along the north-western boundary of the site (adjacent to Bensley Road). Accordingly, the applicant's landscaping configuration has been amended by Council to achieve maximum effectiveness in terms of odour and dust mitigation to include landscaping along the site's Bensley Road frontage. It should be noted that the proprietor has completed planting of the vegetative barrier along both of the site's street frontages.

The application was referred to Council's Environmental Planning section, for assessment of the proposed landscaping. The Environmental Planning section advised that Leyland Cypress is a species that can be subject to overgrowing issues. This is not expected to cause concern in relation to the trees that have already been planted, as these are not adjacent to private properties. The site contains Shale Sandstone Transition Forest, so any additional landscaping should consist of species that are within this ecological community, and this has been reflected within the proposed landscaping design.

Water cycle management – At present the site contains no formal stormwater drainage infrastructure. The application proposes to improve the drainage of stormwater from the poultry sheds by constructing surface 'V' drains adjacent to the sheds, and directing stormwater into a proposed dam. Dust and sediment that escapes from the naturally ventilated poultry sheds would settle on the ground outside the sheds, and would be collected by stormwater and flow into the dam. This is an improvement on the current situation, where dust and sediment that leaves the sheds may end up within the river system. Macrophytes would be planted within the dam to treat sediment. The application was referred to Council's Development Engineer, who advised that the proposed stormwater drainage configuration is satisfactory, and provided recommended conditions of consent.

Waste management – A Waste Management Plan has been submitted with the application. It outlines that dead birds are collected from the shed daily and frozen for weekly collection, and that manure is removed from the poultry sheds at the end of each batch of chickens and then removed from the site immediately. Council's Environmental Health Officer has reviewed the application and recommended conditions of consent be imposed to ensure that adequate waste management procedures are implemented. These recommended conditions are outlined in Attachment 1.

6. Public Participation

From 2005 to 2013, a total of 9 complaints have been received regarding odour generated from activities at the poultry farm.

The application was publicly exhibited and notified to surrounding residents. During the exhibition/notification period, Council received 22 submissions. Of these submissions, 21 object to the application, and one supports the application. Following the conclusion of the exhibition/notification period, the applicant submitted to Council a petition in support of the proposal containing the signatures of 13 residents. Also, an additional objection to the proposal was received. The objections received raise the following issues:

Issue

The farm produces offensive odour and the proposed development would make it worse. The odour requires residents to remain inside with doors and windows shut, which reduces enjoyment of residents' homes.

Comment

As the application does not propose an increase in the area to be used for the raising of poultry, there would be no additional dust or odour impacts above that already considered during the assessment of the applications to construct the poultry sheds on the site in the 1960s and 1970s, and refusal of the application on the basis of odour would not be reasonable.

However, the subject development application gives Council the opportunity to require the proponent to implement measures that would improve the environmental performance of the farm and minimise the odour impact upon surrounding properties. In this regard, the applicant will be required to provide vegetative buffers along all of the boundaries of the site that adjoin other private properties. It is noted that the proprietor has commenced the planting of these vegetative buffers. Whilst this would not eliminate all odour emanating from the farm, over time as the trees grow, the trees are likely to provide some mitigation of dust and odour emissions.

Issue

The proposed development is prohibited in the zone, and it requires an Environmental Impact Assessment (EIA) as it is designated development.

Comment

The proposed development is defined as “intensive livestock keeping” and is prohibited within the 7(d4) zone. However, the poultry farm has been located at the site since 1966, and benefits from existing use rights, since it was lawfully commenced prior to intensive livestock keeping becoming a prohibited land use in the zone. The Environmental Planning and Assessment Act 1979 allows existing uses to be expanded and rebuilt.

Development involving alterations or additions to development (whether existing or approved) is not designated development if, in the opinion of the consent authority, the alterations or additions do not significantly increase the environmental impacts of the total development (that is the development together with the additions or alterations) compared with the existing or approved development. As the proposed development would not increase the poultry-raising area at the farm, the environmental impact of the farm would not be significantly increased. The proposal can be assessed as a local development application without an Environmental Impact Assessment being prepared. However, it should be noted that comprehensive odour, dust, noise, and environmental management reports were submitted with the application.

Issue

The proposed development would devalue homes within the area. There are difficulties retaining tenants because of the poultry farm.

Comment

No evidence has been submitted to substantiate these claims. It should also be noted that the poultry farm pre-dates the vast majority of dwellings in the locality surrounding the farm.

Issue

A poultry farm should not be allowed to operate so close to a residential area.

Comment

The poultry farm has been located at the site since 1966, prior to the vast majority of urban development in Ingleburn. The farm benefits from existing use rights, and can not be made to cease its operations because of subsequent urban development in the vicinity of the farm.

Issue

Approval of the application would set a precedent for other businesses of this type to locate in the area.

Comment

The farm in question is unique in that it benefits from existing use rights, having been located at the subject site since 1966. Intensive livestock keeping is prohibited within the 7(d4) Environmental Protection zone, which would prevent any new commercial farms from commencing operations within the area.

Issue

The proposed development would attract vermin.

Comment

A recommended condition of consent requires the farm to incorporate an appropriate and effective Pest Control Management Program. Documentation of the farm's Pest Control Management Program must be kept on site at all times and available at the request of Council Officers.

Issue

Excessive noise is produced by truck deliveries and chicken feed being pumped into silos.

Comment

The noise modelling undertaken by the applicant's acoustic consultant found that the noise associated with the farm would fail to comply with the project specific noise criteria (which was determined based on the NSW Industrial Noise Policy) unless a four metre high noise barrier were to be constructed in the north-eastern part of the site, surrounding the silo and bird pickup location. The report recommends that the noise barrier be constructed of colorbond panels, however this is not considered to be ideal from an aesthetic perspective. A recommended condition of consent requires the incorporation of the recommended noise barrier into the plans, and the material of the screen to be to the satisfaction of Council, with landscaping in front of it.

Noise modelling undertaken assuming the construction of the noise barrier shows that the only aspect of the farm operation that would exceed the relevant noise criteria would be trucks entering or leaving the site, which would take place for less than one minute. As trucks associated with the farm have been entering and exiting the site for several decades, it would not be reasonable to refuse the subject application on the basis of truck noise. However, it is considered necessary to impose conditions that have the effect of limiting truck noise on the site and requiring all equipment to be well-maintained, to avoid any unnecessary noise being produced. Conditions to this effect requiring a Noise Management Plan have been recommended.

Issue

Trucks tracking dirt onto the road.

Comment

The subject farm has been operating from the site since 1966, and is not proposing to expand. Accordingly, requiring the proprietor to seal driveways and manoeuvring areas with concrete to avoid any dirt being tracked onto the road would be unreasonable. It is also noted that the occasions where truck movements to and from the site would coincide with wet weather would be reasonably infrequent.

Issue

Stormwater runoff containing nutrients may end up in the Georges River.

Comment

At present the site contains no formal stormwater drainage infrastructure. The application proposes to improve the drainage of stormwater from the poultry sheds by constructing surface 'V' drains adjacent to the sheds, and directing stormwater into a proposed dam. Dust and sediment that escapes from the naturally ventilated poultry sheds would settle on the ground outside the sheds, and would be collected by stormwater and flow into the dam. This is an improvement on the current situation, where dust and sediment that leaves the sheds may end up within the river system. Macrophytes would be planted within the dam to treat sediment.

Issue

The proposed dam would attract vermin, cause danger for small children if not fenced, and could overflow into other properties or environmentally sensitive areas.

Comment

A recommended condition of consent requires the farm to incorporate an appropriate and effective Pest Control Management Program. Documentation of the farm's Pest Control Management Program must be kept on site at all times and be made available at the request of Council Officers.

There is no legislative requirement to provide fencing around a farm dam. It is noted however that the perimeter of the property is fully fenced.

Council's Development Engineer has reviewed the proposed dam, and has found it satisfactory with regard to flooding.

Issue

Air pollution from the poultry farm may cause health problems.

Comment

As the application does not propose an increase in the area to be used for the raising of poultry, there would be no additional impact with regard to air pollution above that already considered during the assessment of the applications to construct the poultry sheds on the site in the 1960s and 1970s, and refusal of the application on the basis of air pollution would not be reasonable. Further to this, and hypothetically, the applicant could demolish the new shed and rebuild the old/approved shed and continue to operate in accordance with the existing consent without further involvement from Council.

Issue

Animal cruelty takes place at the poultry farm.

Comment

No evidence has been submitted to substantiate this claim. Notwithstanding, this is not a matter that is relevant to the assessment of the application. Animal welfare is a matter for state and federal authorities.

7. Other issues

Should Council resolve to approve the application, it is recommended that the application be approved on a deferred commencement basis affording the owners 3 months to resolve the three important issues, which are discussed below before the consent would become operational.

Surrender of Existing Development Consents for Poultry Farming

As the existing development consents controlling the operation of the poultry farms are very old and contain few, if any, conditions of consent relating to environmental amenity, therefore prior to issuing of an operational development consent, all exiting development consents for poultry farming are required to be surrendered by the owner.

Building Certificate

As the shed and silo in question were constructed without development consent, a Building Certificate would need to be obtained prior to the issuing of an operational development consent. A Building Certificate can be issued in lieu of a Construction Certificate in situations where development consent for building works is not obtained. Structural certification of the building will be required to be obtained as part of the Building Certificate process.

Allotment consolidation

The two properties that the farm occupies (315 and 317 Bensley Road) originally commenced their operations separately, however the two properties have been under the same ownership for several years, and the farm operates as a single business. Consolidating the two allotments into a single allotment would ensure that 'pieces' of the farm could not be sold separately, as if this were to occur, it could potentially lead to adverse amenity outcomes associated with two separate farms operating concurrently, and cause compliance issues for Council.

Conclusion

Having regard to the matters for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979* and the issues raised above, it is considered that the application is consistent with the relevant statutory planning requirements.

The application is fully compliant with the provisions of the Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment, Campbelltown (Urban Area) Local Environmental Plan 2002 and Campbelltown (Sustainable City) Development Control Plan 2012.

It is acknowledged that a number of objections were received in response to the public exhibition and notification of the application, however it is important to note that these objections were received in response to the expansion of the poultry-raising area at the farm, which is no longer proposed. The proposed development would not result in any additional impact upon surrounding properties, over and above that which is apparent as a result of the operation of the farm in accordance with approvals granted for the farm in the 1960s and 1970s, as the total floor space to be used for the raising of poultry is not proposed to be increased under this application, and the number of birds to be kept at the farm would be less than the number that was kept at the farm prior to the unauthorised demolition and construction taking place. It should also be acknowledged that several surrounding property owners have signalled their support for the farm by signing a petition in support of the application.

Whilst the poultry farm has been the subject of many odour complaints over several years, it is important to acknowledge that the farm was established in 1966. The farm was approved under a now superseded planning scheme that was in place when the locality was predominantly rural. Given these factors, it would be unreasonable to refuse the application on the basis of odour from the other existing sheds provided the development consent requires the applicant to improve odour management, and importantly given that it does not propose an expansion of the farm's operations. In fact the odour assessment was based on 85,000 poultry and the new development consent limits bird numbers to 62,500.

Notwithstanding the above, approval of the subject application gives Council the opportunity to impose modern conditions of consent that would have the effect of improving the environmental performance of the farm and mitigating to some extent its impact upon surrounding properties. These conditions relate to odour mitigation, noise control, hours of operation and the like, and are outlined in Attachment 1.

Officer's Recommendation

That development application 2805/2013/DA-U for the use of an existing shed for raising poultry, use of an existing silo, and the construction of a dam at Nos. 315-317 Bensley Road Ingleburn be approved on a deferred commencement basis, subject to the conditions detailed in Attachment 1 of this report.

Committee Note: Ms Bennett and Mr Howarth addressed the Committee in opposition to the development.

Mr Lewis and Mr Benbow addressed the Committee on behalf of the applicant.

Committee's Recommendation: **(Kolkman/Rowell)**

That the Officer's Recommendation be adopted.

CARRIED

Voting for the Committee's Recommendation were Councillors: Greiss, Kolkman, Lound, Matheson, Oates, Rowell and Thompson.

Voting against the Committee's Recommendation: Nil.

Council Meeting 17 February 2015 **(Borg/Thompson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 13

That the Officer's Recommendation be adopted.

Voting for the Council Resolution were Councillors: Borg, Chanthivong, Dobson, Glynn, Greiss, Kolkman, Lake, Lound, Matheson, Mead, Oates, Rowell and Thompson.

Voting against the Council Resolution was Councillor: Brticevic.

ATTACHMENT 1

2805/2013/DA-U
Recommended Conditions of Consent

SCHEDULE A – Deferred Commencement Conditions

The following deferred commencement conditions must all be satisfied within 3 months for the subject development consent to become active.

1. Surrender of all Existing Development Consents for the operation of poultry farming.

The applicant shall surrender all the existing development consents pertaining to the operation of poultry farming at Nos. 315-317 Bensley Road, Ingleburn.

2. Building Certificate

The applicant shall obtain from Council a Building Certificate in respect of the structures that are the subject of this development consent that were constructed without prior approval, being the poultry shed and silo.

3. Allotment Consolidation

The applicant shall provide documentary evidence that the two properties that are the subject of this development consent (Lots 5-6 DP 221768, Nos. 315-317 Bensley Road Ingleburn) have been consolidated into a single allotment. The plan of consolidation shall include the dedication of a 4 metre by 4 metre splay at the corner of Bensley Road and Mercedes Road to Council.

SCHEDULE B – General Conditions

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term ‘applicant’ means any person who has the authority to act on or benefit of the development consent.

1. Approved Development

The development shall be carried out in accordance with the approved plans listed below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Drawing/Document No.	Prepared By	Date
Site plan	Ron Lewis	28 November 2013
Landscape plan Sheets 1-4 (as amended by Council)	Ron Lewis/M. Anderson	Submitted April 2014
Plan showing extent of production area	Ron Lewis	Submitted November 2014
Elevations, sections, floor plan and structural details (sheets 1 to 3)	Ron Lewis	Submitted December 2013
Nutrient dam, stormwater cycle and sediment control details	Technibuild Consulting	November 2013

2. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

3. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants.

4. Unreasonable Noise, Dust and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no unreasonable interference to the amenity of adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens and the like.

In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

5. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements detailed in the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).*

6. Rain Water Tank(s)

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation purposes.

7. Construction Certificate

Prior to the commencement of any works that requires a construction certificate:

a. The applicant shall obtain a construction certificate for the particular works;
b. The applicant shall appoint a principal certifying authority; and
c. The private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works

8. Management of the Poultry Farm

A complete Farm Environmental Management Plan is to be submitted for approval by Council prior to commencement of operation of the new most northern poultry shed, which is consistent with the NSW Department of Primary Industries – 'Best Practice Management for Meat Chicken Production in NSW, Manual 2 – Meat Chicken Growing Management'.

The Farm Environmental Management Plan must outline environmental performance standards and strategies to manage environmental impact within accepted environmental performance standards including, but not limited to:-

- Noise Management
- Odour and Dust Management
- Maintenance Management
- Waste and Litter Management
- Pest Management
- Water Management
- Complaint and Neighbourhood Policy
- Emergency Management.

9. Stock Rate

The total poultry stocking rate for the farm shall not exceed 62,500 birds at any time.

10. Animal Welfare

All poultry must be kept in accordance with the NSW Department of Primary Industries - Animal Welfare Code of Practice and Industry Regulations.

11. Noise Management

The Poultry Farming operation (including existing and proposed sheds) must incorporate noise mitigation measures and must comply with the EPA -NSW Industrial Noise Policy 2000.

The Poultry Farming operation must be designed and operate so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit 'offensive noise' as defined in the Protection of the Environment Operations Act, 1997:

> Offensive noise means noise:
> (a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
> (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or
> (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
> (b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

Within six months of the commencement of use of the premises, noise monitoring must be undertaken by a suitably qualified acoustic consultant with all noise generating mechanical equipment operating simultaneously and during a time the birds are being collected for processing. If this monitoring finds that the post development noise level at the boundary of any adjoining residence is 5d(B)A or more, above background noise levels, as outlined within the NSW Industrial Noise Policy 2000, appropriate noise mitigation measures must be implemented to the satisfaction of Council to reduce noise levels to within acceptable standards. A copy of the noise assessment report and its recommendations shall be submitted to Council within 9 months of the commencement of use.

All deliveries and collections for the site, other than the pick-up of birds for processing, must take place between 7am and 5pm Monday to Saturday inclusive. No deliveries or collections shall occur on Sundays or Public Holidays.

Pick-up of birds for processing and all associated activities must take place between the hours of 7am and 10pm. No pick-up of birds for processing shall occur on Sundays or Public Holidays. Collection of birds shall take place only from the area designated within the acoustic report prepared by Benbow Environmental dated 28 November 2013.

No noise generating activities relating to the pick-up of birds for processing are to be continued outside of the designated times.

Truck engines are to be turned off during bird pick up operations unless entering or leaving the premises.

All sheds, mechanical equipment, fans, foggers and pneumatic feed systems (food and water systems) shall be well-maintained to minimise the generation of mechanical noise and the likelihood of off-site vibration. The feed blower shall operate for less than 2.5 hours per day.

The applicant is advised that Council reserves the right to restrict the days and hours of operation if considered necessary to prevent the emission of "offensive noise". Written notice of any such restriction will be given, and failure to comply with any such written notice will be deemed as a breach of this consent.

12. Odour and Dust Management

The Poultry Farming operation (including the existing and proposed sheds) must incorporate dust and odour mitigation measures.

Within six months of the commencement of use of the northern most shed, odour and dust monitoring of the whole Poultry Farming operation must be undertaken by a suitably qualified environmental consultant for a period of one month, and must include a week in which the birds are at maximum size and a period when the sheds are being cleaned. The odour monitoring report must record which particular activity is occurring on each day that monitoring is taking place. If this monitoring finds that the post development odour or dust levels, at any surrounding dwelling is higher than acceptable environmental standards e.g. 2 Odour Units, a plan of odour and dust management must be implemented and adhered to, to the satisfaction of Council to reduce odour and dust levels to within acceptable standards and in accordance with:

**Technical Notes: Assessment and management of odour from stationary sources in NSW, November.2006, SBN 1741374618*

**Technical Framework: Assessment and management of odour from stationary sources in NSW, November 2006, ISBN 1741374596*

The poultry shed shall be designed and operated so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not give rise to the generation of "offensive odour" as defined in the Protection of the Environment Operations Act, 1997:

Offensive odour means an odour:

(a) that, by reason of its strength, nature, duration, character or quality, or the time at which it is emitted, or any other circumstances:
  (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or
  (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or

(b) that is of a strength, nature, duration, character or quality prescribed by the regulations or that is emitted at a time, or in other circumstances, prescribed by the regulations.

All feed, seed and odorous materials shall be stored in silos and or sealed containers.

13. Maintenance Management

The Poultry Farming operation (including the existing and proposed sheds) must adopt a Maintenance Management Program. Documentation of the Farm's Maintenance Program must be kept on site at all times and available at the request of Council Officers.

The premises shall be maintained in a clean and tidy state at all times.

All sheds, mechanical equipment, fans, foggers, pneumatic feed systems (feed and water systems), fittings and vehicles must be effectively maintained to minimise odour, dust and noise impacts to the surrounding neighbours.

All sheds must be cleaned and disinfected within 24 hours after each batch of poultry is removed from the property for processing. The operator must appropriately dispose of all waste water and prevent all waste water leaving the sheds.

14. Waste and Litter Management

The Poultry Farming operation (including the existing and proposed sheds) must incorporate a Waste and Litter Management Program. Documentation of the Farm's Waste and Litter Management Program must be kept on site at all times and be made available at the request of Council Officers.

All manure and spent litter is to be taken from the property immediately following the clean out of each shed in covered loads to prevent spillage of contents. New shavings are to arrive on the site in covered loads and placed within each shed floor prior to delivery of each new batch of chickens. Spent litter shall be removed from the sheds at the removal of each batch of birds from each shed and replaced with fresh shavings.

No manure or spent litter is to be stored external to the sheds.

At no stage shall spent litter/manure be retained or stockpiled on the property.

All dead birds must be removed from the sheds on a daily basis and stored within a designed pick up container with a secured lid and taken off site daily or stored within a freezer unit until collection.

On site burial of any animals, animal parts, animal waste, spent litter or other waste is not permitted at the premises.

All waste and litter from the Poultry Farming operation must be collected and disposed of appropriately by a suitable waste transporter and facility licensed by the EPA (Protection of the Environment Operations (Waste) Regulation 2005).

15. Pest and Vermin Management

The Poultry Farming operation (including the existing and proposed sheds) must incorporate an appropriate and effective Pest and Vermin Management Control Program. Documentation of the Farm's Pest and Vermin Management Control Program must be kept on site at all times and available at the request of Council Officers.

16. Complaint and Neighbourhood Policy

The Poultry Farming operation (including the existing and proposed sheds) must implement an appropriate Complaint and Neighbourhood Policy.

All surrounding neighbours must be informed 7 days in advance, of the night time collection, shed and batch delivery dates and times throughout the year.

All complaints must be addressed appropriately to rectify any impacts experienced by the surrounding neighbours.

17. Water Management

The Poultry Farming operation (including the existing and proposed sheds) must design, operate and manage the surface water flow from leaving the property.

The farm dam and roads must be maintained to reduce soil movement, dust, erosion and dam leakage.

The farm dam must be used only for storm water runoff and not used for disposal of any waste generated at the premises.

Appropriate vegetation must be maintained around the poultry sheds to eliminate contaminates, waste and wastewater entering the farm dam and natural watercourses.

The on-site waste water system must be maintained and operated to prevent wastewater/nutrients getting into the dam or natural water courses.

18. Emergency Management

The Poultry Farming operation (including the existing and proposed sheds) must incorporate an Emergency/Contingency Plan to appropriately deal with mass bird deaths, bird welfare issues, impacts on surface and natural watercourses and the spread of diseases.

The Poultry Farming operation must incorporate an Australian Veterinary Plan (Ausvetplan) to appropriately deal with Emergency Animal Diseases. The relevant authorities must be notified and the appropriate action must be taken as directed by the Chief Veterinary Officer, NSW Department of Primary Industries.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

19. Acoustic Screening

The acoustic screen on the north-eastern side of the new northernmost shed requires a construction certificate and shall be shown on the plans in accordance with the configuration shown within the Noise Impact Assessment report prepared by Benow Environmental dated 28 November 2013. The material of the barrier shall be to the satisfaction of Council and shall not be colorbond. Landscaping shall be planted in front of the barrier between the barrier and Mercedes Road prior to the occupation of the new northernmost shed.

20. Sydney Water Stamped Plans

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details - see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

or telephone 13 20 92.

21. Soil and Water Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted to Council for approval.

22. Certification of Proposed Dam

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a geotechnical report from a NATA registered laboratory assessing the stability and suitability of the land for the purpose of dam construction.

The report shall identify all measures necessary to construct the dam and the engineering plans for the dam, spillways and ancillary works shall be prepared and certified by a geotechnical engineer and approved by the NSW Dam Safety Committee.

Upon completion of construction, the works shall be certified by a geotechnical engineer, a registered surveyor shall prepare work as executed plans, and a copy of all documents shall be submitted to Council for its records.

23. Section 94A Developer Contribution - Community Facilities and Services

Prior to Council or an accredited certifier issuing a Complying Development Certificate or a Construction Certificate (or where a Construction Certificate is not required, a Subdivision Certificate), the applicant shall provide a receipt for the payment to Council of a community facilities and services contribution in accordance with the provisions of the *Campbelltown City Council Section 94A Development Contributions Plan*.

For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds $100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is greater than $100,000 but less than $500,000, provide a Cost Summary Report by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 1). All Cost Summaries will be subject to indexation on a quarterly basis relative to the *Consumer Price Index - All Groups* (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment; or

- where the value of the proposed development is $500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the *Consumer Price Index All Group Index Number for Sydney* have been incorporated in the updated QS Report.

Copies of the Cost Summary Report - Template 1 and the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site (www.campbelltown.nsw.gov.au) or can be collected from Council's Planning and Environment Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

Note: This condition is only applicable where the total development value exceeds $100,000.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

24. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

25. Erection of Construction Sign

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours

b. Stating that unauthorised entry to the work site is prohibited

c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent)

d. Stating the approved construction hours in which all works can occur

e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

26. Vehicular Access during Construction

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

27. Public Property

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

28. Construction Work Hours

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No Work.

29. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook),* the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties up to $1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

30. Fill Compaction Requirements

Any filling carried out on the site shall be compacted to a minimum dry density of 98% Standard Compaction. Density testing, which is to be certified by a qualified geotechnical engineer, shall be undertaken for every 300mm rise in vertical height, with test locations being selected randomly across the site. At least 1 test shall be taken for every 500m^2 of the filled area (minimum 1 test per 300mm layer).

31. Fill Contamination

Any landfill used on the site is to be validated in accordance with the *Environment Protection Authority's* guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

32. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

33. Revegetation

Revegetation in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)* shall be applied to all disturbed areas within seven days after completion of the earthworks.

34. Compliance with Relevant Specifications

All design and construction work shall be in accordance with:

a. Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended);*

b. Council's *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended);*

c. *Soils and Construction (2004) (Bluebook*); and

d. Relevant Australian Standards and State Government publications.

35. Completion of Construction Works

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within 12 months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

In the event that construction works are not continually ongoing, the applicant shall appropriately screen the construction site from public view with architectural devices and landscaping to Council's written satisfaction.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

Note: For the purpose of this development consent, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

36. Section 73 Certificate

Prior to the principal certifying authority issuing an occupation certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.

37. Geotechnical/Civil Engineering Certificate

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit a certificate to Council from a geotechnical engineer certifying that the dam, spillway and ancillary works have been completed in compliance with the approved plans and any NSW Dam Safety Committee requirements.

38. Final Inspection – Works as Executed Plans

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council two copies of a work as executed plan certified by a qualified surveyor, which is in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the requirements detailed in the *Campbelltown (Sustainable City) DCP - Volume 3 (as amended).*

39. Council Fees and Charges

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.

b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.

c. Give Council at least two days' notice prior to the commencement of any works.

d. Have mandatory inspections of nominated stages of the construction inspected.

e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Tree Preservation Order

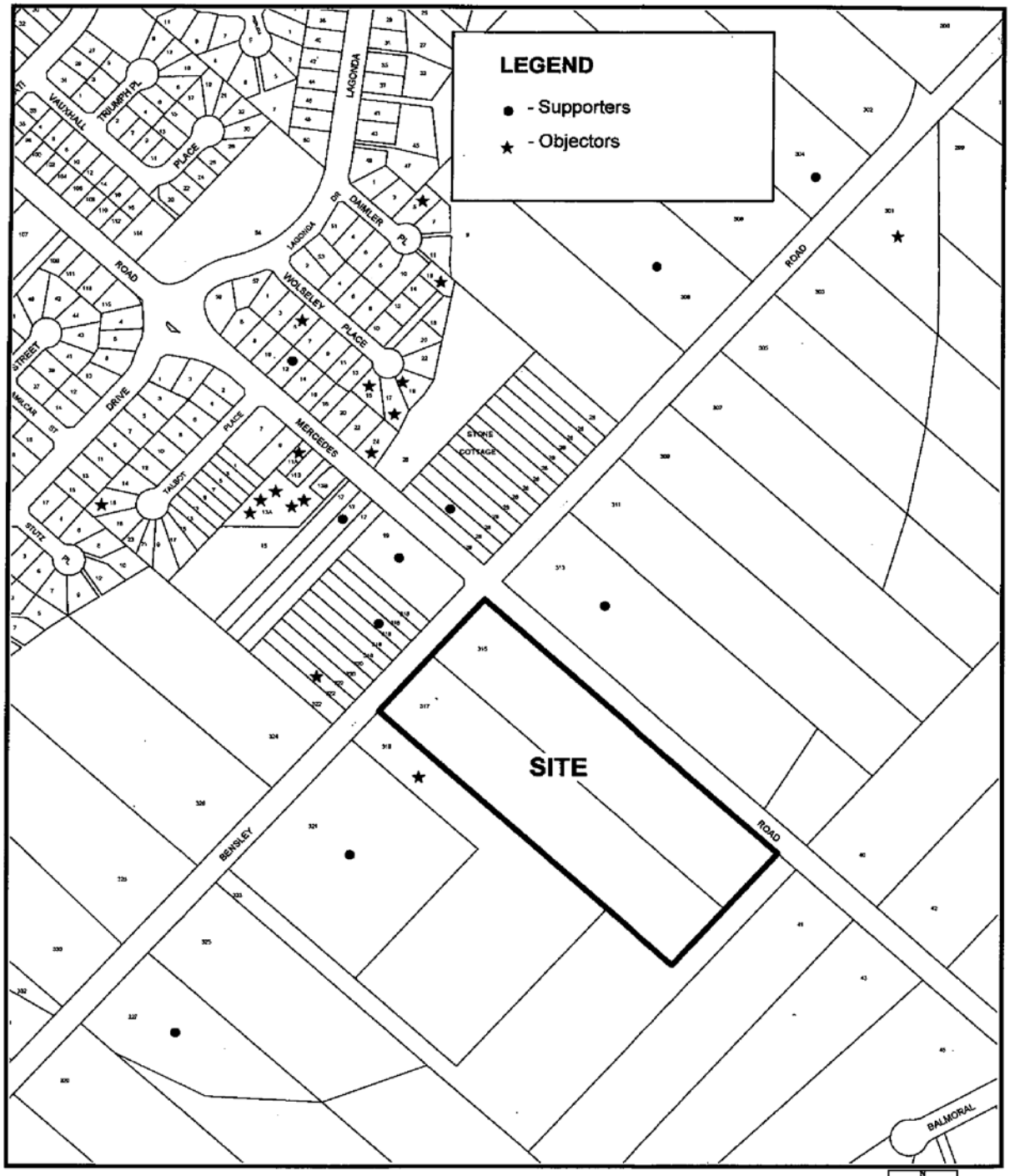
To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree unless you have obtained prior written consent from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

Advice 3. Salinity

Please note that Campbelltown is an area of known salinity potential and as such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).*

END OF CONDITIONS

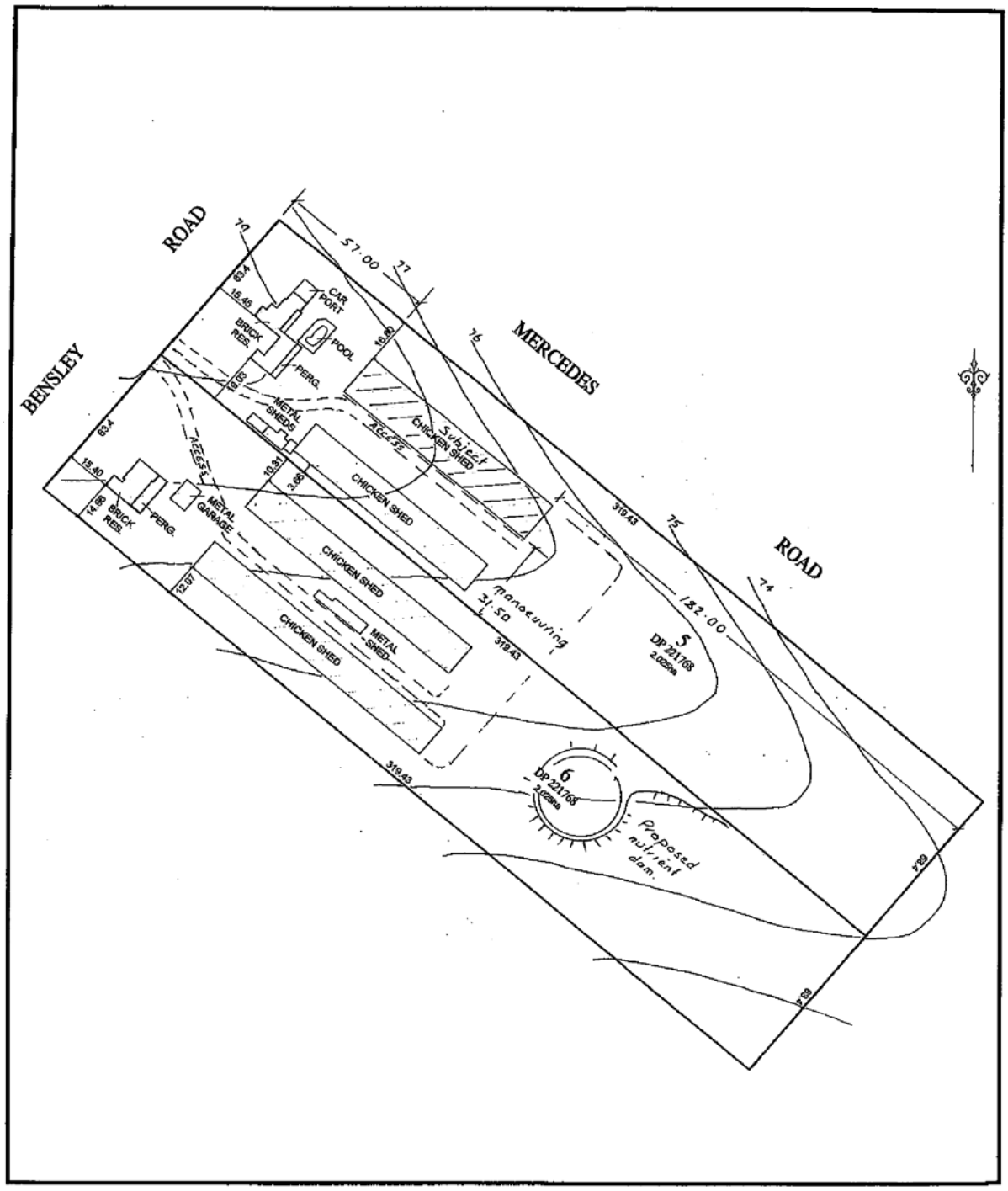
ATTACHMENT 2



LOCALITY PLAN

SUBJECT: USE OF EXISTING SHED FOR RAISING POULTRY, USE OF EXISTING SILO AND CONSTRUCTION OF A DAM.
LOTS 5 & 6 DP 221768 - Nos. 315 & 315 BENSLEY ROAD, INGLEBURN.

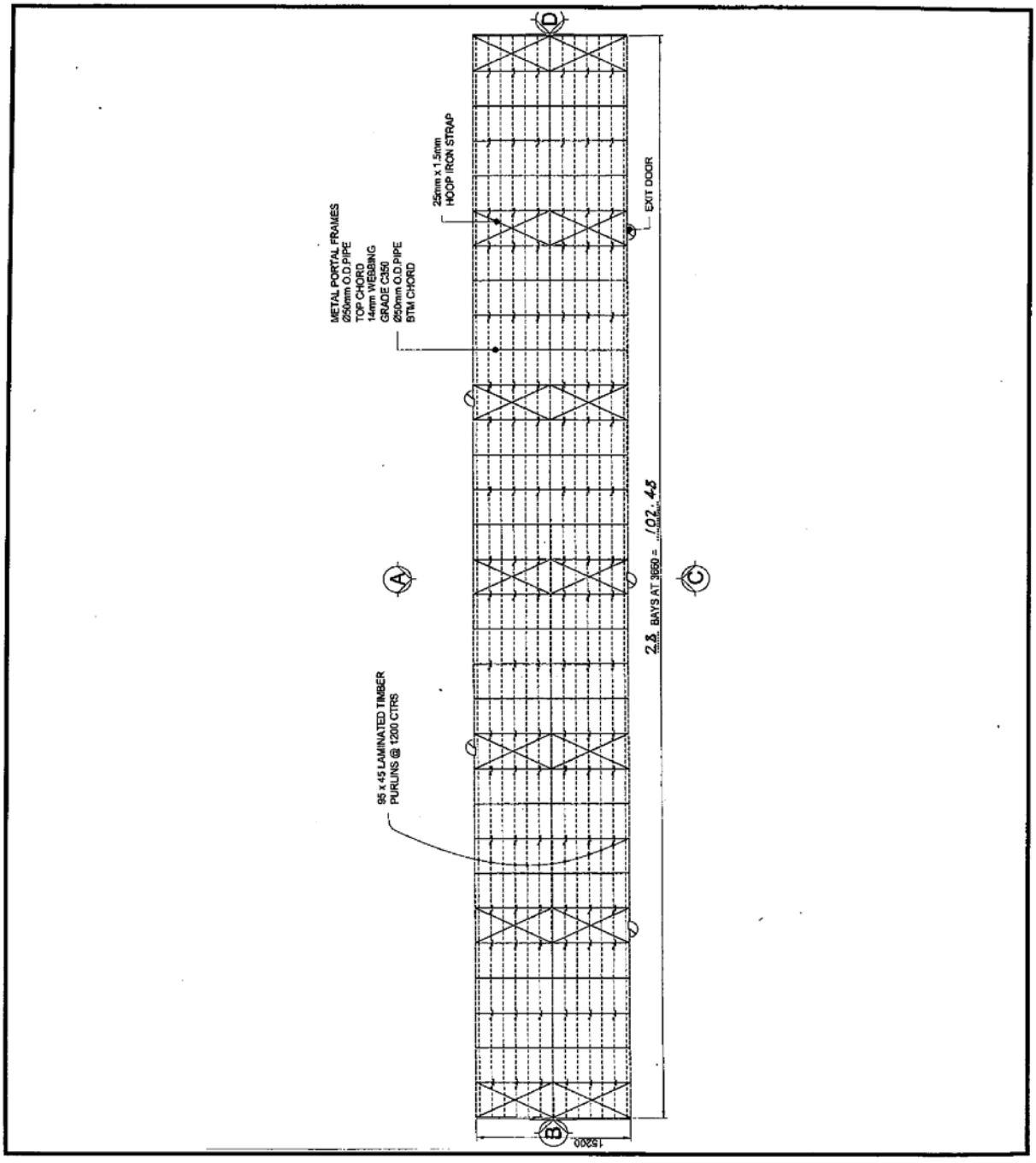
ATTACHMENT 3



SITE PLAN

SUBJECT: USE OF EXISTING SHED FOR RAISING POULTRY, USE OF EXISTING SILO AND CONSTRUCTION OF A DAM. LOTS 5 & 6 DP 221768 - Nos. 315 & 315 BENSLEY ROAD, INGLEBURN.

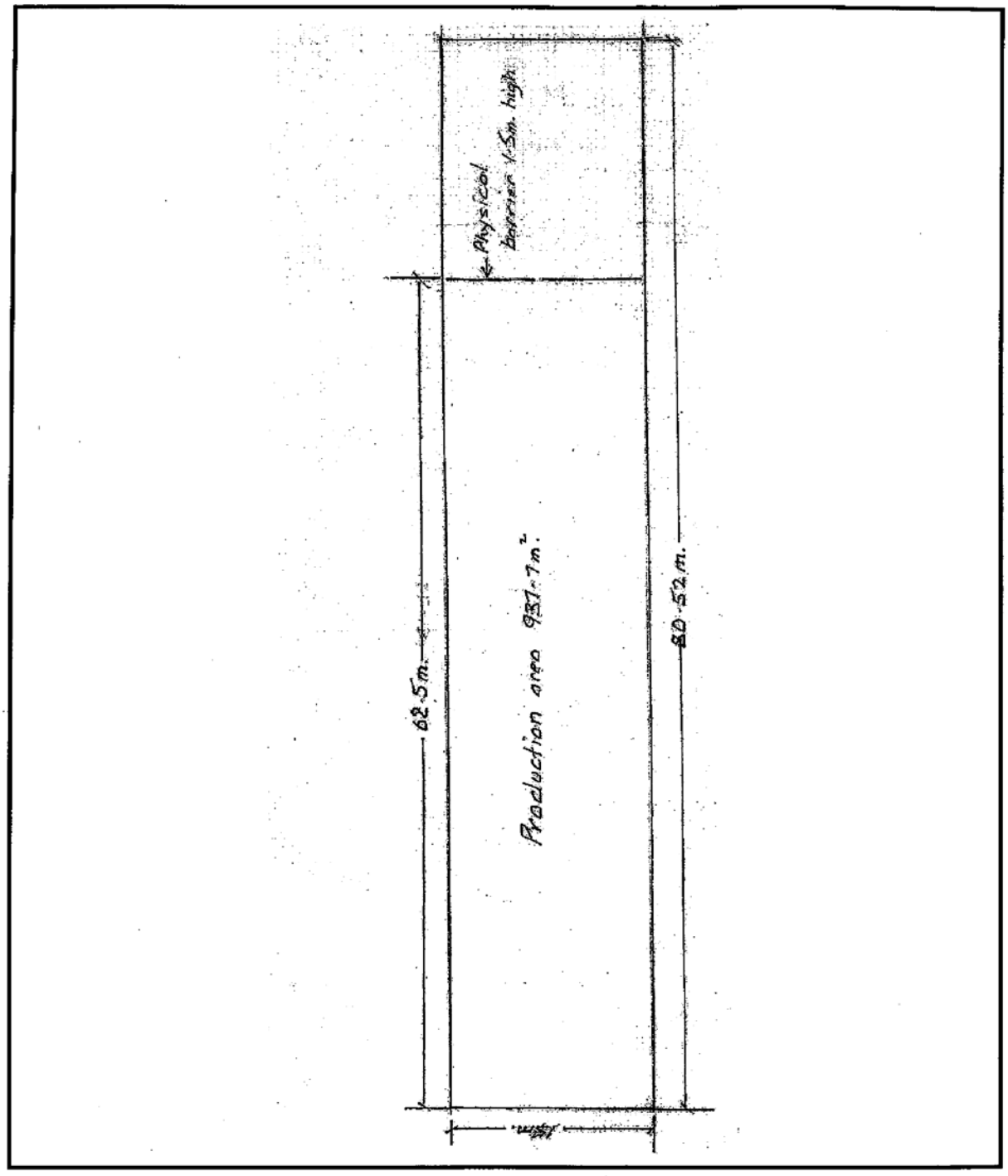
ATTACHMENT 4



FLOOR PLAN

SUBJECT: USE OF EXISTING SHED FOR RAISING POULTRY, USE OF EXISTING SILO AND CONSTRUCTION OF A DAM.
LOTS 5 & 6 DP 221768 - Nos. 315 & 315 BENSLEY ROAD, INGLEBURN.

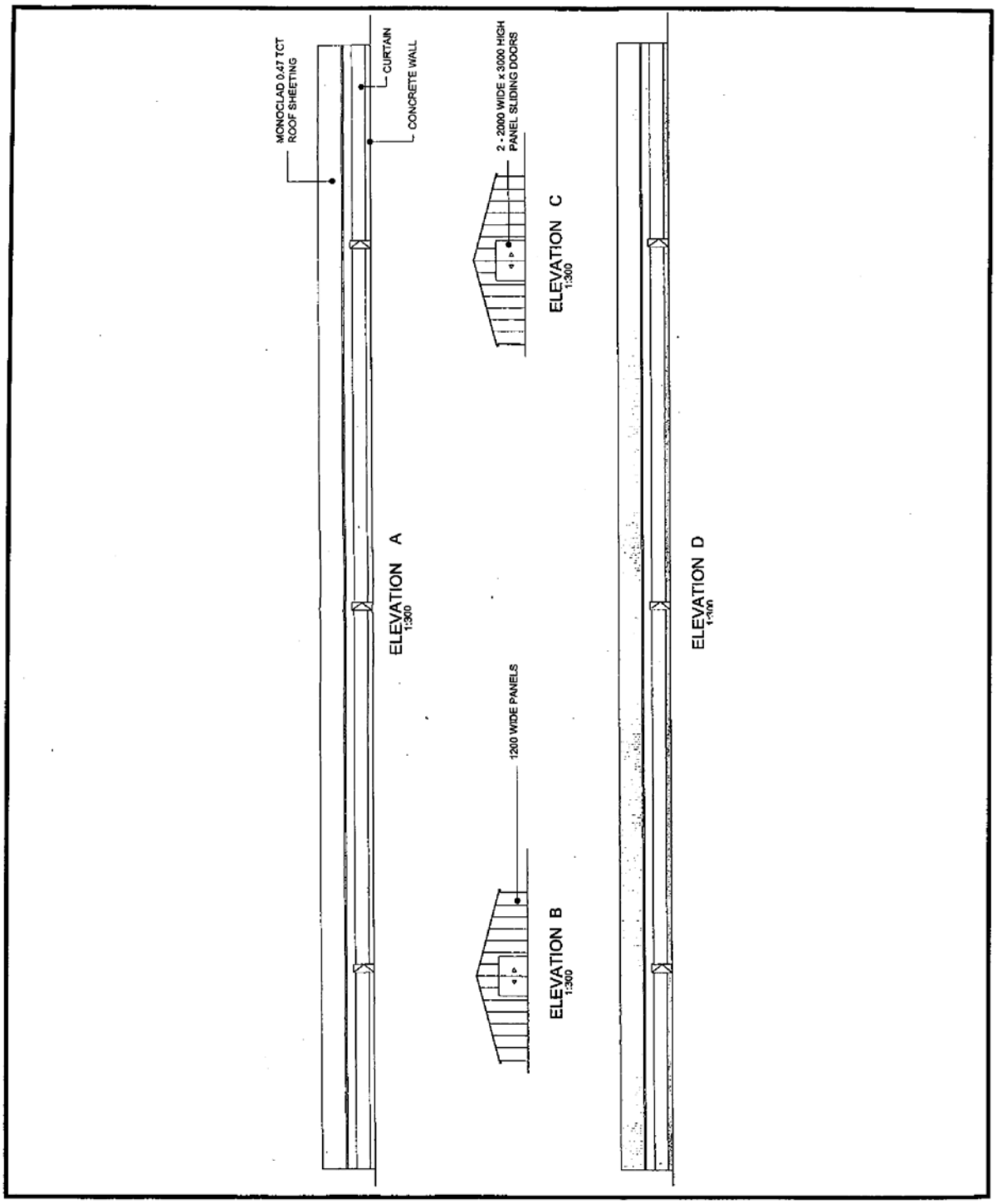
ATTACHMENT 5



PRODUCTION AREA

SUBJECT: USE OF EXISTING SHED FOR RAISING POULTRY, USE OF EXISTING SILO AND CONSTRUCTION OF A DAM. LOTS 5 & 6 DP 221768 - Nos. 315 & 315 BENSLEY ROAD, INGLEBURN.

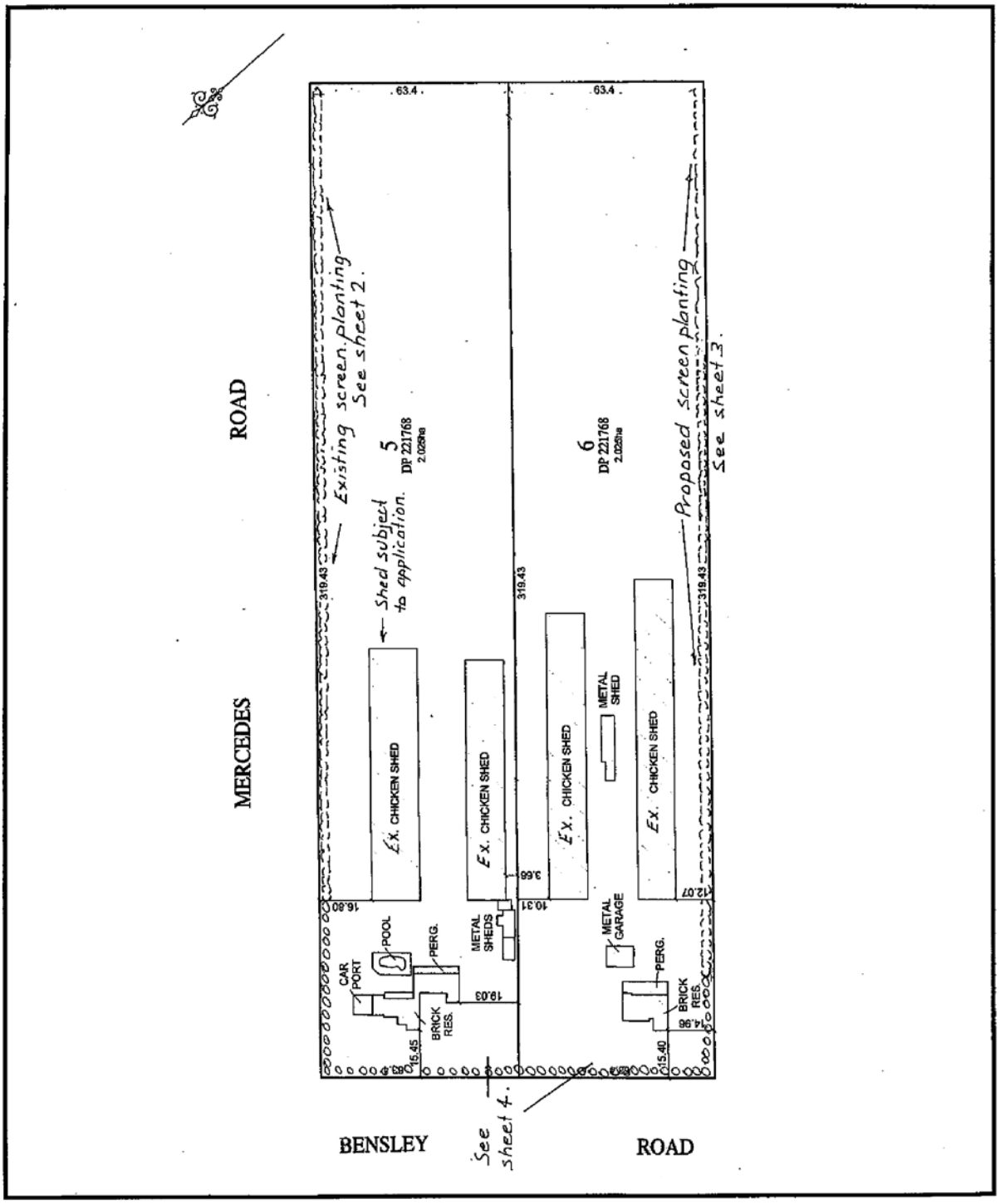
ATTACHMENT 6



ELEVATIONS

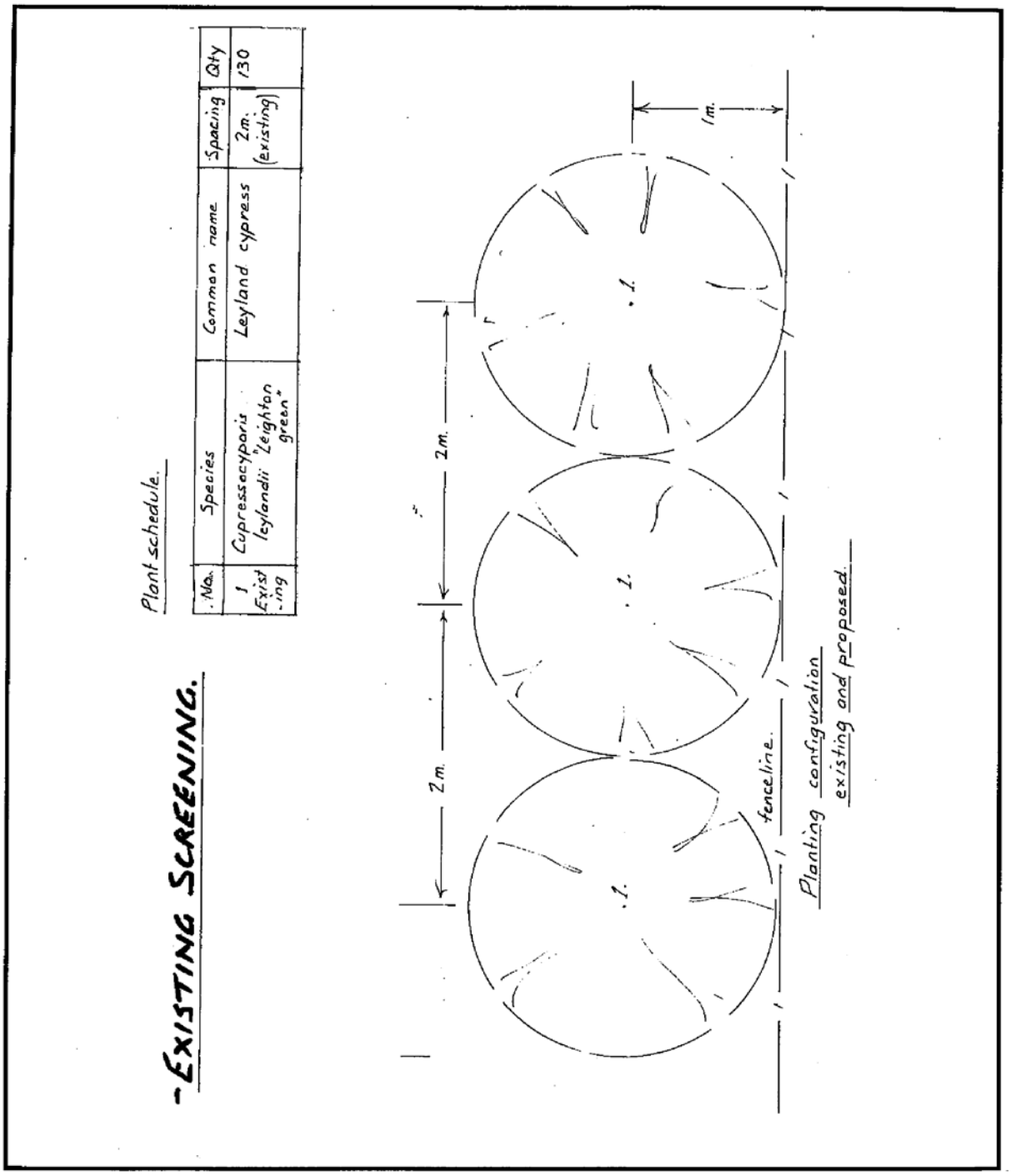
SUBJECT: USE OF EXISTING SHED FOR RAISING POULTRY, USE OF EXISTING SILO AND CONSTRUCTION OF A DAM.
LOTS 5 & 6 DP 221768 - Nos. 315 & 315 BENSLEY ROAD, INGLEBURN.

ATTACHMENT 7



LANDSCAPE PLAN (1)

SUBJECT: USE OF EXISTING SHED FOR RAISING POULTRY, USE OF EXISTING SILO AND CONSTRUCTION OF A DAM.
LOTS 5 & 6 DP 221768 - Nos. 315 & 315 BENSLEY ROAD, INGLEBURN.



LANDSCAPE PLAN (2)

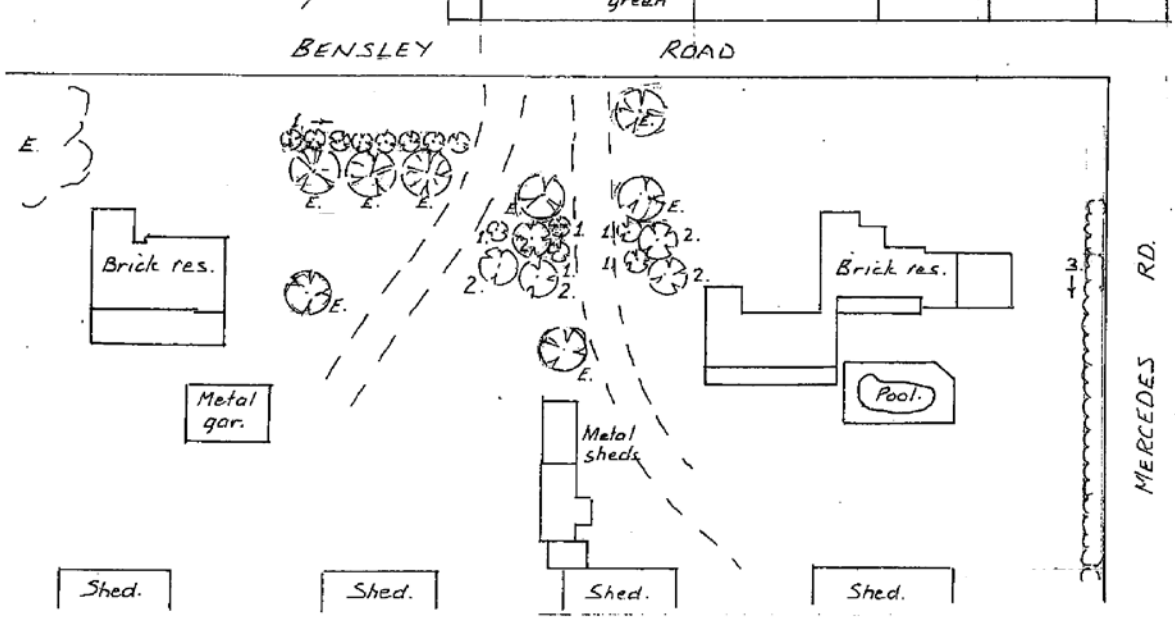
SUBJECT: USE OF EXISTING SHED FOR RAISING POULTRY, USE OF EXISTING SILO AND CONSTRUCTION OF A DAM.
LOTS 5 & 6 DP 221768 - Nos. 315 & 315 BENSLEY ROAD, INGLEBURN.

LANDSCAPE PLAN (3)

SUBJECT: USE OF EXISTING SHED FOR RAISING POULTRY, USE OF EXISTING SILO AND CONSTRUCTION OF A DAM. LOTS 5 & 6 DP 221768 - Nos. 315 & 315 BENSLEY ROAD, INGLEBURN.

Plant schedule.

No.	Species	Common name	M. Height	Spacing	Qty.
1.	Banksia spinulosa	Hairpin banksia	1·5m.	2m.	13
2.	Acacia decurrens.	Early black wattle.	5-10m.	4m.	5
3.	Cupressocyparis leylandii "Leighton green"	Leyland cypress	9-15m.	2 m.	18.



LANDSCAPE PLAN (4)

SUBJECT: USE OF EXISTING SHED FOR RAISING POULTRY, USE OF EXISTING SILO AND CONSTRUCTION OF A DAM.
LOTS 5 & 6 DP 221768 - Nos. 315 & 315 BENSLEY ROAD, INGLEBURN.

3.5 Final Endorsement of Planning Agreement for University of Western Sydney Residential Project

Reporting Officer

Acting Manager Development Services

Attachments

1. Letter of Offer dated 14 November 2012 from Landcom (Urbangrowth NSW) to Campbelltown City Council, to enter into a Voluntary Planning Agreement (contained within this report)
2. Draft University of Western Sydney Campbelltown Campus Project Planning Agreement (contained within this report)
3. Draft Infrastructure Services Delivery Plan UWS Project (contained within this report)

Purpose

The purpose of this report is to seek final endorsement of the University of Western Sydney Campbelltown Campus Project Planning Agreement following the required public notification of Council's intention to enter into the Agreement.

History

A Planning Agreement, supported by an Infrastructure Services Delivery Plan, is an appropriate mechanism to deal with reasonable and relevant development contributions from the UWS Residential project. At its meeting on 14 October 2014, Council endorsed for public notification a draft University of Western Sydney Campbelltown Campus Project Planning Agreement for public notification. This Agreement, together with the accompanying Infrastructure Services Delivery Plan, was exhibited for public comment during the period of 29 October to 12 December 2014.

The Council meeting of 14 October 2014 also passed the following Resolution:

> '2. That the matter be reported back to Council following public notification/exhibition.'

There is a long history of negotiation, dating back to 2008, between Council and the proponent on the details of an Agreement, with the headline elements of such an Agreement remaining reasonably consistent as follows:

- Sports Precinct
- Public recreation areas (Dam precinct, Bow Bowing Creek, Main Ridge Park, Knoll Park and Green Corridors)
- Macarthur Regional Recreation Trail
- Flood Detention Basins

- Narellan Road Intersection upgrade
- Gilchrist Drive Intersection upgrade
- Local and Collector Roads construction.

When UrbanGrowth NSW commenced the development process for the project with the lodgement of the Stage 1 subdivision, it recommitted to the Planning Agreement process with a formal Letter of Offer to Council dated 14 November 2012. Subsequently, the development approval for Stage 1 of the UWS residential project included conditions of consent relating to the execution of a Planning Agreement, with interim works agreements put in place to cover the period before the Planning Agreement was executed. Works associated with the major intersection upgrades and the construction of Main Ridge Park, were carried out under these interim agreements.

Then, on 6 November 2014, the Stage 2 subdivision application was approved by the Joint Regional Planning Panel. This consent contained the following condition:

'11. Planning Agreement
A Planning Agreement consistent with Landcom's letter of offer to Council dated 14 November 2012 and as may be amended following the required public notification, is to be executed prior to release of the Subdivision Certificate for any residential allotment within Stage 2.'

This condition has the effect of providing a timeline to have the Agreement executed.

Throughout the process, input from relevant staff across the Council has been sought to ensure the Agreement delivers the appropriate range and balance of infrastructure and improvements. This includes the Sections of Healthy Lifestyles, Sustainable City and Environment, Technical Services, Community Services and Development and Property Services. It is considered that the Planning Agreement properly represents these inputs and will deliver outcomes consistent with the needs of the community.

Report

Results of the public exhibition of the draft Agreement

Section 93L of the *Environmental Planning and Assessment Act 1979* and Clause 25D of the *Environmental Planning and Assessment Regulations 2000* set out the requirements of public notification of Planning Agreements. Council is required to advise the public of its intention to enter into an Agreement and make relevant information available. Should Council receive submissions, it should consider those prior to entering into any Agreement.

The draft Planning Agreement was placed on public notification for the period of 29 October to 12 December 2014. It was available on Council's website, at the Council Administration Building and at the HJ Daley Library. Public notices were placed in the local press on three occasions inviting comment.

No submissions were received. This outcome is considered to be a reflection of the fact that there is no established local community with a connection to or an interest in the UWS residential locality. As development proceeds and residents move in, this situation will of course change.

Major components of the Agreement

The Planning Agreement provides the legal framework that will deliver the necessary infrastructure and public benefits. From a legal perspective, the UWS Agreement is no different to the other Agreements either entered into or being negotiated between Council and UrbanGrowth NSW for their projects at Airds, Minto and Edmondson Park. It is supported by an Infrastructure Services Delivery Plan that describes the Items of Works listed in Schedule 3 of the Planning Agreement.

The following section of this report details the Items of Works set out in the Infrastructure Delivery Services Plan, including proposed timing of delivery and estimated value of the contribution.

Gilchrist Drive Intersection
Public Purpose: Roads and intersection upgrade.
Description of works

The development will provide for the redesign of the Gilchrist Road/Goldsmith Avenue intersection to a point north of its current location and will include the introduction of traffic signals to provide four way movements into and from the UWS site, including a separate right hand turn lane from Gilchrist Drive into the site and a short left turn slip lane from Gilchrist Drive into Goldsmith Avenue. UrbanGrowth NSW/UWS will also provide for the provision of a shared cycle/pedestrian path to connect the development to the existing path on Gilchrist Drive and offset works being the extension of the left hand turn lane to feed into the existing dual left turn lanes into Narellan Road.

Timing

Works associated with Gilchrist Drive Intersection are part of the interim works agreement resulting from the Stage 1 approval and are scheduled to be completed by June/July 2015.

Estimated works value

$1.8 million

Goldsmith Avenue
Public Purpose: Roads
Description of works

Goldsmith Avenue will have a varied treatment depending on the road section through the entry, campus or sports precinct, with the intention of slowing traffic and crossing pedestrians in front of the school of medicine/campus precinct. The concept design of Goldsmith Avenue was included in the first development application. This will be a signature entry road for both the subdivision and the University and will comprise a landscaped boulevard with tree lined footpath areas and centre planted median capable of achieving connecting canopies over the carriageway. The carriageway will be one trafficable lane in each direction with no provision for parking. On road cycle ways will be located within the carriageway. A new temporary access will be provided from Goldsmith Avenue for access to Gilchrist Oval.

Timing

Works associated with the delivery of Goldsmith Avenue are part of the interim works agreement resulting from the Stage 1 approval and are scheduled to be completed by May/June 2015.

Estimated works value

$3.7 million

Main Ridge Park
Public Purpose: Open space
Description of works

The development of Main Ridge Park comprises a series of terraces for informal and passive recreation with open lawns and tree planting for shade, together with barbecue facilities and a sculptural play area. It transitions from formal areas adjacent to Road No 1 at the eastern end of the park to natural areas of planting in the west and the terraces follow the underlying topography of the ridge. The terraces are retained by sandstone rock walls. The sculptural play area doubles as a public art piece. A shelter and BBQ area is also provided in the eastern part of the park. The western part of the park will include a table and seating. The works also include construction of an adjoining pedestrian access through the Stage 1 subdivision to the park. This work includes concrete stairs 2.5m wide with centre rail and edge landscaping together with feature lighting.

Timing

Works associated with Main Ridge Park are part of the interim works agreement resulting from the Stage 1 approval and have been completed.

Estimated works value

$1.3 million

Narellan Road Intersection
Public Purpose: Roads and intersection upgrade
Description of works

The traffic report prepared by AECOM that supported the Stage 1 application includes a package of intersection works to ensure the proposed development minimises any potential impact on the adjoining road network. The package provides for the upgrade of the existing signalised intersection at the Narellan Road and UWS Campus Access Road including the widening of Narellan Road to three lanes 200m on each side of the intersection in the westbound direction, duplication of the eastbound right turn lane (150m), UWS Campus Access Road upgrade including new two lane roundabout and an additional left turn lane at Narellan Road.

Timing

Works associated with the Narellan Road intersection upgrade are part of the interim works agreement resulting from the Stage 1 approval and are currently being constructed by RMS with a monetary contribution from the UWS project.

Estimated works value (UWS project contribution towards overall upgrade)

$2.4 million

Green Corridors
Public Purpose: Open space and drainage
Description of works

The development of the various green corridors will include bushland management and revegetation, construction of cycle ways, pedestrian bridges, seating, signage and rain gardens. Works may also include creek line stabilisation works and construction of weirs, pools and riffles as required.

Timing

Works associated with the Bush Link Parks will be complete for the release of the Subdivision Certificate for the final sub-stage or Stage as follows:

- R2 & R3 – (Located between Stages 1 and 4) - Subdivision Certificate for final sub-stage in Stage 4
- R4 & R5 - Subdivision Certificate for Stage 3
- R1 - (Located between Stages 4 and 5) - Subdivision Certificate for final sub-stage in Stage 5

UrbanGrowth NSW have now lodged a Development Application for works within four of the green corridors which is under assessment by Council staff. A draft Vegetation Management Plan (VMP) has been submitted to Council and is currently being assessed with oversight from Sustainable City and Environment Section. This VMP, which is also a requirement of the Stage 1 and Stage 2 approvals, will ensure the efficient expenditure of funds in these areas and ensure the appropriate ecological outcomes are achieved for these important green corridors.

Estimated works value

$6.4 million

Sports Precinct
Public Purpose: Open Space
Description of works

The development of the sports precinct is intended to provide the structured active recreation and community uses for the residential and campus components of the development. The core elements include:

- conversion of the existing oval as a training ground with retention of the existing flood lighting to field and conversion of the golf driving range area to competition standard ovals including field lighting to Council's standards, irrigation, drainage and turfing. The playing surface may be raised above low intensity flood events subject to the achievement of required stormwater detention/storage in the basins
- a new access driveway and adjacent 90 degree sealed car park with 80 spaces defined by a kerb line will be provided for use by visitors to the sport fields, community meeting space and gymnasium (including any other commercial use of the building or adjoining area)
- seating, benches, table/seats, bollards, bins and drinking fountains
- playground (suitable for under five year olds) including slides, swings, incidental seating and soft fall
- a new amenities building incorporating team change rooms, canteen, toilets and storage
- two courts (either netball, tennis or similar)
- the gym building, amenities building and car park area are to be linked by pedestrian paths with bollard or other appropriate security lighting.

A small area adjacent to the playing fields will not be dedicated and remain in the UWS ownership to meet existing commercial arrangements to erect a telecommunications tower required to meet cellular coverage requirements in the area. The telecommunications tower will double as a flood light pole for the sport fields, and licences will be granted in Council's favour for access and maintenance of the lighting.

Further comments are provided later in this report in relation to the existing Unifit Gym building.

Timing

Works to the sports precinct will be delivered by the registration of the 581st lot. In the interim, the existing sports field and facilities will be adequate for the initial land releases. UWS will separately hold discussions with Council in regards to reasonable use of the sports precinct by the University during core semester periods, prior to dedication to Council.

Estimated works value

$5.5 million

Bow Bowing Creek
Public Purpose: Drainage
Description of works

Bow Bowing Creek realignment and naturalisation will occur in conjunction with works to the sports precinct and the dam precinct. Bow Bowing Creek is generally contained within a concrete channel through the site. The works to Bow Bowing Creek will include the realignment of the creek where it traverses across the former golf driving range to run adjacent to the railway line. Works will be carried out to return the channel to a more natural creek line and may include installation of rock to create pools and riffles, weed eradication and planting either side of the creek within the sports precinct and the dam precinct. The works will generally cease adjacent to the existing Macarthur Gardens north site, after it ties back into the more natural Bow Bowing Creek line.

Timing

Works associated with Bow Bowing Creek will be complete by the registration of the 741st lot.

Estimated works value

$2.1 million

Dam Recreation Park
Public Purpose: Park and open space
Description of works

The development of the dam recreation park is intended to provide a significant focal point for passive recreation pursuits centred around the existing farm dam. The core elements include:

- picnic shelters (with roof structure) and facilities including BBQs
- bench seating, bins, bubbler and bike racks
- children's playground (5 to 12 years) including slides, swings, incidental seating, soft fall and shade structure
- lakeside edge walk adjacent to section of northern bank and separate boardwalk area to west of dam
- pedestrian paths and bridge linking facilities with signage
- construction of retaining walls and rain gardens as required
- regeneration, revegetation and planting of retained remnant Cumberland Plain Woodland.

Timing

Works to the Dam Precinct will be delivered by the registration of the 741st lot.

Estimated works value

$3.9 million

Macarthur Regional Recreation Trail
Public Purpose: Cycleway
Description of works

The development of the Macarthur Regional Recreation Trail (cycleway) through the site will deliver an important link in the planned shared pedestrian and cycleway trail connecting Camden and the Macarthur Railway Station. Works to be delivered include construction of a 3.5m wide concrete cycleway from the Hume Highway adjacent to the Australian Botanic Gardens, through the Dam Recreation Precinct and sports precinct and as an off road construction up to the boundary of the existing Macarthur Gardens North land. From this point, and as an interim solution, the Macarthur Regional Recreation Trail will connect to an "on road" cycle way provided within the Goldsmith Avenue reservation through to Gilchrist Drive. In the longer term, the Macarthur Regional Trail will be extended "off road" through the Macarthur Gardens North site adjacent to Bow Bowing Creek to link with Macarthur Railway Station as part of the development of Macarthur Gardens North land. This cost includes construction a 3.5m wide path and pedestrian/cycle bridges as required through the sports precinct and dam precinct.

Timing

Works for key sections of the Macarthur Regional Recreation Trail will occur in conjunction with works to the sports precinct and Dam Park Precinct. All sections of the trail are to be complete for the release of the subdivision certificate for the final sub stage in Stage 5b.

Estimated works value

$2 million (In addition to previous grant funding for sections through botanic gardens)

Knoll Park
Public Purpose: Open Space
Description of works

The development of Knoll Park will include earthworks to produce recreation and lawn areas defined by paths and retaining walls. The park will include seats, a shelter, bubbler and signage. The Knoll Park is a structured lawn area and lawn terraces areas for passive recreation. The park will incorporate edge landscaping and pathways. A focal feature will be provided comprising pavement art, treatment or similar.

Timing

Works associated with Knoll Park will be complete for the release of the subdivision certificate for the final sub-stage in Stage 4a.

Estimated works value

$700,000

Flood Detention Basins
Public Purpose: Drainage
Description of works

The existing detention structures including the dam wall and basin walls (located at the north eastern end of both the playing field and golf driving range) will be upgraded as required to cope with a potential dam break scenario. The works will focus on strengthening, modifying outlets and slightly increasing the height of the detention structures (i.e. bund walls) as identified in the flood mitigation report.

Timing

Works associated with flood detention basins will be complete for the release of the subdivision certificate as per the recommendations in the flood report prepared for each stage.

Estimated works value

$2.2 million

Roads
Public Purpose: Roads
Description of works

The development will include the creation of new roads, of both local and collector status, to be dedicated to Council. The roads within each of the stages will be designed in accordance with UrbanGrowth NSW's Street Design Guidelines as varied to meet local environmental factors (such as wider roads for bushfire access if required) and will be constructed to Council standards within each Stage. The cost of local roads is not included in the works value of the Planning Agreement. Parts of the two collector roads linking with the surrounding road network and the residential stages (i.e. the William Downes Drive part of the Stage 3 Access Road) will be constructed to different standards from UrbanGrowth NSW's Street Design Guidelines as follows:-

William Downes Drive and Stages 2 and 3 Collector Road – This existing William Downes Drive connects the intersection at Narellan Road with the campus development and is one trafficable lane in each direction. The road has no kerb or kerbside parking. Drainage is by grass swale adjacent to the road pavement. It is proposed to maintain the existing road profile of William Downes Drive generally between the intersection of the Collector Road which will access Stage 3 and the roundabout located toward the Narellan Road frontage and subject to any widening proposed as part of the Narellan Road entry works discussed in Section 9. The Collector Road from its intersection with William Downes Drive to Stage 3 will be as per the UrbanGrowth NSW Street Design Guidelines.

Timing

Works associated with the delivery of roads within each stage will generally be complete for the release of the subdivision certificate for the final sub stage in each Stage. Works associated with the construction of the Stage 3 access road linking Stage 3 with William Downes Drive has been modelled by AECOM and is not required until the 700th lot; however a Development Application for this link has been lodged and is currently under assessment.

Estimated works value for collector roads

$4.9 million

Macarthur Station Access
Public Purpose: pedestrian access
Description of works

There is currently pedestrian access for students, academics and visitors between Macarthur Railway Station and the TAFE and UWS campuses which will be impacted at the time that the Macarthur Gardens north project is delivered. Development consent (F549/2033 and G111/2003) for the Macarthur Regional Centre Master Plan condition No. 9, outlines that an agreement shall be developed for the pedestrian bridge linking to the railway station. It should be noted that Council will not be responsible for the pedestrian bridge. It is intended that construction of the pedestrian upgrades to the railway station be undertaken by the developer of the Macarthur Gardens north site.

Timing

Payment of the contribution will be made to coincide with the construction of the pedestrian upgrades on the Macarthur Gardens north site, or by the final release of the subdivision for Stage 5, whichever occurs first.

Estimated value

$100,000

Total estimated value of works and contributions = $37m excluding land value

The strength of the proposed Agreement can be judged both in terms of the scope of works involved as well as the dollar value of those works. Based on the estimated 840 lots being produced as part of the UWS residential precinct, the total Agreement value of $37M equates to a contribution of approximately $44K per lot. This relates favourably with the State government's contribution cap of $30K per lot that is generally applicable to new release areas.

Work already completed, commenced or otherwise committed

In accordance with Condition 11 of the Stage 1 approval and the required Interim Works Agreement allowed for by that Condition, certain works have already been completed or are commenced. These works are:

Upgrade of University intersection with Narellan Road – the RMS have incorporated this work into their broader upgrade of Narellan Road which is now underway. UrbanGrowth NSW have negotiated with RMS and contributed $2.8M to this project which is $400K more than estimated in the original draft VPA and ISDP.

Gilchrist Drive intersection upgrade – the intersection design has been approved by RMS and work has commenced. Work has been slowed from the original timetable due to discovery of unmapped infrastructure and services needing relocation as well as the existence of unsuitable base material. Completion is now due in February 2015. It should be noted that work at this intersection was deferred in December 2014 having regard to the difficulties in managing the additional traffic generated by the busy Christmas period.

Goldsmith Drive upgrade – this work is progressing and is scheduled to be completed by February 2015

Main Ridge Park – approved under DA2049/2014 and now complete

All of these works/contributions should still be referenced in the Planning Agreement and Infrastructure Services Delivery Plan to ensure that the full scope and value of works and contributions associated with the UWS residential project are appropriately documented in the one place.

Unifit Gym Building

Council staff have long held the view that the existing Unifit Gym building, owned by the University, was a key component in maximising the community value of the proposed sports precinct. Through ongoing negotiation, an in-principle agreement has been reached that the ownership of the building will be transferred from the University to the Council for the value $450K. The University has indicated its willingness to be flexible with any payment plan, including the amount of an initial deposit as a show of goodwill and commitment and then a subsequent timetable for payment of the balance. Council and UWS have reached an in principle agreement for Council to purchase the Unifit Gym building for $450K. The timetable for the transfer and payment of the purchase price are currently being finalised.

The ownership of the building together with the adjacent playing fields will enable Council to utilize this precinct for the maximum benefit of the broader community and for the community use of the facility which is currently predominantly used by university students.

Accordingly it is recommended that Council approve the purchase of the Unifit Gym building/property for an amount of $450k subject to a suitable legal agreement it is also recommended that the General Manager be delegated authority to finalise negotiations with UWS regarding the transfer and payment timetable.'

Furthermore should Council approve the purchase of the Unifit Gym building it is recommended that Council classify the Unifit Gym building and associated playing fields as Operational land to allow future flexible use of the building. This currently forms part of Lot 1099 DP 1182558. This will require Council to advertise its proposal to classify the relevant parts of part Lot 1099 DP 1182558 as Operational land. In this respect and advertisement will be placed in local newspapers allowing 28 days for any interested party to respond to Council in relation to the classification of the subject land.

If no adverse responses are received as a result of this advertisement process, it is recommended that Council adopt an Operational classification for the Unitfit Gym and associated playing fields.

MOU Landscaping

As part of the Stage 1 Consent Conditions UWS were required to satisfy a number of conditions regarding landscaping. As part of this it was proposed that UWS would assist in undertaking the mowing and maintenance of certain public areas to create a high level urban environment. These areas are the university entry at the intersection of Gilchrist Drive and Goldsmith Avenue and along Goldsmith Avenue to the University residential development precinct. To formalise the arrangement a Memorandum of Understanding was proposed for a term of 20 years where either party may terminate upon 12 months' notice but only after consultation with the other party and by mutually agreed terms.

It is recommended that Council approve the proposed landscaping MOU with UWS for the proposed period of 20 years which will ensure that the public spaces are at all times well presented and maintained.

Conclusion

The draft University of Western Sydney Campbelltown Campus Project Planning Agreement and supporting Infrastructure Services Delivery Plan have been publicly notified as required.

No submissions were received.

Subject to Council being satisfied with the draft Planning Agreement and the supporting Infrastructure Services Delivery Plan, it can now proceed to enter into the Agreement with the University of Western Sydney and UrbanGrowth NSW.

Following execution of the Agreement, the public benefit contributions arising from the UWS residential project will be secured.

Officer's Recommendation

1. That Council acknowledge that the public notification process for the draft University of Western Sydney Campbelltown Campus Project Planning Agreement has resulted in no public submissions.
2. That Council approve the purchase of the existing Unifit Gym building from the University of Western Sydney at the agreed price of $450,000, with the General Manager having delegated authority to finalise an appropriate transfer and payment timetable.
3. That Council classify the Unifit Gym building and associated land which currently forms part of Lot 1099 DP1182558 as Operational land.
4. That Council approve a Memorandum of Understanding with the University of Western Sydney relating to the landscape management and maintenance as outlined in this report.
5. That all documentation associated with the Planning Agreement, purchase of land and Memorandum of Understanding be executed under the Common Seal of Council, if required.
6. That the General Manager be delegated authority to execute the University of Western Sydney Campbelltown Campus Project Planning Agreement with the University of Western Sydney and UrbanGrowth NSW subject to any variations arising from final negotiations with the University of Western Sydney and UrbanGrowth NSW deemed appropriate by the General Manager.

Having declared an interest in regard to Item 3.5, Councillor Matheson left the Chamber and did not take part in debate nor vote on this item.

Committee's Recommendation: (Rowell/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Voting for the Committee's Recommendation were Councillors: Greiss, Kolkman, Lound, Oates, Rowell and Thompson.

Voting against the Committee's Recommendation: Nil.

At the conclusion of the discussion regarding Item 3.5, Councillor Matheson returned to the Chamber for the remainder of the meeting.

Council Meeting 17 February 2015

Having declared an interest in regard to Item 3.5, Councillor Matheson left the Chamber and did not take part in debate nor vote on this item.

Council Meeting 17 February 2015 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 14

That the Officer's Recommendation be adopted.

Voting for the Council Resolution were Councillors: Borg, Chanthivong, Glynn, Greiss, Kolkman, Lake, Lound, Mead, Oates, Rowell and Thompson.

Voting against the Council Resolution were Councillors: Brticevic and Dobson.

At the conclusion of the discussion regarding Item 3.5, Councillor Matheson returned to the Chamber for the remainder of the meeting.

ATTACHMENT 1

www.landcom.com.au

14 November 2012

The General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Attention: Jeff Lawrence / Scott Lee

Dear Paul,

UWS Campbelltown Project
Voluntary Planning Agreement
University of Western Sydney, Landcom and Campbelltown City Council

The purpose of this letter is to make a formal offer under Section 93F of the Environmental Planning and Assessment Act to enter into a Voluntary Planning Agreement with Campbelltown Council for the delivery of public amenity and services associated with the UWS Project at Campbelltown. Landcom and UWS have entered a Project Delivery Agreement for the delivery of the Project. Landcom, as nominated Development Manager is authorised to make this letter of offer in respect to the project.

As Council is aware, the negotiation of the Voluntary Planning Agreement with Council commenced in 2008 and reached a fairly advanced stage including review of Agreements, before the project was stalled while UWS pursued approval from its Board of Trustees to confirm the project's terms including financial benchmarks and execution of the Project Delivery Agreement, which occurred on 10 June 2010.

Following additional studies to confirm the project could achieve the financial benchmarks, Landcom formally approached Council to confirm the items previously included in the Voluntary Planning Agreement would not change in order to get certainty for the package of Estate Major Works required and to focus work on confirming the costs for each item. A copy of this letter dated 18 October 2011 is attached for your information. Council has not formally responded to this letter.

On 8 November 2012, Landcom forwarded to Council a draft document entitled "Infrastructure Delivery Plan" which identifies the items to be delivered under the Voluntary Planning Agreement including scope, budget and timing for works. This document has been further refined to include Landcom and UWS' commitment to deliver a greater scope of works at the intersections of Narellan Road and Gilchrist Drive I Goldsmith Avenue, than what was previously negotiated. There is only a minor deletion of one item which relates to the contribution toward upgrading of local intersections as it has been paid as part of the Macarthur Gardens Regional Centre Masterplan consent.

Level 2, 330 Church Street
Parramatta NSW 2150
PO Box 237 Parramatta NSW 2124
DX 28448 Parramatta
ABN 79 268 260 688
Telephone 61 2 9841 8600
Facsimile 61 2 9841 8688
enquiry@landcom.nsw.gov.au

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The Infrastructure Delivery Plan forwarded to Council forms a key part of the Voluntary Planning Agreement being finalised, and will only change to ensure commitments for staging can be met. This final drafting is being undertaken by Lindsay Taylor Lawyers and will be forwarded to Council direct. The estimated total cost is $49,300,000 or $58,500 per lot (including land).

Please note that a majority of the items proposed to be delivered with Stage 1 of the project have been incorporated in the current Development Application being considered by the Joint Regional Planning Panel. A separate Development Application for Main Ridge Park was lodged with Council on 17 November 2012.

We look forward to receiving Council's response to this letter of offer.

Should you have any queries or would like to meet to discuss this, please feel free to contact me direct on 9841 8616 or Peter Lawrence on 0402 181 571.

Yours sincerely,

M. Owens

Mick Owens
GENERAL MANAGER

Attachment: Final Draft Version B Infrastructure Delivery Plan

LANDCOM

ATTACHMENT 2

University of Western Sydney Campbelltown Campus Project Planning Agreement

Under s93F of the *Environmental Planning and Assessment Act 1979*

DRAFT

University of Western Sydney

Landcom (t/a UrbanGrowth NSW)

Campbelltown City Council

Date:

lindsaytaylorlawyers
Level 9, Suite 3, 420 George Street, Sydney NSW 2000, Australia
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University of Western Sydney Campbelltown Campus Project Planning Agreement

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University of Western Sydney Campbelltown Campus Project Planning Agreement

Summary Sheet

UWS:

Name: University of Western Sydney

Address: Werrington North Campus, Building AD.G.37, St Marys NSW

Telephone: (02) 9678 7630

Facsimile: (02) 9678 7660

Email: p.eeles@uws.edu.au

Representative: Peter Eeles

Landcom:

Name: Landcom (t/a UrbanGrowth NSW)

Address: Level 14, 60 Station Street, Parramatta NSW 2150

Telephone: (02) 9841 8600

Facsimile: (02) 9841 8688

Email: m.owens@urbangrowth.nsw.gov.au

Representative: Michael Owens

Council:

Name: Campbelltown City Council

Address: Civic Centre, cnr Queen and Broughton Sts, Campbelltown NSW 2560

Telephone: (02) 4645 4000

Facsimile: (02) 4645 4111

Email: michael.sewell@campbelltown.nsw.gov.au

Representative: Michael Sewell

Land:

See definition of *Land* in clause 1.1.

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Development:

See definition of *Development* in clause 1.1.

Development Contributions:

See clause 11 and Schedule 3.

Application of s94, s94A and s94EF of the Act:

See clause 10.

Registration:

See clause 32.

Restriction on dealings:

See clause 33.

Dispute Resolution:

Expert determination and mediation. See clauses 30 and 31.

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University of Western Sydney Campbelltown Campus Project Planning Agreement

Under s 93F of the *Environmental Planning and Assessment Act 1979*

Parties

University of Western Sydney ABN 53 014 069 881 of Werrington North Campus Building AD.G.37 St Marys NSW 1790 (**UWS**)

and

Landcom (t/as UrbanGrowth NSW) ABN 79 268 260 688 Level 14, 60 Station Street, Parramatta, NSW 2150 (**Landcom**)

and

Campbelltown City Council ABN 31 459 914 087 of Civic Centre, cnr Queen and Broughton Sts, Campbelltown NSW 2560 (**Council**)

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Background

A UWS and Landcom own different parts of the Land.

B The Minister for Education and Training owns part of the Land and has entered into an agreement with UWS granting UWS certain rights in respect of that part of the Land.

C The Developer proposes to carry out the Development on the Land.

D Landcom entered into a contract with UWS dated 24 June 2010 to manage the carrying out of the Development on the part of the Land owned by UWS.

E The Developer intends to make Development Applications to the Council for the development of the Land in stages.

F The Developer has offered to make Development Contributions in connection with the carrying out of the Development in accordance with this Agreement.

G Until the Planning Agreement operates, this Agreement constitutes the Developer's offer to make Development Contributions in connection with the Development on the terms and conditions set out in this Agreement

Operative provisions

Part 1 - Preliminary

1 Definitions & Interpretation

1.1 In this Agreement the following definitions apply:

Act means the *Environmental Planning and Assessment Act 1979* (NSW).

Access Ramp means the pedestrian footbridge the subject of conditions 8 and 9 of the Development Consent to Development Application F540/2003 and G111/2003 granted by the Council on 17 December 2003.

Agreement means this Agreement and includes any schedules, annexures and appendices to this Agreement.

Authority means the Commonwealth of Australia, the State of New South Wales, or any department or agency of the Commonwealth of Australia or the State of New South Wales, any public authority within the meaning of the Act, and any court or tribunal.

Claim against any person means any allegation, action, demand, cause of action, suit, proceeding, judgement, debt, damage, loss, cost, expense, or liability howsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.

Contribution Value in relation to each Item means the amount shown in column 5 of Schedule 3 for that Item, indexed from the date of this Agreement in accordance with the *Consumer Price Index (All Groups - Sydney)* published by the Australian Bureau of Statistics.

Defect means any error, omission, shrinkage, blemish in appearance or other fault in the Works caused by the Developer which prevents the Works from being reasonably capable of being used for their intended purpose.

Developer mean, as the context requires, either or both of UWS and Landcom.

Development means the development of the Land described in Schedule 2.

Development Application has the same meaning as in the Act.

Development Area means each of the areas described as '1A', '1B', '1C', '1D', '2', '3', '4A', '4B', '4C', '5A' and '5B' on the Development Area Plan.

Development Area Plan means the plan contained in Schedule 4, as amended from time to time.

Development Consent means a development consent or project approval within the meaning of the Act.

Development Contribution means any of the following, or any combination of them, to be used for, or applied towards, a public purpose:

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- a monetary contribution,
- the dedication of land free of cost,
- the carrying out of Work,
- the provision of any other material public benefit.

Final Lot means a lot to be created in the Development for separate occupation and disposition, not being a lot created by a subdivision of the Land:

(a) that is to be dedicated or otherwise transferred to the Council, or

(b) that may be further subdivided.

ISDP means the document titled '*UWS Project Infrastructure Services Delivery Plan*' prepared by Landcom dated June 2013.

Item means the object of a Development Contribution specified in Column 1 of the table at Schedule 3.

Land means the land specified or described in the table to Schedule 1 and shown in yellow on the plan in that Schedule.

Rectification Notice means a notice in writing that identifies a Defect in Work and requires rectification of the Defect within a specified period of time.

RMS means the Roads and Maritime Services.

Subdivision Certificate has the same meaning as in the Act

Work means the physical result of any building, engineering, construction and landscape work in, on, over or under land, required to be carried out by the Developer under this Agreement.

1.2 In the interpretation of this Agreement, the following provisions apply unless the context otherwise requires:

1.2.1 Headings are inserted for convenience only and do not affect the interpretation of this Agreement.

1.2.2 A reference to a business day means a day, other than a Saturday or Sunday, on which banks are open for business generally in Sydney.

1.2.3 If the day on which something is to be done under this Agreement is not a business day, then it must be done on the next business day.

1.2.4 A reference to dollars or $ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars.

1.2.5 A reference in this Agreement to a $ value relating to a Development Contribution is a reference to the value exclusive of GST.

1.2.6 A reference to any legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.

1.2.7 A reference to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.

1.2.8 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement.

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1.2.9 A reference to a person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.

1.2.10 Where a word or phrase is given a defined meaning, another part of speech or other grammatical form for that word or phrase has a corresponding meaning.

1.2.11 The singular includes the plural, and the plural includes the singular.

1.2.12 References to the word 'include' or 'including' are to be construed without limitation.

1.2.13 A reference to a Party to this Agreement includes a reference to the Party's employees, agents and contractors, and the Party's successors and assigns.

1.2.14 Any schedules, appendices and attachments form part of this Agreement.

2 Status of this Agreement

2.1 This Agreement is intended by the Parties to be a planning agreement within the meaning of s93F(1) of the Act.

3 Commencement of this Agreement

3.1 This Agreement commences on the date on which it has been executed by all Parties.

3.2 The Party who executes this Agreement last is to insert the date they executed this Agreement on the front page and provide a copy of the fully executed and dated Agreement to any other person who is a Party.

4 Application of this Agreement

4.1 This Agreement applies to the Land and the Development.

4.2 The Parties acknowledge that the Development Contributions required to be made under this Agreement are to meet the expected demand for public facilities arising from the Development.

5 Commencement of Development Contributions obligations

5.1 The Developer is under no obligation to make the Development Contributions provided for in this Agreement unless and until a Development Consent is granted with respect to any part of the Development subject to a requirement or condition requiring this Agreement to be entered into.

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6 Part-performance of this Agreement

6.1 The Council is not to raise any objection, requisition or claim, or impose any requirements beyond that provided for in this Agreement in relation to any obligation imposed on the Developer under this Agreement that had been performed, whether in whole or in part, on the date this Agreement commenced.

7 Flood report to accompany Development Application

7.1 The Developer is to ensure that each Development Application for a Development Area of the Development is accompanied by a flood report which identifies the scope and timing of flood mitigation works and dedication of land on which those works are located.

8 Acknowledgment of Landcom's role as development manager

8.1 The Parties specifically acknowledge and agree in relation to each of the following matters:

8.1.1 Landcom is retained by UWS to act as its development manager in relation to the carrying out of the Development on the part of the Land owned by UWS, and

8.1.2 subject to paragraphs 8.1.3 and 8.1.4 of this clause, Landcom is entitled to act on behalf of UWS in all matters under this Agreement relating to the carrying out of the Development on the part of the Land owned by UWS and the Council is to raise no objection in that regard,

8.1.3 any matter or thing done or not done by Landcom under this Agreement relating to the carrying out of the Development on the part of the Land owned by UWS is to be taken to have been done or not done by UWS, and

8.1.4 this Agreement may not be enforced against Landcom in any respect whatsoever relating to the carrying out of the Development on the part of the Land owned by UWS.

9 Further agreements relating to this Agreement

9.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject-matter of this Agreement that are not inconsistent with this Agreement for the purpose of implementing this Agreement.

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10 Application of s 94, s 94A and s 94EF of the Act to the Development

10.1 This Agreement excludes the application of s 94 and s 94A of the Act to the Development.

10.2 This Agreement does not exclude the application of s 94EF of the Act to the Development.

11 Provision of Development Contributions

11.1 The Developer is to make Development Contributions to the Council in accordance with this Agreement and otherwise to the satisfaction of the Council acting reasonably.

11.2 Schedule 3 has effect in relation to Development Contributions to be made by the Developer under this Agreement.

11.3 A Contribution Value specified in relation to an obligation by the Developer to carry out Work or dedicate land under this Agreement does not define or limit the extent of the Developer's obligation in that regard.

11.4 If the cost incurred by the Developer to properly perform an obligation to carry out Work or dedicate land is less than a Contribution Value specified in relation to the obligation, the Developer is not required to carry out further Work or dedicate further land or pay money to the Council to make up the difference between the Contribution Value and the cost incurred by the Developer in performing the obligation.

11.5 The Council will use its best endeavours to apply each Development Contribution made by the Developer under this Agreement towards the public purpose for which it is made and otherwise in accordance with this Agreement.

12 Variation of scope or timing for provision of Development Contributions

12.1 The Developer may request that the Council approve in writing, a variation to the scope or the timing for the provision of Development Contributions, and the Council must act reasonably in determining whether to approve the variation.

12.2 For the purposes of determining whether to approve a variation under clause 12.1, the Council may consider the content of the ISDP and whether the variation prejudices the provision of public services or public amenities for any Development Area.

12.3 The scope or the timing for provision of a Development Contribution is not to be varied unless:

12.3.1 the Parties, acting reasonably, agree in writing to the variation, and

12.3.2 any consent or approval required under the Act or any other law to the variation is first obtained, if required, and

12.3.3 each Party bears its own costs of and incidental to the variation.

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12.4 If a variation is made to the scope or timing for provision of a Development Contribution pursuant to this clause, then Schedule 3 is taken to have been amended accordingly.

12.5 If the Council requests a variation to a Work after a Construction Certificate has been issued for the Work, then the Council is liable to pay to the Developer an amount equal to the increase in the costs incurred by the Developer of completing the Work which results from the variation requested by the Council.

12.6 Council must pay the amount referred to in clause 12.5 to the Developer after the Work is complete, and within 28 days of receipt of:

12.6.1 a tax invoice for the amount claimed by the Developer; and

12.6.2 documentation which verifies the increase in costs incurred by the Developer as a result of the variation.

12.7 The Council cannot withhold its agreement to a variation of a Work if the variation does not result in a change to the matters identified as core elements for that Work in the ISDP.

12.8 In this clause:

12.8.1 **Construction Certificate** has the same meaning as in the Act.

Part 2 – Provisions relating to Monetary Development Contributions

13 Payment of monetary Development Contributions

13.1 A monetary Development Contribution is made for the purposes of this Agreement when the Council receives the full amount of the contribution payable under this Agreement in cash or by unendorsed bank cheque or by the deposit by means of electronic funds transfer of cleared funds into a bank account nominated by the Council.

13.2 The Developer is to give the Council not less than 2 business days written notice of its intention to pay a monetary Development Contribution.

13.3 The Developer is not required to pay a monetary Development Contribution under this Agreement unless the Council, after having received the Developer's notice under clause 13.2, has given to the Developer a tax invoice for the amount of the Development Contribution.

13.4 The Developer is not in breach of this Agreement if it fails to pay a monetary Development Contribution at the time required by this Agreement by reason only of the Council's failure to give to the Developer a tax invoice in relation to the amount proposed to be paid by it.

14 Access Ramp to Macarthur Station

14.1 This clause applies to the monetary Development Contribution described in Item 13 in Schedule 3.

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14.2 The monetary Development Contribution to which this clause applies is not required to be paid unless the commencement of construction of the Access Ramp has not occurred by the earlier of:

14.2.1 the commencement of subdivision works comprising permanent roads and drainage on the part of the land marked as "*Macarthur Gdns Nth*" on the Development Area Plan that will restrict access to the Macarthur Station overpass, or

14.2.2 the issuing of the first plan of subdivision that creates a Final Lot in Development Area 5 of the Development.

14.3 If monetary Development Contributions to which this clause applies is required to be paid, it is to be paid within 14 days of the occurrence of the relevant event referred to in clause 14.2.

Part 3 – Provisions relating to dedication of Land

15 Procedures relating to the dedication of Land

15.1 A Development Contribution comprising the dedication of Land is made for the purposes of this Agreement when:

15.1.1 a deposited plan is registered in the register of plans held with the Registrar General that:

(a) dedicates Land as a public road (including a temporary public road) under the *Roads Act 1993* (NSW), or

(b) creates the Land as a public reserve or drainage reserve under the *Local Government Act 1993* (NSW), or

15.1.2 the Council is given an instrument in registrable form under the *Real Property Act 1900* that is effective to transfer the title to the Land to the Council when registered.

15.2 For the purposes of clause 15.1.2:

15.2.1 the Developer is to give the Council, for execution by the Council as transferee, an instrument of transfer under the *Real Property Act 1900* relating to the Land to be dedicated, and

15.2.2 within 21 days of receiving it from the Developer, the Council is to execute it and return it to the Developer, and

15.2.3 within 7 days of receiving it from the Council (properly executed), the Developer is to lodge it for registration with the Registrar General, and

15.2.4 the Developer is to do all things reasonably necessary to enable it to be registered, and

15.2.5 the Developer is to do all things reasonably necessary to enable the certificate of title for the Land dedicated which identifies the Council as the registered proprietor of that Land, to be provided to the Council at no cost to the Council.

15.3 In this clause:

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15.3.1 **Registrar General** means the Registrar General within the meaning of the *Real Property Act 1900*.

Part 4 – Provisions relating to the carrying out of Work

16 Design and Specification of Work

16.1 Before commencing construction of a Work, the Developer is to submit to the Council for its approval the detailed design and specification for the Work.

16.2 If, within 60 days of the date of submission referred to in clause 16.1:

16.2.1 the Council notifies the Developer in writing of its approval of the design and specification, the Developer is to carry out and complete the Work in accordance with that design and specification,

16.2.2 the Council fails to notify the Developer in writing that it approves or does not approve of the design and specification or does not require the Developer to make modifications, the Council is taken to have approved the design and specification of the Work and the Developer may carry out and complete the Work in accordance with that design and specification,

16.2.3 the Council notifies the Developer in writing that it does not approve of the design and specification or requires the Developer to make modifications, the Developer may elect to:

(a) amend the design and specification and submit to the Council the amended design and specification in which case this clause 16.2 applies to that amendment, or

(b) make monetary Development Contributions for the provision of the Work in lieu of carrying out the Work not exceeding the amount of the Contribution Value of the Work.

16.3 If the Developer elects to make monetary Development Contributions under clause 16.2.3 (b), the Developer is to pay the Development Contributions to the Council as progress payments upon presentation by the Council of documents verifying costs incurred by the Council in carrying out the Work, or in such instalments as may be agreed in writing between the Parties.

16.4 For the purposes of clause 16.2.3, the Council is not to require the Developer to make modifications to the design and specification of a Work that result in a change to the matters identified as core elements for that Work in the ISDP.

17 Standard of construction of Work

17.1 Any Work that the Developer is required to carry out under this Agreement is to be carried out in accordance with:

17.1.1 this Agreement,

17.1.2 any further agreement entered into by the Parties under clause 9,

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17.1.3 any reasonable requirements and directions of the Council notified in writing to the Developer before the Work is completed for the purposes of this Agreement, that are not inconsistent with this Agreement or any Development Consent for the Development,

17.1.4 the requirements of any approval, consent, permission or licence issued by a relevant Authority,

17.1.5 any Australian standards and other laws applicable to the Work, and

17.1.6 in a proper and workmanlike manner, complying with current industry practice and standards relating to the Work.

18 Maintenance and management of Works

18.1 The Developer must maintain each Bush Landscaping Work, Hard Landscaping Work and Soft Landscaping Work during the Maintenance Period in accordance with the matters set out in clause 17.1,

18.2 Despite any other provision of this Agreement, if the Developer has complied with its obligations under this clause, the Council cannot make any Claim, objection or demand about the state or condition of a Work after the end of the Maintenance Period for that Work.

18.3 For the purposes of this clause maintenance does not include repairing damage caused by vandalism to the Work but includes replacement of plants due to vandalism, unless the Developer notifies the Council in writing that it elects to carry out such repair.

18.4 In this clause:

18.4.1 **Bush Landscaping Work** means bushland regeneration work including planting of trees and ground cover in bushland areas within a green corridor comprising Item 5 that is not Hard Landscaping Work or Soft Landscaping Work,

18.4.2 **Hard Landscaping Work** means items such as paving, seating, buildings, signage, lighting, playground equipment and any other landscaping work that is not a Soft Landscaping Work.

18.4.3 **Maintenance Period** means

(a) in respect of Bush Landscaping Work, a period of 60 months commencing on the date the Work completed for the purpose of this Agreement,

(b) in respect of Hard Landscaping Work, a period of 12 months commencing on the date the Work is completed for the purpose of this Agreement,

(c) In respect of Soft Landscaping Work, a period of 24 months commencing on the date the Work is completed for the purpose of this Agreement.

18.4.4 **Soft Landscaping Work** means any Work comprising the planting of vegetation and associated preparation of planting beds or growing medium such as , shrubs, groundcovers, mulch and grass.

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19 Access for Works

19.1 The Developer must permit the Council, its officers, employees, agents and contractors to enter the Land or any other land at any time, upon giving reasonable prior notice, to:

19.1.1 inspect, examine or test any Work, or

19.1.2 remedy any breach by the Developer in carrying out a Work.

19.2 The Council must permit the Developer its officers, employees, agents and contractors to enter and occupy any land owned or controlled by the Council, including any part of the Land dedicated to the Council, to:

19.2.1 enable the Developer to carry out any Work under this Agreement that is required to be carried out on that land, or

19.2.2 perform any other obligation imposed on the Developer by this Agreement.

20 Protection of people and property

20.1 The Developer is to ensure to the fullest extent reasonably practicable in carrying out any Work that:

20.1.1 all necessary measures are taken to protect people and property, and

20.1.2 unnecessary interference with the passage of people and vehicles is avoided, and

20.1.3 nuisances and unreasonable noise and disturbances are prevented.

21 Completion

21.1 An Item (or any part) that comprises a Work is completed for the purposes of this Agreement when the Developer gives the Council a Compliance Certificate (with respect to that Item) issued by the Council or a suitably qualified independent person appointed by Landcom to that effect.

21.2 In this clause, **Compliance Certificate** has the same meaning as in the Act.

22 Procedures relating to the rectification of Defects

22.1 During the Defects Liability Period, the Council may give to the Developer a Rectification Notice.

22.2 The Developer is to comply with a Rectification Notice at its own cost according to its terms and to the satisfaction of the Council.

22.3 If the Developer breaches clause 21.2, the Council may have the Defect rectified.

22.4 In this clause:

22.4.1 **Building Work** has the same meaning as in the Act.

22.4.2 **Defects Liability Period** means:

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(a) for any Work which Column 2 of Schedule 3 indicates is for the public purpose of '*Road works*', '*Passive recreation/play area*', '*Passive recreation/community use*', '*Active Recreation and Community Use*', '*Recreation and Community Use*', '*Regional cycleway*', '*Regional Drainage*' and '*Public Access*', other than Building Work – 12 months from the date the Work is completed for the purposes of this Agreement,

(b) for Building Work – 3 months from the date the Work is completed for the purposes of this Agreement.

23 Deferral of Work

23.1 Notwithstanding any other provision of this Agreement, if the Developer reasonably considers, at any time, that it is unable to make a Development Contribution comprising a Work by the time the Work is required to be completed under this Agreement, then:

23.1.1 the Developer is to provide written notice to the Council to that effect,

23.1.2 the Developer is to provide the Council with Security for the uncompleted part of the Work before the date on which the Work is required to be completed under this Agreement,

23.1.3 the Developer is to provide to the Council, for approval, a revised completion date for the Work, and

23.1.4 the time for completion of the Work under this Agreement is the revised completion date approved or agreed to by the Council under this clause 23.1.

23.2 If the Developer complies with clause 23.1 in relation to a Work, then it is not in breach of this Agreement as a result of a failure to complete the Work by the time for completion of the Work specified in Column 4 of Schedule 3.

23.3 In this clause:

23.3.1 **Bank Guarantee** means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by:

(a) one of the following trading banks:

(i) Australia and New Zealand Banking Group Limited,

(ii) Commonwealth Bank of Australia,

(iii) Macquarie Bank Limited,

(iv) National Australia Bank Limited,

(v) St George Bank Limited,

(vi) Westpac Banking Corporation, or

(b) any other financial institution approved by the Council in its absolute discretion.

23.3.2 **Security** means,

(a) if Landcom or UWS (or both) is the Developer under this Agreement, a Treasury Guarantee,

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(b) if Landcom or UWS (or both) is not the Developer under this Agreement, a Bank Guarantee or a bond or other form of security to the satisfaction of the Council.

23.3.3 **Treasury Guarantee** means a written guarantee issued by or on behalf of New South Wales Government that is materially similar to a Bank Guarantee.

24 Failure to carry out Work

24.1 Subject to clause 28, if the Council considers that the Developer is in breach of any obligation under this Agreement relating to the carrying out of any Work, including Work the subject of a Rectification Notice, the Council may give the Developer a notice under this clause.

24.2 The notice may require the Developer to:

24.2.1 rectify the breach to the Council's satisfaction, and

24.2.2 immediately cease carrying out further work relating to the Work except to rectify the breach.

24.3 A notice given under clause 24.1 must allow the Developer not less than 28 days (or such further period as the Council considers reasonable in the circumstances) to rectify the breach.

24.4 If the Developer does not comply with the notice given under clause 24.1, the Council may carry out and complete the Work the subject of the breach. This does not affect the Council's other rights to enforce this Agreement.

24.5 Clauses 30 and 31 do not prevent a notice being given under clause 24.1, nor do they apply to such a notice or the circumstances relating to the giving of the notice. Any procedure commenced under clause 30 or clause 31 ceases to apply when such a notice is given.

24.6 If the Council reasonably incurs a cost in carrying out, completing or rectifying a Defect in a Work, the Council may recover the cost from the Developer:

24.6.1 by calling on any Security which this Agreement authorises the Council to call on in those circumstances; or

24.6.2 in a court of competent jurisdiction.

24.7 For the purposes of clause 24.6, the costs which Council can recover include fees and charges incurred by Council, Council's employees, agents and contractors, and legal costs and expenses.

25 Works-as-executed-plan

25.1 No later than 60 days after an Item comprising a Work is completed in accordance with this Agreement, the Developer must submit to the Council:

25.1.1 a full works-as-executed-plan for the Item, and

25.1.2 the technical or operational manual, specifications and warranties (if any) for any product that forms part of the Item.

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26 Hand-over of Works

26.1 Subject to anything to the contrary in this Agreement, the Council accepts responsibility for a Work on the later of:

26.1.1 the date when the Work is completed for the purposes of this Agreement, or

26.1.2 if the Work is carried out on land which is to be dedicated to the Council under this Agreement, the date of dedication of that land.

26.2 The Developer, at its own cost, is to repair and make good to the satisfaction of the Council (acting reasonably) any loss or damage to a Work from any cause whatsoever which occurs before the Work is completed for the purposes of this Agreement.

Part 5 –Enforcement and Disputes

27 Enforcement

27.1 The Parties acknowledge that Council is entitled to withhold a Subdivision Certificate in respect of a Final Lot or Development Area of the Development if the Development Contributions required by this Agreement to be provided prior to the issue of a Subdivision Certificate for that Final Lot or Development Area, have not been provided in accordance with this Agreement.

28 Council to consult before enforcing this Agreement

28.1 This clause applies to any of the Developer's obligations to carry out Work or dedicate land under this Agreement.

28.2 If the Council reasonably forms the opinion that the Developer has failed to comply with an obligation to which this clause applies, it is not to enforce this Agreement against the Developer (including taking any action under clause 24) unless it has first notified the Developer in writing of its intention to do so and has consulted with the Developer as to:

28.2.1 the reason for the non-compliance,

28.2.2 the likely effects of the non-compliance, and

28.2.3 the Developer's capacity in all of the circumstances to reasonably rectify the non-compliance.

28.3 The Council is not to enforce this Agreement against the Developer unless, after having consulted with the Developer:

28.3.1 it has reasonably formed the opinion the Developer has no reasonable excuse for the non-compliance,

28.3.2 it has notified the Developer in writing that it intends to enforce the Agreement not earlier than 14 days from the date of the notice, and

28.3.3 the notice specifies the enforcement action it intends to take.

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28.4 At any time between the date of the notice referred to in clause 28.3 and the time when the Council takes action to enforce this Agreement, the Developer may notify the Council of a dispute under clause 30 or 31.

28.5 If the Developer notifies the Council in accordance with in clause 28.4, the Council is not to enforce this Agreement against the Developer in relation to the relevant non-compliance unless and until the dispute resolution process under clause 30 or 31 has been exhausted without resolution between the parties.

29 Enforcement in court

29.1 Subject only to clause 28, the Parties may enforce this Agreement in any court of competent jurisdiction.

29.2 For the avoidance of doubt, nothing in this Agreement prevents:

29.2.1 a Party from bringing proceedings in the Land and Environment Court to enforce any aspect of this Agreement or any matter to which this Agreement relates,

29.2.2 the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Agreement or any matter to which this Agreement relates.

30 Dispute resolution – expert determination

30.1 This clause applies to a dispute under this Agreement about a matter that can be determined by an appropriately qualified expert (**Expert Determination Dispute**).

30.2 Such a dispute is taken to arise if one Party gives another Party a notice in writing specifying particulars of the dispute and requiring it to be determined by an appropriately qualified expert.

30.3 Within 14 days of the notice, the Parties are to meet to try to resolve the dispute.

30.4 If within a further 28 days the dispute is not resolved, the dispute must be referred to the President of the NSW Law Society to appoint an expert to determine the dispute.

30.5 The expert determination binds the Parties, except in the case of the expert's fraud or misfeasance.

30.6 Each Party must bear its own costs arising from or in connection with the appointment of the expert and the expert determination.

30.7 If the Parties disagree over whether a dispute is properly an Expert Determination Dispute, then either Party may refer that issue to the Chief Executive Officer (**CEO**) of the professional body that represents persons with the relevant expertise, for a determination of that issue. The CEO's determination is final and binds the Parties.

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31 Dispute resolution - mediation

31.1 This clause applies to any dispute under this Agreement other than a dispute to which clause 30 applies.

31.2 Such a dispute is taken to arise if one Party gives another Party a notice in writing specifying particulars of the dispute.

31.3 The Parties are then to meet within 14 days of the notice to try to resolve the dispute.

31.4 If the dispute is not resolved within a further 28 days, the Parties must mediate the dispute in accordance with the Mediation Rules of the Law Society of New South Wales published from time to time, and must request the President of the Law Society, or the President's nominee, to select a mediator.

31.5 If the dispute is not resolved by mediation within a further 28 days, or any longer period that may be needed to complete any mediation process which has been started, then the Parties may exercise their legal rights in relation to the dispute, including by taking legal proceedings in a court of competent jurisdiction in New South Wales.

32 Registration of this Agreement

32.1 Subject to clause 32.2, the Parties agree not to register this Agreement on the title to the Land for the purposes of s93H of the Act.

32.2 This Agreement is to be registered for the purposes of s93H of the Act on any part of the Land that is not owned by the Developer.

32.3 For the purposes of clause 32.2:

32.3.1 the owner of the part of the Land on which this Agreement is to be registered (**'Landowner'**) is, within 21 days of becoming the owner of that part of the Land, to deliver to the Council in registrable form:

(a) an instrument requesting registration of this Agreement on the title to that part of the Land, duly executed by the Landowner, and

(b) the written irrevocable consent of each person referred to in s93H(1) of the Act to that registration,

32.3.2 the Landowner is to do such other things as are reasonably necessary to enable registration of this Agreement to occur,

32.3.3 the Landowner and the Council are to do such things as are reasonably necessary to remove any notation relating to this Agreement from the title to the Land:

(a) in so far as the part of the Land concerned is a Final Lot,

(b) in relation to any other part of the Land, once the Landowner or Developer has completed its obligations under this Agreement to the reasonable satisfaction of the Council or this Agreement is terminated or otherwise comes to an end for any other reason.

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33 Assignment, sale of Land, etc

33.1 Unless the preconditions specified in clause 33.2 are satisfied, the Developer must not:

33.1.1 transfer the Land or any part of it, other than a Final Lot, to any person, or

33.1.2 assign its rights or obligations under this Agreement, or novate this Agreement, to any person.

33.2 The preconditions to be satisfied under clause 33.1 are:

33.2.1 the Developer has, at no cost to the Council procured the execution by the person to whom the Developer proposes to sell or transfer the Land or to whom the Developer's rights or obligations under this Agreement are to be assigned or novated (**Third Party**), of an agreement in favour of the Council to the effect that the Third Party is bound as if a party to this Agreement, and

33.2.2 the Developer is not in breach of this Agreement.

Part 6 - Other provisions

34 Indemnity

34.1 Each Party indemnifies the other Party from and against all Claims that may be sustained, suffered, recovered or made against the other Party arising in connection with the performance of their obligations under this Agreement except if, and to the extent that, the Claim arises because of the other Party's negligence or default.

35 Insurance

35.1 This clause only applies if Landcom or UWS is the Developer under this Agreement.

35.2 The Developer warrants, and Council acknowledges, that:

35.2.1 the Developer is a member of the NSW Treasury Managed Fund (**Fund**),

35.2.2 the Fund provides the Developer with insurance cover against any liability arising from a breach by the Developer of its obligations under this Agreement.

36 Developer may Review Draft Determinations Relating to the Development

36.1 Not less than 14 days before determining a Development Application or an application under s96 of the Act relating to the Development, the Council must give to the Developer a copy of its proposed determination including, if

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applicable, the terms and conditions upon which any Development Consent or approval is proposed to be granted.

36.2 The Developer may, by notice in writing, not more than 14 days from receipt of the proposed determination under clause 36.1 request the Council to modify or abandon the proposed determination.

36.3 The Council must properly consider a request made by the Developer under clause 36.2 before it makes any further decision in relation to the determination.

37 Review of this Agreement

37.1 The Developer must provide the Council with a report every three years detailing the performance of its obligations under this Agreement.

37.2 The report is to be:

37.2.1 given no later than every three (3) years from the date on which this Agreement is entered into, and

37.2.2 in the form and addressing the matters the Council notifies to the Developer from time to time.

37.3 The Parties are to review this Agreement every three (3) years, and otherwise if either Party considers that any change of circumstance has occurred, or is imminent, that materially affects the operation of this Agreement.

37.4 For the purposes of clause 37.3, the relevant changes include any change to a law that restricts or prohibits, or enables the Council or any other planning authority to restrict or prohibit, any aspect of the Development.

37.5 For the purposes of addressing any matter arising from a review of this Agreement referred to in clause 37.3, the Parties are to use all reasonable endeavours to agree on and implement appropriate amendments to this Agreement.

37.6 If this Agreement becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties agree to do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Agreement is entered into.

37.7 A Party's failure to agree to take action requested by the other Party as a consequence of a review referred to in clause 37.3 is not a dispute for the purposes of clauses 30 and 31, and is not a breach of this Agreement.

38 Confidentiality

38.1 The terms of this Agreement are not confidential and this Agreement may be treated as a public document and exhibited or reported without restriction by any Party.

38.2 The Parties acknowledge that:

38.2.1 confidential information may have been supplied to some or all of the Parties in the negotiations leading up to the making of this Agreement, and

38.2.2 the Parties may disclose to each other further confidential information in connection with the subject matter of this Agreement.

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38.2.3 subject to clauses 38.3 and 38.4, each Party agrees:

(a) not to disclose any confidential information received before or after the making of this Agreement to any person without the prior written consent of the Party who supplied the confidential information, or

(b) to take all reasonable steps to ensure all confidential information received before or after the making of this Agreement is kept confidential and protected against unauthorised use and access.

38.3 A Party may disclose confidential information in the following circumstances:

38.3.1 in order to comply with the law, or the requirements of any Authority, or

38.3.2 to any of their employees, consultants, advisers, financiers or contractors to whom it is considered necessary to disclose the information, if the employees, consultants, advisers, financiers or contractors undertake to keep the information confidential.

38.4 The obligations of confidentiality under this clause do not extend to information which is public knowledge other than as a result of a breach of this clause.

39 Notices

39.1 A notice, consent, information, application or request (**Notification**) that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:

39.1.1 delivered or posted to that Party at its address set out in the Summary Sheet, or

39.1.2 faxed to that Party at its fax number set out in the Summary Sheet, or

39.1.3 emailed to that Party at its email address set out in the Summary Sheet.

39.2 A Party may change its address, fax number or email address by giving the other Party 3 business days' notice of the change, in which case the new address, fax number or email address is treated as the address or number in the Summary Sheet.

39.3 A Notification is to be treated as given or made if it is:

39.3.1 delivered, when it is left at the relevant address,

39.3.2 sent by post, 2 business days after it is posted,

39.3.3 sent by fax, as soon as the sender receives from the sender's fax machine a report of an error-free transmission to the correct fax number, or

39.3.4 sent by email and the sender does not receive a delivery failure message from the sender's internet service provider within a period of 24 hours of the email being sent.

39.4 If a Notification is delivered, or an error-free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

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40 Approvals and consent

40.1 In this clause, a reference to an approval or consent does not include a reference to a Development Consent.

40.2 Except as otherwise set out in this Agreement, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Agreement in that Party's absolute discretion and subject to any conditions determined by the Party.

40.3 A Party must give its reasons for giving or withholding consent or for giving consent subject to conditions.

41 Costs

41.1 The Parties are each to pay their own costs of preparing, negotiating, executing and stamping this Agreement and any document related to this Agreement.

42 Entire Agreement

42.1 This Agreement contains everything to which the Parties have agreed in relation to the matters it deals with.

42.2 No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Agreement was executed, except as permitted by law.

43 Further acts

43.1 Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to effect, perfect or complete this Agreement and all transactions incidental to it.

44 Governing law and jurisdiction

44.1 This Agreement is governed by the law of New South Wales.

44.2 The Parties submit to the non-exclusive jurisdiction of its courts, and are not to object to the exercise of jurisdiction by those courts on any basis.

45 Joint and individual liability and benefits

45.1 Except as otherwise set out in this Agreement:

45.1.1 any agreement, covenant, representation or warranty under this Agreement by 2 or more persons binds them jointly and each of them individually, and

45.1.2 any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

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46 Representations and warranties

46.1 The Parties represent and warrant that they have power to enter into this Agreement and to comply with their obligations under the Agreement, and that entry into this Agreement will not result in the breach of any law.

47 Severability

47.1 If a clause or part of a clause can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.

47.2 If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part of it is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.

48 Modification

48.1 No modification of this Agreement has any effect unless it is in writing and signed by the Parties.

49 Waiver

49.1 A Party does not waive any of the other Party's obligation or breach of obligation merely by failing to do, or delaying in doing, something under this Agreement.

49.2 A waiver by a Party is effective only if it is in writing.

49.3 A written waiver by a Party is effective only in relation to the particular obligation or breach for which it is given. It is not to be taken as an implied waiver of any other obligation or breach, or as an implied waiver of that obligation or breach in relation to any other occasion.

50 GST

50.1 In this clause:

Adjustment Note, **Consideration**, **GST**, **GST Group**, **Margin Scheme**, **Money, Supply** and **Tax Invoice** have the meaning given by the GST Law.

GST Amount means in relation to a Taxable Supply the amount of GST payable for the Taxable Supply.

GST Law has the same meaning as in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.

Input Tax Credit has the meaning given by the GST Law and a reference to an Input Tax Credit entitlement of a Party includes an Input Tax Credit for an acquisition made by that Party but to which another member of the same GST Group is entitled under the GST Law.

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Taxable Supply has the meaning given by the GST Law, excluding (except where expressly agreed otherwise) a supply for which the supplier chooses to apply the Margin Scheme in working out the amount of GST on that supply.

50.2 Subject to clause 50.4, if GST is payable on a Taxable Supply made under, by reference to or in connection with this Agreement, the Party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.

50.3 Clause 50.4 does not apply to the extent that the Consideration for the Taxable Supply is expressly stated in this Agreement to be GST inclusive.

50.4 No additional amount is payable by the Council under clause 50.4 unless, and only to the extent that, the Council (acting reasonably and in accordance with the GST Law) determines that it is entitled to an Input Tax Credit for its acquisition of the Taxable Supply giving rise to the liability to pay GST.

50.5 If there are Supplies for Consideration which is not Consideration expressed as an amount of Money under this Agreement by one Party to the other Party that are not subject to Division 82 of the *A New Tax System (Goods and Services Tax) Act 1999*, the Parties agree:

50.5.1 to negotiate in good faith to agree the GST inclusive market value of those Supplies before issuing Tax Invoices for those Supplies;

50.5.2 that any amounts payable by the Parties in accordance with clause 50.2 (as limited by clause 50.4) to each other for those Supplies will be set off against each other to the extent that they are equivalent in amount.

50.6 No payment of any amount under this clause 50, and no payment of the GST Amount where the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, is required until the supplier has provided the recipient with a Tax Invoice or Adjustment Note as the case may be.

50.7 Any reference in the calculation of Consideration or of any indemnity, reimbursement or similar amount to a cost, expense or other liability incurred by a Party, must exclude the amount of any Input Tax Credit entitlement of that Party in relation to the relevant cost, expense or other liability.

50.8 This clause continues to apply after expiration or termination of this Agreement.

51 Explanatory Note Relating to this Agreement

51.1 The Appendix contains the Explanatory Note relating to this Agreement required by clause 25E of the Regulation.

51.2 Under clause 25E(7) of the Regulation, the Parties agree that the Explanatory Note in the Appendix is not to be used to assist in construing this Agreement.

51.3 In this clause:

51.3.1 **Regulation** means the *Environmental Planning and Assessment Regulation 2000*.

DRAFT

Schedule 1

(Clause 1.1)

Land

Column 1	Column 2
Title	**Registered Proprietor**
Lot 4 DP 247902	University of Western Sydney
Lot 63 DP 1104486	University of Western Sydney
The part of Lot 64 DP 1104486 that forms Goldsmith Avenue	Landcom
Lot 5 DP 253700	Minister for Education and Youth Affairs
Lot 7 DP 253700	Landcom

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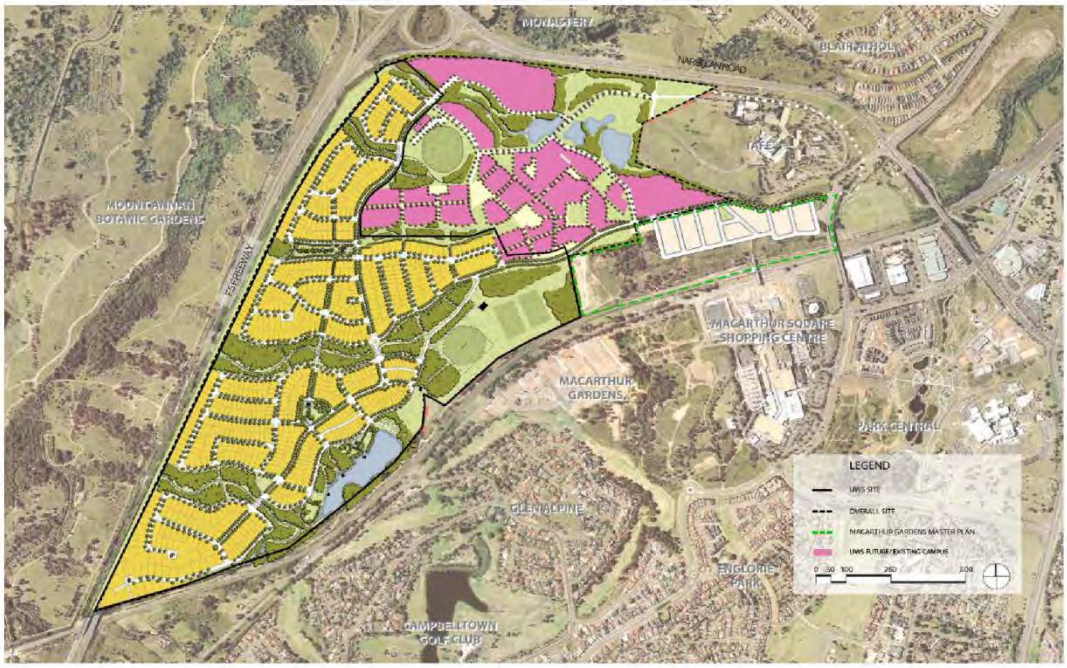


Schedule 2

(Clause 1.1)

Development

The development on the Land comprising the subdivision of the Land in Development Areas as shown on the Development Area Plan and the delivery of a package of estate major works as identified in Schedule 3.

A plan showing the Development Area and the location of Works is included in Schedule 4.

DRAFT

Schedule 3

(Clause 1.1 and Clause 11)

Development Contributions

DRAFT

Column 1	Column 2	Column 3	Column 4	Column 5
Item	**Public Purpose**	**Scope**	**Timing of Provision**	**Contribution Value**
Carrying out of Work and Dedication of Land				
1. Gilchrist Drive Intersection (generally in the location shown as "Gilchrist Drive Intersection (GDI)" on the Development Area Plan)	Road works	Carrying out of Works as described under the heading '*Description of Works*' in Item 1 of Part A of the ISDP. Dedication of Land on which the Works are carried out.	Works to be completed before the issuing of the Subdivision Certificate that creates the 290th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 290th Final Lot in the Development.	$1,800,000.00
2. Goldsmith Ave	Road works	Carrying out of Works as	Works to be completed before the issuing	$3,700,000.00

(generally in the location shown as "Median Boulevard (MB) Goldsmith Ave" on the Development Area Plan)		described under the heading '*Description of Works'* in Item 2 of Part A of the ISDP. Dedication of Goldsmith Ave shown as "Median Boulevard (MB) Goldsmith Ave" on the Development Area Plan	of the Subdivision Certificate that creates the 290th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 290th Final Lot in the Development.	
3. Main Ridge Park (generally in the location shown as "Main Ridge Park (MRP)" on the Development Area Plan)	Passive recreation / play area	Carrying out of Works as described under the heading '*Description of Works'* in Item 3 of Part A of the ISDP. Dedication of Land on which the Works are carried out.	Works to be completed before the issuing of the Subdivision Certificate that creates the 290th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 290th Final Lot in the Development.	$1,300,000.00
4. Land for Narellan Road Intersection (generally in the location shown as "Narellan Rd Intersection (NRI)" on the Development Area Plan)	Road works	Dedication of Land on which the Narellan Road Intersection, to be carried out by the RMS, is is located.	Dedication of Land to the Council in a manner to be agreed between the Parties following completion of the Narellan Road Intersection by the RMS.	Nil
5. Green Corridors (generally in the locations shown as	Passive recreation / Community use	Carrying out of Works as described under the heading '*Description of*	R2 & R3 –Works to be completed before the issuing of the Subdivision Certificate that creates the 741st Final Lot in the	$6,400,000.00

DRAFT

"R1", "R2", "R3", "R4" and "R5" on the Development Area Plan)		*Works'* in Item 5 of Part A of the ISDP. Dedication of Land on which the Works are carried out.	Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 741st Final Lot in the Development. . R4 & R5 –Works to be completed before the issuing of the Subdivision Certificate that creates the 442nd Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 442nd Final Lot in the Development. R1 –Works to be completed before the issuing of the Subdivision Certificate that creates the 818th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 818th Final Lot in the Development.	
6. Sports Precinct (generally in the location shown as "SP" on the Development Area Plan)	Active Recreation and Community Use	Carrying out of Works as described under the heading '*Description of Works'* in Item 6 of Part A of the ISDP. Dedication of Land on which the Works are carried out, other than:	Works to be completed before the issuing of the Subdivision Certificate that creates the 581st Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 581st Final Lot in the Development.	$5,500,000.00

DRAFT

		a) land on which the telecommunications tower and telecommunications equipment area is located, being the approximate area of land marked as '*Preferred location for Telecommunications equipped tower*' on the Telecommunications Tower Plan in Schedule 5, and b) the part of the gymnasium building shown outlined in blue and described as '*Unifit Gym*' on the Gymnasium Floor Plan in Part 1 of Schedule 6 and the court area adjoining the gymnasium building shown outlined in red on the plan in Part 2 of Schedule 6.		
7. Bow Bowing Creek (generally in the location shown as "Bow Bowing Creek Realignment (BBC)" on the Development Area Plan)	Passive recreation / Community use	Carrying out of Works as described under the heading '*Description of Works*' in Item 7 of Part A of the ISDP. Dedication of Land on which the Works are	Works to be completed prior to the issuing of the Subdivision Certificate that creates the 741st Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 741st Final Lot in the Development.	$2,100,000.00

DRAFT

		carried out.		
8. Harrison Dam Park (generally in the location shown as "HDP" on the Development Area Plan)	Recreation and Community Use	Carrying out of Works as described under the heading '*Description of Works*' in Item 8 of Part A of the ISDP. Dedication of Land on which the Works are carried out.	Works to be completed before the issuing of the Subdivision Certificate that creates the 741st Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 741st Final Lot in the Development.	$3,900,000.00
9. Macarthur Regional Recreation Trail (generally in the location shown as "Macarthur Regional Recreational Trail (MRT)" on the Development Area Plan)	Regional cycleway	Carrying out of Works as described under the heading '*Description of Works*' in Item 9 of Part A of the ISDP. Dedication of Land on which the Works are carried out.	Works to be completed before the issuing of the Subdivision Certificate that creates the 850th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 850th Final Lot in the Development.	$2,000,000.00
10. Knoll Park (generally in the location shown as "KP" on the Development Area Plan)	Passive recreation / play area	Carrying out of Works as described under the heading '*Description of Works*' in Item 10 of Part A of the ISDP. Dedication of Land on which the Works are carried out.	Works to be completed before the issuing of the Subdivision Certificate that creates the 580th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the 580th Final Lot in the Development.	$700,000.00

DRAFT

11. Flood Detention Basins (generally in the locations shown as "Detention Basins" on the Development Area Plan)	Regional Drainage	Carrying out of Works as described: • under the heading '*Description of Works*' in Item 11 of Part A of the ISDP, and • in any flood report accompanying a Development Application for a Development Area.	Works to be completed in accordance with the recommendations contained in the relevant flood report for a Development Area	$2,200,000.00
12. Local and other collector roads (collector roads in the general location shown as "Collector Road (CR) - Development Area 3 Access Road" on the Development Area Plan)	Public Access	Works as described under the heading '*Development Contributions – Carrying out of Works*' in Item 11 of Part A of the ISDP. Dedication of local roads, bridges and culverts within each Development Area Dedication of a section of William Downes Drive between Narellan road to the intersection of and including the Development Area 3 Collector Road shown as "Collector Road (CR) - Development Area 3 Access Road" on the	Local roads –Works to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot in the Development Area within which the local road is located. Arrangements for dedication of land to be agreed in writing on or before the registration of the plan of subdivision that creates the last Final Lot in the Development Area within which the local road is located and land to be dedicated in accordance with those arrangements. William Downes Drive and Development Area 3 Collector Road –Works to be completed before the issuing of the Subdivision Certificate that creates the 700th Final Lot in the Development. Land	$4,900,000.00

DRAFT

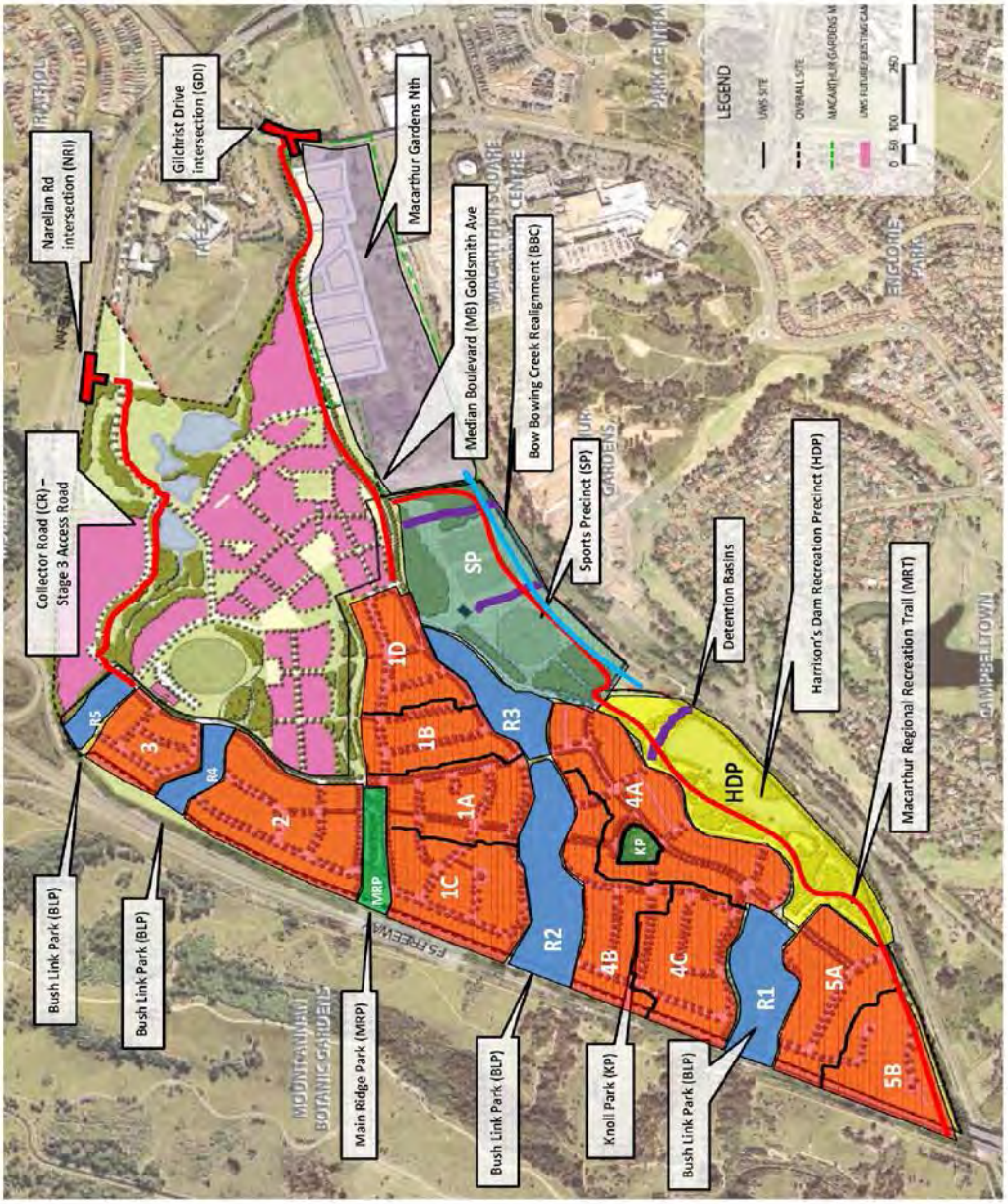
		Development Area Plan	to be dedicated on or before the registration of the plan of subdivision that creates the 700th Final Lot in the Development.	
Monetary Contributions				
13. Contribution for Access Ramp	Access Ramp	The Developer to provide $100,000.00 to the Council towards the provision of the Access Ramp.	In accordance with clause 14.	
14. Contribution for Narellan Road Intersection	Road Infrastructure	The Developer is to provide $2,800,000.00 to the RMS in accordance with the agreement entered into between the Developer and the RMS titled '*Transport Infrastructure Contribution Deed*' in respect of the Narellan Road Intersection.	In accordance with the agreement entered into between the Developer and the RMS titled '*Transport Infrastructure Contribution Deed*' in respect of the Narellan Road Intersection.	

DRAFT

Schedule 4

(Clause 1.1)

Development Area Plan

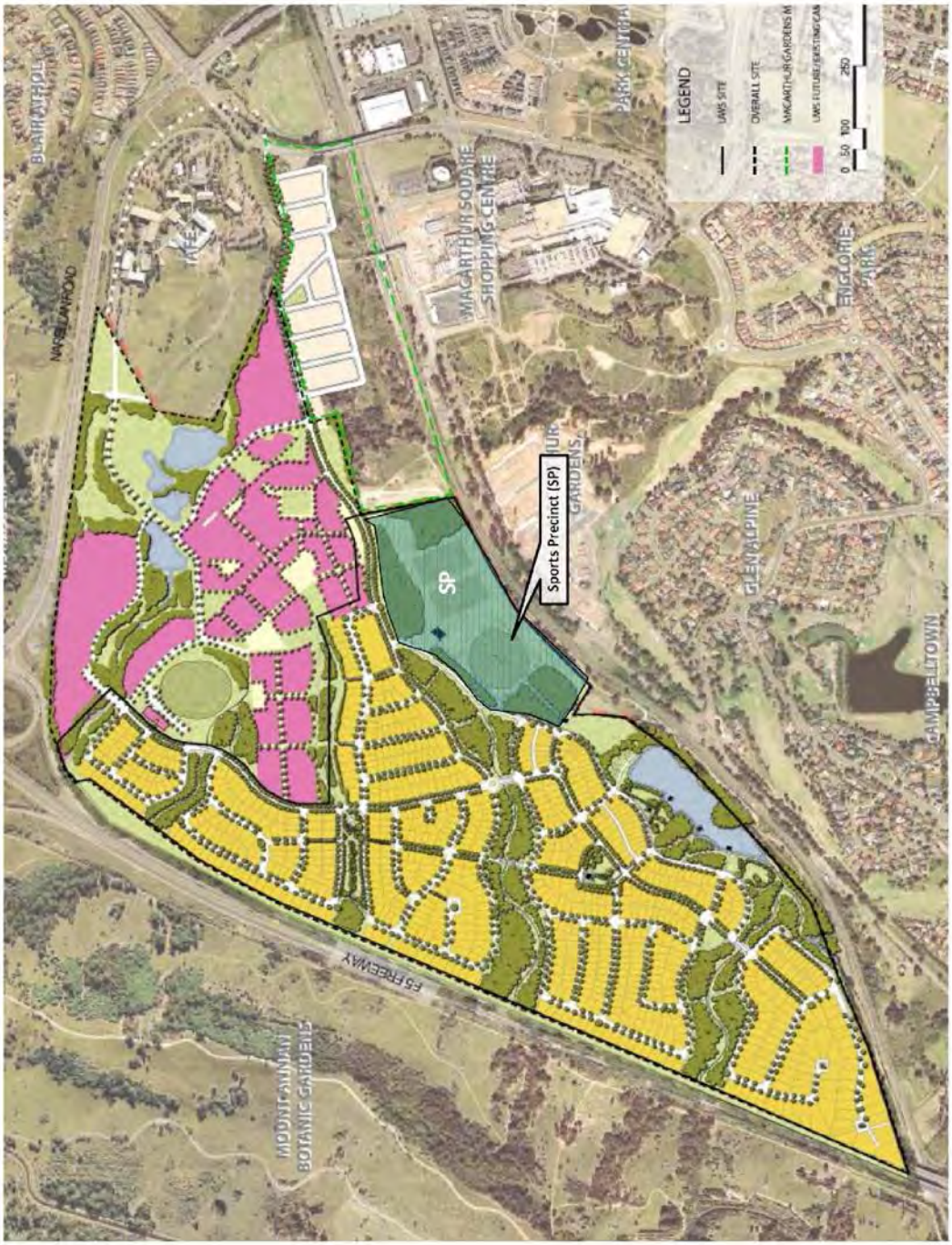


University of Western Sydney Campbelltown Campus Project Planning Agreement

University of Western Sydney

Landcom (t/a UrbanGrowth NSW)

Campbelltown City Council



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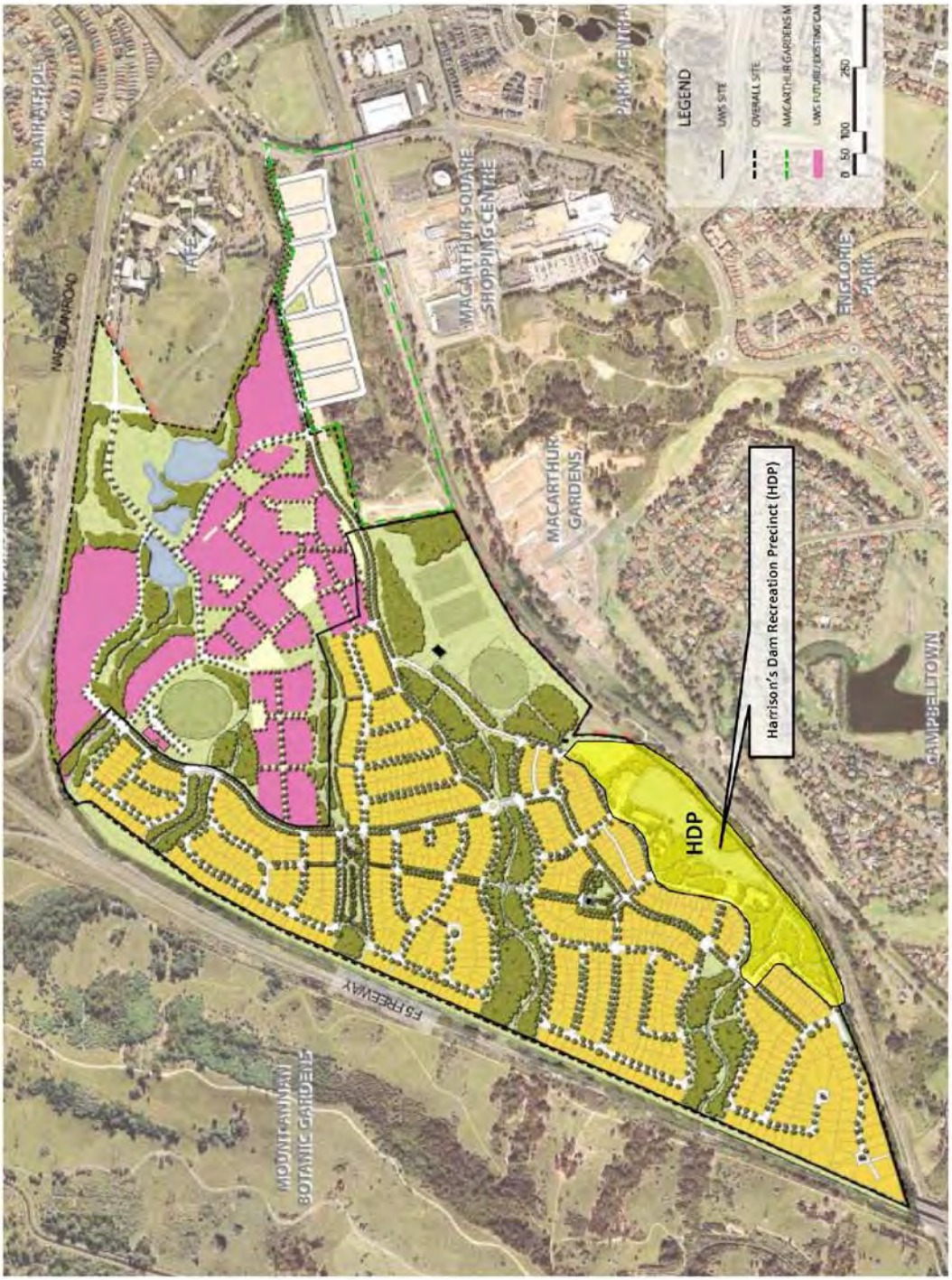

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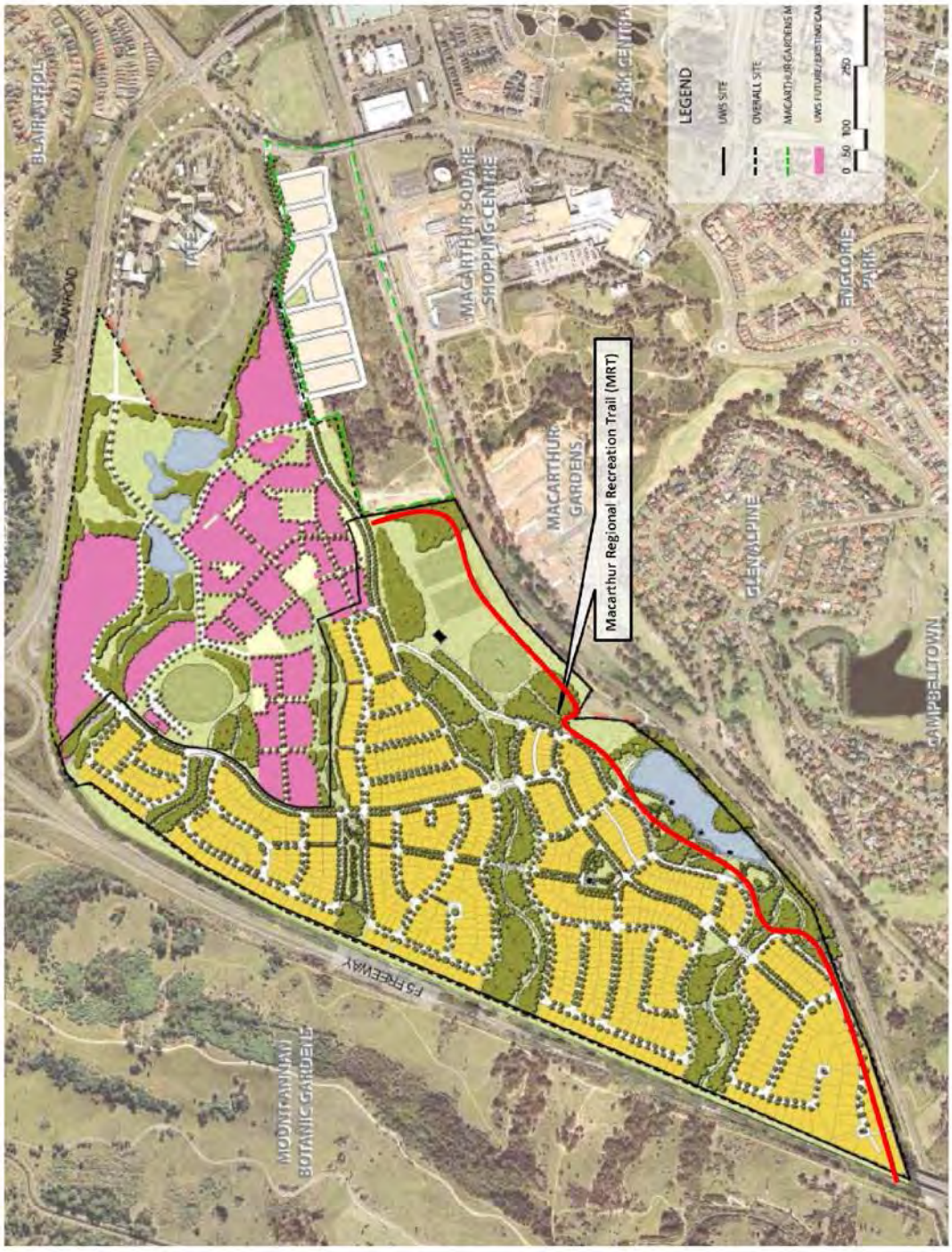
Campbelltown City Council



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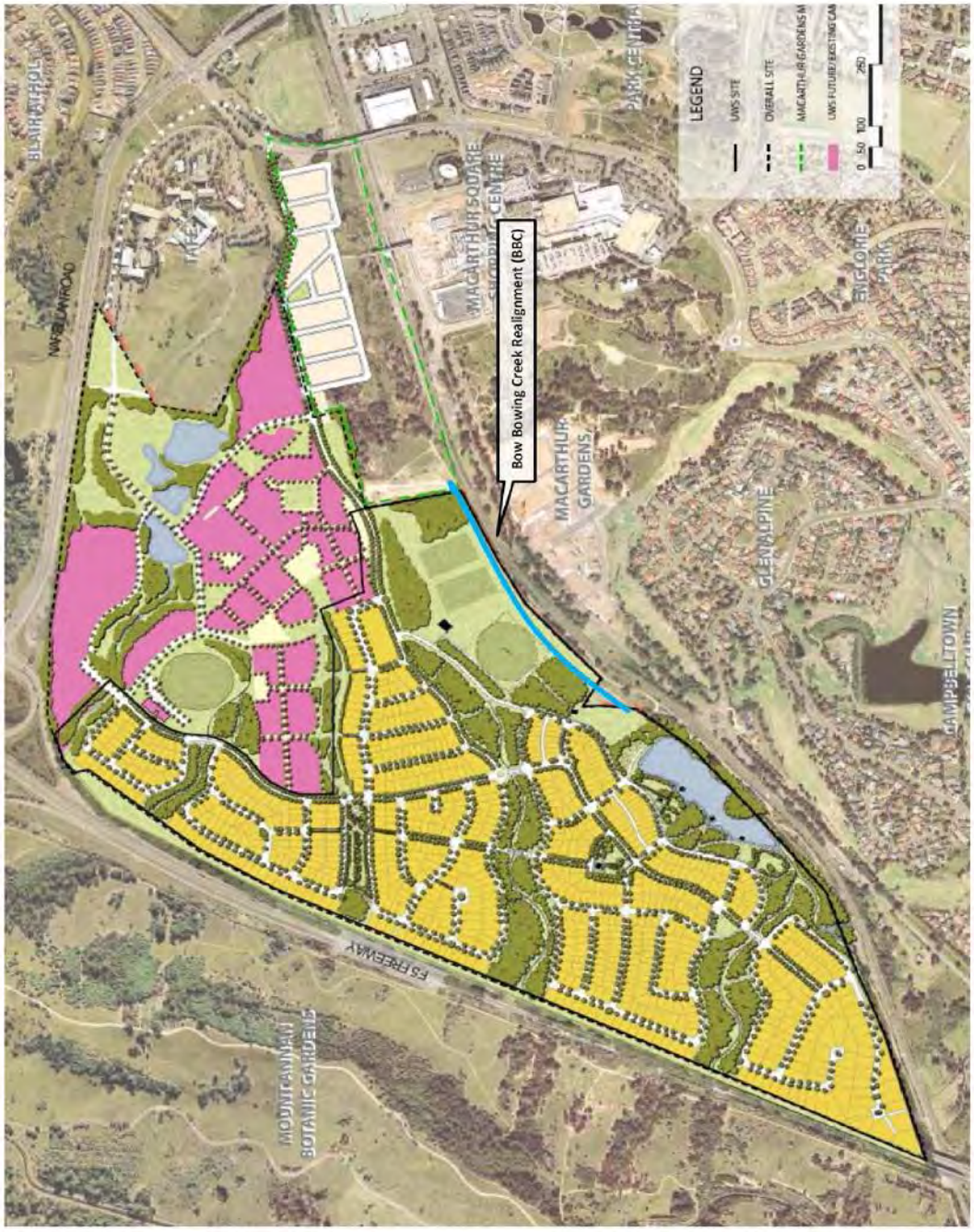

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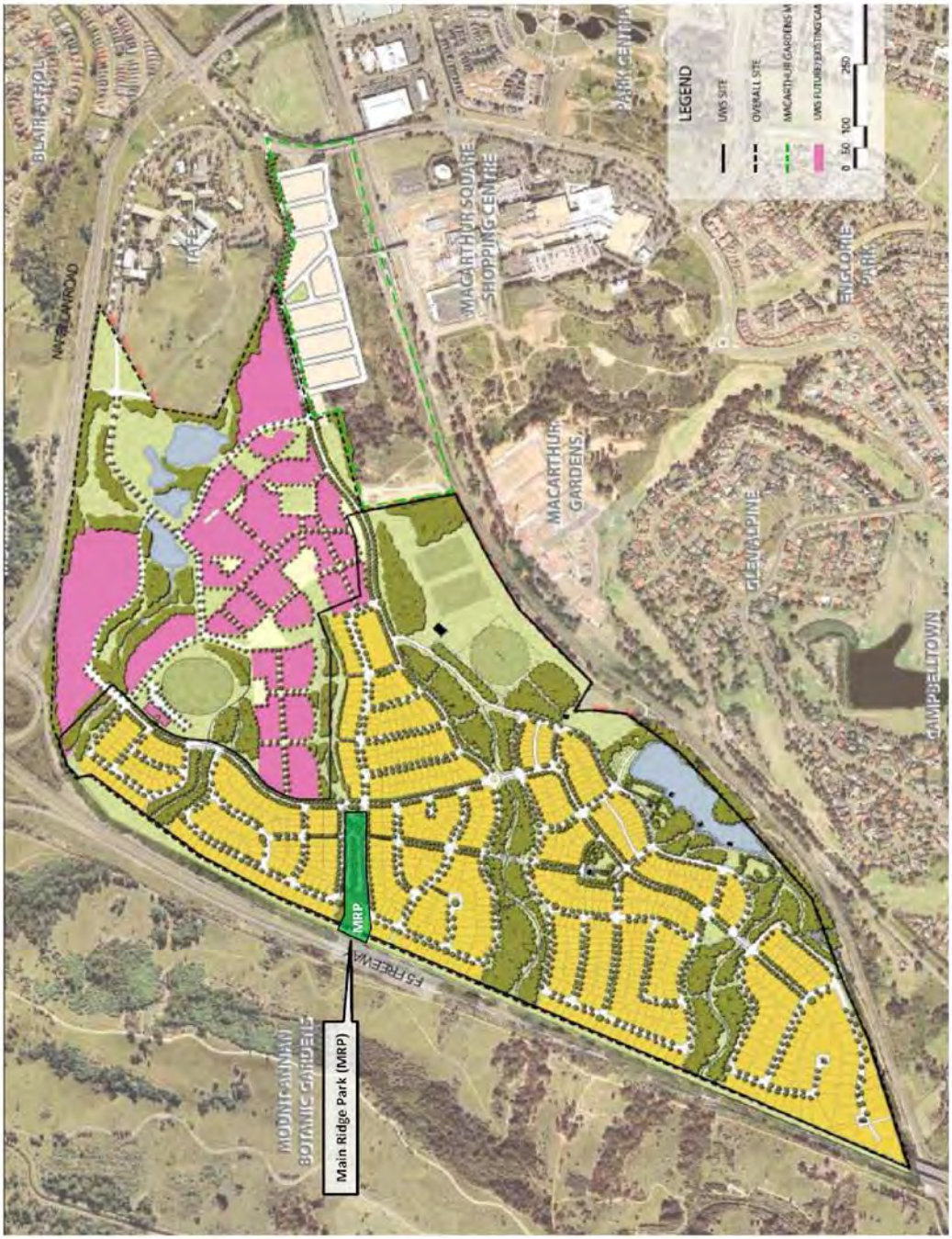

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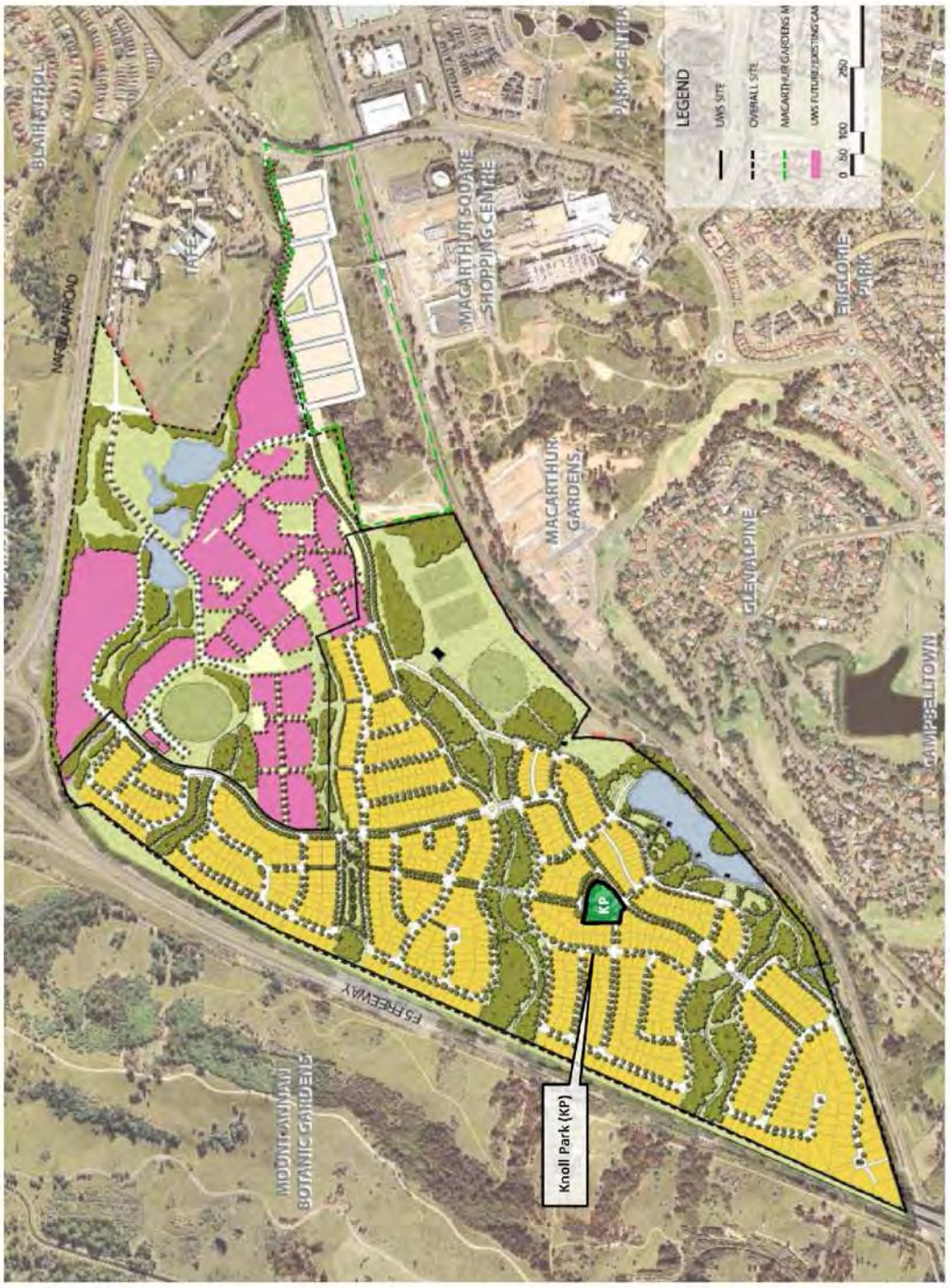

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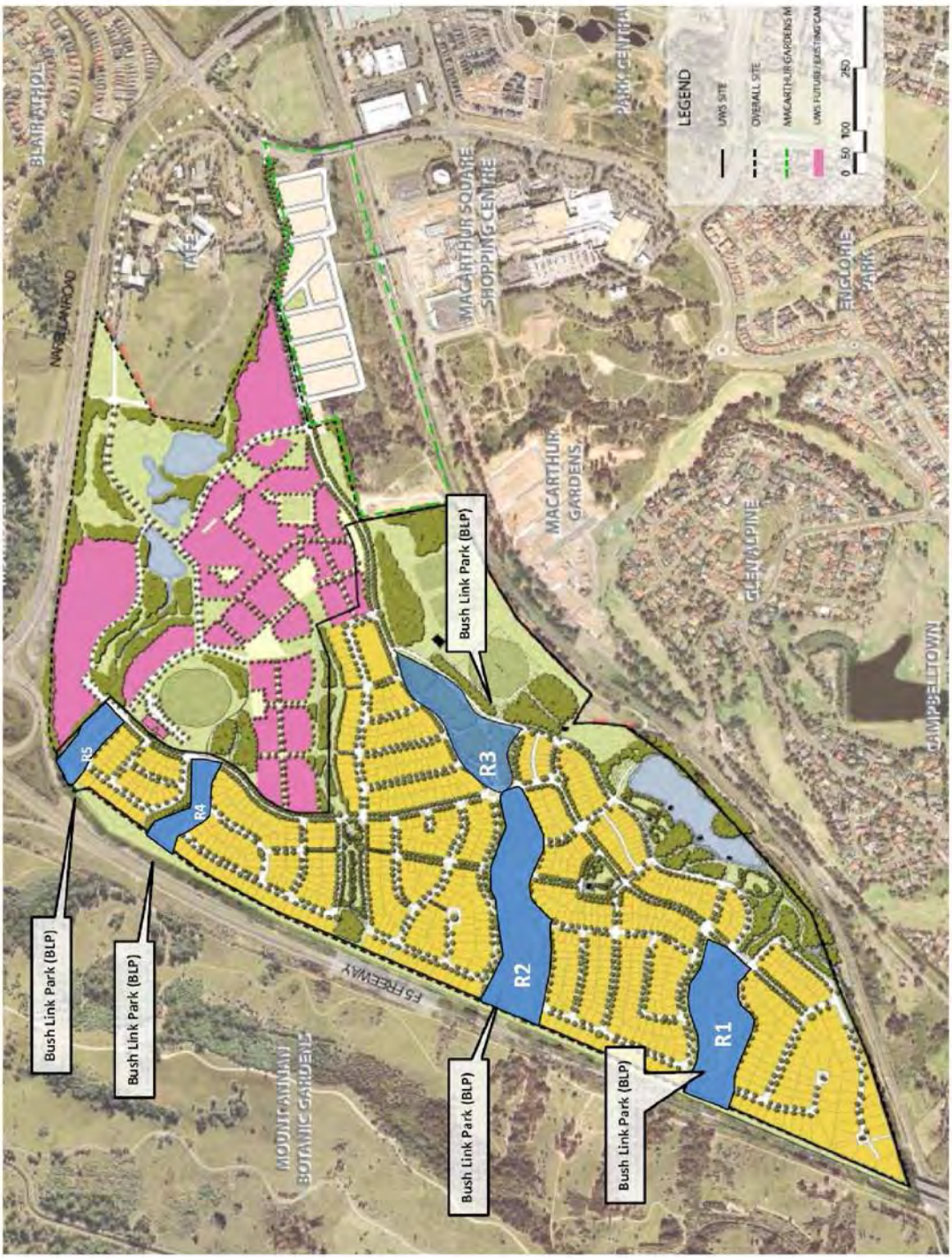

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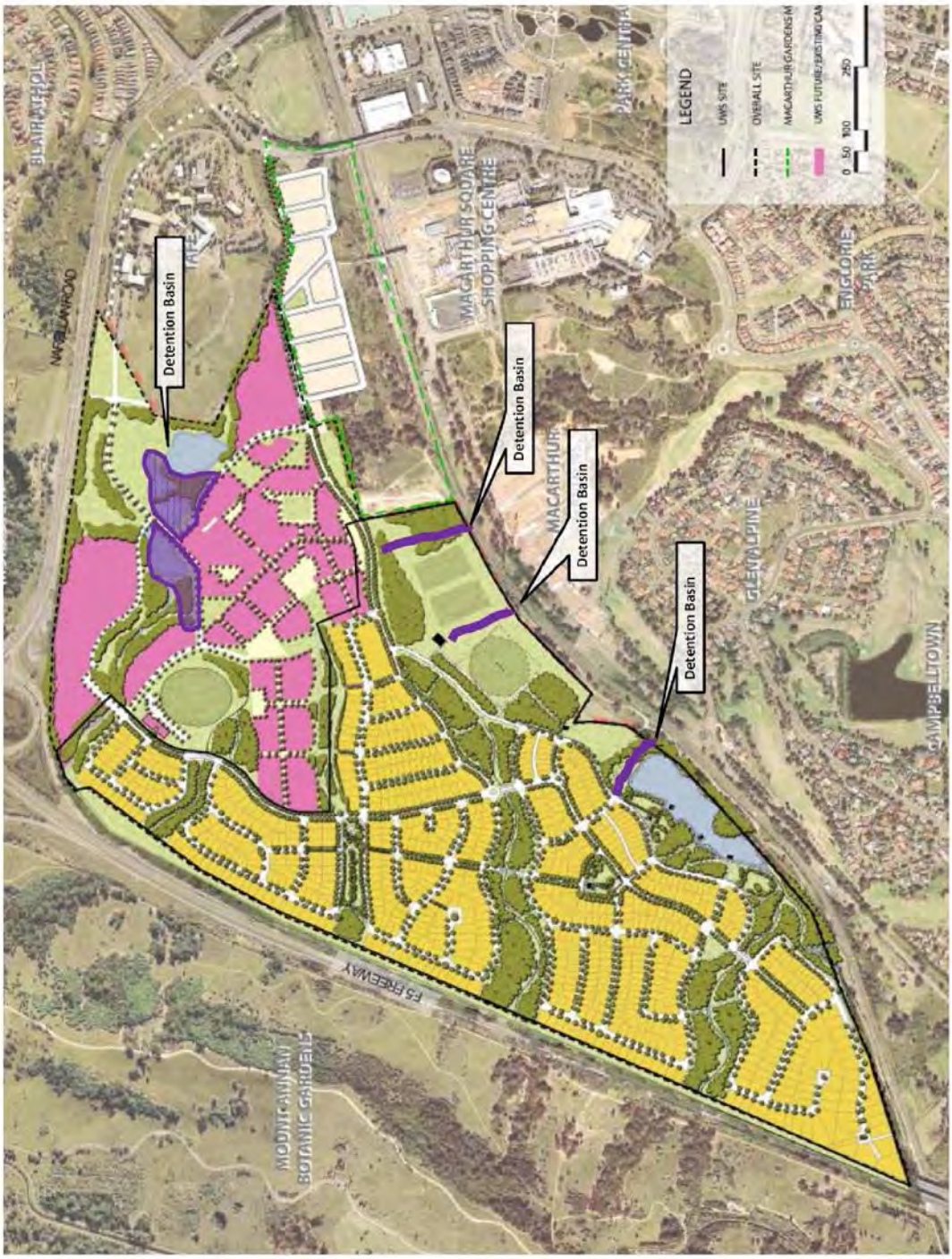

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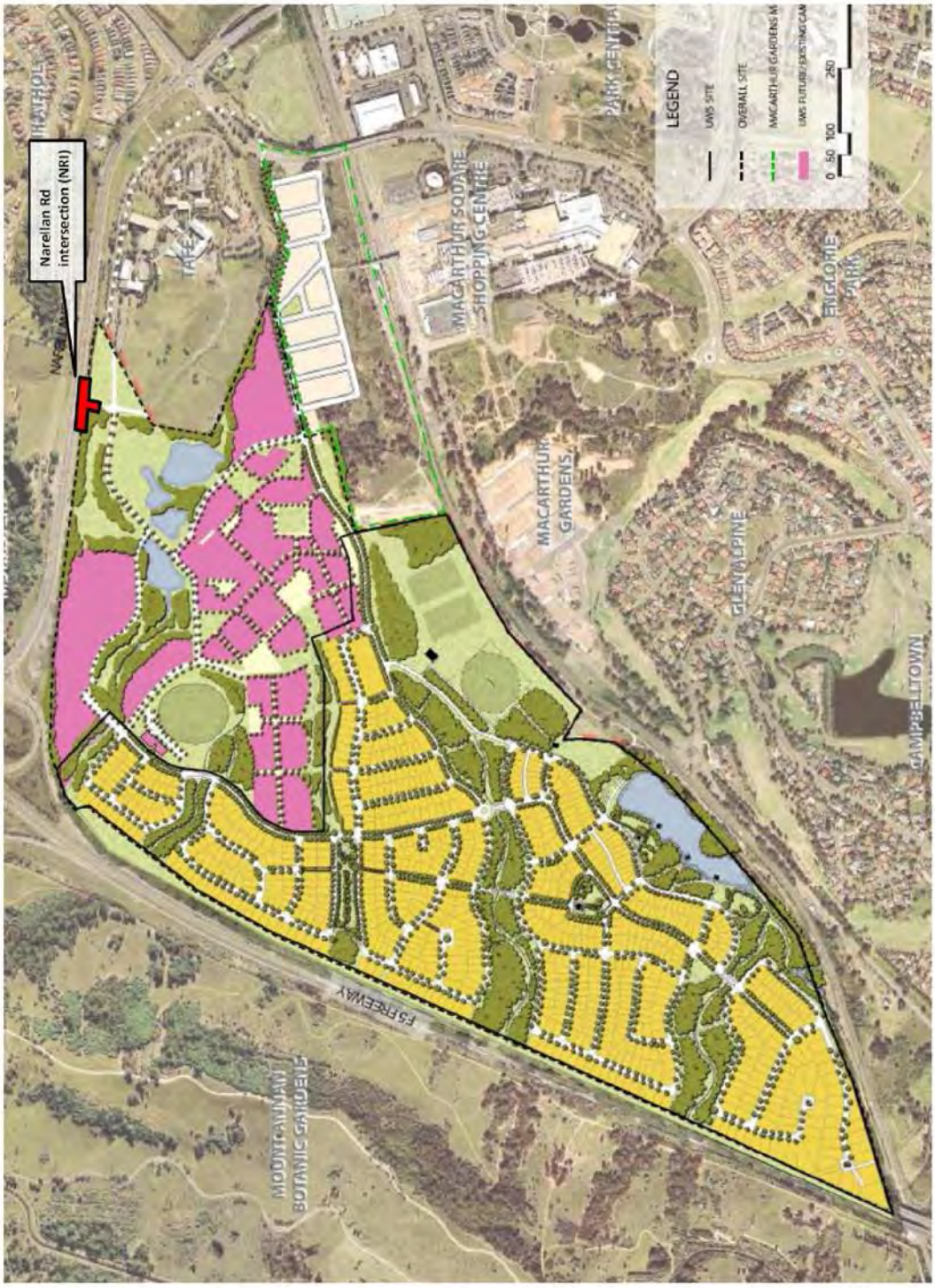

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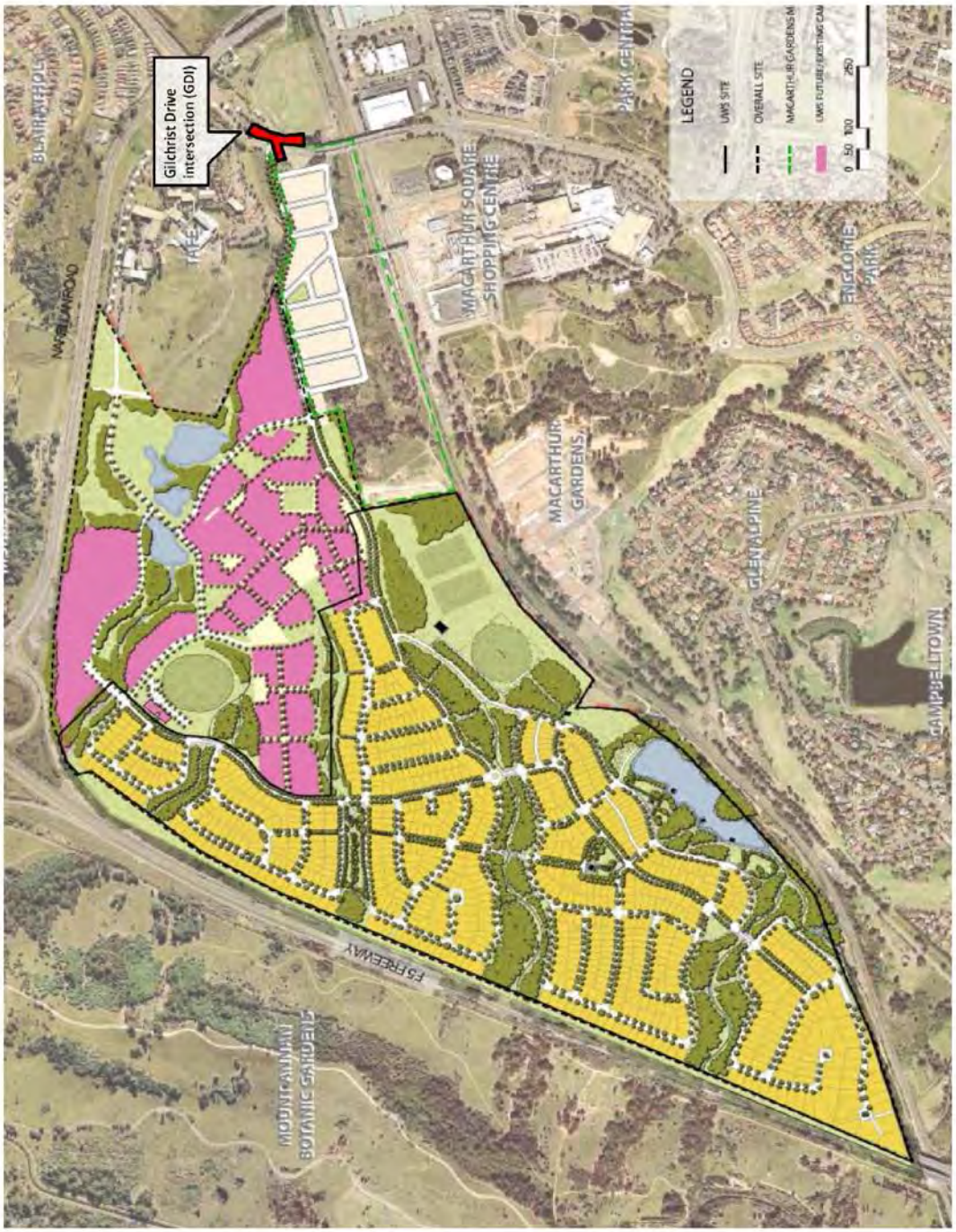

University of Western Sydney Campbelltown Campus Project Planning Agreement

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Campbelltown City Council

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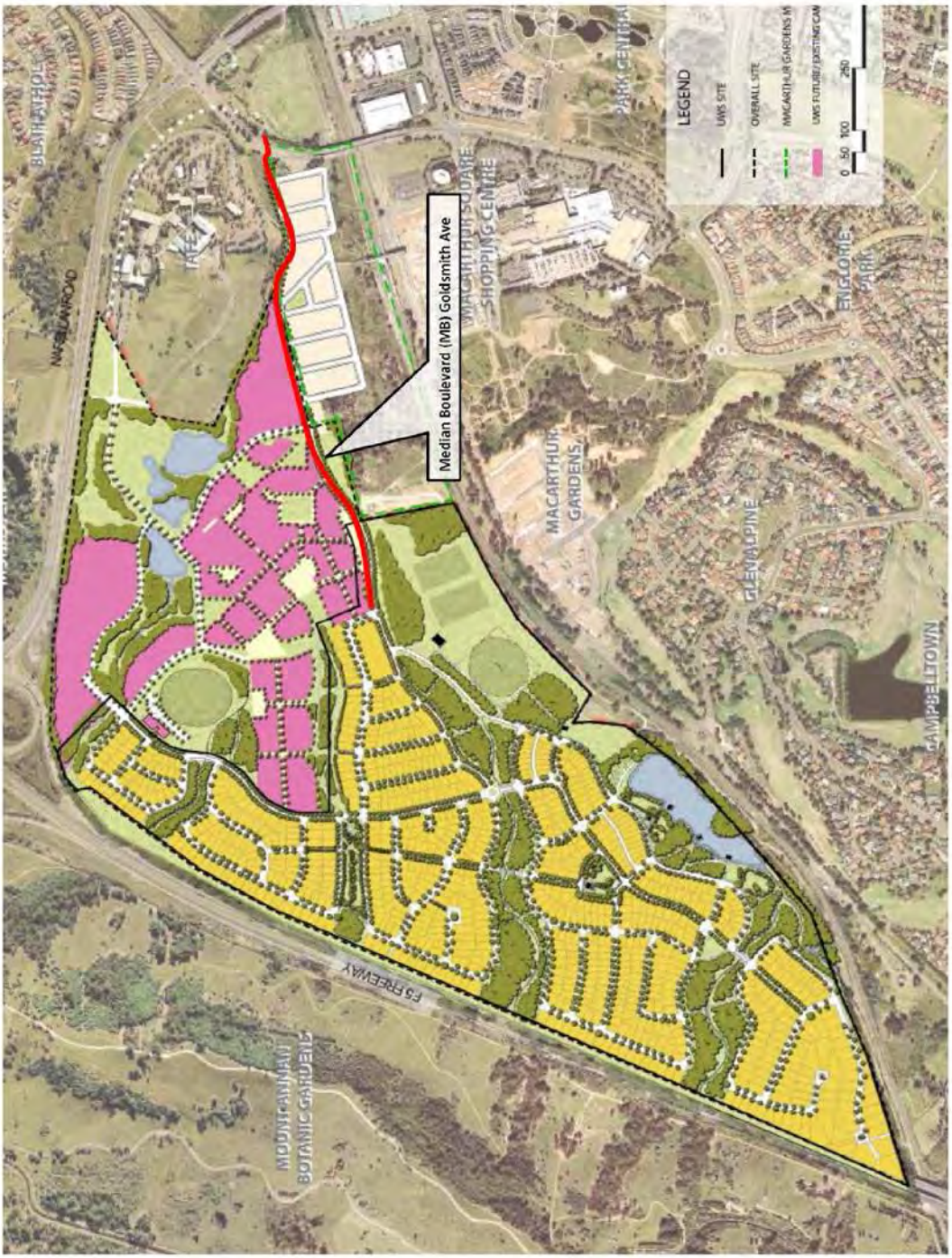
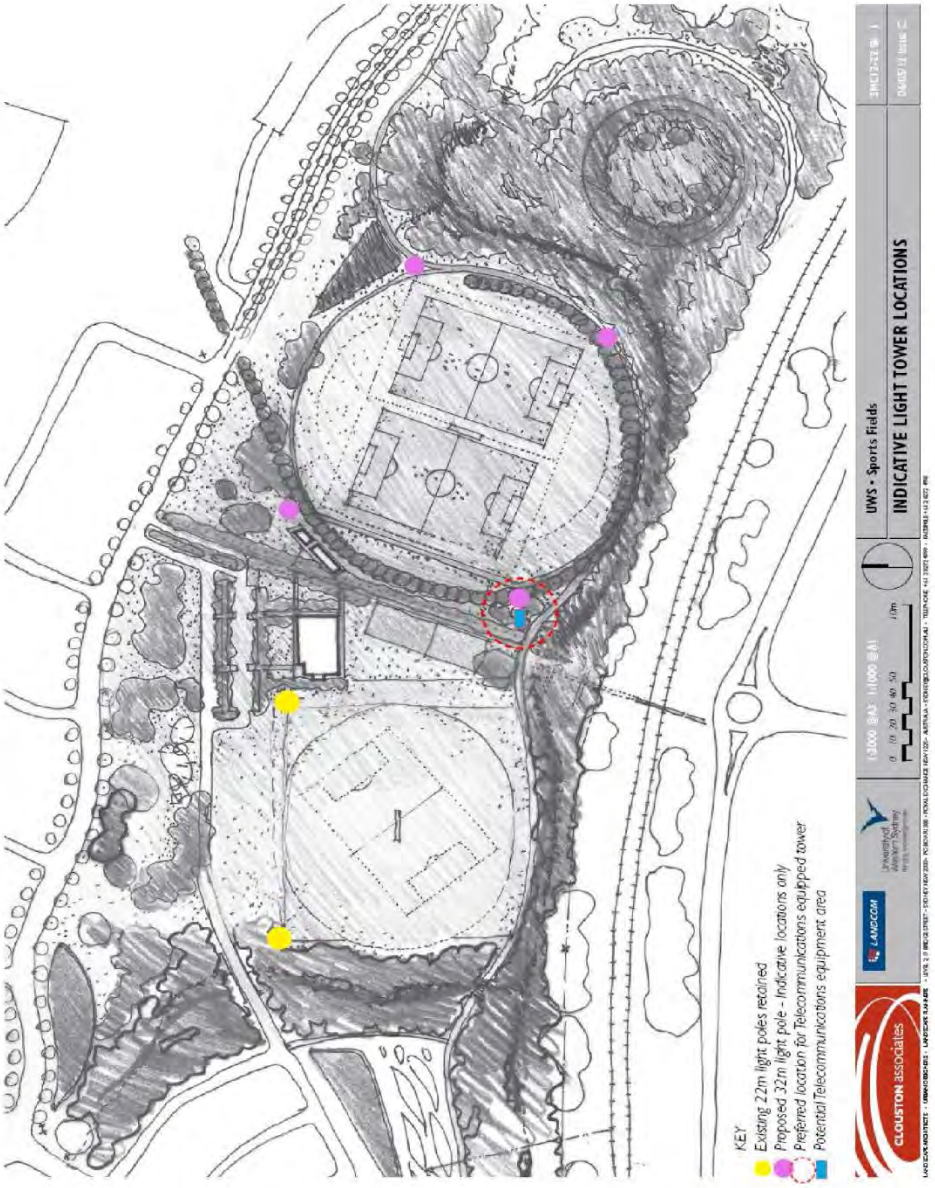


Schedule 5

(Schedule 3, Item 6)

Telecommunications Tower Plan

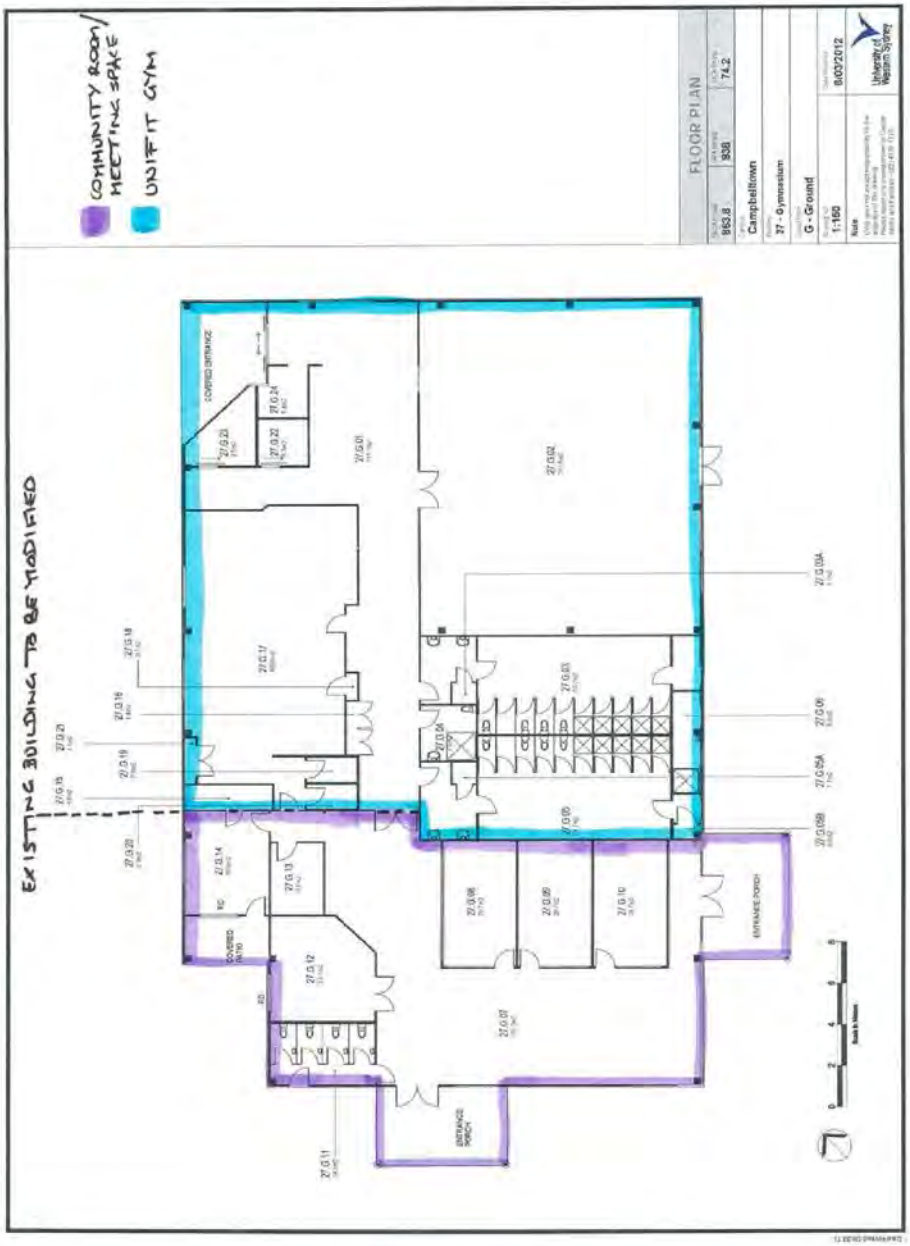


Schedule 6

(Schedule 3, Item 6)

Part 1

Gymnasium Floor Plan



Part 2

Plan showing court area to be retained by UWS

Execution

Executed as an Agreement

Dated:

Executed on behalf of the Council

_____

General Manager

_____

Witness/Name/Position

Executed on behalf of Landcom

Executed on behalf of Landcom by me, Sean O'Toole, Managing Director, as Delegate of Landcom and I hereby certify that I have no notice of revocation of such delegation:

_____

Sean O'Toole /Managing Director

_____

Witness/Name/Position

Executed on behalf of UWS in accordance with s127(1) of the Corporations Act (Cth) 2001

DRAFT

University of Western Sydney Campbelltown Campus Project Planning Agreement

University of Western Sydney

Landcom (t/a UrbanGrowth NSW)

Campbelltown City Council

_____

Name/Position

_____

Name/Position

DRAFT

Appendix

(Clause 51)

Environmental Planning and Assessment Regulation 2000

(Clause 25E)

Explanatory Note

DRAFT

Draft Planning Agreement

Under s93F of the *Environmental Planning and Assessment Act 1979*

Parties

University of Western Sydney ABN 53 014 069 881 of Werrington North Campus, Building AD.G.37, St Marys NSW (**UWS**)

Landcom (t/a UrbanGrowth NSW) ABN 79 268 260 688 of Level 14, 60 Station Street, Parramatta NSW 2150 (**Landcom**)

Campbelltown City Council ABN 31 459 914 087 of Civic Centre, cnr Queen and Broughton Sts, Campbelltown NSW 2560 (**Council**)

Description of the Land to which the Draft Planning Agreement Applies

Lot 4 DP 247902 owned by the University of Western Sydney.

Lot 63 DP 1104486 owned by University of Western Sydney

The part of Lot 64 DP 1104486 that forms Goldsmith Avenue owned by Landcom

Lot 5 DP 253700 owned by Minister for Education and Youth Affairs

Lot 7 DP 253700 owned by Landcom

Description of Proposed Development

The development on the Land is to be carried out in stages generally as shown in the Development Area Plan.

University of Western Sydney Campbelltown Campus Project Planning Agreement

University of Western Sydney

Landcom (t/a UrbanGrowth NSW)

Campbelltown City Council

Summary of Objectives, Nature and Effect of the Draft Planning Agreement

Objectives of Draft Planning Agreement

The objective of the Draft Planning Agreement is to provide funding for and construction of infrastructure and facilities to meet the Development, and dedication of land.

Nature of Draft Planning Agreement

The Draft Planning Agreement is a planning agreement under s93F of the Environmental Planning and Assessment Act 1979 (Act). It is a voluntary agreement, under which the Developer makes Development Contributions (as defined in clause 1.1 of the Draft Planning Agreement) for various public purposes (as defined in s 93F(3) of the Act).

Effect of the Draft Planning Agreement

The Draft Planning Agreement:

- relates to the carrying out by the Developer of the Development,
- excludes the application of s 94 and s 94A of the Act to the Development,
- does not exclude the application of s 94EF of the Act to the Development,
- requires dedication of land, carrying out of Works and payment of monetary development contributions in certain circumstances,
- is not to be registered on the title to the Land,
- imposes restrictions on the Developer transferring the Land or part of the Land or assigning an interest under the Agreement,
- provides a dispute resolution method for a dispute under the agreement, being mediation and expert determination,
- provides that the agreement is governed by the law of New South Wales, and
- provides that the A New Tax System (Goods and Services Tax) Act 1999 (Cth) applies to the agreement.

DRAFT

Assessment of the Merits of the Draft Planning Agreement

The Planning Purposes Served by the Draft Planning Agreement

The Draft Planning Agreement:

- promotes and co-ordinates the orderly and economic use and development of the Land to which the Agreement applies,

- provides land for public purposes in connection with the Development,
- provides and co-ordinates community services and facilities in connection with the Development, and
- provides increased opportunity for public involvement and participation in environmental planning and assessment of the Development.

[**Drafting Note**. Council to confirm the above.]

How the Draft Planning Agreement Promotes the Public Interest

The Draft Planning Agreement promotes the public interest by promoting the objects of the Act as set out in a ss 5(a)(ii)-(v) and 5(c) of the Act.

[**Drafting Note**. Council to confirm the above.]

For Planning Authorities:

Development Corporations - How the Draft Planning Agreement Promotes its Statutory Responsibilities

N/A

Other Public Authorities – How the Draft Planning Agreement Promotes the Objects (if any) of the Act under which it is Constituted

N/A

Councils – How the Draft Planning Agreement Promotes the Elements of the Council's Charter

The Draft Planning Agreement promotes the elements of the Council's charter by:

[**Drafting Note**. Council to complete]

All Planning Authorities – Whether the Draft Planning Agreement Conforms with the Authority's Capital Works Program

[**Drafting Note**. Council to complete]

All Planning Authorities - Whether the Draft Planning Agreement specifies that certain requirements must be complied with before issuing a construction certificate, subdivision certificate or occupation certificate

This Draft Planning agreement contains requirements that must be complied with, namely the carrying out of Work and payment of monetary Development Contributions, before Subdivision Certificates may be issued.

DRAFT

ATTACHMENT 3

Draft

Infrastructure Services Delivery Plan

UWS Project

September 2014 Draft D

A document prepared to describe the Items of Works listed in Schedule 3 of the Planning Agreement between University of Western Sydney, UrbanGrowth NSW and Campbelltown Council

Document Status

Revision	Author	Reviewer/Approver	Comments
	Name	Name	
Draft A	Peter Lawrence	Peter Lawrence Vy Nguyen	Draft issued to UWS and Mick Owens for comment 30 October 2012.
Draft B	Peter Lawrence Vy Nguyen	Peter Lawrence	Issued to Campbelltown City Council for information.
Draft C	Vy Nguyen	Peter Lawrence	Title and format revised as Infrastructure Services Delivery Plan. Issued to Campbelltown City Council with Planning Agreement (Draft) LAN_LAN00807_070.doc on 30 July 2013.

Draft

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4. Main Ridge Park (MRP) 6
5. Narellan Road Intersection (NRI) 8
6. Green Corridors (R1 – R5) 10
7. Sports Precinct (SP) 12
8. Bow Bowing Creek (BBC) 16
9. Harrison's Dam Recreation Park (HDP) 18
10. Macarthur Regional Recreation Trail (MRT) 20
11. Knoll Park (KP) 22
12. Flood Detention Basins (FDB) 24
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Part B 27

Development Contributions – Monetary Contributions 27

1. Macarthur Station Access 27

Draft

Purpose

The UWS Project Infrastructure Services Delivery Plan (ISDP) is a document which provides greater detail in respect to the items of work to be delivered by way of the Planning Agreement between the University of Western Sydney (UWS), UrbanGrowth NSW and Campbelltown City Council.

The ISPD is a defined term in the Planning Agreement and is specifically referenced in that document as follows:-

1. In Schedule 3 to Clause 9 of the Planning Agreement which lists the Items of Works to be delivered as Development Contributions; and
2. In Clause 10.2 which provides that the content of the ISDP can be considered in determining whether to approve a variation to the scope or timing for the provision of Development Contributions under the Planning Agreement.

To assist in the interpretation and implementation of the Planning Agreement, this ISDP includes:-

- A more detailed description of the scope of works and/or concept plans showing the general location and configuration of works on the site. This is consistent with and in some cases provides more detail than the Plan at Schedule 4 of the Planning Agreement;
- A budget estimate (ex. GST) for the delivery of the item based on the scope of works or concept plans referenced; and
- A discussion confirming the rationale for the staging or delivery of each item of works based on either a lot threshold or Stage (or sub-stage) of works.

In reading this document, the following should be noted:-

- The Description of the Works outlines the scope of works proposed to be delivered.
- The proposed costs are estimates and are provided only for information purposes. The estimated budgets are outlined to give an understanding and context to the scope of works proposed. There is nothing to stop the same works being delivered at a reduced cost if efficiencies can be negotiated at tender or through the detailed design stage. On the other hand, works will not be reduced if the tendered cost exceeds the budget estimate for the carrying out of works on site, but not for monetary contributions.
- The discussion on costs provided for each Item of Works in this ISDP does not include maintenance and defects liability periods, both of which are covered separately in the Planning Agreement.
- The estimated budget for the delivery of each item excludes an allowance for contingency, professional fees and development application fees. Items identified in the Scope of Works (in Column 3 of Schedule 3 of the Planning Agreement) may be varied or substituted with Works of equivalent value but only with the Agreement of all parties to the Planning Agreement.

Draft

- Items identified in the Scope of Works (Schedule 2 of the Planning Agreement) may be varied or substituted with Works of equivalent value but only with the agreement of all parties to the Planning Agreement.

Proposed development

The UWS site incorporates a majority of land within a triangular area bounded by the Hume Highway, Narellan Road, Gilchrist Drive and the Main Southern Railway Line with the notable exception of the TAFE Campus.

The residential development is approximately 118 hectares. The development proposes around 850 dwellings with associated open space, community facilities and service infrastructure.

Timing

The timing of provision or hand over of the works is based on Schedule 3 of the Planning Agreement with the expectation that, in most cases, the Items of Works nominated will be either progressively handed over prior to the release of the Subdivision Certificate for the relevant Development Area or based on a lot threshold. However, it is recognised that the Development Areas identified in the indicative sequencing plan should only be treated as indicative and it may become necessary to modify the sequencing based on the delivery of the proposed development from time to time with the agreement of Council under Clause 9 of the Planning Agreement. Items of material public benefit will be provided in conjunction with the relevant development area.

Draft

Part A

Development Contributions – Carrying Out of Works

The following lists the items of works and a discussion on the scope, budget and staging in order as they appear in Schedule 3 of the Planning Agreement.

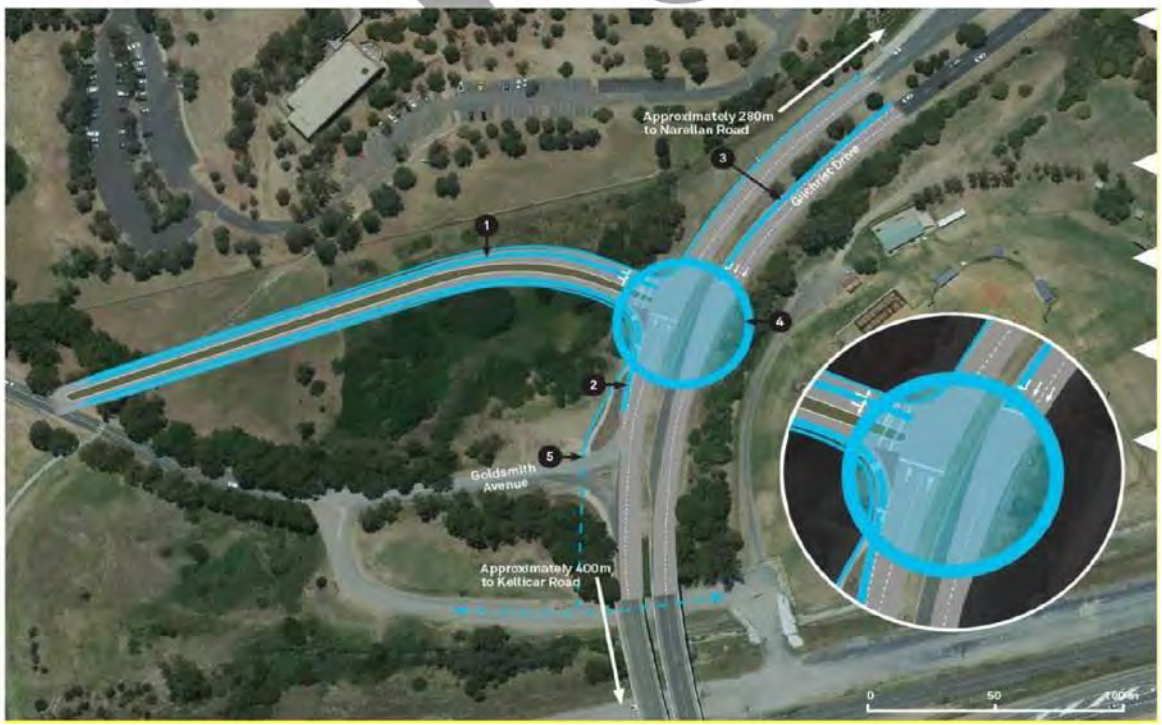
1. Gilchrist Drive Intersection (GDI)

Public Purpose:	Roads and intersection upgrade.
Staging Rational / Development Area:	Works associated with Gilchrist Drive Intersection will be complete for the release of the Subdivision Certificate for the sub-stage in Stage 1b as this will be the intersection into the site for the commencement of development.
Description of Works	The development will provide for the relocation of the Gilchrist Road/Gilchrist Drive intersection (north of its current location) and will include the introduction of traffic signals to provide four way movements into and from the site including a separate right hand turn lane from Gilchrist Drive into the site and a short left turn slip lane from Gilchrist Drive into Goldsmith Ave. UrbanGrowth NSW/UWS will also provide for the provision of a shared cycle/pedestrian path to connect to the existing one on Gilchrist Drive and offset works being extension of the left hand turn lane to feed into the existing dual left turn lanes into Narellan Road.
Core Elements	As described above.
Estimated Works Value:	The scope of works above includes works required to cater for the proposed development, Macarthur Gardens North site and growth of the academic campus. The estimated cost to undertake the works as identified above is approximately $1,800,000.

Draft

The plan below shows the location of the Gilchrist Drive Intersection (GDI).

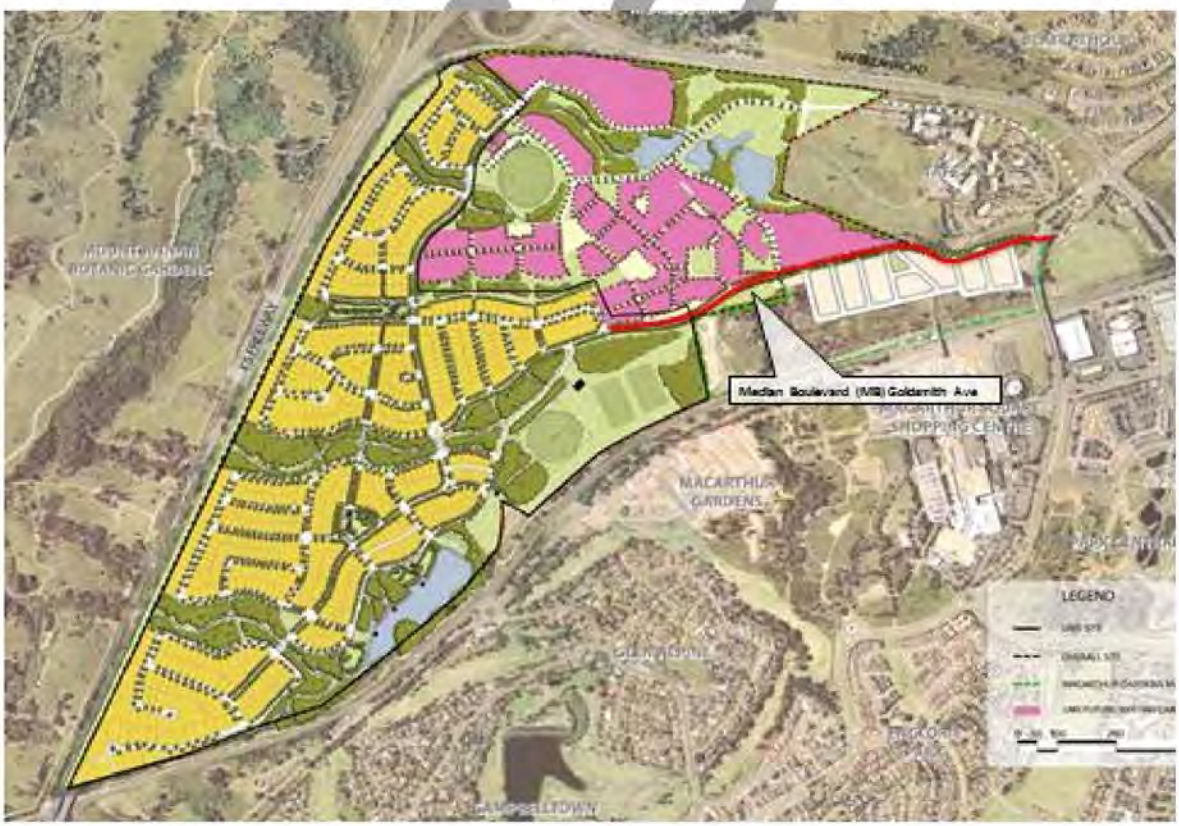
The concept plan of the intersection is shown in the diagram below.



2. Goldsmith Ave (MB)

Public Purpose:	Roads
Staging Rational / Development Area:	Works associated with the delivery of Goldsmith Ave will be completed by the Subdivision Certificate for sub-stage Stage 1d.
Description of Works	Goldsmith Ave will have a varied treatment depending on the road section through the entry, campus or sports precinct, with the intention of slowing traffic and crossing pedestrians in front of the school of medicine/campus precinct. The concept design of Goldsmith Ave was included in the first Development Application.
Core Elements:	Goldsmith Ave - This will be a signature entry road for the subdivision and University and will comprise a landscaped boulevard with tree lined footpath areas and centre planted median capable of achieving connecting canopies over the carriageway. The carriageway will be one trafficable lane in each direction with no provision for parking. On road cycle ways will be located within the carriageway. A new temporary access will be provided from Goldsmith Ave for access to Gilchrist Oval.
Estimated Works Value:	The estimated cost for the construction of Goldsmith Ave is approximately $3,700,000.

The plan below shows the indicative location of Goldsmith Ave (MB).

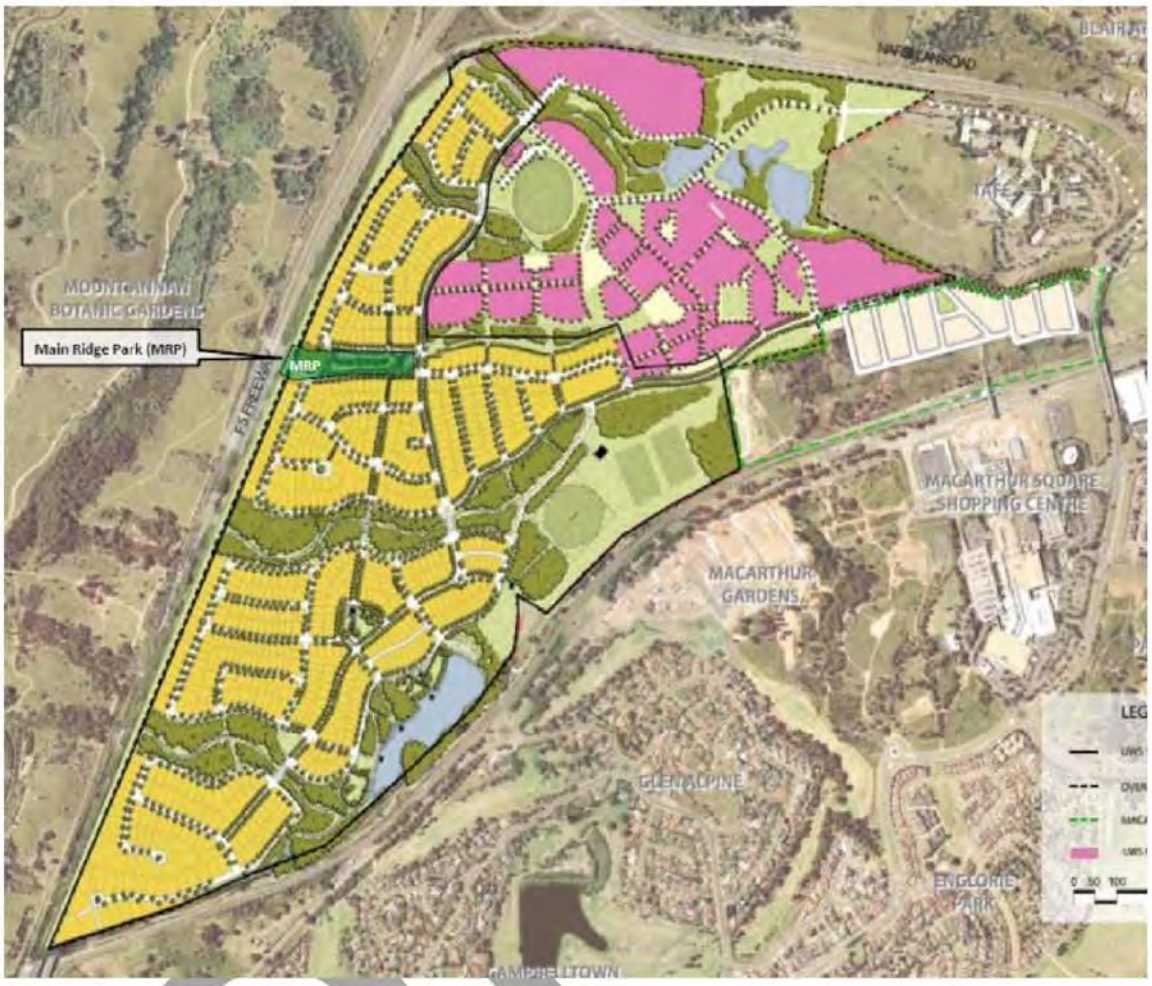


3. Main Ridge Park (MRP)

Public Purpose:	Open space
Staging Rational / Development Area:	Works associated with Main Ridge Park will be complete for the release of the Subdivision Certificate for the final sub-stage in Stage 1d.
Description of Works:	The development of Main Ridge Park (west of Road No 1) will comprise a series of terraces for informal and passive recreation with open lawns and tree planting for shade, together with barbecue facilities and a sculptural play area. It will transition from formal areas adjacent to Road No 1 in the east to natural areas of planting in the west and the terraces will follow the underlying topography of the ridge. The terraces will be retained by rock walls.
Core Elements:	The sculptural play area will double as a public art piece. A shelter and BBQ area will also be provided in this eastern part of the Park. The western part of the park will include a table and seating. A plan of the design included in the Development Application Plan already submitted to Council is at **Appendix 3-A**. The works also include construction of an adjoining pedestrian access through the Stage 1 subdivision to the park. This work will include concrete stairs 2.5m wide with centre rail and edge landscaping.
Estimated Works Value:	The estimated cost to undertake this work as outlined above is approximately $1,300,000.

Draft

The plan below shows the indicative location of Main Ridge Park.



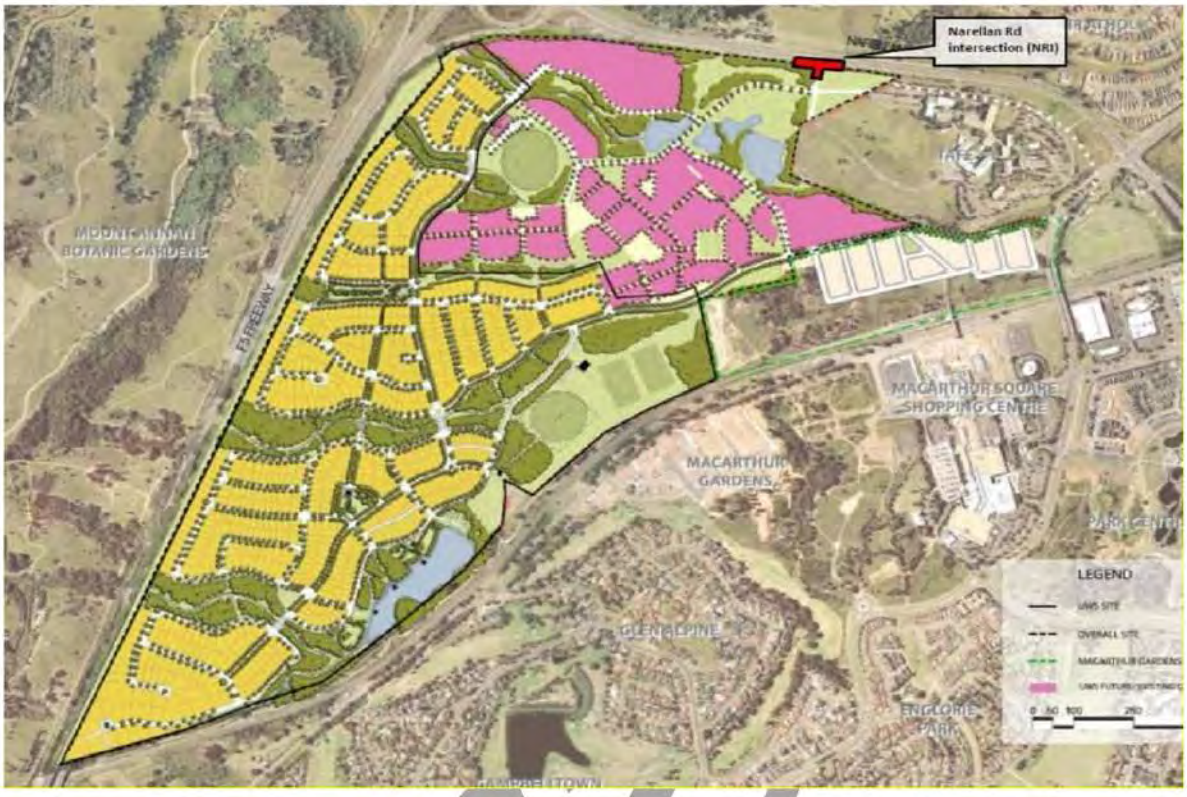
DRAFT

4. Narellan Road Intersection (NRI)

Public Purpose:	Roads and intersection upgrade
Staging Rational / Development Area:	UrbanGrowth NSW/UWS will facilitate the dedication to Council of road works within the TAFE/UWS entry by the registration of the 381st lot.
Description of Works:	The intersection works and land required for dedication are generally consistent with the traffic report prepared by AECOM.
Core Elements:	Roads and Maritime Services are constructing the intersection works. UrbanGrowth NSW and UWS are making a monetary contribution for those works. Once complete, the road works will be dedicated to Council as public road.
Estimated Works Value:	Not applicable

Draft

The plan below shows the location of the Narellan Road Intersection (NRI).

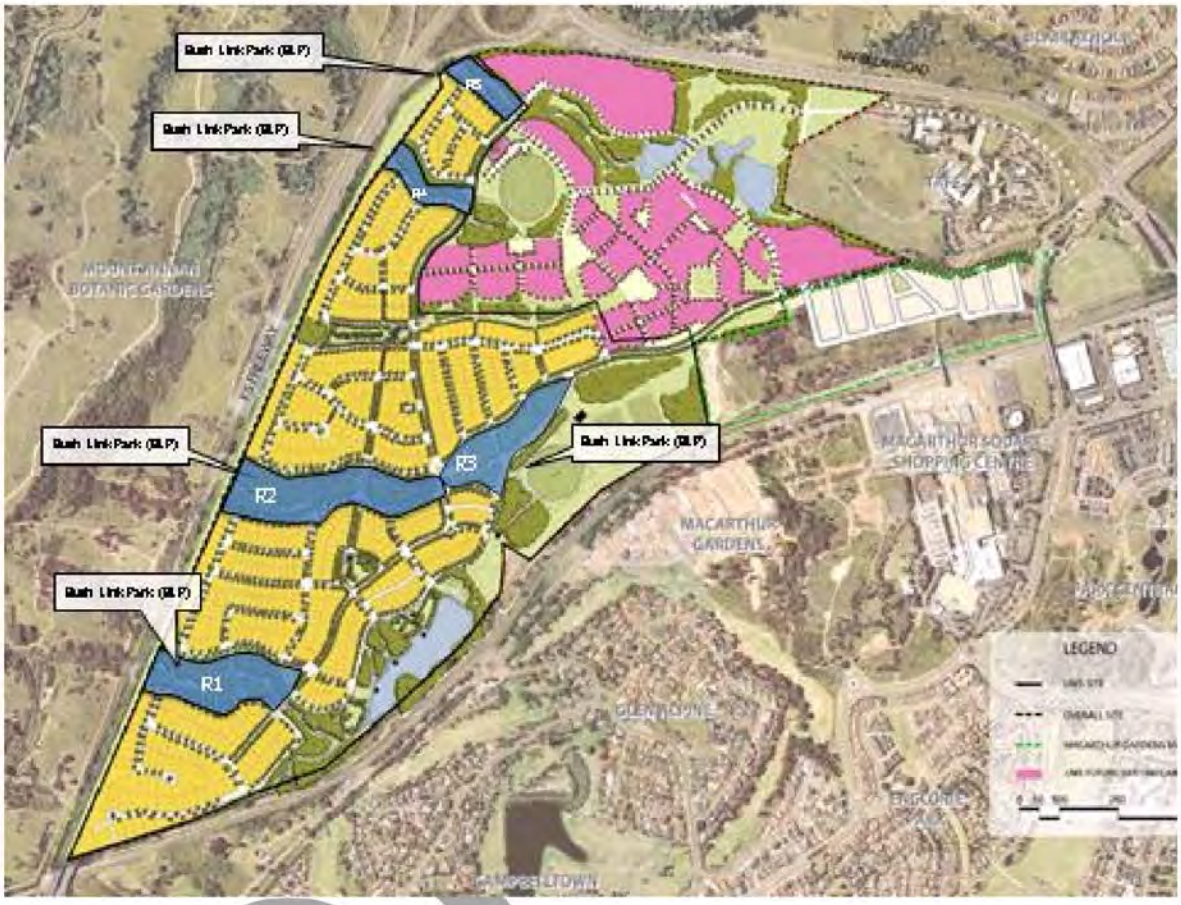


5. Green Corridors (R1 – R5)

Public Purpose:	Open space and drainage
Staging Rational / Development Area:	Works associated with the Bush Link Parks will be complete for the release of the Subdivision Certificate for the final sub-stage or Stage as follows:-. R2 & R3 – (Located between Stages 1 and 4) - Subdivision Certificate for final sub-stage in Stage 4. R4 & R5 - Subdivision Certificate for Stage 3. R1 - (Located between Stages 4 and 5) - Subdivision Certificate for final sub-stage in Stage 5.
Description of Works:	The development of the various Green Corridors will include bushland management and revegetation, construction of cycle ways, pedestrian bridges, seating, signage and rain gardens. Works may also include creek line stabilisation works and construction of weirs, pools and riffles as required.
Core Elements:	As above
Estimated Works Value:	The estimated cost to undertake the works as identified above is approximately $6,400,000.

Draft

The plan below shows the indicative location of Bush Link Parks.



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6. Sports Precinct (SP)

Public Purpose:	Open Space
Staging Rationale / Development Area:	Works to the Sports Precinct will be delivered by the registration of the 581st lot. In the interim, the existing sports field and facilities will be adequate for the initial releases. Please note that the UWS will separately hold discussions with Council in regards to an in perpetuity lease for the reasonable use of the Sports Precinct by the University during core semester periods, prior to dedication to Council. Further, Council has also expressed an interest in purchasing the residue areas of the Unifit Gym building and curtilage, which can occur separate from this agreement. The plan below shows the location of the Sports Precinct.
Description of Works:	The development of the Sports Precinct is intended to provide the structured active recreation and community uses for the residential and campus components of the development. Concept Plans showing the general configuration of uses in this area are at **Appendix 6-A**.
Core Elements:	▪ Conversion of the existing oval as a training ground (retain existing flood lighting to field and ensure lighting achieves a minimum of 50 lux). ▪ Conversion of the golf driving range area to competition standard ovals including flood lights to a 100 lux standards, irrigation, drainage and turfing. The playing surface may be raised above low intensity flood events subject to the achievement of required stormwater detention/storage in the basins. ▪ A new access driveway and adjacent 90 degree sealed car park for 80 cars defined by a kerb line will be provided for use by visitors to the sport fields, community meeting space and gymnasium (including any other commercial use of the building or adjoining area). ▪ Seating, benches, table/seats, bollards, bins & drinking fountains. ▪ Playground (under 5 years old) including slides, swings, incidental seating and soft fall. ▪ A new amenities building incorporating team change rooms, canteen, toilets and storage (see **Appendix 6-B** for conceptual layout and siting options). ▪ The use of part of the existing Gym Building as a community room/meeting space (see **Appendix 6-C** for plans showing the area to be designated for community room/meeting space and area to be retained by UWS for the existing gym and outdoor exercise area). ▪ 2 courts (either netball, tennis or similar). ▪ The Gym building, amenities building and car park area are to be linked by pedestrian paths with bollard or other appropriate security lighting.

Draft

	▪ Construction works may include retaining structures as well as bio-retention basins. Works may also include widening and/or realignment of the detention bund walls to improve recreation spaces as well as bush regeneration and creek works (excluding Bow Bowing Creek which is addressed separately in this ISDP). Should Council not proceed with the separate acquisition of the remainder of the Unifit Gym building, the following areas will be excluded from dedication to Council:- • That part of the Unifit Gym building fitoutted out as a gymnasium, change rooms and ancillary functions. In this event, it is intended to subdivide the existing Gym building and adjoining court exercise area as nominated on the plans to remain in UWS ownership. Appropriate access between the car park and building shall be nominated as required on any plan of subdivision to create the lot to be dedicated to Council. That part of the building nominated as community/meeting, together with the sports field land will be dedicated to Council space (as shown on the plans already referenced at **Appendix 6-C**). For clarity, the following areas will be excluded from dedication to Council:- • A small area adjacent to the playing fields will not be dedicated and remain in the UWS ownership to meet existing commercial arrangements to erect a telecommunications tower required to meet cellular coverage requirements in the area. The telecommunications tower will double as a flood light pole for the sport fields, and licences will be granted in Council's favour for access and maintenance of the lighting. The location for the telecommunications tower and ancillary equipment rooms is shown on the concept plan referenced at **Appendix 6-A**.
Estimated Works Value:	The estimated cost for the delivery of the Sports Precinct inclusive of amenities building and an allowance for works to enable strata of the community meeting room/space within the existing Gym Building as outlined above is approximately $5,500,000. The costs exclude reconstruction of Bow Bowing Creek and construction of the Macarthur Regional (Cycle) Trail and upgrades or work to the regional detention basins, which are separately addressed in this document

Draft

The plan below shows the location of the Sports Precinct (SP).

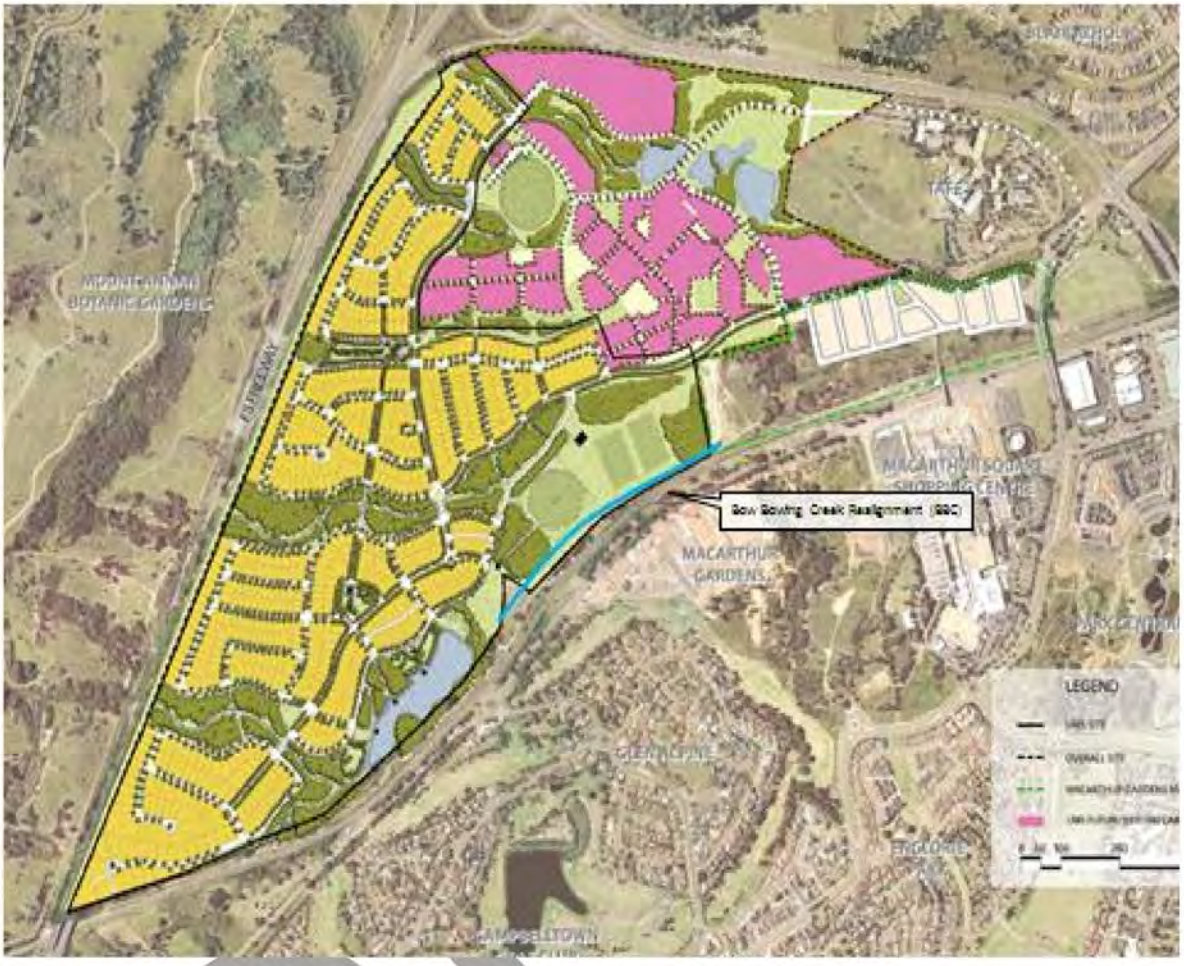
DRAFT

7. Bow Bowing Creek (BBC)

Public Purpose:	Drainage
Staging Rational / Development Area:	Works associated with Bow Bowing Creek realignment and naturalisation will occur in conjunction with works to the Sports Precinct and Harrison's Dam Precinct. Bow Bowing Creek will be complete by the registration of the 741st lot.
Description of Works	The development with the Harrison's Dam Recreation Park Precinct and Sports Precinct will include works to Bow Bowing Creek and re-vegetation of riparian corridors.
Core Elements:	Bow Bowing Creek is generally contained within a concrete channel through the site. The works to Bow Bowing Creek will include the realignment of the creek where it traverses across the former golf driving range to run adjacent to the railway line. Works will be carried out to return the channel to a more natural creek line and may include installation of rock to create pools and riffles, weed eradication and planting either side of the Creek within the Sports Precinct and Harrisons Dam Recreation Park Precinct. The works will generally cease adjacent to the existing Macarthur Gardens North site after it ties back into the more natural Bow Bowing Creek line.
Estimated Works Value:	The estimated costs to undertake this work as outlined above is approximately $2,100,000.

Draft

The plan below shows the indicative location of Bow Bowing Creek (after the proposed re-alignment).



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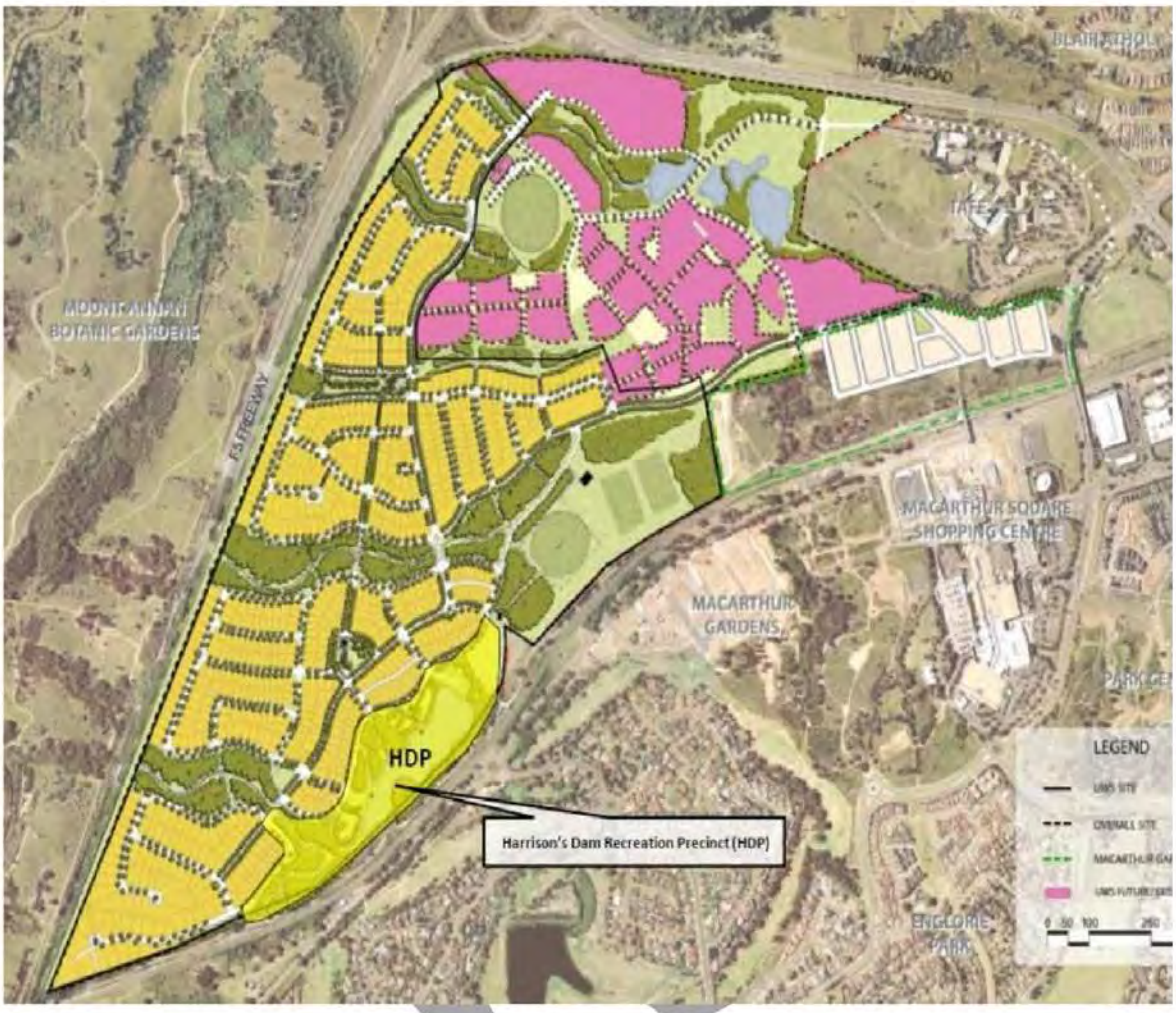
8. Harrison's Dam Recreation Park (HDP)

Public Purpose:	Park and open space
Staging Rationale / Development Area:	Works to the Harrisons Dam Precinct will be delivered by the registration of the 741st lot.
Description of Works:	The development of the Harrison's Farm Dam Recreation site is intended to provide a significant focal point for passive recreation pursuits centred around Harrison's Farm Dam. Concept Plans prepared for this area are at **Appendix 8-A** which show the general configuration of uses within this Precinct.
Core Elements:	▪ Two (2) picnic shelters (with roof structure) and facilities including BBQs. ▪ Bench seating, bins, bubbler and bike racks. ▪ Children's Playground (5 to 12 years) including slides, swings, incidental seating, soft fall and shade structure. ▪ Lakeside edge walk adjacent to section of northern bank and separate boardwalk area to west of dam. ▪ Pedestrian paths and bridge linking facilities with signage. ▪ Construction of retaining walls and rain gardens as required. ▪ Regeneration, revegetation and planting of retained remnant Cumberland Plain Woodland. ▪ Provision of lawn areas.
Estimated Works Value:	The estimated cost for the Harrison's Farm Dam Recreation Park as outlined above is approximately $3,900,000. The costs exclude reconstruction of Bow Bowing Creek, works to Harrison's Dam bund wall for detention and construction of the Macarthur Regional Recreation Trail (cycleway), which are all addressed separately below.

Draft

The plan below shows the location of the Harrisons Dam Recreation Park (HDP).



DRAFT

9. Macarthur Regional Recreation Trail (MRT)

Public Purpose:	Cycleway
Staging Rationale / Development Area:	Works for key sections of the Macarthur Regional Recreation Trail will occur in conjunction with works to the Sports Precinct and Harrison's Farm Dam Recreation Park Precinct. All sections of the Trail are to be complete for the release of the Subdivision Certificate for the final sub stage in Stage 5b. The plan below shows the indicative location of the Macarthur Regional Recreation Trail.
Description of Works:	The development of the Macarthur Regional Recreation Trail (cycleway) through the site will deliver an important link in the planned shared pedestrian and cycleway trail connecting Camden and the Macarthur Railway Station.
Core Elements:	Works to be delivered include construction of a 3.5m wide concrete cycleway from the Hume Highway adjacent to the Australian Botanic Gardens through the Harrison's Farm Dam Recreation Park Precinct and Sports Precinct as an off road construction up to the boundary of the existing Macarthur Gardens North land. From this point, and as an interim solution, the Macarthur Regional Recreation Trail will connect to an "on road" cycle way provided within the Goldsmith Ave reservation through to Gilchrist Drive. In the longer term, the Macarthur Regional Trail will be extended "off road" through the Macarthur Gardens North site adjacent to Bow Bowing Creek to link with Macarthur Railway Station as part of the development of Macarthur Gardens North land.
Estimated Works Value:	The estimated cost for the construction of the trail within the UWS residential project is approximately $2,000,000. This cost includes construction a 3.5m wide path and pedestrian/cycle bridges as required through the Sports Precinct and Harrison's Dam Precinct.

Draft

The plan below shows the indicative location of the Macarthur Regional Recreation Trail.

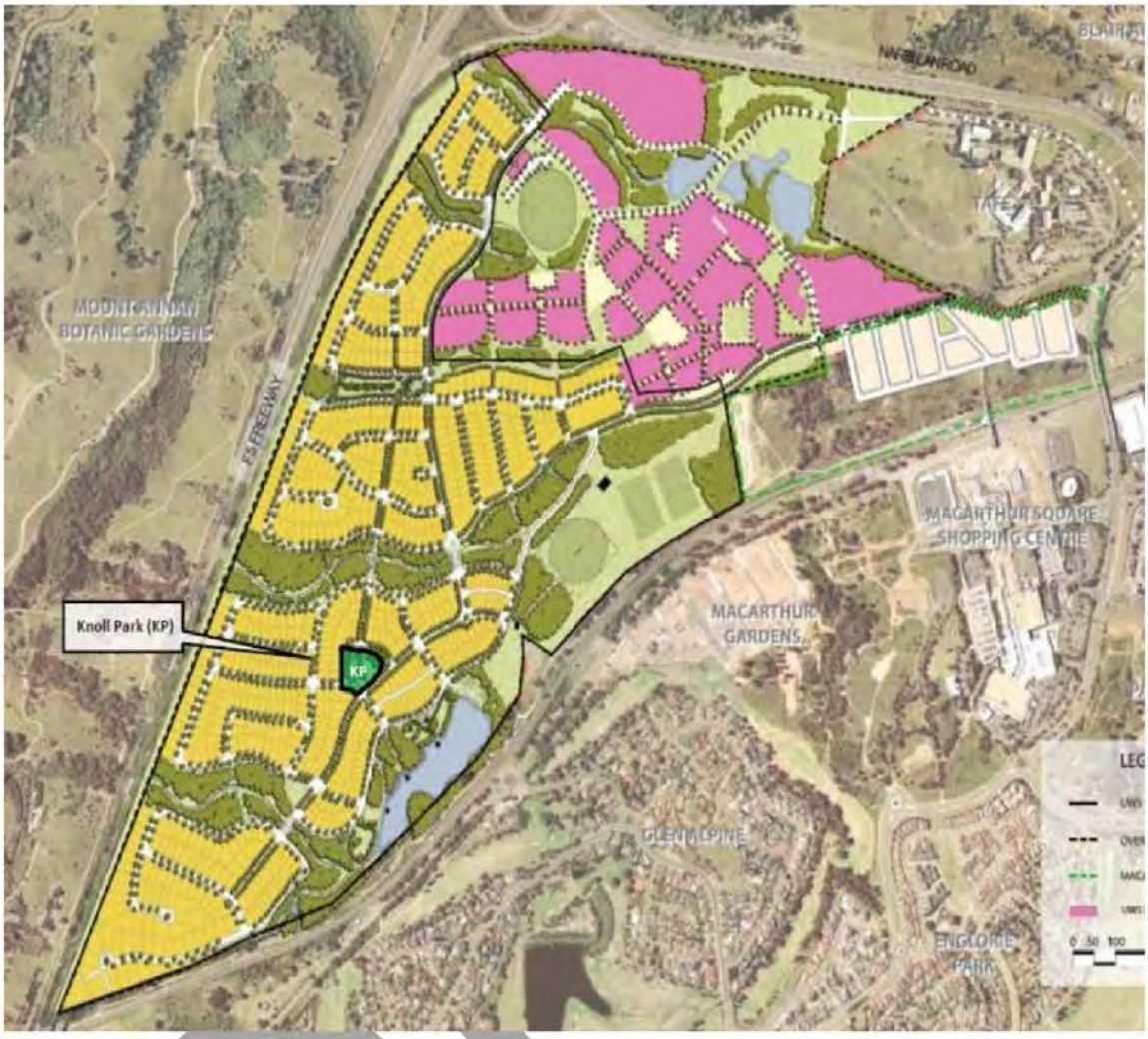
Draft

10. Knoll Park (KP)

Public Purpose:	Open Space
Staging Rational / Development Area:	Works associated with Knoll Park will be complete for the release of the Subdivision Certificate for the final sub-stage in Stage 4a.
Description of Works:	The development of Knoll Park will include earthworks to produce recreation and lawn areas defined by paths and retaining walls. The park will include seats, a shelter, bubbler and signage. Concept Plans prepared for this area are at **Appendix 10-A**.
Core Elements:	The knoll park is a structured lawn area and lawn terraces areas for passive recreation. The park will incorporate edge landscaping and pathways. A focal feature will be provided comprising pavement art, treatment or similar.
Estimated Works Value:	The estimated cost to undertake this work as outlined above is approximately $700,000.

Draft

The plan below shows the indicative location of Knoll Park.



DRAFT

11. Flood Detention Basins (FDB)

Public Purpose:	Drainage
Staging Rational / Development Area:	Works associated with Flood Detention Basins will be complete for the release of the Subdivision Certificate as per the recommendations in the Flood Report prepared for each Stage.
Description of works	The existing detention structures including Harrison's Dam Wall and basin walls (located at the north eastern end of both the playing field and golf driving range) will be upgraded as required to cope with dam break scenario. The works will focus on strengthening, modifying outlets and slightly increasing the height of the detention structures (i.e. bund walls) as identified in the flood mitigation report.
Core Elements:	As described above.
Estimated Works Value:	The estimated total cost to undertake the works as identified above is approximately $2,200,000.

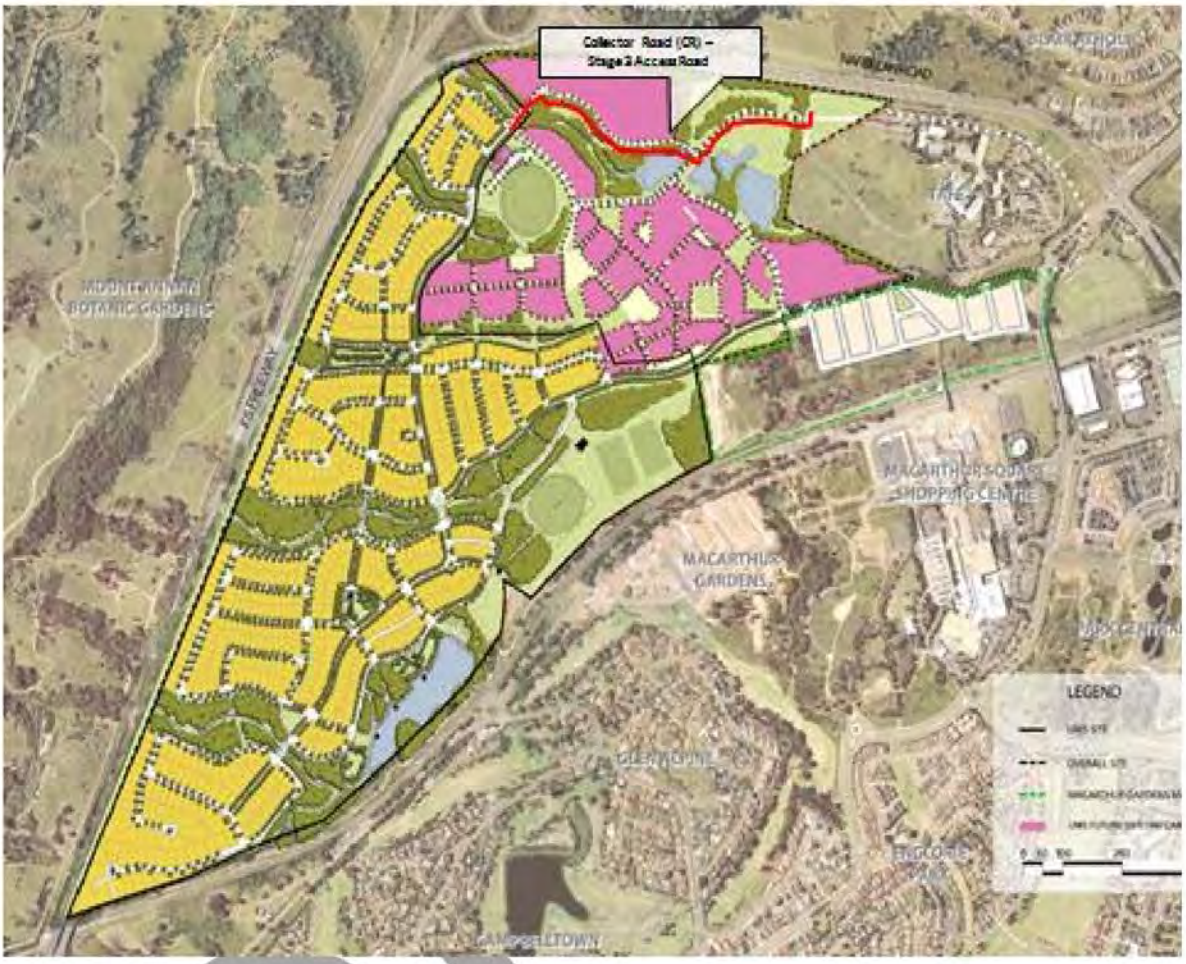
The plan below shows the indicative location of Flood Detention Basins.

12. Local and Collector Roads (CR)

Public Purpose:	Roads
Staging Rational / Development Area:	Works associated with the delivery of local roads and collector roads within each stage will generally be complete for the release of the Subdivision Certificate for the final sub stage in each Stage.. Works associated with the construction of the Stage 3 access road linking Stage 3 with William Downes Drive has been modelled by AECOM and is not required until the 700th lot.
Description of Works	The development will include the creation of local and collector roads to be dedicated to Council. The roads within each of the Stages will be designed in accordance with UrbanGrowth NSW's Street Design Guidelines as varied to meet local environmental factors (such as wider roads for bushfire access) and will be constructed to Council standards within each Stage.
Core Elements:	Parts of the two collector roads linking with the surrounding road network and the residential stages (ie the William Downes Drive part of the Stage 3 Access Road) will be constructed to different standards from UrbanGrowth NSW's Street Design Guidelines as follows:- William Downes Drive and Stages 2 and 3 Collector Road – This existing William Downes Drive connects the intersection at Narellan Road with the campus development and is one trafficable lane in each direction. The road has no kerb or kerbside parking. Drainage is by grass swale adjacent to the road pavement. It is proposed to maintain the existing road profile of William Downes Drive generally between the intersection of the Collector Road which will access Stage 3 and the roundabout located toward the Narellan Road frontage and subject to any widening proposed as part of the Narellan Road entry works discussed in Section 9. The Collector Road from its intersection with William Downes Drive to Stage 3 will be as per the UrbanGrowth NSW Street Design Guidelines
Estimated Works Value:	The estimated cost for the construction of the Stage 2 and 3 Collector Road including William Downes Drive and other local bridges / culverts is $4,900,000.

Draft

The plan below shows the indicative location of the Stage 2 and 3 Collector Road including William Downes Drive. Other local and collector roads (including bridges / culverts) are not shown.



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Part B
Development Contributions – Monetary Contributions

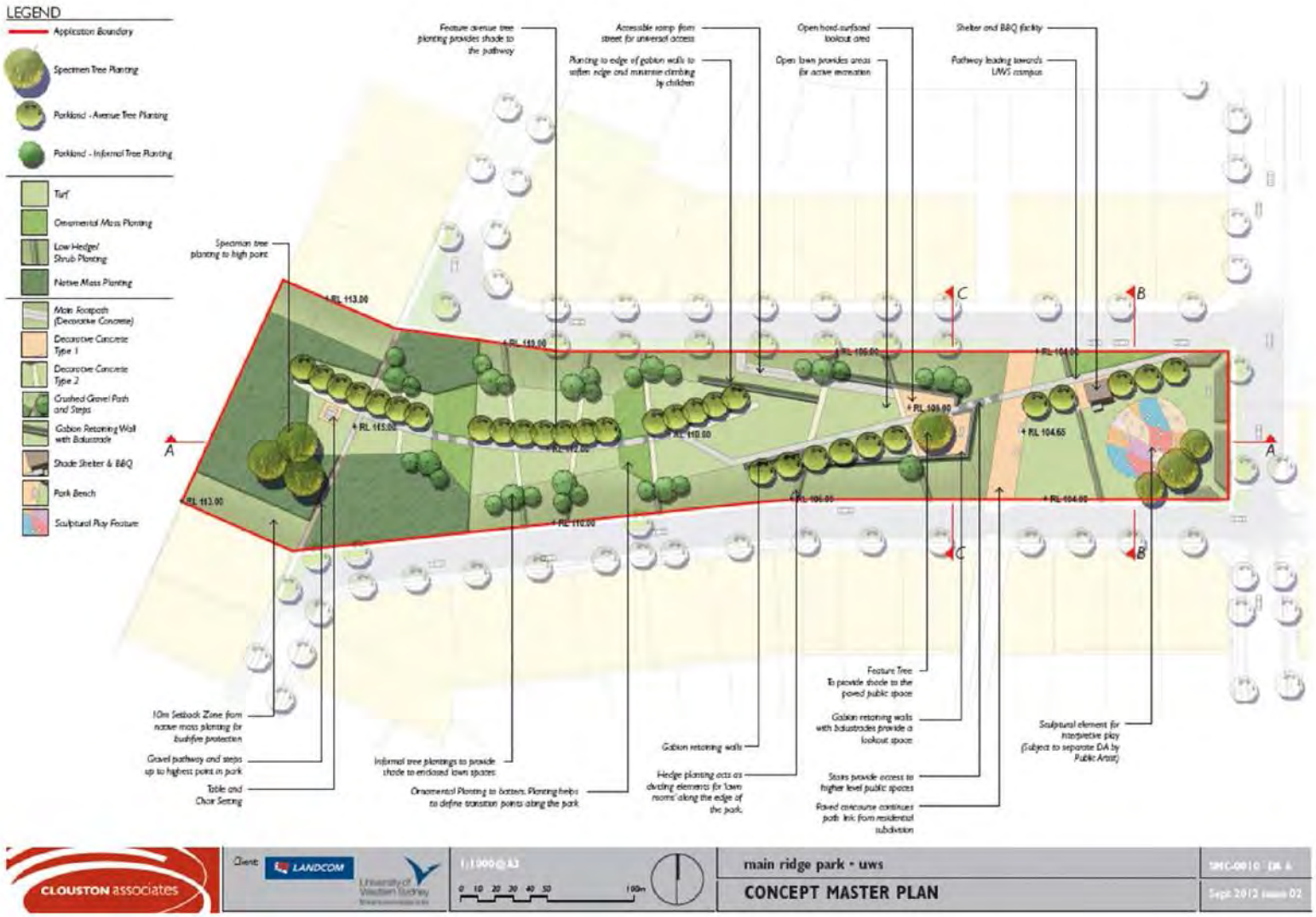
13. Macarthur Station Access

Purpose of Monetary Contribution	There is currently pedestrian access for students, academics and visitors between Macarthur Railway Station and the TAFE and UWS campuses which will be impacted at the time that the Macarthur Gardens North project is delivered. Development Consent (F549/2033 and G111/2003) for the Macarthur Regional Centre Master Plan Condition No. 9 outlines that an agreement shall be developed for the pedestrian bridge linking to the railway station. It is intended that construction of the pedestrian upgrades to the railway station be undertaken by the developer of the Macarthur Gardens North site. The UWS Residential Project will make a contribution for this pedestrian upgrade of $100,000 to the developer of the Macarthur Gardens North site.
Payment Rational	Payment of the contribution will be made to coincide with the construction of the pedestrian upgrades on the Macarthur Gardens North site, or by the final release of the subdivision for Stage 5, whichever occurs first.

14. Narellan Road Intersection

Public Purpose:	Roads and intersection upgrade
Staging Rational / Development Area:	UrbanGrowth NSW/UWS has an agreement with the Roads and Maritime Services to pay a monetary contribution for intersection works of $2.8M by November 2015..
Description of Works:	Intersection works at the entry of UWS and TAFE being carried out by Roads and Maritime Services
Core Elements:	Intersection works at the entry of UWS and TAFE being carried out by Roads and Maritime Services
Estimated Works Value:	The monetary contribution as identified above is $2,800,000.

Draft

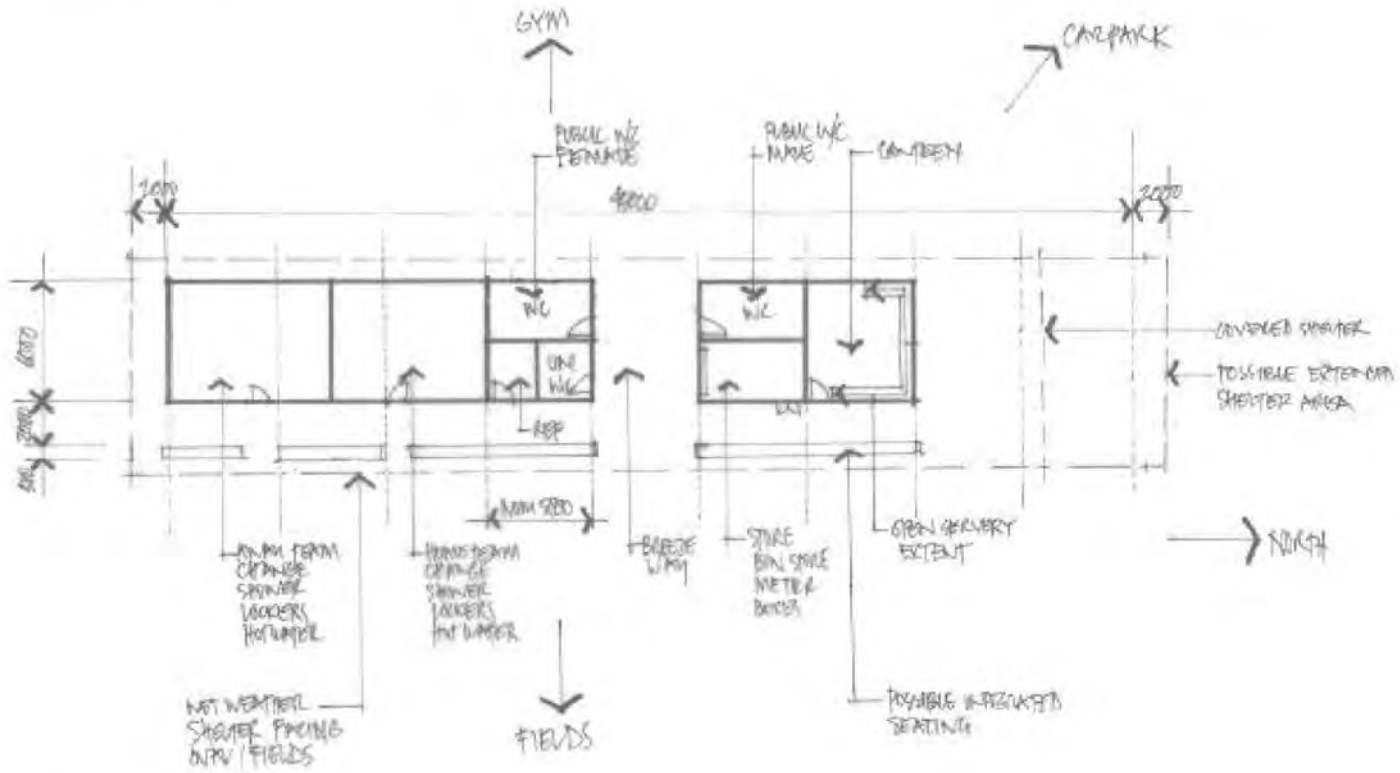

LEGEND
Application Boundary
Specimen Tree Planting
Parkland - Avenue Tree Planting
Parkland - Informal Tree Planting
Turf
Ornamental Mass Planting
Low Hedge/ Shrub Planting
Native Mass Planting
Main Footpath (Decorative Concrete)
Decorative Concrete Type 1
Decorative Concrete Type 2
Crushed Gravel Path and Steps
Gabion Retaining Wall with Balustrade
Shade Shelter & BBQ
Park Bench
Sculptural Play Feature
Feature avenue tree planting provides shade to the pathway
Accessible ramp from street for universal access
Open hard-surfaced lookout area
Shelter and BBQ facility
Planting to edge of gabion walls to soften edge and maximise climbing by children
Open lawn provides areas for active recreation
Pathway leading towards UWS campus
Specimen tree planting to high point
RL 113.00
RL 112.00
RL 110.00
RL 108.00
RL 106.00
RL 104.65
RL 104.00
A
B
C
10m Setback Zone from native mass planting for bushfire protection
Gravel pathway and steps up to highest point in park
Table and Chair Setting
Informal tree plantings to provide shade to enclosed lawn spaces
Ornamental Planting to batters. Planting helps to define transition points along the park
Gabion retaining walls
Hedge planting acts as dividing elements for 'lawn rooms' along the edge of the park.
Feature Tree To provide shade to the paved public space
Gabion retaining walls with balustrades provide a lookout space
Stairs provide access to higher level public spaces
Paved concourse continues path link from residential subdivision
Sculptural element for interpretive play (Subject to separate DA by Public Artist)
CLOUSTON associates
Client LANDCOM
University of Western Sydney
1:1000@A3
0 10 20 30 40 50 100m
main ridge park - uws
CONCEPT MASTER PLAN
Sept 2012 issue 02

Appendix 6-A

Raingarden
Carpark 53 spaces
Playground
Amenities building - see detail plan
Sportsfield 1. Multiuse field
Raingarden
Macarthur Regional Trail
Raingarden
Gym
Existing culvert location
Indicative Riparian corridor offset planting
New detention basin berm
Detention basin
Courts
Riparian Corridor
Macarthur Regional Trail
Sportsfield 2 Non-irrigated
Avenue of Evergreen Species
Proposed future emergency spillway
CLOUSTON associates
LANDCOM
University of Western Sydney
1:2500 @A3
0 25 50 75 100
UWS • Sports Fields
RIPARIAN R3 • SPORTS FIELD 1&2 • BOW BOWING

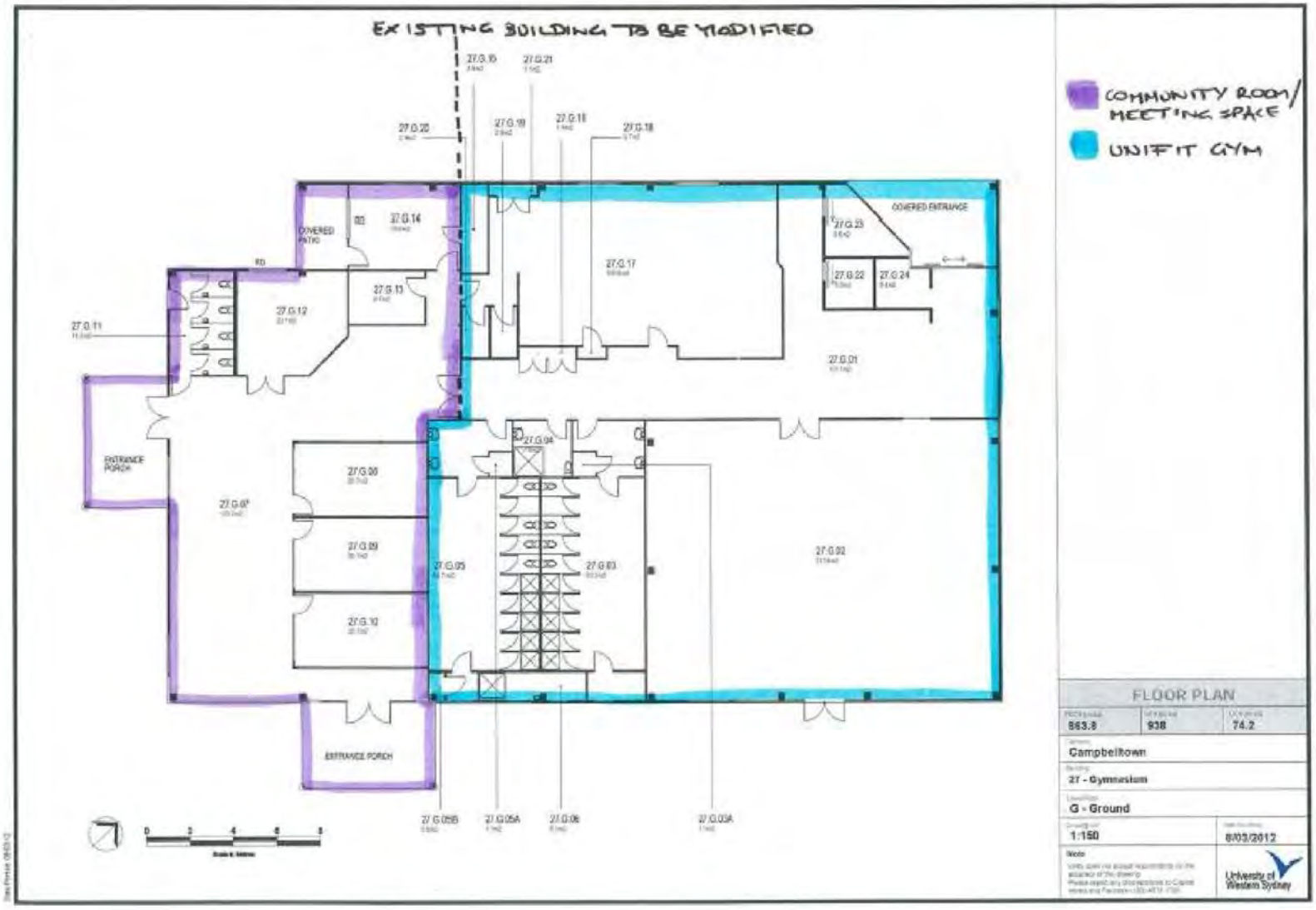
KEY
Existing 22m light poles retained
Proposed 32m light pole - Indicative locations only
Preferred location for Telecommunications equipped tower
Potential Telecommunications equipment area
CLOUSTON associates
LANDCOM
UWS • Sports Fields
INDICATIVE LIGHT TOWER LOCATIONS

Multi use court areas
Existing Gym
new car park
possible Gym
extension area
Courtyard
drop off
existing trees retained
exit
drop off
entry
Fields
canteen seating
existing trees retained
raingarden
warm up track
CLOUSTON associates
LANDCOM
UWS • Sports Fields
AMENITIES BUILDING OPTION 2A



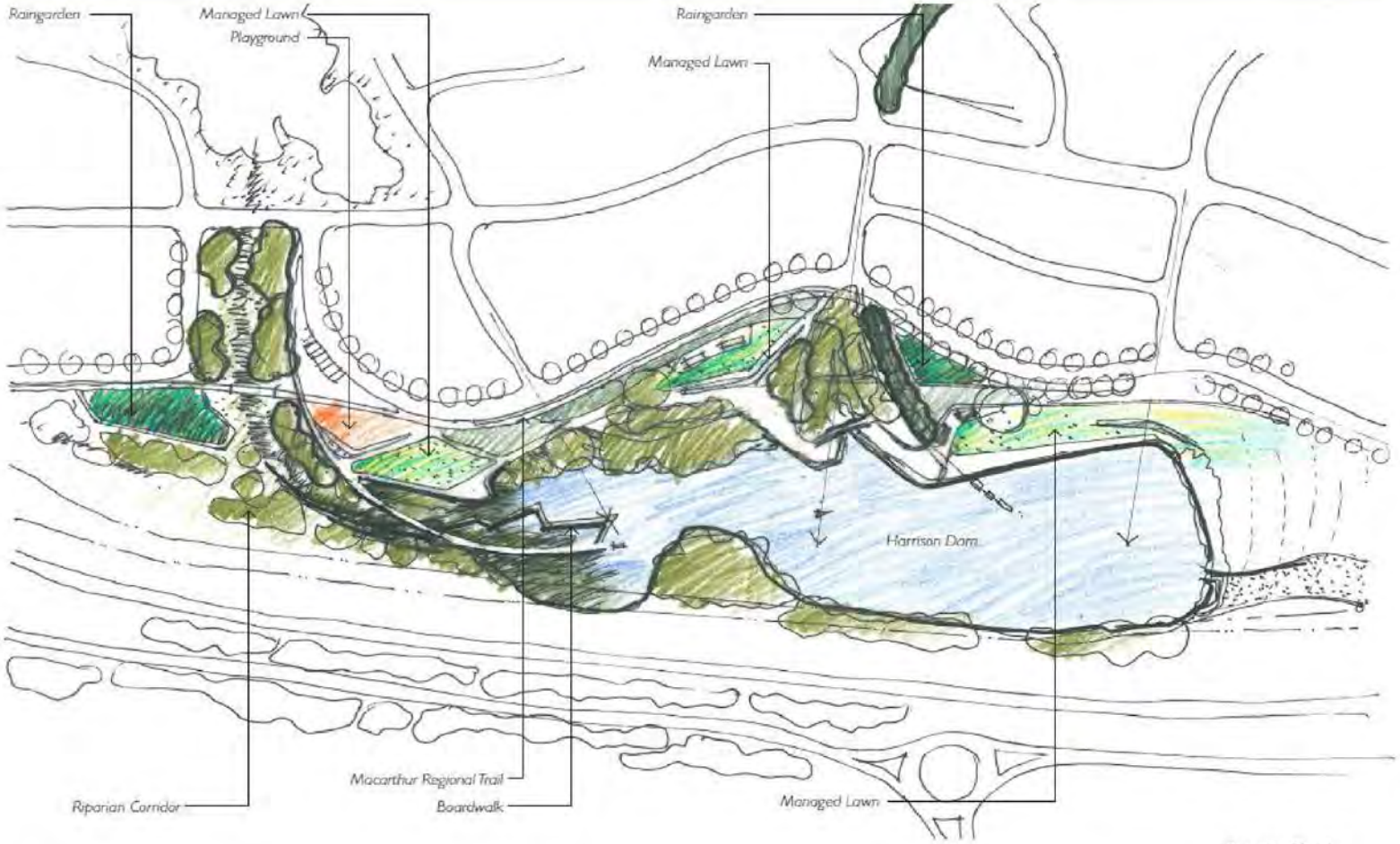
Nominal building layout
6m wide x 5m module.
Similar to other landcorn projects

CLOUSTON associates | LANDCORP | UWS • Sports Fields | INDICATIVE AMENITIES BUILDING LAYOUT


EXISTING BUILDING TO BE MODIFIED
COMMUNITY ROOM/ MEETING SPACE
UNIFIT GYM
COVERED PATIO
COVERED ENTRANCE
ENTRANCE PORCH
ENTRANCE PORCH
27.G.01
27.G.02
27.G.03
27.G.04
27.G.05
27.G.05A
27.G.05B
27.G.06
27.G.07
27.G.08
27.G.09
27.G.10
27.G.11
27.G.12
27.G.13
27.G.14
27.G.15
27.G.16
27.G.17
27.G.18
27.G.19
27.G.20
27.G.21
27.G.22
27.G.23
27.G.24
FLOOR PLAN
863.8
938
74.2
Campbelltown
27 - Gymnasium
G - Ground
1:150
8/03/2012
University of Western Sydney

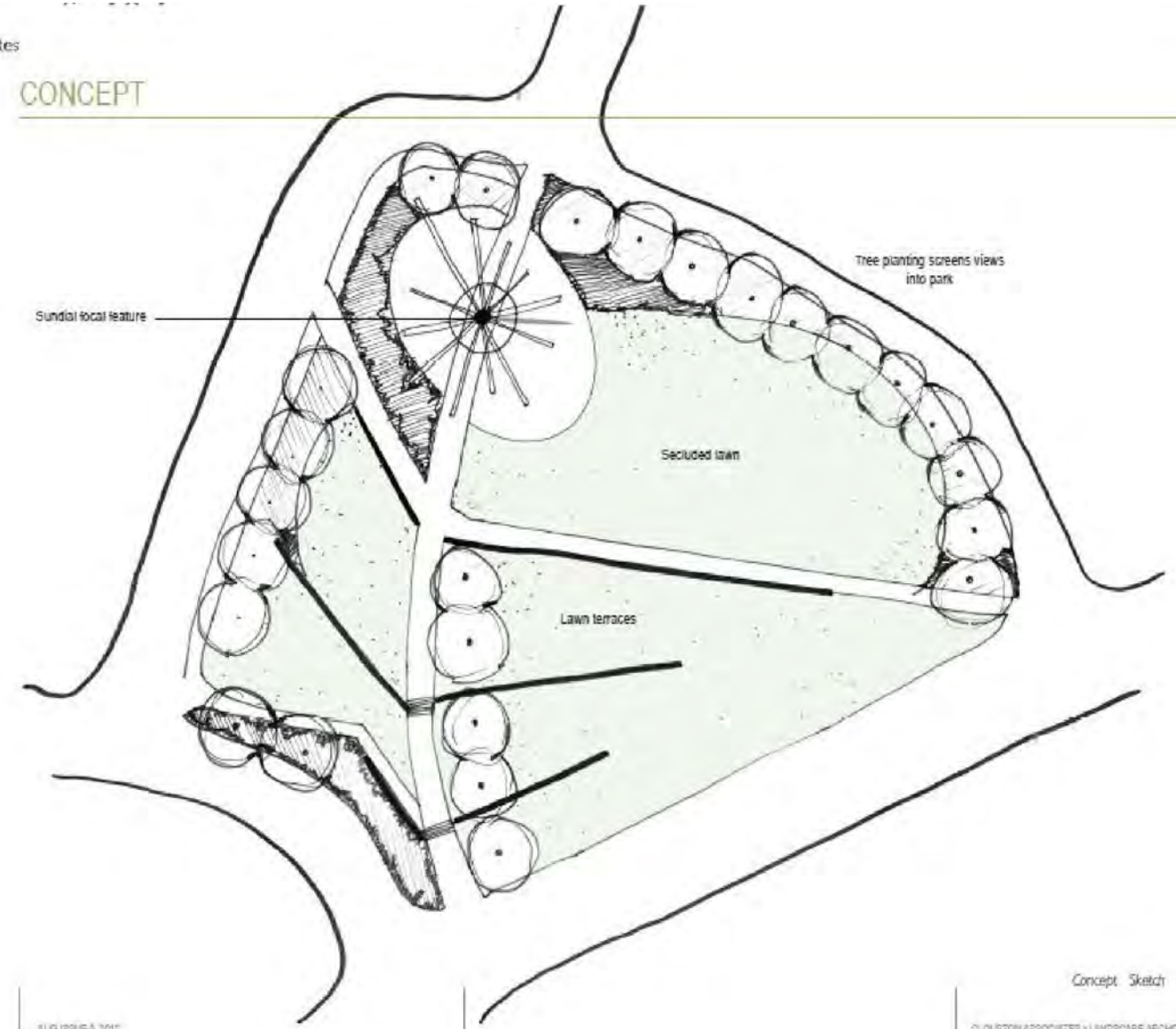
Easement for Access
Area retained by UWS in red

CONCEPT



Concept Sketch

CONCEPT



Concept Sketch

3.6 2015 Urban Development Industry of Australia Congress - Sydney

Reporting Officer

Acting Director Planning and Environment

Attachments

UDIA Congress Program (contained within this report)

Report

The Urban Development Industry of Australia Congress (the UDIA Congress) for 2015 will be held in Sydney on the 17-19 March 2015. The theme for the three day program is 'The Next Factor; Australia's Urban Future'. The Program includes a number of informative speakers who will discuss the future of development in Australia. The Program will include a number of tours of award winning urban developments in and around Sydney.

The UDIA Congress will bring together State and local politicians, developers, academics, practitioners and professionals from around Australia to hear and discuss demographic and infrastructure issues and how these will influence the future of urban development in Australia. Participants at the UDIA Congress will also gain benefit from hearing speakers such as Rosario Marin, former Treasurer of the United States; Vivek Wadhwa, Vice President Academics and Innovation Singularity University, Silicon Valley; Robert Hammond, Co-Founder and Former Executive Director of Friends of the High Line, New York; Professor Edward Blakely, Chair of the Future Cities Collaborative and Honorary Professor of Urban Policy at the United States Studies Centre at the University of Sydney; Mark Steinert, Managing Director and CEO of Stockland; Kerrie Mather, Managing Director and Chief Executive Officer Sydney Airport; Turen Gupta, Chief Executive Officer - Property, Australia Lend Lease; Craig James, Chief Economist CommSec; and Lucy Turnbull AO, Chair The Committee for Sydney.

Development and industry trends are indicating that the nation's housing sector will continue to see strong growth which is evidenced by the extremely high demand for new residential product experienced by Stockland and UrbanGrowth within the Campbelltown and wider Macarthur areas.

With the recent announcement of Campbelltown as a Regional City Centre being a centre critical to the future of sustainable growth for the whole of Sydney as a Global City, population growth and increased employment opportunities within the Campbelltown area is expected to increase with the additional responsibilities and opportunities that will develop under a Regional City framework. This is in addition to the impact that population growth and the creation of new towns outside of the LGA will have on existing public infrastructure located within the LGA (roads, hospitals, railway and parking in particular), and the funding of improvements and upgrades to the same.

Having regard to the issues and topics to be discussed at the UDIA Congress, the calibre of attending speakers (government and private), and the fact that the UDIA Congress is widely viewed as the nation's peak urban development forum, it is considered important that the Council representatives attend the UDIA Congress as it will provide important first hand insight into how Government and the private sector are planning for this future growth in housing and population, which directly relate to the future planning outcomes for the Local Government Sector.

As such, it is considered appropriate and recommended that the Acting General Manager or their nominee, the Acting Director Planning and Environment, the Manager Executive Services and any interested Councillors be authorised to attend the 2015 UDIA Congress in Sydney.

Officer's Recommendation

1. That the Acting General Manager or their nominee, the Acting Director Planning and Environment, the Manager Executive Services and any interested Councillors attend the 2015 UDIA Congress in Sydney.

2. That all associated expenses be paid in accordance with Council's Policy.

Committee's Recommendation: **(Thompson/Lound)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Greiss/Thompson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

ATTACHMENT 1

CONGRESS PROGRAM

Tuesday, 17 March 2015

Time	Details
9:00 AM - 9:30 AM	Registration
9:30 AM - 4:30 PM	Study Tours See Sydney's leading developments and learn from the experts onsite. There will be four Study Tour options for you to choose from. Study Tour destinations will be announced in January 2015 and all registered delegates will be emailed the options and have the opportunity to select the tour they would like to attend.
6:00 PM - 9:00 PM	Opening Night Event Museum of Contemporary Art Rooftop, The Rocks
8:30 PM - 10:30 PM	VIP Dinner with International Keynote Speaker Vivek Wadhwa This is a once-in-a-lifetime opportunity to dine with an industry leader and is limited to 20 guests. If you are registered for The VIP Experience you may choose to attend this dinner as part of your registration, subject to availability.

Wednesday, 18 March 2015

Time	Details
8:15 AM - 9:00 AM	Registration and Breakfast Refreshments
9:00 AM - 9:30 AM	National Congress Welcome Address
9:30 AM - 10:30 AM	Keynote Speech: Why This is the Most Innovative Period in Human History **Vivek Wadhwa,** Vice President of Academics and Innovation at Singularity University This insightful presentation will shine a torch on a world of possibilities in the use of technology in property and will highlight what lies ahead for those that are prepared to innovate and make a change.
10:30 AM - 11:15 AM	Morning Tea Break
11:15 AM - 12:00 PM	Panel Session: The Next Factor in Property This panel will discuss major innovations that will hit the property sector in Australia and globally. The innovations may cover technology, finance, building technologies and infrastructure.
12:00 PM - 12:45 PM	Panel Session: Planning Australian Cities of the Future This panel session will discuss the future of Australian Cities. It will consider whether we can realistically expect the majority of Australian's to live in apartments or whether there needs to be

	a balance. If so, what impact will that have on city planning across Australia?
12:45 PM - 2:15 PM	Networking Lunch
2:15 PM - 3:00 PM	Panel Session: Think Big, Act Bold This panel session will look at major projects internationally and reflect on what that means for major projects in Australia such as Sydney's incoming second airport at Badgerys Creek. We will discuss development issues, public-private-partnerships, infrastructure, employment lands and international best-practice.
3:00 PM - 3:45 PM	Panel Session: Masterplanning Cities of the Future This panel will consider the future of masterplanned communities in Australia. There are successful examples, but with land values on the fringe being so high are masterplanned communities being forced out of major urban corridors? This session will explore discuss how these masterplanned communities fit into cities and the role they will play in the future.
3:45 PM - 4:10 PM	Afternoon Tea Break
4:10 PM - 4:50 PM	Closing Keynote Speech
4:50 PM - 5:00 PM	Closing Remarks
5:00 PM - 7:00 PM	Networking Evening GPO Sydney, 1 Martin Place, Sydney
7:00 PM - 10:00 PM	Dinner at leisure At 7pm Congress formalities for the day will conclude and you will have the night at leisure.
7:30 PM - 9:30 PM	VIP Dinner with International Keynote Speaker Robert Hammond This is a once-in-a-lifetime opportunity to dine with an industry leader and is limited to 20 guests. If you are registered for The VIP Experience you may choose to attend this dinner as part of your registration, subject to availability.

Thursday, 19 March 2015

Time	Details
8:15 AM - 9:00 AM	Registration and Breakfast Refreshments
9:00 AM - 9:10 AM	Welcome
9:10 AM - 9:45 AM	International Keynote Speech: Building a Park in the Sky – The New York Highline **Robert Hammond**, Co-Founder and Executive Director, Friends of the High Line, New York Robert Hammond will talk about the conception of the New York Highline Parkland – the role of the community as proponents of the project and the benefits that transformational infrastructure and open space has had on the world's most famous city – New York.
9:45 AM - 10:45 AM	Panel Session: Repositioning Cities There will be different demands on cities of the future. How do we manage the growth of our cities and position them to be the beneficiaries of improved infrastructure, amenity and commerce?
10:45 AM - 11:15 AM	Morning Tea Break
11:15 AM - 12:30 PM	Keynote Speech and Question Session: World Class Development **Rosario Marin**, Former Treasurer of the United States

12:30 PM - 2:00 PM	Networking Lunch
2:15 PM - 3:00 PM	Panel Session: Delivering World-Class Development Australia is a world leader in development quality. How do we maintain our position as a leader and what are the global trends influencing building design and development?
3:00 PM - 3:45 PM	Panel Session: How Will Technology Impact on Housing of the Future? Tri-generation, solar power, off-grid housing, private water provision and improved connectivity... What the obstacles to adopting these technologies and can we improve the take up in Australia?
3:45 PM - 4:15 PM	Afternoon Tea Break
4:15 PM - 4:45 PM	Closing Keynote Speech
4:45 PM - 4:50 PM	Closing Remarks
4:50 PM - 5:00 PM	Introduction of SA Congress 2016
6:30 PM - 7:00 PM	Buses Depart for The Star
7:00 PM - 11:00 PM	UDIA Calibre Consulting National Awards for Excellence The Star, Pyrmont

Contents contained in the Congress website are correct and current. The 2015 UDIA National Congress Organising Committee reserves the right to make changes to the program herein as may be required. © 2014-15 UDIA

4. COMPLIANCE SERVICES

4.1 Legal Status Report

Reporting Officer

Manager Compliance Services

Attachments

Planning and Environment Division Monthly Legal Matters Status and Costs Summary (contained within this report)

Purpose

To update Council on the current status of the Planning and Environment Division's legal matters.

Report

This report contains a summary of the current status of the Division's legal matters for the 2014-2015 period as they relate to:

- The Land and Environment Court
- The District Court
- The Local Court
- Matters referred to Council's solicitor for advice.

A summary of year-to-date costs and the total number of matters is also included.

Note: The year to date cost totals itemised in sections one to seven inclusive of the report do not necessarily correlate with the costs to date total of individual matters listed in each section, as the costs to date total of individual matters shown refer to total costs from commencement of the matter, which may have commenced before 1 July.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Matheson/Thompson)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Greiss/Thompson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

ATTACHMENT 1

1.	Land and Environment Court Class 1 Matters – Appeals Against Council's Determination of Development Applications

Total ongoing Class 1 DA appeal matters (as at 16/01/2015)	**3**
Total completed Class 1 DA appeal matters (as at 16/01/2015)	**1**
Costs from 1 July 2014 for Class 1 DA appeal matters:	**$21,015.36**

1 (a)	**John Cephas GALLUZZO**
Issue:	An appeal against Council's deemed refusal of development application No. 1416/2014/DA-C that sought consent for construction of a new building, new driveway, new car parking area and other works at 1 Blomfield Road, Denham Court, an increase to the enrolment numbers to 130; and, an upgrade to the intersection of Campbelltown and Blomfield Roads to allow for a specific 'right turn lane' on Campbelltown Road and other necessary changes such as movement of telegraph poles, line marking and construction of a median island.
Property:	Pt Lot 101 DP 602622, 1 Blomfield Road, Denham Court.
Property Owner:	Mr. John Frank Galluzzo
Council File:	Development Application No: 1416/2014/DA-C
Court Application:	Filed on 25 September 2014 - File No. 10799 of 2014
Applicant:	John Cephas Galluzzo
Costs Estimate:	$20,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Costs to date:	$11,879.93
Status:	Ongoing – listed for directions hearing on 22 January 2015.
Progress:	The Applicant filed an appeal in the Land and Environment Court of NSW against Council's deemed refusal of development application No. 1416/2014/DA-C that sought consent for construction of a new building, new driveway, new car parking area and other works at 1 Blomfield Road, Denham Court, an increase to the enrolment numbers to 130; and, an upgrade to the intersection of Campbelltown and Blomfield Roads to allow for a specific 'right turn lane' on Campbelltown Road and other necessary changes such as movement of telegraph poles, line marking and construction of a median island. The appeal was listed before the Court for first mention on 3 October 2014.

	On 3 October 2014 the Court, by consent, adjourned the proceedings to 25 November 2014 in order that the parties can participate in a section 34 conciliation conference. On 25 November 2014, the conciliation conference was abandoned as it was clear that the parties were not going to reach a conciliated agreement. Counsel for the applicant indicated that a notice of motion would be filed seeking to make relevant amendments to the development application. The Commissioner made certain procedural directions and adjourned the proceedings to 16 December 2014 for further directions hearing. Subsequently, a further adjournment which was granted to 23 December 2014 due to delays experienced by the applicant in filing the notice of motion. Counsel for the applicant appeared by consent before the Court on 23 December 2014 and sought a further adjournment to allow sufficient time for him to finalise the notice of motion, which had only been received by him the previous day from the applicant's instructing solicitor. By consent, the proceedings were adjourned to 22 January 2015 for further directions hearing.
1 (b)	**AL-FAISAL COLLEGE LIMITED**
Issue:	An appeal against Council's deemed refusal of development application No. 499/2014/DA-C that sought consent for an increase in the number of students from 250 to 700 and the introduction of Years 9, 10, 11 and 12 at the existing school premises.
Property:	Lot 1 DP 1193701, 10 Benham Road, Minto.
Property Owner:	Al-Faisal College Limited
Council File:	Development Application No: 449/2014/DA-C
Court Application:	Filed on 10 October 2014 - File No. 10849 of 2014
Applicant:	Al-Faisal College Limited
Costs Estimate:	$20,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Costs to date:	$9,135.44
Status:	Ongoing – listed for hearing on 12 and 13 March 2015.
Progress:	The Applicant filed an appeal in the Land and Environment Court of NSW against Council's deemed refusal of development application No. 499/2014/DA-C that sought consent for an increase in the number of students from 250 to 700 and the introduction of Years 9, 10, 11 and 12 at the

	existing school premises. The appeal was before the Court for first mention on 7 November 2014 where the Registrar gave certain procedural directions and adjourned the proceedings to 29 and 30 January 2015 for on-site hearing. On 21 November 2014, the applicant filed a notice of motion with the Court seeking to vacate the hearing dates and allocate a new timetable. By consent the Registrar gave revised procedural directions and adjourned the proceedings to 12 and 13 March 2015 for hearing commencing on-site at 9.00am on 12 March.
1 (c)	**MOHAMMED RAHMAN**
Issue:	An appeal against Council's refusal of development application No. 1080/2011/DA-RA/A that sought consent for modification of the original development consent for the inclusion of an additional storey comprising 8 units on top of a 3 level (22 unit) residential flat building and associated increase in basement level parking by 10 car parking spaces from 31 to 41 spaces.
Property:	Lot 100 DP 562008, 3 Carlisle Street, Ingleburn.
Property Owner:	Mohammed Emdadur Rahman
Council File:	Development Application No: 1080/2011/DA-RA/A
Court Application:	Filed on 26 November 2014 - File No. 10975 of 2014
Applicant:	Mohammed Rahman
Costs Estimate:	$20,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Costs to date:	$0.00
Status:	Ongoing – listed for directions herring on 11 February 2015.
Progress:	The Applicant filed an appeal in the Land and Environment Court of NSW against Council's refusal of development application No. 1080/2011/DA-RA/A that sought consent for modification of the original development consent for the inclusion of an additional storey comprising 8 units on top of a 3 level (22 unit) residential flat building and associated increase in basement level parking by 10 car parking spaces from 31 to 41 spaces. The appeal was before the Court for first mention on 19 December 2014 where the applicant sought to have the proceedings listed for early section 34 conciliation conference. The Registrar was of the view that such conference was premature, particularly given that the modification application

	had not been publicly advertised, and gave certain procedural directions, including that Council advertise and notify the modification application for a period of two-weeks commencing on the 20 January 2015. The Registrar adjourned the proceedings to 11 February 2015 for directions hearing.

2. Land and Environment Court Class 1 and 2 Matters – Appeals Against Notices, Orders, or Directions issued by Council

Total ongoing Class 1 and 2 appeal matters (as at 16/01/2015)	**0**
Total completed Class 1 and 2 appeal matters (as at 16/01/2015)	**1**
Costs from 1 July 2014 for Class 1 and 2 appeal matters:	**$2,970.40**

3. Land and Environment Court Class 4 Matters – Civil Enforcement in respect of non-compliance with Planning Law or Orders issued by Council

Total ongoing Class 4 matters before the Court (as at 16/01/2015)	**1**
Total completed Class 4 matters (as at 16/01/2015)	**0**
Costs from 1 July 2014 for Class 4 matters	**$79,041.79**

3 (a)	**Abdulhalim ELBAF & Amne ELBAF**
Issue:	An appeal seeking judicial review of disputed complying development certificate No. CDC 0455/12 issued by the private certifier for the development comprising a residential dwelling and residential outbuilding and associated site works, on the property.
Property:	Lot 1 DP 1039153 Zouch Road, Ingleburn.
Property Owner:	Mr. Abdulhalim Elbaf and Mrs Amne Elbaf
Council File:	No. 2491/2012/CDCPRI
Court Application:	Filed on 24 December 2013 - File No. 41030 of 2013
Applicant:	Abdulhalim Elbaf and Amne Elbaf
Costs Estimate:	$10,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Costs to date:	$55,313.57
Status:	Ongoing – costs hearing completed, judgement reserved to a date to be notified by the Court.

Progress:	The Applicants filed an appeal in the Land and Environment Court of NSW seeking judicial review of disputed complying development certificate No. CDC 0455/12 issued by the private certifier for the development comprising a residential dwelling and residential outbuilding and associated site works, on the property. At the first mention on 7 February 2014 the proceedings were adjourned to 14 February for directions hearing. On 14 February 2014, the Court, by consent, adjourned the proceedings to 4 April 2014 for directions hearing. On 4 April 2014 the Court gave certain procedural directions and adjourned the proceedings to 16 and 17 June for hearing. On 16 June 2014 the Court, by consent, granted the Applicant's application to vacate the hearing dates, pending determination by Council of a fresh DA No. 1138/2014/DA-M for the proposed development comprising the completion of construction of a partly built attached dual-occupancy, fencing, retaining walls, driveways and landscaping. The Court gave certain procedural directions and adjourned the proceedings to 25 July 2014 for mention. On 25 July 2014 the Court, by consent, granted the Applicant's application to adjourn the proceedings pending determination by Council at its ordinary meeting of 19 August 2014 of DA No. 1138/2014/DA-M for the proposed development comprising the completion of construction of a partly built attached dual-occupancy, fencing, retaining walls, driveways and landscaping. The Court gave certain procedural directions and adjourned the proceedings to 29 August 2014 for mention. On 19 August 2014, Council at its ordinary meeting gave conditional consent to DA No. 1138/2014/DA-M for the proposed development comprising the completion of construction of a partly built attached dual-occupancy, fencing, retaining walls, driveways and landscaping. Prior to the directions hearing on 29 August 2014 the parties reached agreement that in view of the granting by Council of conditional consent to DA No. 1138/2014/DA-M the Applicant file a notice of discontinuance in the proceedings and that complying development certificate No. CDC 0455/12 be surrendered. Agreement on costs was not able to be reached. On 29 August 2014 the Court, by consent, made an order that relevant notice of discontinuance be filed in the proceedings and that complying development certificate No. CDC 0455/12 shall be surrendered by the applicant on determination of costs. The judge made certain orders in respect of submissions to the Court on costs and listed the proceedings for cost hearing on 15 October 2014.

	Having regard to the granting by Council of conditional consent to DA No. 1138/2014/DA-M, on 5 September 2014, Council issued Building Certificate 1203/2014/BC-UW for the existing structures on the premises relevantly constructed under complying development certificate No. CDC 0455/12 comprising: lower ground floor level dwelling – mass concrete piers, reinforced concrete footings, reinforced concrete floor slab; upper ground floor dwelling – reinforced concrete floor slab; lower ground floor level attached dual occupancy – mass concrete piers, reinforced concrete footing, reinforced concrete floor slab; upper ground floor level dual occupancy – reinforced concrete floor slab; reinforced concrete block retaining wall; and, brick fence with attached piers. The costs hearing was completed on 15 October 2014, with judgement reserved to a date to be notified by the Court.
3 (b)	**John Frank GALLUZZO and G8 Education Limited**
Issue:	The Land and Environment Court NSW granted conditional development consent No. 610/2004/DA-C on 25 September 2005 for a childcare centre at 1 Blomfield Road, Denham Court. Conditions 15 and 19 of the consent required the respondent to construct a Type B intersection at the intersection of Campbelltown Road with Blomfield Road, Denham Court. To date the respondent has failed to fully comply with the consent.
Property:	Pt Lot 101 DP 602622, 1 Blomfield Road, Denham Court.
Property Owner:	Mr. John Frank Galluzzo
Council File:	Development Application No: 610/2004/DA-C
Court Application:	Filed on 25 March 2014 - File No. 40179 of 2014
First Respondent:	John Frank Galluzzo
Second Respondent:	G8 Education Limited
Costs Estimate:	$15,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Costs to date:	$47,875.45
Status:	Completed – Court orders made dismissing the proceedings and requiring childcare centre operator (G8 Education Ltd) to reduce the enrolment numbers at the centre to 50 children by 31 January 2015 in compliance with development consent 610/2004/DA-C, and that each party pay its own costs.
Progress:	On 25 March 2014 Council issued a summons seeking declarations and orders of the Court that the respondent comply with conditions 15 and 19 of Court issued development

consent No. 610/2004/DA-C relating to the construction of a Type B intersection at the intersection of Campbelltown Road and Blomfield Road, Denham Court.

The matter was before the Court for first mention on 24 April 2014 where counsel for the respondent sought an adjournment until after 2 June, as the respondent was overseas attending to his seriously ill wife. Council informed the Court that it was aware that the respondent and the childcare centre proprietor had been conferring about the submission of a modification application to development application No: 610/2004/DA-C seeking consent for a revised intersection installation at the corner of Blomfield and Campbelltown Roads and an increase in the centre enrolment numbers from 74 to 90 children. Having regard to the long history of this matter and the safety concerns raised by the respondents failure to comply with the conditions of the original consent requiring construction of the subject intersection, Council made submissions that the Court direct the respondent progress the preparation and submission of the development application during the period of any adjournment granted. The Court agreed and made directions accordingly and adjourned the proceedings to 13 June 2014 for further directions hearing.

On 13 June 2014 the Respondent notified the Court of his intention to file a fresh DA, which is intended to remedy the breach of the existing consent. Council noted its concerns regarding the ongoing safety issues pertaining to the existing intersection at Campbelltown and Blomfield Roads and its desire to amend the original summons to join the Childcare Centre operator. The Court gave certain procedural directions and adjourned the proceedings to 4 July 2014 for directions hearing.

On 4 July 2014 the Court gave certain procedural directions and adjourned the proceedings to 11 July 2014 for further directions hearing.

On 11 July 2014 the Court by consent adjourned the proceedings and referred the matter for mediation. A Commissioner of the Court has been assigned to conduct the mediation on 15 August 2014.

On 15 August 2014 the mediation proceedings were adjourned to eCourt mention on 22 August. The purpose of the adjournment was to enable the parties to clarify and consider recommendations of the RMS pertaining to the intersection type, and for the parties to determine if the mediation should proceed or be terminated and restored to the Court list.

Following further adjournment of the mediation proceedings to allow the parties' time to discuss possible settlement options, no agreement was eventually reached and the mediation was terminated on 1 September 2014.

Subsequently, the Class 4 proceedings were restored to the Court list and adjourned to 17 September for hearing of a notice of motion to join the proprietor of the childcare centre 'G8 Education Limited' in the proceedings; Council's motion in this regard was successful. The proceedings were further adjourned to 3 October for directions hearing.

On 3 October 2014 the Court heard submissions from each of the parties concerning progress of the proceedings with Council highlighting its concerns regarding the ongoing safety issues pertaining to the existing intersection at Campbelltown and Blomfield Roads and its desire that unnecessary delay be avoided in this regard. The Court was further informed about the second respondent's modification application to development application No: 610/2004/DA-C currently before Council for assessment seeking consent for a revised intersection installation at the corner of Blomfield and Campbelltown Roads and an increase in the centre enrolment numbers from 74 to 90 children. The Court, having particular regard to the modification application, directed that the proceedings be adjourned in anticipation that a determination by Council will have been made that may have the effect of resolving the current proceedings. The Court gave certain procedural directions and adjourned the proceedings to 14 November 2014 for further directions hearing.

The matter was before the Court for directions hearing on 14 November 2014 where the second respondent sought a two-week adjournment to allow their legal representative time to consider Council's determination to refuse DA 610/2004 DA-C modification application. The proceedings were adjourned to 28 November 2014 for further directions hearing.

Subsequently the second respondent made an offer to Council to settle the proceedings in terms that: the second respondent reduce the enrolment numbers at the childcare centre to 50 children by 31 January 2015 in order to comply with development consent 610/2004/DA-C and that each party pay its own costs. Council accepted the offer with the proceedings further adjourned to 12 December 2014 for hearing of the proposed orders to discontinue the proceedings.

On 12 December the Court made the orders sought by the Council and the first and second respondent parties and dismissed the proceedings.

4.	**Land and Environment Court Class 5 - Criminal enforcement of alleged pollution offences and various breaches of environmental and planning laws**	
	Total ongoing Class 5 matters before the Court (as at 16/01/2015)	**0**
	Total completed Class 5 matters (as at 16/01/2015)	**0**
	Costs from 1 July 2014 for Class 5 matters	**$0.00**

5.	**Land and Environment Court Class 6 - Appeals from convictions relating to environmental matters**	
	Total ongoing Class 6 matters (as at 16/01/2015)	**0**
	Total completed Class 6 matters (as at 16/01/2015)	**0**
	Costs from 1 July 2014 for Class 6 matters	**$0.00**

6.	**District Court – Matters on Appeal from lower Courts or Tribunals not being environmental offences**	
	Total ongoing Appeal matters before the Court (as at 16/01/2015)	**0**
	Total completed Appeal matters (as at 16/01/2015)	**0**
	Costs from 1 July 2014 for District Court matters	**$0.00**

7.	**Local Court prosecution matters** The following summary lists the current status of the Division's legal matters before the Campbelltown Local Court.	
	Total ongoing Local Court Matters (as at 16/01/2015)	**6**
	Total completed Local Court Matters (as at 16/01/2015)	**23**
	Costs from 1 July 2014 for Local Court Matters	**$2,075.00**

File No:	LP20/14, LP21/14, LP22/14 & LP25/14 – Penalty Notice Court Elections
Offence:	Development not in accordance with development consent (working outside of approved hours x 2 and incorrect materials storage x 2)
Act:	*Environmental Planning & Assessment Act 1979*
Costs to date:	$0.00 – Brief prepared by Council's Legal and Policy Officer and referred to an external solicitor with instruction to appear for Council.

Status:	Ongoing – listed for further hearing 5 March 2015.
Progress:	The matter was before the Court for mention on 7 October 2014 where the Registrar, by consent, adjourned the proceedings to 3 December 2014 for further mention in order to allow the defendant sufficient time to make representations to Council about the matters before the Court. On 3 December 2014, the defendant entered a not guilty plea to all matters and the proceedings were adjourned to 5 March 2015 for hearing.
File No:	LP23/14 (Sequences 1 to 5) – Charge Matters
Offence:	Restricted dog attack animal in circumstances of recklessness by owner x 1; restricted dog escape premises x 1; and, owner not comply with restricted dog requirements x 3.
Act:	*Companion Animals Act 1998*
Costs to date:	$1,250.00 – External solicitor appeared for Council in these proceedings instructed by Council's Legal and Policy Officer.
Status:	Completed – Offences proved and convictions recorded.
Progress:	The matters were before the Court on 2 December 2014 where the defendant, Fiona Ann-Lesley Blake, made no appearance. The Magistrate accepted Council's application to have the matters heard in the defendant's absence and after considering the facts and submissions found the offences proved and convicted the defendant. Given the serious nature of the offences the Magistrate directed that the proceedings be adjourned to 16 December 2014 for sentence and that the Court notify the defendant requiring her attendance on that day. On 16 December 2014 the defendant made no appearance, consequently sentencing proceeded in her absence. The Magistrate confirmed the convictions made on 2 December 2014 and imposed penalties for the offences in this matter in the sum of $3,000.00; and, ordered (in respect of both LP23/14 and LP24/14) the defendant: pay compensation for veterinary expenses to the owner of the injured animal (cat) in the sum of $17,424.00, pay professional costs to Council in sum of $2,500.00, and pay Council's cost for filing fees in the sum of $870.00.

	Conviction for the offence of *'restricted dog attack animal in circumstances of recklessness by owner'* carries an automatic lifetime disqualification from owning or being in charge of a dog. As such, Council wrote to the defendant on 23 December 2014 notifying her of the penalties and orders imposed by the Local Court and, in particular, her right of appeal to the District Court NSW against the disqualification. Such appeal was to be lodged with the Court by 13 January 2015. Inquiries with the Local Court Office on 14 January revealed that the defendant had not lodged an appeal against her conviction or the automatic disqualification. Council will write to the defendant notifying her of the need to voluntarily surrender the restricted dogs owned by her within 28 days. Failing which, proceedings will need to be initiated to enforce compliance.
File No: **Offence:** **Act:**	LP24/14 (Sequences 1 to 5) – Charge Matters Restricted dog attack animal in circumstances of recklessness by owner x 1; restricted dog escape premises x 1; and, owner not comply with restricted dog requirements x 3. *Companion Animals Act 1998*
Costs to date:	$1,250.00 – External solicitor appeared for Council in these proceedings instructed by Council's Legal and Policy Officer.
Status:	Completed – Offences proved and convictions recorded.
Progress:	Refer to progress section in LP23/14 above. Penalties imposed against the defendant Fiona Ann-Lesley Blake in the sum of $3,000.00; costs ordered in LP23/14 are divisive between both matters. Automatic lifetime suspension also applicable to the dog attack conviction under this matter.
File No: **Offence:** **Act:**	LP27/14 – Penalty Notice Court Election In charge of dog that attacked animal. *Companion Animals Act 1998*
Costs to date:	$0.00 – Brief prepared by Council's Legal and Policy Officer and referred to an external solicitor with instruction to appear for Council.

Status:	Ongoing - Adjourned to 3 February 2015 for hearing.
Progress:	The matter was before the Court for first mention on 18 November 2014, where the Magistrate directed that the proceedings be adjourned to 2 December 2014 for further mention and that the Court write to the defendant requiring their attendance on that date. On 2 December 2015, the defendant entered a 'not guilty' plea. The proceedings were adjourned to 3 February 2015 for defended hearing.
File No:	LP29/14 – Penalty Notice Court Election
Offence:	Not comply with order (overgrown premises and refuse).
Act:	*Local Government Act 1993*
Costs to date:	$0.00 – Brief prepared by Council's Legal and Policy Officer and referred to an external solicitor with instruction to appear for Council.
Status:	Ongoing – Adjourned to 2 February 2015 for hearing.
Progress:	The matter was before the Court for first mention on 18 November 2014, where the defendant entered a not guilty plea by written notice. Proceedings were adjourned to 2 February 2015 for defended hearing.
File No:	LP30/14 – Penalty Notice Court Election
Offence:	Companion animal (dog) not registered.
Act:	*Companion Animals Act 1998*
Costs to date:	$0.00 – dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed.
Progress:	Matter was before the Court for first mention on 25 November 2014 where the defendant entered a not guilty plea. Subsequent discussions with the defendant revealed that an attempt to register the dog was made but that the defendant was not financially able to make an upfront payment as required by the Companion Animals Registration system. Agreement was reached whereby the defendant

	could make installment payments through Council at the conclusion of which the dog would be registered. On 8 December 2014, the Court was notified of the relevant circumstances and Council's application to withdraw and dismiss the matter was granted. The defendant was advised that default in the payment arrangement would result in fresh proceedings being brought before the Court.
File No: **Offence:** **Act:**	LP31/14 – Penalty Notice Court Election Not park vehicle in direction of travel. *Road Rules 2008*
Costs to date:	$0.00 – dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed
Progress:	Matter was before the Court for first mention on 25 November 2014 and adjourned to 2 December for plea/mention. On 2 December 2014 the defendant entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and ordered that the matter be dismissed without conviction under section 10(1)(a) of the Crimes (Sentencing Procedure) Act 1999.
File No: **Offence:** **Act:**	LP32/14 – Penalty Notice Court Election Stop in bus zone. *Road Rules 2008*
Costs to date:	$0.00 – dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed
Progress:	Matter was before the Court for first mention on 6 January 2015 where the defendant entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and ordered that the matter be dismissed without conviction under section 10(1)(a) of the Crimes (Sentencing Procedure) Act 1999.

8. Matters referred to Council's solicitor for advice

Matters referred to Council's solicitors for advice on questions of law, the likelihood of appeal or prosecution proceedings being initiated, and/or Council liability.

Total Advice Matters (as at 16/01/2015)	**9**
Costs from 1 July 2014 for advice matters	**$28,403.41**

9. Legal Costs Summary

The following summary lists the Planning and Environment Division's net legal costs for the 2014/2015 period.

Relevant attachments or tables	Costs Debit	Costs Credit
Class 1 Land and Environment Court - appeals against Council's determination of Development Applications	$21,015.36	$0.00
Class 1 and 2 Land and Environment Court - appeals against Orders or Notices issued by Council	$2,970.40	$0.00
Class 4 Land and Environment Court matters - non-compliance with Council Orders, Notices or prosecutions	$79,041.79	$0.00
Class 5 Land and Environment Court - pollution and planning prosecution matters	$0.00	$0.00
Class 6 Land and Environment Court - appeals from convictions relating to environmental matters	$0.00	$0.00
Land and Environment Court tree dispute between neighbours matters	$0.00	$0.00
District Court appeal matters	$0.00	$0.00
Local Court prosecution matters	$2,075.00	$0.00
Matters referred to Council's solicitor for legal advice	$28,403.41	$0.00
Miscellaneous costs not shown elsewhere in this table	$0.00	$0.00
Costs Sub-Total	$133,505.96	$0.00
Overall Net Costs Total (GST exclusive)	**$133,505.96**	

4.2 Compliance Services Quarterly Statistics October to December 2014

Reporting Officer

Manager Compliance Services

Attachments

Compliance Services quarterly activity summary table (contained within this report)

Purpose

To provide Council with a quarterly report of activities for the Compliance Services Section.

Report

This report summarises key section activities and operational results for the reporting period October to December 2014.

1. Regulated premises inspections

Regulated premises inspection statistics presented in the Activity Summary Statistics Table are divided into food, public health and wastewater management system inspections.

All regulated premises are placed in a risk category. The frequency of inspections varies according to the risk classification. Additional inspections (ie reinspections) are sometimes undertaken when premises are found to be unsatisfactory and there is an identified need to follow up on outstanding matters.

a. Food premises

Within Campbelltown, there are approximately 791 regulated food premises separated into three categories requiring 1178 scheduled inspections per annum as follows:

Low Risk Premises 1 (inspections of market and events throughout the year) ie Festival of Fisher's Ghost, Ingleburn Alive, Riverfest, New Year's Eve and Australia Day.

Low Risk Premises 2 (inspected as required for food recalls or customer complaint) - includes food businesses such as pre-packaged food outlets, variety stores, confectionary shops, chemists, video stores, newsagents, teaching kitchens and tobacconists.

Medium Risk Premises (inspected once per year) - includes fruit and vegetable stores, service stations and convenience stores (serving unpackaged food), general grocery stores and minimal food preparation stores.

High Risk Premises (inspected twice per year) - includes restaurants, takeaway shops, cafes, clubs, childcare centres, supermarkets, unprepared fish shops, delicatessens, school canteens, mobile food vendors, boarding houses and charcoal chicken outlets.

Food premises category	No. of premises	No. of annual inspections
Low Risk 1	0	0
Low Risk 2	152	when required
Medium Risk	100	100
High Risk	539	1078
TOTAL	791	1178

Amendments to the *Food Act 2003* and the establishment of the Food Regulations Partnership between the NSW Food Authority and NSW councils in 2008, resulted in a mandated and more consistent role for local government in food regulation.

As a result, Council reviewed its food premises categories and inspection frequency in order to be consistent with other NSW councils.

A total of 196 food premise inspections were conducted for the reporting period, which is below the quarterly average inspection numbers (301) for 2013-2014. Of the 196 inspections undertaken, 41 (21%) food premises inspections were recorded as unsatisfactory. Follow up reinspections are undertaken where premises are found to be unsatisfactory at the time of initial inspection, to ensure they reach a satisfactory standard. In certain situations, Improvement Notices or Penalty Notices are issued under the *Food Act 2003* when necessary to encourage compliance.

b. Public health

Within Campbelltown, there are approximately 293 regulated premises separated into three risk categories requiring 313 scheduled inspections per annum.

- **Category 1 Premises** (inspected once per year) - beauty salons (low risk), boarding houses, funeral parlours, skin penetration (low risk procedure, ie waxing), hairdressers, nail artists
- **Category 2 Premises** (inspected twice per year) - brothels, skin penetration (high risk procedure - body piercing)
- **Category 3 Premises** (inspected once per year) - *Legionella* microbial control (air-conditioning towers)
- **Category 4 Premises** (inspected via complaints) - public and private swimming pools.

Health premises category	No. of premises	No. of annual inspections
Category 1 - Medium	150	150
Category 2 - High	43	86
Category 3 - Low	77	77
Category 4 - Swimming Pools	23	via complaints only
TOTAL	293	313

A total of 13 health premises inspections were conducted for the reporting period being lower than the quarterly averages (36) for 2013 - 2014.

Of the 13 regulated health premises inspections conducted during the reporting period, none of the premises inspected were recorded as unsatisfactory.

Follow up (reinspections) are undertaken where premises are found to be unsatisfactory at the time of initial inspection, to ensure the premises reach a satisfactory standard.

c. Wastewater management systems

The effective regulation and management of on-site wastewater management systems is necessary to ensure these systems operate properly and as a consequence, do not cause a threat to the environment or human health.

As part of its effort to more effectively manage and regulate wastewater management systems, Council revised its Wastewater Management Strategy which was formally adopted by Council on 7 July 2009.

The implementation of the revised strategy has continued and is staged, with various unsewered locations throughout the city being addressed progressively.

A total of 39 system inspections were conducted during the reporting period.

In addition, three new installations were approved and 37 existing systems were issued with an approval to operate during the reporting period.

2. Notices/Orders issued

Food Act 2003 Notices are usually issued where there is repeated failure by a proprietor to meet appropriate standards or where serious breaches are identified. A total of 11 *Food Act 2003* Notices were issued during the reporting period, being higher than quarterly average Food Act notice numbers (8) for 2013 - 2014.

Local Government Act 1993 Notices and Orders are issued for a range of matters including overgrown, unhealthy, unsafe or unsightly conditions. The number of *Local Government Act 1993* Notices and Orders issued during the reporting period was 50, being generally consistent with the corresponding quarter (54) in 2013 - 2014.

The number of *Swimming Pools Act 1992* Directions issued (79) requiring the erection of pool fencing or fencing repairs was considerably higher than the corresponding quarter (23) in 2013 - 2014 due to the ongoing implementation of Council's Swimming Pool Inspection Program.

Environmental Planning and Assessment Act 1979 Notices and Orders are issued by Land Use and Environmental Compliance staff, primarily to ensure that premises comply with conditions of development consent and to regulate unauthorised land use. A total of 28 Notices and Orders were served during the reporting period which is lower than quarterly averages (48) for 2013 - 2014.

Protection of the Environment Operations Act 1997 (POEO) Notices are issued for a variety of pollution matters including water pollution and waste dumping. The number of POEO Notices issued for the reporting period (6) is generally consistent with the quarterly averages (8) for 2013 - 2014.

3. Customer service requests

The Compliance Services Section receives a significant number of customer service requests across a broad range of issues as represented in attachment 1. A total of 834 customer service requests were received for the reporting period. Significant complaint categories were:

Category	October to December 2014
Parking (includes heavy vehicles)	143
Barking dogs	109
Abandoned motor vehicles	78
Illegal construction/development	79
Pollution	83
Health (non-regulated premises)	77
Dogs straying	45
Overgrown land	45

4. Applications

Building Certificate Applications relate to certificates issued under Section 149A of the *Environmental Planning and Assessment Act 1979* and provide assurance to applicants on issue that Council will not take action to require the demolition or upgrade of the respective structure for a period of seven years after the date of issue of the certificate. These certificates are generally sought on sale of property.

The number of Building Certificate Applications (6) received during the reporting period was below the quarterly average (10) experienced in 2013 - 2014 period.

Staff have continued to seek applications for an approval to operate a system of waste water management from system owners, on a risk category basis. Nine applications for approval to operate a wastewater management system were received during the reporting period. The number of applications is anticipated to increase significantly in the next quarter in response to scheduled bulk mail outs requiring approval renewals.

Five section 68 (*Local Government Act 1993*) event applications were received. These were for Festival of Fisher's Ghost, Nova Truly Gets Local at Koshigaya Park, Campbelltown, Kids Community Park Halloween at Koshigaya Park, Campbelltown, Touch Football Day at Kevin Wheatley Reserve, Airds and Carols in the Park at Koshigaya Park, Campbelltown.

5. Impounding

The number of dogs impounded during this reporting period was 314, which is lower than the 456 dogs impounded for the corresponding quarter in 2013 - 2014.

A total of 317 cats were impounded throughout the reporting period which is marginally lower than the number of cats impounded (332) in the corresponding quarter in 2013 - 2014.

The number of abandoned vehicles impounded for this quarter was four. No vehicles were released back to their owners, three were disposed of by Council, and Council is currently holding one abandoned vehicle.

No shopping trolleys were impounded during the quarter.

6. Penalty notices

Council issues a range of penalty notices relating to various matters including parking offences (on street, Council car parks, school zones), companion animal registration, dog straying, littering, fail to comply with orders, food safety and fail to obtain or comply with development consent. Please refer to the table at attachment 1 for the number of penalty notices issued under the various offence categories.

The number of penalty notices issued for parking offences in Council car parks (450) was lower than the number of penalty notices issued in the previous quarter (742). The number issued for on-street offences (1045) was higher than the previous quarter (984).

7. Compliance/education programs

Compliance programs are an integral component of the section's activities and represent a coordinated proactive approach to targeting specific community concerns. Resources are deployed strategically on a local or citywide basis as an alternative to addressing complaints on an individual basis.

A summary of compliance programs undertaken during the reporting period follows:

a. Illegal parking in school zones

During the reporting period, 53 school locations were patrolled, resulting in the issue of 143 penalty notices.

b. Illegal sign statistics

A summary of sign statistics for the quarter can be located in attachment 1.

c. Illegal trail bike riding

Rangers continue to undertake a number of single agency patrols of known trail bike riding hot spots in response to community complaints.

d. Litter from vehicles

Monitoring of littering from vehicles was undertaken during the reporting period, ten penalty notices were issued.

8. ACF operational issues

At Council's Ordinary Meeting of 18 June, 2013 Council adopted an Operational Change Plan for the ACF. Listed below is a summary of actions undertaken in response to plan implementation during the report period:-

- The ACF continues to work actively with 26 approved Rescue Groups
- Euthanasia procedure document has been amended to require a list of all euthanised animals to be recorded together with the reasons for euthanasia
- Consultation has occurred with Rescue Groups to finalise the Procedure document for Rescue Organisations
- Website update process has been streamlined to facilitate more rapid updating of the website to show "lost" animals and "animals for sale".

9. Other activities

A summary of other activities or initiatives implemented within the reporting period are listed below:

- Council continues to conduct surveillance of construction sites for traffic, sediment and erosion control compliance
- Active participation in the Food Regulation partnership, incorporating activity reporting and the review of inspection procedures and related documentation
- Continued participation in the Sydney South West Area Health Service Public Health Unit Skin Penetration Working Group to improve industry practice and compliance
- Patrols (by way of formalised agreement) of disabled parking at Campbelltown Mall and Macarthur Square continued through the reporting period
- Periodic (three yearly) review of risk identification documents for various environmental health, building, land use, animal care/control and ranger activities
- Ongoing review and development of Standard Operating Procedures relating to Section activities, tasks and programs
- Continuation of participation in the CAWS subsidised desexing program for cats and dogs jointly with the RSPCA and Sydney University Veterinary Training Hospital Camden Campus. This program provides subsidised desexing in identified hot spots locations within the city for low income earners
- A series of Food Hygiene and Safety community awareness seminars were run in November, 2014 for local food handlers where 105 representatives from approximately 50 local food premises attended
- The Draft Street Trading Policy was re-exhibited.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Kolkman/Lound)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Greiss/Thompson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 10

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Compliance Quarterly Activity Summary Statistics

Activity	2014-2015 Quarter Results				YTD
	1	2	3	4	
Regulated Premises Inspections					
Food	117	196			313
Public Health	26	13			39
Wastewater Management Systems	39	39			78
Total	**182**	**248**			**430**
Notices/Orders Issued					
Food Act 2003	14	11			25
Local Government Act 1993	32	50			82
Swimming Pools Act 1992	127	79			206
Protection of Environment Operations Act 1979	5	6			11
Environmental Planning and Assessment Act	32	28			60
Companion Animals Act 1998	13	1			14
Total	**223**	**175**			**398**
Customer Requests					
Abandoned Motor Vehicles	65	78			143
Animals (other)	29	29			58
Barking Dogs	124	109			233
Dog Attacks	24	23			47
Dog Straying	48	45			93
Food/Health (regulated)	26	11			37
Footpath Obstruction	15	25			40
Health (other)	57	77			134
Heavy Vehicle Parking	32	31			63
Illegal Constructions/Development	66	79			145
Misuse of Council Park	5	4			9
Overgrown Land	22	45			67
Parking (General)	141	112			253
Pollution	75	83			158
Rubbish Dumping/Litter	24	31			55
Shopping Trolley	14	18			32
Signs	4	3			7
Swimming Pool Fencing	7	15			22
Trail Bikes	17	10			27
Tree Removal/Dangerous	17	6			23
Total	**812**	**834**			**1646**
Applications					
Building Certificates	6	6			12
Approval to Operate Effluent Disposal System Section 68 *(Local Government Act 1993)*	36	37			73
Event Approvals Section 68 (*Local Government Act 1993)*	2	5			7
Total	**44**	**48**			**92**

Activity	2014-2015 Quarter Results				YTD
	1	2	3	4	
Impounding					
Abandoned Vehicles	3	4			7
Shopping Trolleys	15	0			15
Dogs (Incoming)					
Impounded	327	314			712
Surrendered	72	91			163
Dogs (Outgoing)					
Released to Owner	193	234			427
Sold	77	85			162
Released to rescue organisation	60	58			118
Euthanased – Surrendered by Owner	24	35			59
Euthanased – Restricted Dog	0	0			0
Euthanased – Health/temperament	11	15			26
Euthanased – Unable to re-home	19	19			38
Total	**384**	**427**			**811**
Cats (Incoming)					
Impounded	155	317			562
Surrendered	33	51			81
Cats (Outgoing)					
Released to Owner	17	15			32
Sold	26	44			70
Released to rescue organisation	19	24			43
Euthanased – Surrendered by Owner	12	24			36
Euthanased – Health/temperament	37	128			165
Euthanased – Unable to re-home	59	76			135
Total	**170**	**311**			**481**
Penalty Notices					
Companion Animals	196	98			294
Environmental - includes litter and waste dumping	36	46			82
General - Includes Public Health and Food Safety	74	18			92
Land Use	6	5			11
Parking (car parks)	742	450			1192
Parking (on street)	984	1045			2029
Total	**2038**	**1662**			**3700**
Compliance Programs					
Illegal Parking in School Zones					
Patrols	33	53			86
Warnings	16	1			17
Penalty Notices	71	143			214

Activity	2014-2015 Quarter Results				YTD
	1	2	3	4	
Illegal Signs					
Complaints – Council property	4	1			4
Complaints – Private property	0	2			2
Letters sent	0	1			1
Cautions issued	0	1			1
Fines issued	0	2			2
Removed (posters from poles)	1066	100			1166
Litter from Vehicles					
Patrols	2	2			4
Penalty Notices	9	10			19
Shopping Trolleys					
Patrols	0	0			0
Trolley's Tagged	15	0			15
Trolleys Impounded	15	0			15
Contractor Notified	0	0			0
Truck Parking					
Patrols	5	0			5
Penalty Notices	65	0			65

4.3 Parking Enforcement Technology

Reporting Officer

Manager Compliance Services

Attachments

Nil

Purpose

To advise Council of the benefits and costs of utilising vehicle numberplate recognition technology to assist in monitoring and enforcing parking compliance.

History

Council at its Ordinary Meeting on 14 October 2014 adopted a recommendation that a report be presented outlining the benefits and costs associated with Council Rangers using automatic number plate recognition technology for parking infringements.

Report

Time limit parking is provided in CBD and other high parking demand areas to regulate turnover of parking spaces and to allow convenient access to parking for people to conduct their business. Presently Council regulates time limit parking throughout the Local Government Area by foot patrol and marking ("chalking") the tread of tyres. Vehicles that have overstayed the time limit are then issued a penalty notice.

This practice is relatively inefficient in terms of parking zone coverage in comparison to other more contemporary approaches that embrace new technology. In addition, the practice of chalking is susceptible to abuse by motorists. Local business operators and employees within CBD areas regularly check their car tyres to see if they have been chalked. If their vehicle tyres have not been chalked these vehicles then tend to remain in the restricted parking spaces. If they have identified that their vehicle tyres have been chalked, it has been observed on occasion that the chalk mark has sometimes either been wiped from the tyre tread or the vehicle is either rolled forwards or backward to conceal the chalk mark.

In addition, it is understood there have been occurrences where a local "bush telegraph" operates in some areas where individuals contact each other to warn that the Parking Rangers are in the vicinity. Although this does seem to have the effect of moving parked vehicles, this usually only occurs when patrols are taking place and does not alter ongoing parking behaviour.

This potential for abuse of the parking restrictions reduces parking availability and turnover and can lead to other motorists parking in restricted parking areas (eg: No Parking, No Stopping Double Parked) to undertake their business, therefore compounding the problem.

As a means to improve parking behaviour and the effectiveness of parking enforcement activities, there are a number of technologies that have been developed to more effectively identify "over-stay" vehicles and improve parking turnover and compliance. The following are examples of technologies that have been implemented by other councils to encourage better parking practices:

(i) Mobile Licence Plate Recognition

This system involves mounting two cameras on a vehicle. One camera automatically captures images of parked vehicle number plates and the second camera captures images of the wheels and tyre valve stems. The images are transferred to a central database within the vehicle that logs each photo with a GPS record. The system enables the operator to set the time period for multiple zones patrolled ie: 1 hour, 2 hour, 3 hour parking and will also allow for multiple passes in a zone eg: every ½ hour.

The driver can continue patrolling zones and when the designated time period (including a discretionary grace period of 10 - 15 minutes) has lapsed, the system is able to recognise those vehicles that have overstayed the allowable time period and provides a warning to the driver. The driver can either elect to stop and issue a penalty notice to the vehicle or if unable to stop in an area, the file can be downloaded for subsequent issue of a penalty notice to the registered vehicle owner by post.

The proof of evidence for exceeding the time limit is provided by imagery of the vehicle with two time zones with GPS recognition. In addition the imagery of the tyres will identify the alignment of the valve stem on the tyre at both time intervals as evidence to indicate the vehicle has not moved.

Estimated cost:

- The establishment cost of this system is estimated at approximately $69,000
- Annual software licence fee of approximately $10,000. This covers annual software upgrade and an annual warrant of fitness check of the equipment.
- Purchase of a vehicle and fit-out estimated at approximately $25,000

The advantages and disadvantages of the system are as follows:

Advantages

- Completely mobile and able to recognise number plates at a speed of 40-45 kilometres per hour
- Increased efficiency in monitoring parking restrictions with capacity to quickly and efficiently patrol parking areas. It is estimated 1000 - 1200 vehicles per hour can be monitored with this technology
- Allows for greater enforcement coverage and multiple patrols of an area
- Effective enforcement strategy that maximises availability of parking and in changing parking behaviour
- 90-95% accuracy across all registration plates
- Works well in all weather conditions, where “chalking” tyres is impeded in wet weather

- Suitable for use at school zones as well as No Parking and time limit zones
- Improved work health and safety for parking officers, relative to chalking on foot, avoiding regular bending to chalk tyres and working in close proximity to the roadway and less potential for verbal/physical abuse
- Is suited for parallel parking, but can be configured for off-street 'nose to kerb' parking
- Has the ability to be used to gather data for parking surveys.

Disadvantages

- Comparatively high ongoing maintenance/costs (i.e. $10,000 per unit per annum, annual software licence fee)
- Requires a defined driver for every shift
- May not capture some cars – eg: balloon 4WD tyres, dirty or very old registration plates, sun glare

Although this technology is relatively new in Australia, a number of NSW Councils including North Sydney, Wagga Wagga and Orange have implemented this technology successfully.

Experience at North Sydney

North Sydney Council introduced this system as one of several parking strategies it has implemented for parking management since May 2013. Although the introduction of this technology gained significant media attention at the time, Council staff reported that there was relatively little opposition expressed by the community and that they were generally accepting of its introduction.

Over the past 18 months, the Council has operated the system and are satisfied with the results. To date, only one offender has challenged a penalty notice issued by the use of the technology in court. It was reported that the Magistrate was satisfied with the evidence of Council and the penalty was upheld.

(ii) Vehicle Sensor Detector Pods

This system involves installing sensor "pods" in the middle of parking bays. A small wireless housing unit is installed on a structure (eg: light pole, building etc), in the vicinity of the pods. When a vehicle stops in a parking space, the pod sends information to the housing unit.

If the vehicle does not move off the pod within the time limit, it sends a message to enable the Parking Officer to respond to the sensor. A significant issue with this system is that it is open to abuse with vehicles being moved out of the space marginally to trigger the podsensor and re-parked.

The advantages and disadvantages of the system are as follows:

Advantages

- 98-99% accurate
- Live data – can be seen and actioned immediately
- Officers can monitor parking areas remotely and patrol those areas where the technology shows drivers are overstaying – directed enforcement

- More efficient and safer than chalking on foot
- Works well in all weather conditions
- Optimal performance in all parking configurations
- Vandal proof
- Comparatively low ongoing costs and maintenance
- Proven to be effective in changing driver parking behaviour.

Disadvantages

- Can be an expensive outlay for large sites (approximately $420 per sensor, excluding GST) plus $180 annual support fees per sensor
- Fixed technology
- System open to abuse by vehicle movement off and back onto the sensor.

Parking Meters

This system is the most recognised and preferred option of many agencies in high demand parking areas.

The modern parking meter is robust in design to resist potential vandalism, can accept different methods of payment (ie: coin, notes, credit cards) and can send information on overstay vehicles (for enforcement) and machine defects (for maintenance purposes).

Each Parking Meter unit costs approximately $8000.00 (excluding GST) installed.

The advantages and disadvantages of the system are as follows:

Advantages

- Effective way of managing parking
- Convenient to enforce – ticket display
- Vandal-resistant
- Familiar to NSW motorists
- Can be configured to charge residents discounted rate if desired
- Can be configured to charge on a pro-rata basis depending on the amount of time required
- Can be integrated with pay by phone
- Suited to any parking configuration
- User pay payback on capital investment.

Disadvantages

- Initial installation and ongoing maintenance costs - cash collection, credit card fees, machine maintenance (i.e. tickets, batteries).

Conclusion

The report in responding to Council's resolution of 14 October, 2014 has presented information on a number of technologies, (including automatic number plate recognition technology, vehicle sensor pods and parking meters), available to assist Council to improve its capacity to regulate and control parking behaviour within restricted parking areas of the City. Establishment and monitoring costs would vary between technologies and should Council decide to investigate this matter further, more detailed financial modelling would be undertaken.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Rowell/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Greiss/Thompson)

That the Officer's Recommendation be adopted.

Amendment: (Lake/Lound)

That Council investigate this matter further with the potential of a demonstration of this equipment (number plate recognition) to determine its effectiveness and feasibility.

Council Resolution Minute Number 10

That the above amendment be adopted.

5. GENERAL BUSINESS

Nil.

Confidentiality Motion: **(Kolkman/Matheson)**

That the Committee in accordance with Section 10A of the *Local Government Act 1993,* move to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Committee's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

CARRIED

20. CONFIDENTIAL ITEMS

20.1 Confidential Report Directors of Companies

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Motion: **(Matheson/Lound)**

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

CARRIED

There being no further business the meeting closed at 9.57pm.

G Greiss
CHAIRPERSON

Reports of the City Works Committee Meeting held at 7.30pm on Tuesday, 10 February 2015.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

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Minutes of the City Works Committee held on 10 February 2015

Present

His Worship the Mayor, Councillor P Lake
Councillor F Borg
Councillor W Glynn
Councillor P Hawker
Councillor C Mead
Director Business Services - Mr M Sewell
Acting Director Community Services - Mrs J Uluibau
Acting Director City Works - Mr G Mitchell
Acting Manager Assets and Supply Services - Mr W Miller
Manager Compliance Services - Mr P Curley
Acting Manager Customer Service - Ms M James
Manager Emergency and Facility Management - Mr R Blair
Manager Executive Services - Mr N Smolonogov
Manager Healthy Lifestyles - Mr M Berriman
Manager Library Services - Mr G White
Acting Manager Operational Services – Mr S Anderson
Manager Property Services - Mr J Milicic
Manager Technical Services - Mr K Lynch
Business Review and Improvement Officer – Mr C Taylor
Executive Assistant - Mrs K Peters

Apology **(Glynn/Hawker)**

That the apology from Councillors Brticevic, Chanthivong and Dobson be received and accepted.

CARRIED

Acknowledgement of Land

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

DECLARATIONS OF INTEREST

There were no Declarations of Interest at this meeting.

1. TECHNICAL SERVICES

1.1 Traffic Committee

Reporting Officer

Manager Technical Services

Attachments

1. Minutes of the Local Traffic Committee Meeting of 4 December 2014 (contained within this report)
2. Minutes of the Campbelltown Traffic Committee Meeting of 4 December 2014 (contained within this report)

Purpose

To seek Council's endorsement of the recommendations arising from the Local Traffic Committee and Campbelltown Traffic Committee meeting held on 4 December 2014.

Report

RECOMMENDATIONS OF THE LOCAL TRAFFIC COMMITTEE ON 4 DECEMBER 2014

Reports Listed for Consideration

LTC 14/52 12-14 Queen Street - Development Application with changes in Traffic and Parking Facilities

That the Traffic Committee approve the recommended signage and pavement marking plan and advise the applicant to submit the amended plans to Technical Services for review.

LTC 14/53 Kellerman Drive, St Helens Park - Traffic Management

1. That Council approve the attached design plan.

2. That the residents be notified before the commencement of the works.

3. That Council requests NSW Police Highway Patrol to continue their presence in the street and monitor speeding vehicles until the traffic calming devices are installed.

LTC 14/54 St Helens Park Drive, St Helens Park - Traffic Management

1. That Council approve the attached design plan.

2. That the residents be notified before the commencement of the works.

3. That Council requests NSW Police Highway Patrol to continue their presence in the street and monitor speeding vehicles until the traffic calming devices are installed.

LTC 14/55 Traffic Facilities - Approved under delegation for the period starting from 1 January 2014 till 30 November 2014

That Council endorses the minor traffic facility works that were undertaken under delegated approval from 1 January 2014 to 30 November 2014.

RECOMMENDATIONS OF THE CAMPBELLTOWN TRAFFIC COMMITTEE ON 4 DECEMBER 2014

Reports Listed for Consideration

CTC 14/28 Road Accident Trend in Campbelltown

That the information of noted.

CTC 14/29 Mount Erin Road, Campbelltown - Special Event Application for Regular Cycling Races

That the application from the Macarthur Collegians Cycling Club not be supported by Council.

CTC 14/30 National Heavy Vehicle Regulator Applications (NHVR)

That the information be noted.

CTC 14/31 Junction Road, Leumeah - Songkran Fete 2015

1. That Council endorses the Special Event Traffic Management Plan (SETMP) as a Class 2 event.

2. That the applicant seek approval from NSW Police for Holding of Public Assembly, which is to be submitted with the SETMP to the Roads and Maritime Services for their endorsement.

3. That the applicant be requested to cover the cost of the Public Notice ne3wspaper advertisement.

CTC 14/32 Traffic Committee Meeting Dates for 2015

That the information be noted.

Officer's Recommendation

That the recommendations of the Local Traffic Committee and Campbelltown Traffic Committee as detailed in the Minutes of the meeting held on 4 December 2014 be adopted.

Committee's Recommendation: (Hawker/Mead)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Lake/Thompson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 15

That the Officer's Recommendation be adopted.

ATTACHMENT 1

LOCAL TRAFFIC COMMITTEE MINUTES

4 December 2014

LOCAL TRAFFIC COMMITTEE

Traffic matters related to the functions delegated to councils under the *Transport Administration Act 1988*.

Minutes Summary

ITEM	TITLE
LOCAL TRAFFIC COMMITTEE MINUTES	
1.	ATTENDANCE
2.	APOLOGIES
3.	CONFIRMATION OF MINUTES
4.	BUSINESS ARISING FROM MINUTES
5.	REPORTS LISTED FOR CONSIDERATION
LTC 14/52	12-14 Queen Street- Development Application with changes in Traffic and Parking Facilities
LTC 14/53	Kellerman Drive, St Helens Park - Traffic Management
LTC 14/54	St Helens Park Drive, St Helens Park- Traffic Management
LTC 14/55	Traffic Facilities- Approved under delegation for the period starting from 1 January 2014 till 30 November 2014
6.	LATE ITEMS
No reports this round	
7.	GENERAL BUSINESS
No reports this round	
8.	DEFERRED ITEMS
No reports this round	

LOCAL TRAFFIC COMMITTEE MINUTES

Traffic matters related to the functions delegated to Councils under the *Transport Administration Act 1988*.

Minutes of the Local Traffic Committee held on 4 December 2014

1. ATTENDANCE

Campbelltown City Council
Manager Technical Services - Mr K Lynch (Chairperson)
Coordinator Traffic and Road Design - Mr A Arora
Team Leader Traffic Investigation - Mr F Sirc
Project Design Engineer- Ms S Nepal
Work Experience - Mr D Peters
Administrative Assistant - Mrs S Lambert

Roads and Maritime Services
Ms K Russell
Mr J Suprain

Police Representatives
Senior Sergeant M Cotton
Senior Constable M Davies

Bus Companies
Busways – Mr S Grady
Interline – Mr B East
Busabout - Mr S Arnold

Representatives of Local Members of Parliament
Mr R James

Acknowledgement of Land

An Acknowledgement of Land was presented by the Chairperson, Mr Kevin Lynch.

2. APOLOGIES

Councillor G Greiss

3. CONFIRMATION OF MINUTES

The Minutes of the previous meeting held on 6 November 2014 were recommended by the City Works Committee on 2 December 2014 and adopted by Council at its meeting held on 9 December 2014.

4. BUSINESS ARISING FROM MINUTES

No reports this round

5. REPORTS LISTED FOR CONSIDERATION

LTC 14/52 12-14 Queen Street- Development Application with changes in Traffic and Parking Facilities

Previous Report: Nil

Electorate: Campbelltown

Author Location: Traffic and Road Design Unit

Attachments

1. Proposed signage and pavement marking plan submitted by client
2. Recommended signage and pavement marking plan

Background (4/12/2014)

Council's Development Section has forwarded a development application 824/2014/DA-C for alteration and additions to the existing building with associated parking and landscaping at 12-14 Queen Street for Council's approval.

The Traffic Impact and Parking Assessment report submitted by APEX Engineers on behalf of the developer revealed that the proposed development had no adverse effect on the road network. Due to the close proximity of the development to public transport, it is expected to increase the use of public transport and the additional trips generated is unlikely to impact on the existing traffic conditions in the vicinity.

The client has submitted a plan with "left only" sign and pavement marking for traffic exiting the property. The submitted traffic report and proposed plan was assessed by Council and due to the history of crashes, particular concern was given to potential conflicts caused by vehicles making a right turn to and from the subject site. It is therefore recommended to install a "no right turn" sign at the property entrance off Queen Street (refer to attachment 2) in addition to the proposed "Left only" sign and pavement marking.

It is proposed that the Traffic Committee approve the recommended signage and pavement marking plan and advise the applicant to amend the plans and resubmit to Technical Services for review.

Officer's Recommendation

That the Traffic Committee approve the recommended signage and pavement marking plan and advise the applicant to submit the amended plans to Technical Services for review.

Discussion (4/12/2014)

The Committee discussed and the matter and supported the recommendation as presented.

Recommendation of Local Traffic Committee

That the Traffic Committee approve the recommended signage and pavement marking plan and advise the applicant to submit the amended plans to Technical Services for review.

LTC 14/53 Kellerman Drive, St Helens Park - Traffic Management

Previous Report: CTC 13/30

Electorate: Wollondilly

Author Location: Traffic and Road Design Unit

Attachments

Proposed traffic calming devices plan

Background (4/12/2014)

The Campbelltown Traffic Committee at its meeting on 3 October 2013 recommended undertaking the options of providing traffic calming devices including line marking and signs on Kellerman Drive from St Helens Park Drive to Appin Road, St Helens Park.

Council Officers had prepared a concept plan which was advertised in local newspapers in March 2014 for public consultation. The consultation process closed on 28 March 2014. Council did not receive any response or feedback from the local community and therefore it was considered that there was no contradiction to the proposal. Based on the concept plans, detailed design has been prepared as per the Australian Standards which is being presented to the Committee for approval.

However, the residents will be notified before the works commence and their suggestions will be reviewed for consideration.

It is also noted that speeding is still a concern in the street and Council will request NSW Police Highway Patrol to monitor this street until the traffic calming devices are installed.

It is recommended that the Traffic Committee approve the attached design plan for installing traffic calming devices.

Officer's Recommendation

1. That Council approves the attached design plan.

2. The residents be notified before the commencement of the works.

3. That Council requests NSW Police Highway Patrol to continue their presence in the street and monitor speeding vehicles until the traffic calming devices are installed.

Discussion (4/12/2014)

The Committee discussed the matter and supported the recommendations as presented.

Recommendation of Local Traffic Committee

1. That Council approves the attached design plan.
2. The resident be notified before the commencement of the works.
3. That Council requests NSW Police Highway Patrol to continue their presence in the street and monitor speeding vehicles until the traffic calming devices are installed.

LTC 14/54 St Helens Park Drive, St Helens Park- Traffic Management

Previous Report: CTC 13/30

Electorate: Wollondilly

Author Location: Traffic and Road Design Unit

Attachments

Proposed traffic calming devices plan

Background (4/12/2014)

The Campbelltown Traffic Committee at its meeting on 3 October 2013 recommended undertaking the options of providing traffic calming devices including line marking and signs on St Helens Park Drive from Birds Place to Kellerman Drive, St Helens Park.

Council Officers had prepared a concept plan which was advertised in local newspapers in March 2014 for public consultation. The consultation process closed on 28 October 2014. Council did not receive any response or feedback from the local community. It was considered that there was no contradiction to the proposal. Based on the concept plans, detailed design has been prepared as per the Australian Standards which is being presented to the Committee for approval.

However, the residents will be notified before the works commence and their suggestions will be reviewed for consideration.

It is also noted that speeding is still a concern in the street and Council requests NSW Police Highway Patrol to monitor this street until the traffic calming devices are installed. Six months after the devices are installed Council will undertake speed monitoring to determine the effectiveness of the works.

It is recommended that the Traffic Committee approve the attached design plan for installing traffic calming devices.

Officer's Recommendation

1. That Council approves the attached design plan.
2. The residents be notified before the commencement of the works.
3. That Council requests NSW Police Highway Patrol to continue their presence in the street and monitor speeding vehicles until the traffic calming devices are installed.

Discussion (4/12/2014)

The Committee discussed the matter and supported the recommendations as presented.

Recommendation of Local Traffic Committee

1. That Council approves the attached design plan.
2. The residents be notified before the commencement of the works.
3. That Council requests NSW Police Highway Patrol to continue their presence in the street and monitor speeding vehicles until the traffic calming devices are installed.

LTC 14/55 Traffic Facilities- Approved under delegation for the period starting from 1 January 2014 till 30 November 2014

Previous Report:	Nil
Electorate:	Campbelltown and Macquarie Fileds
Author Location:	Traffic and Road Design Unit

Attachments

List of Traffic Facilities approved under delegation

Background (4/12/2014)

The Traffic Committee, at its meeting held on 25 March 2003 supported a delegated authority to the Manager Technical Services, for issuing work instructions of a minor nature for parking controls, centreline markings, minor traffic devices (without resident objection), guide and advisory signs after obtaining delegation approvals from its voting members. The Committee also resolved that a list of work instructions issued under the delegation be presented to the Committee for endorsement.

From 1 January 2014 to 30 November 2014, three traffic facilities (refer attachment) were approved under the delegation by NSW Police Force and Roads and Maritime Services.

It is recommended that the Committee endorse the delegated approvals as attached.

Officer's Recommendation

That Council endorses the minor traffic facility works that were undertaken under delegated approval from 1 January 2014 to 30 November 2014.

Discussion (4/12/2014)

The Committee discussed the matter and supported the recommendation as presented.

Recommendation of Local Traffic Committee

That Council endorses the minor traffic facility works that were undertaken under delegated approval from 1 January 2014 to 30 November 2014.

6. LATE ITEMS

No reports this round

7. GENERAL BUSINESS

No reports this round

8. DEFERRED ITEMS

No reports this round

There being no further business the meeting closed at 10:50am.

K Lynch
CHAIRPERSON

ATTACHMENT 2

CAMPBELLTOWN TRAFFIC COMMITTEE MINUTES

4 December 2014

CAMPBELLTOWN TRAFFIC COMMITTEE

Traffic related items to Council requiring technical advice and are outside of the Delegation functions issued to councils by the Road and Maritime Services.

Minutes Summary

ITEM TITLE

CAMPBELLTOWN TRAFFIC COMMITTEE MINUTES

1. ATTENDANCE

1. ATTENDANCE

2. APOLOGIES

3. CONFIRMATION OF MINUTES

4. BUSINESS ARISING FROM MINUTES

5. REPORTS LISTED FOR CONSIDERATION

CTC 14/28	**Road Accident Trend in Campbelltown**
CTC 14/29	**Mount Erin Road, Campbelltown - Special Event Application for Regular Cycling Races**
CTC 14/30	**National Heavy Vehicle Regulator Applications (NHVR)**
CTC 14/31	**Junction Road, Leumeah - Songkran Fete 2015**
CTC 14/32	**Traffic Committee Meeting Dates for 2015**

6. LATE ITEMS

No reports this round

7. GENERAL BUSINESS

8. DEFERRED ITEMS

No reports this round

CAMPBELLTOWN TRAFFIC COMMITTEE MINUTES

Traffic related items to Council requiring technical advice and are outside of the Delegation functions issued to Councils by the Road and Maritime Services.

Minutes of the Campbelltown Traffic Committee held on 4 December 2014

1. ATTENDANCE

Campbelltown City Council
Manager Technical Services - Mr K Lynch (Chairperson)
Coordinator Traffic and Road Design - Mr A Arora
Team Leader Traffic Investigation - Mr F Sirc
Project Design Engineer - Mr S Nepal
Work Experience Student - Mr D Peters
Administrative Assistant - Mrs S Lambert

Roads and Maritime Services
Ms K Russell
Mr J Suprain

Police Representatives
Senior Sergeant M Cotton
Senior Constable M Davies

Bus Companies
Interline – Mr B East
Busabout - Mr S Arnold
Busways - Mr S Grady

Representatives of Local Members of Parliament
Mr R James

Others
Macarthur Collegians Cycling Club - Mr S Burgin (Item 14/29)

Acknowledgement of Land

An Acknowledgement of Land was presented by the Chairperson, Mr Kevin Lynch.

2. APOLOGIES

Councillor G Greiss

3. CONFIRMATION OF MINUTES

The Minutes of the previous meeting held on 6 November 2014 were recommended by the City Works Committee on 2 December 2014 and adopted by Council at its meeting held on 9 December 2014.

4. BUSINESS ARISING FROM MINUTES

No reports this round

5. REPORTS LISTED FOR CONSIDERATION

CTC 14/28 Road Accident Trend in Campbelltown

Previous Report: CTC 14/1

Electorate: All Electorates

Author Location: Traffic and Road Design Unit

Attachments

Graphical representation of road accidents ending June 2013.

Background (4/12/2014)

A graphical representation showing the trend of accidents in Campbelltown local Government Area for a seven year period ending June 2013 is attached (refer attachment) for the Committee's information. The information of accidents from July 2013 to June 2014 has not yet been released by NSW Centre for Road Safety (CRS).

From preliminary fatal reports the following accidents have occurred in 2014:

1. 21 July 2014 at 9:40am: a driver of a semi-trailer was killed when his southbound vehicle on Hume Highway, approximately 1.7km north of Brooks Road, clipped the rear of a southbound sedan (recorded as a rear end collision) causing the semi-trailer to cross the grass median and collide with three northbound vehicles. The semi-trailer rolled onto its side ejecting the driver.

2. 17 September 2014 at 15:30: a female driver of a secondary vehicle travelling south in Appin Road approximately 4km south of Kellerman Drive (at the Hume Monument) was killed as a result of a northbound vehicle veering to the opposite side of the road after negotiating a slight left hand bend. This accident is classed as a head on collision.

3. 11 November 2014 at 11:25pm: a male motorcycle rider lost control of his vehicle travelling north in Englorie Park Drive, approximately 100m south of Heritage Way colliding with a parked vehicle.

The Committee is also advised that as of 15 October 2014 the following requirements for drivers to report accidents and Police attendance at accidents has been brought into force. These new requirements may see some changes to the accident trends over the coming years.

- NSW Police will need to attend and investigate crashes where a person is killed or injured, parties fail to exchange particulars or a driver is under the influence of alcohol.

- NSW Police will assist and direct traffic for hazards or debris on the road and the towing of heavy vehicles.

- NSW Police no longer requires attendance to collisions requiring tow trucks provided there are no injuries, no one is under the influence of drugs or alcohol and parties have exchanged particulars.
- NSW Police requires drivers to report accidents to the Police Assistance line where tow trucks are used and the Police are not in attendance.

- NSW Police do not require reporting of minor accidents outside the above conditions even for insurance purposes. In these circumstances event numbers will no longer be issued by the Police.

Officer's Recommendation

That the information be noted.

Discussion (4/12/2014)

That the information be noted.

Recommendation of Campbelltown Traffic Committee

That the information be noted.

CTC 14/29	**Mount Erin Road, Campbelltown - Special Event Application for Regular Cycling Races**
Previous Report:	CTC 13/26, CTC 14/17
Electorate:	Campbelltown
Author Location:	Traffic and Road Design Unit

Attachments

Locality Sketch Plan

Background (4/12/2014)

The Traffic Committee had in the past received A Special Event Application from Macarthur Collegians Cycling Club to hold weekly races every Sunday on Mount Erin Road, Blair Athol from October to April. It will involve the temporary closure of Mount Erin Road between the hours of 7.00am - 10.00am and extended hours 7.00am - 1.00pm for the occasional once a year 'Open Events'. There will be approximately 30 to 80 riders at each event.

The Traffic Committee had previously addressed a report at its meeting on 5 September 2013 when it was recommended that a community consultation be undertaken with the businesses to seek feedback.

Following community consultation it was generally found that the businesses did not object to the race, however a further report was presented to the Traffic Committee on 14 August 2014.

The Macarthur Collegians Cycling Club representative was unable to attend the meeting due to illness and it was suggested that the matter be deferred until such time as people wishing to address the Committee were available to do so.

Efforts have been made to contact representatives of the Macarthur Collegians Cycling Club to attend this meeting, however no response has been received.

The matter is therefore being presented to the Traffic Committee for further discussion.

Officer's Recommendation

That the Traffic Committee discuss the matter as stated in the body of the report.

Discussion (4/12/2014)

Mr Stan Burgin on behalf of the Macarthur Collegians Cycling Club addressed the Committee and requested that Council approve the weekly races at Mount Erin Road, Blair Athol.

The Manager Technical Services advised that letters had been sent to the business owners who do not have a problem as they do not trade on a Sunday. The Trampoline business (Flip Out) who is open on Sunday has objected to the race.

The RMS representative advised that the road is parked out on both Saturday and Sunday and the trampoline business is open at weekends and it would be difficult for property owners unless some conditions were set. The NSW Police representative advised there is likely to be further developments in the area.

A number of property owners also raised concerns that if the road had restricted access every Sunday it could limit some interest by potential tenants and therefore they did not support the proposal. A large portion of the existing businesses support the proposal as they believe it would increase the presence in the street on Sunday mornings. It was noted that these businesses generally did not operate on a Sunday.

The Manager Technical Services suggested that maybe the Cycling Club could be given permission for one season next year as a trial. It was suggested by the Committee that the Cycling Club use Macquarie Fields Circuit which they would have to book. The Circuit would be closed during the event but this currently happens with other events.

Based on the fact that there is a lot of future growth in the area and there is currently a conflict between the race and businesses, it was recommended that the Committee not support the application from the Macarthur Collegians Cycling Club.

Recommendation of Campbelltown Traffic Committee

That the application from the Macarthur Collegians Cycling Club not be supported by Council.

CTC 14/30 National Heavy Vehicle Regulator Applications (NHVR)

Previous Report: CTC 13/27

Electorate: All Electorates

Author Location: Traffic and Road Design Unit

Attachments

Status report on the application received from NHVR

Background (4/12/2014)

A report was presented to the Committee on 5 September 2013 regarding the National Heavy Vehicle Regulator (NHVR) and Heavy Vehicle National Law (HVNL) whereby it was advised that all applications relating to the route assessment for higher mass limit vehicles and oversize vehicles on local roads will have to be processed by the Road Manager of Council. This Law was enforced in February 2014. Since then Council has been receiving applications for assessment from NHVR. A list of the applications received in the calendar year 2014 and their status is enclosed (refer attachment) for the information of the Committee.

From February 2014 till November 2014, Council received thirty applications from NHVR for various types of permits including Performance Based Standard (PBS) vehicles, Over Size Over Mass (OSOM), B-Double and over size vehicles which were assessed and NHVR was notified.

A workshop was organised by NHVR on 24 November 2014 whereby representatives from various Councils attended and numerous issues were discussed especially regarding the assessment procedure, application fees, assessment criteria and fees and the time frame for approvals. NHVR in consultation with ARRB has developed a Performance Based Standard (PBS) vehicles route assessment tool which is available on line and can be used easily by Councils for assessing the applications. It was further advised that the compliance of the approved routes is being calculated in conjunction with Roads and Maritime Service (RMS) and Councils will be consulted before making any decisions.

Officer's Recommendation

That the information be noted.

Discussion (4/12/2014)

That the information be noted.

Recommendation of Campbelltown Traffic Committee

That the information be noted.

CTC 14/31 Junction Road, Leumeah - Songkran Fete 2015

Previous Report: CTC 14/2

Electorate: Campbelltown

Author Location: Traffic and Road Design Unit

Attachments

1. Locality Plan 39 Junction Road showing access arrangements
2. Traffic Management Plan (to be tabled)

Background (4/12/2014)

Council is in receipt of a Special Event Traffic Management Plan (SETMP) from Mahamakut Rajawithayalai Foundation (Buddhist Temple) and Traffic Control Management Plan for the management of pedestrian and traffic associated with the annual Songkran Fete to be held on 12 April 2015, 8am to 4:30pm.

The Buddhist Foundation has been organising this Fete for a number of years and have been submitting Traffic Management Plans to control entry and exits to car parks in the Monastery, Leumeah High School and Biehler Reserve, and control the connecting temporary pedestrian crossing point across Junction Road. The SETMP in essence is the same in the previous two years with Traffic Management Australia Pty Ltd being appointed to undertake traffic management.

The main control is supervising pedestrians across Junction Road to and from the overflow car parks and the prohibiting of right turn movements for attendees entering and exiting these car parks.

The event is classified as a Class 2 Special Event requiring event organisers to prepare and submit a traffic management plan for approval. This Plan will be tabled at the meeting. Council will also request the applicant to cover the cost of the Public Notice newspaper advertisement.

Officer's Recommendation

1. That Council endorses the Special Event Traffic Management Plan (SETMP) as a Class 2 event.

2. That the applicant seek approval from NSW Police for Holding of Public Assembly, which is to be submitted with the SETMP to the Roads and Maritime Services for their endorsement.

3. That the applicant be requested to cover the cost of the Public Notice newspaper advertisement.

Discussion (4/12/2014)

The Committee discussed the matter and supported the recommendations as presented.

Recommendation of Campbelltown Traffic Committee

1. That Council endorses the Special Event Traffic Management Plan (SETMP) as a Class 2 event.

2. That the applicant seek approval from NSW Police for Holding of Public Assembly, which is to be submitted with the SETMP to the Roads and Maritime Services for their endorsement.

3. That the applicant be requested to cover the cost of the Public Notice newspaper advertisement.

CTC 14/32 Traffic Committee Meeting Dates for 2015

Previous Report: Nil

Electorate: All Electorates

Author Location: Traffic and Road Design Unit

Attachments

Nil

Background (4/12/2014)

The Committee are advised that the Traffic Committee Meeting dates for 2015 are as follows:

- 5 February 2015
- 5 March 2015
- 9 April 2015
- 7 May 2015
- 4 June 2015
- 9 July 2015
- 6 August 2015
- 3 September 2015
- 8 October 2015
- 12 November 2015
- 10 December 2015

Officer's Recommendation

That the information be noted.

Discussion (4/12/2014)

That the information be noted.

Recommendation of Campbelltown Traffic Committee

That the information be noted.

6. LATE ITEMS

No reports this round

7. GENERAL BUSINESS

No reports this round

8. DEFERRED ITEMS

No reports this round

There being no further business the meeting closed at 11.15am.

K Lynch
CHAIRPERSON

1.2 Changes to the 2015 Traffic Committee Meeting Dates

Reporting Officer

Manager Technical Services

Attachments

Nil

Purpose

To advise Council of the changes to the 2015 Traffic Committee Meeting dates.

Report

Due to a number of recently advised clashes with Committee Member's commitments, a request has been received to review the dates of the Traffic Committee for 2015 as previously reported to the Traffic Committee on 4 December 2014 (CTC 14/32) and the current City Works Business Paper (Item 1.1).

The following amended dates were tabled at the Traffic Committee Meeting of 5 February 2015.

5 February
12 March
16 April
14 May
11 June
16 July
13 August
10 September
15 October
12 November
10 December

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Borg/Glynn)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Lake/Thompson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 15

That the Officer's Recommendation be adopted.

1.3 NSW Floodplain Risk Management Study - Acceptance of Grant

Reporting Officer

Manager Technical Services

Attachments

Letter from the NSW Office of Environment and Heritage dated 6 January 2015 advising Council's successful application for grant funding (contained within this report)

Purpose

To advise Council of a grant offer for the 2014-2017 financial years, from the NSW Office of Environment and Heritage for the development of a new Floodplain Risk Management Study and Plan for the Bow Bowing Bunbury Curran Creek Catchment.

Report

On Friday 9 January 2015, Council received confirmation from the NSW Office of Environment and Heritage of Council's successful grant application submitted in 2014 in the amount of $200,000.00, as per the attachment to this report.

This grant funding will assist with engaging a Flood Consultant Specialist who will conduct extensive community consultation forums, detailed investigations of flood management options and preparation of the Floodplain Risk Management Study. The consultant will use the information to deliver a draft Floodplain Risk Management Plan to Council for consideration and adoption.

The Plan for 2015-2016

The grant funding secured is provided on the basis of two parts Government and one part Council funding. Council's matching funding have been allocated in the 2014-2016 City Works financial budget.

Several key elements need to be addressed in the project this year.

Council will be seeking quotations through the Local Government Procurement Contract - LGP1208-2 Professional Consulting Services, for a Floodplain Risk Management Consultant to assist Council with Community Consultation forums/information sessions to inform the local community of the risks identified, mitigation options and to seek community input into the study and draft plan.

The Community Consultation Phase is quite extensive and will take considerable time to prepare and deliver. It is expected this will take several months to complete as there will be community consultation forums held in each region (North, Central and South) along the Bow Bowing Bunbury Curran Creek catchment.

Council has already adopted the draft Final Flood Studies for the purposes of community consultation (refer to Council Resolution number 130, dated 29 July 2014).

The study and draft plan will be prepared in consultation between Council, Council's Flood Consultant Specialist, community stakeholders, Council's Flood Modeller, NSW Office of Environment and Heritage and the NSW State Emergency Service. The study aims to identify areas most at risk in conjunction with the findings of the flood study investigations. The Study will look at choices to mitigate the risks and recommend a suite of possible options for reducing flood risk.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Hawker/Mead)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 **(Lake/Thompson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 15

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Rob Stokes MP
Minister for the Environment
Minister for Heritage
Minister for the Central Coast
Assistant Minister for Planning

DOC14/263730

JAN09'15 07:54:29 RCVD

Mr Paul Tosi
General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Dear Mr Tosi

I refer to Campbelltown City Council's application requesting financial assistance under the 2014-15 Floodplain Management Program.

I am pleased to advise that the NSW Government is making the following offer of financial assistance under the Program:

Reference Number	Project	Grant Amount
2014-15-FM-0025	Floodplain Risk Management Study and Plan Bow Bowing Bunbury Curran Creek Catchment	$200,000

Staff from the Office of Environment and Heritage (OEH) will be in contact with you shortly to finalise the terms and conditions of the funding offer. If you have any questions about the offer, Leah Andrews, Senior Team Leader, Contestable Grants - Coast, Estuary and Flood, Regional Operations Group, OEH can be contacted on 02 9895 6533 or by email at leah.andrews@environment.nsw.gov.au.

Congratulations on your successful application and I wish you every success.

Yours sincerely

Robert Stokes MP
Minister for the Environment
6 January 2015

GPO Box 5341, Sydney NSW 2001
Phone: (61 2) 8574 6700 Fax: (61 2) 8574 6701 Email: office@stokes.minister.nsw.gov.au

2. OPERATIONAL SERVICES

No reports this round

3. ASSETS AND SUPPLY SERVICES

3.1 T14/14 Electrical and Data Cabling Services

Reporting Officer

Acting Manager Assets and Supply Services

Attachments

The following confidential attachment has been distributed to Councillors under separate cover as numerous tenderers have indicated that the contents of their tender are commercial-in-confidence:

Evaluation and Pricing Matrix

Purpose

To advise Council of the tenders received for electrical and data cabling services and recommend that Council accept the tender submitted by B&D Latham Pty Ltd.

History

Council has an existing contract for the provision of electrical and data cabling services which is due to expire. As Council utilises these services and the contract expenditure historically exceeds the legislative threshold of $150,000, Council invited tenders for a new contract.

Report

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy and Procedures.

Contract Expenditure

Funds for these works are allocated in Council's budget.

Contract Term

The term for this contract will be for a period of two years with two options for extension of 12 months each.

Advertising of Tenders

Tenders were advertised in The Sydney Morning Herald, The Macarthur Advertiser and The Macarthur Chronicle in the weeks commencing 25 August and 1 September 2014. Tenders were also advertised on Tenderlink and Council's website. The Ingleburn and Campbelltown Chambers of Commerce and Industry were notified.

Tender Document

Organisations were requested to submit the following information with their tender response:

- company details
- references
- company experience, particularly as they relate to these services
- details of any subcontractors and their experience, particularly as they relate to the Services
- details and experience of their nominated staff including evidence of their licence/certification, a management plan detailing recruitment of staff and a listing of service vehicles and equipment available
- emergency situation response time confirmation
- pricing
- insurances
- environmental practices
- work health and safety management systems
- conflict of interest declaration
- collusive submission declaration
- additional terms of contract, if proposed.

Tenders Received

Tenders closed on Tuesday 16 September 2014. Ten on-time responses were received from the following organisations:

- ARA Electrical Engineering Services Pty Ltd
- B&D Latham Pty Ltd
- GM Cabling Solutions Pty Ltd
- Nepean Electrical Contracting Pty Ltd t/a Mullen Electrical Contracting
- NEVMAT Australia Pty Ltd
- PND Civil Group Pty Ltd
- R&V Electrical Contractors Pty Ltd
- Randall Electrics & Trade Services Pty Ltd
- Titanium Services Group Pty Ltd as the Trustee for Titanium Services Group Trust
- Zapp Electrical Group Pty Ltd

Evaluation Process

The Evaluation Panel, consisting of officers from Assets and Supply Services and Information Management and Technology evaluated the tenders against the following weighted assessment criteria:

- experience of the company and subcontractors
- nominated staff and resources
- suitability of standard pricing
- work health and safety
- environmental commitment.

The Evaluation Panel used Council's standard 0-10 scoring system for all non-pricing criteria with 10 being the highest score.

The Work Health and Safety and Environmental Practices criteria were assessed on the basis of unsatisfactory, satisfactory or exceptional.

The scoring of tendered prices was determined on the hourly rate for miscellaneous electrical and data cabling services and repairs 24 hours per day, seven days per week including public holidays.

Recommendation of the Evaluation Panel

B&D Latham Pty Ltd provided the best overall response and are recommended as they:

- provided excellent details outlining their company experience, particularly as they relate to the Services
- provided satisfactory details of their nominated subcontractor
- provided satisfactory details of their nominated staff and resources
- provided satisfactory work health, safety and environmental documentation
- tendered a competitive price to Council
- provided satisfactory services to Council in similar works in the past.

Tenders Not Recommended

ARA Electrical Engineering Services Pty Ltd, GM Cabling Solutions Pty Ltd, NEVMAT Australia Pty Ltd, Randall Electrics & Trade Services Pty Ltd, Titanium Services Group Pty Ltd as the Trustee for Titanium Services Group Trust and Zapp Electrical Group Pty Ltd all provided satisfactory responses, however were not as competitive as the recommended tenderer.

Nepean Electrical Contracting Pty Ltd t/a Mullen Electrical Contracting are not recommended as they did not provide as detailed company experience and nominated staff and resources as the recommended tenderer.

PND Civil Group Pty Ltd are not recommended as they did not provide satisfactory details of their nominated staff and resources and tendered a significantly higher price than the recommended tenderer.

R&V Electrical Contractors Pty Ltd are not recommended as they did not provide satisfactory details of their company experience and nominated staff and resources.

Assurance of the Process Undertaken

In accordance with Council's Procurement Procedures, a Tender Review Panel, consisting of members of Council's Executive reviewed the Tender to assure the process was undertaken in a manner that was fair, transparent and resulted in the best value outcome to Council.

Management of Proposed Contract

The Contractor will be subject to contract management and safety reviews throughout the duration of the contract in accordance with Council's contract management requirements.

Officer's Recommendation

1. That Council accept the offer of B&D Latham for the provision of electrical and data cabling services for a period of two years with two options for extension of 12 months each.

2. That the Contract documents be executed under the Common Seal of Council.

3. That the unsuccessful Tenderers be notified of the results of tender process.

Committee's Recommendation: **(Glynn/Borg)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 **(Lake/Thompson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 15

That the Officer's Recommendation be adopted.

3.2 T14/20 Road Signs and Associated Equipment

Reporting Officer

Acting Manager Assets and Supply Services and Manager Financial Services

Attachments

The following confidential attachment has been distributed to Councillors under separate cover as numerous tenderers have indicated that the contents of their tender are commercial-in-confidence:

Evaluation and Pricing Matrix

Purpose

To advise Council of the tenders received for the supply of road signs and associated equipment and recommend that Council accept the tender submitted by HJD Industries Pty Ltd t/as Road Management Solutions.

History

Council has an existing in place a contract for road signs and equipment which is due to expire on 17 February 2015. As Council continues to utilise the contract, a new contract will need to be in place prior to this. The expenditure over the past 2.5 years under the current contract exceeds the $150,000 threshold, therefore a public tender process is required.

Report

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy and Procedures.

Contract Expenditure

Funds for these works are allocated in Council's budget.

Contract Term

The term for this contract will be for a period of two years with an option for extension of 12 months.

Advertising of Tenders

Tenders were advertised in The Sydney Morning Herald, The Macarthur Advertiser and The Macarthur Chronicle in the weeks commencing 8 and 15 September 2014. Tenders were also advertised on Tenderlink and Council's website. The Ingleburn and Campbelltown Chambers of Commerce and Industry were notified.

Tenders Received

Tenders closed on Tuesday 30 September 2014. Four on-time responses were received from the following organisations:

- Artcraft Pty Ltd
- Barrier Signs Pty Ltd
- De Neefe Pty Ltd t/as De Neefe Signs
- HJD Industries Pty Ltd t/as Road Management Solutions

Tender Document

Organisations were requested to submit the following information with their tender response:

- company details
- references
- company experience, particularly as they relate to these services
- details of any subcontractors and their experience, particularly as they relate to these services
- details of their supply management plan, including method of delivery, back order management system and returns policy
- details of the products available outside the specified list of goods provided by Council
- pricing
- insurances
- environmental practices
- Work Health and Safety management systems
- conflict of interest declaration
- additional terms of contract, if proposed

Evaluation Process

The Evaluation Panel, consisting of officers from Technical Services and Financial Services evaluated the tenders against the following weighted assessment criteria:

- experience of the company
- supply management and scope of products
- pricing
- work health and safety
- environmental commitment.

The Evaluation Panel used Council's standard 0-10 scoring system for all non-pricing criteria with 10 being the highest score.

The Work Health and Safety and Environmental Practices criteria were assessed on the basis of unsatisfactory, satisfactory or exceptional.

The scoring of tendered prices was determined on a basket of goods basis on the items purchased in the last financial year.

Recommendation of the Evaluation Panel

HJD Industries Pty Ltd t/as Road Management Solutions provided the best response to Council and is recommended for the provision of road signs and associated equipment as they:

- provided satisfactory details of their company experience, particularly as they relate to the Services
- provided satisfactory details of their supply management and scope of products
- provided satisfactory work, health, safety and environmental documentation
- tendered competitive pricing to Council

Tenders Not Recommended

Artcraft Pty Ltd, Barrier Signs Pty Ltd and De Neefe Pty Ltd t/as De Neefe Signs are not recommended as they tendered a more expensive price than the recommended tenderer. The evaluation panel did not consider there to be any advantage to Council for the increased cost.

Assurance of the Process Undertaken

In accordance with Council's Procurement Procedures, a Tender Review Panel, consisting of members of Council's Executive reviewed the Tender to assure the process was undertaken in a manner that was fair, transparent and resulted in the best value outcome to Council.

Management of Proposed Contract

The Contractor will be subject to contract management and safety reviews throughout the duration of the contract in accordance with Council's contract management requirements.

Officer's Recommendation

1. That Council accept the offer of HJD Industries Pty Ltd t/as Road Management Solutions for the provision of supply of road signs and associated equipment for a period of two years with an option for extension of 12 months.

2. That the Contract documents be executed under the Common Seal of Council.

3. That the unsuccessful Tenderers be notified of the results of tender process.

Committee's Recommendation: (Mead/Glynn)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Lake/Thompson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 15

That the Officer's Recommendation be adopted.

3.3 T14/21 Graffiti Removal

Reporting Officer

Acting Manager Assets and Supply Services and Manager Operational Services

Attachments

The following confidential attachment has been distributed to Councillors under separate cover as numerous tenderers have indicated that the contents of their tender are commercial-in-confidence:

Evaluation and Pricing Matrix

Purpose

To advise Council of the tenders received for graffiti removal and recommend that Council accept the tender submitted by Kleenit Pty Ltd t/as Kleenit.

History

Council has an existing Contract for the provision of graffiti removal which is due to expire. As Council utilises these services and the contract expenditure historically exceeds the legislative threshold of $150,000, Council invited tenders for a new contract.

Report

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy and Procedures.

Contract Expenditure

Funds for these works are allocated in Council's budget.

Contract Term

The term for this contract will be for a period of two years with two options for extensions of 12 months each.

Advertising of Tenders

Tenders were advertised in The Sydney Morning Herald, The Macarthur Advertiser and The Macarthur Chronicle in the weeks commencing 20 and 27 October 2014. Tenders were also advertised on Tenderlink and Council's website. The Ingleburn and Campbelltown Chambers of Commerce and Industry were notified.

Tender Document

Organisations were requested to submit the following information with their tender response:

- company details
- company experience, particularly as they relate to these services
- details of nominated staff
- details of resources which they would use to provide the services
- response time confirmation
- pricing
- insurances
- environmental practices
- Work Health and Safety management systems
- conflict of interest declaration
- collusive submission declaration
- additional terms of contract, if proposed

Tenders Received

Tenders closed on Tuesday 11 November 2014. Seven on-time responses were received from the following organisations:

- Evolution Graffiti Solutions Pty Ltd
- The Graffiti Eaters Pty Ltd
- Kleenit Pty Ltd t/as Kleenit
- N.T. Barnes Pty Ltd t/as Wundaguard
- P.M Boyan & J.A Eager t/as Pressure's on Pressure Cleaning
- Swetha International Pty Ltd
- The Trustee for the McElroy Trust t/as New Link Pty Ltd

Evaluation Process

The Evaluation Panel, consisting of officers from Operational Services and Sustainable City and Environment evaluated the tenders against the following weighted assessment criteria:

- experience of the company
- nominated staff
- resources
- pricing
- work health and safety
- environmental commitment.

The Evaluation Panel used Council's standard 0-10 scoring system for all non-pricing criteria with 10 being the highest score.

The Work Health and Safety and Environmental Practices criteria were assessed on the basis of unsatisfactory, satisfactory or exceptional.

The scoring of tendered prices was determined based on the price per square metre against historical data, for the life of the contract.

Recommendation of the Evaluation Panel

Kleenit Pty Ltd t/as Kleenit provided the best response to Council and is recommended for the provision of graffiti removal as they:

- provided satisfactory details of their company experience, particularly as they relate to the Services
- provided satisfactory details of their nominated staff
- provided satisfactory details of their resources
- tendered competitive pricing to Council
- provided satisfactory work, health, safety and environmental documentation

Satisfactory reference checks were undertaken confirming their service level and capabilities.

Tenders Not Recommended

Evolution Graffiti Solutions Pty Ltd, The Graffiti Eaters Pty Ltd, N.T. Barnes Pty Ltd t/as Wundaguard and The Trustee for the McElroy Trust t/as New Link Pty Ltd are not recommended as they tendered a more expensive price than the recommended tenderer. The Evaluation Panel did not consider there to be any advantage to Council for the increased cost.

P.M Boyan & J.A Eager t/as Pressure's on Pressure Cleaning is not recommended as they:

- did not provide satisfactory details of their company experience
- did not provide satisfactory details of their nominated staff
- did not provide satisfactory details of their resources
- tendered a more expensive price than the recommended tenderer
- provided unsatisfactory work, health, safety and environmental documentation

Swetha International Pty Ltd is not recommended as they submitted a pricing structure that did not conform to the information requested in the Request for Tender.

Assurance of the Process Undertaken

In accordance with Council's Procurement Procedures, a Tender Review Panel, consisting of members of Council's Executive reviewed the Tender to assure the process was undertaken in a manner that was fair, transparent and resulted in the best value outcome to Council.

Management of Proposed Contract

The Contractor will be subject to contract management and safety reviews throughout the duration of the contract in accordance with Council's contract management requirements.

Officer's Recommendation

1. That Council accept the offer of Kleenit Pty Ltd t/as Kleenit for the provision of graffiti removal for a period of two years with two options for extension of 12 months each.

2. That the Contract documents be executed under the Common Seal of Council.

3. That the unsuccessful Tenderers be notified of the results of tender process.

Committee's Recommendation: **(Borg/Hawker)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 **(Lake/Thompson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 15

That the Officer's Recommendation be adopted.

3.4 Q14/44 Supply and Delivery of Six Mowers

Reporting Officer

Acting Manager Assets and Supply Services and Manager Operational Services

Attachments

Nil

Purpose

To advise Council of the quotations received for the supply and delivery of six mowers and to advise Council of the successful quotation.

History

As part of the Operational Services mower replacement schedule, Operations staff have identified a requirement for three out front and three zero turn mowers.

Report

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy and Procedures.

For purchases over $150,000, Council is exempt from inviting tenders if they utilise a contract established by any of the following agencies prescribed under s55 of the *Local Government Act 1993* for this purpose:

- ProcurePoint (Department of Commerce)
- MAPS Group Limited trading as Procurement Australia
- Local Government Procurement

In this regard, this purchase is conducted under Local Government Procurement Contract LGP508(2) Small Plant and Outdoor Power Equipment.

Contract Expenditure
Funds for these works are allocated in Council's annual Plant and Equipment budget.

Contract Term
The term for this contract is from the date of acceptance until completion of delivery and any warranty period.

Quotations Received

Council invited quotations from all companies nominated under the Local Government Procurement (LGP) Contract LGP508(2) Small Plant and Outdoor Power Equipment. Organisations were invited to quote for one or more type of mower. It was noted in the Request for Quotation document that Council may award the contract as a panel arrangement.

Quotations closed on Friday 24 October 2014. Six on-time responses were received from the following organisations:

- Australian Hammer Supplies Pty Ltd (Kubota)
- Camden Machinery and Tractors (Kubota)
- Farm and Turf Equipment Pty Ltd (John Deere)
- GYC Pty Ltd (Toro)
- Macarthur Mowers and Marine (Ferris and Shibaura, conforming and Pro Turn, non-conforming)
- Western Mowers and Chainsaws Pty Ltd (Hustler)

Shortlisting Process

The following organisations were requested to trial their proposed mowers as they best met Councils requirements:

- Camden Machinery and Tractors (Kubota)
- Farm and Turf Equipment Pty Ltd (John Deere)
- Macarthur Mowers and Marine (Ferris and Shibaura)

Australian Hammer Supplies Pty Ltd, GYC Pty Ltd (Toro), Western Mowers and Chainsaws Pty Ltd (Hustler Zero Turn) and Macarthur Mowers and Marine (Pro Turn) were not requested for a trial as their proposed mower was a greater than acceptable price or the trial units did not meet the evaluation panel's requirements.

Quotations Not Recommended After shortlisting

Camden Machinery and Tractors (Kubota) and Macarthur Mowers and Marine (Ferris and Shibaura) are not recommended as the trial mowers were more expensive than the recommended units and the evaluation panel concluded that the units provided for the trials were not as suitable for Council's requirements.

Recommended Quotation

Farm and Turf Equipment Pty Ltd (John Deere) is recommended for the supply and delivery of three out front mowers and three zero turn mowers as they presented mowers with the best value for money, satisfactory mechanics and suitable maintenance and backup services. In addition John Deere mowers have previously been purchased by Council on previous occasions.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Borg/Glynn)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Lake/Thompson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 15

That the Officer's Recommendation be adopted.

4. EMERGENCY SERVICES

No reports this round

5. GENERAL BUSINESS

Nil.

Confidentiality Motion: **(Borg/Hawker)**

That the Committee in accordance with Section 10A of the *Local Government Act 1993,* move to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Committee's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

CARRIED

21. CONFIDENTIAL ITEMS

21.1 Confidential Report Directors of Companies - City Works

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Motion: **(Hawker/Borg)**

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

CARRIED

There being no further business the meeting closed at 7.43pm.

P Lake
CHAIRPERSON

Reports of the Community Services Committee Meeting held at 5.30pm on Tuesday, 10 February 2015.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

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Minutes of the Community Services Committee held on 10 February 2015

Present

Councillor T Rowell (Chairperson)
Councillor W Glynn
Councillor D Lound
Councillor M Oates
Councillor R Thompson
Acting General Manager - Mrs L Deitz
Acting Director Community Services - Mrs J Uluibau
Director Planning and Environment - Mr J Lawrence
Manager Communications and Marketing - Mrs B Naylor
Manager Community Resources and Development - Mr B McCausland
Acting Manager Cultural Services - Ms K Reid
Acting Manager Customer Service - Mrs M James
Acting Manager Education and Care Services - Mrs N Goodfield-Latham
Manager Healthy Lifestyles - Mr M Berriman
Manager Library Services - Mr G White
Manager Technical Services - Mr K Lynch
Business Review and Improvement Officer - Mr C Taylor
Policy and Governance Coordinator - Ms J Warner
Executive Assistant - Mrs D Taylor

Apologies

(Rowell/Glynn)

That the apologies from Councillors Brticevic and Matheson be received and accepted.

CARRIED

Well Wishes

On behalf of the Community Services Committee, the Chairperson, Councillor Rowell, wished Council's General Manager, Mr Paul Tosi, a speedy recovery.

Also in Attendance

At the conclusion of the Corporate Governance Committee Meeting the following Councillors attended the Community Services Committee Meeting:

Councillor S Dobson

Acknowledgement of Land

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

DECLARATIONS OF INTEREST

There were no Declarations of Interest at this meeting.

1. COMMUNICATIONS AND MARKETING

1.1 Tourism Website Statistics July to December 2014

Reporting Officer

Manager Communications and Marketing

Attachments

Nil

Purpose

To provide Council with information on the visitation patterns for the Macarthur Tourism website during the period July to December 2014.

Report

The tourism website www.macarthur.com.au is a joint initiative between Campbelltown City Council and Camden Council that went live in February 2013. The site provides a range of tourism related information on the Macarthur region including attractions, events, accommodation, restaurants, shopping centres, function facilities, sporting venues and guided tours.

Google Analytics is used to obtain statistics on the website, including information on the total number of visits to the site, as well as the number of new visitors, return visitors, the most commonly accessed pages and the total number of pages viewed.

During the six month period from 1 July to 31 December 2014, the total number of visits to the Macarthur website was 53,278. This is a 65.4% increase in visits compared to the same period in 2013. Of the 53,278 visits, 69.8% were new visitors to the site and more than 62% of all sessions were accessed via mobile or tablet device. The total number of pages viewed during the reporting period was 160,665.

In order of popularity, the top three most commonly visited pages, excluding the home page, on the site between July and December 2014 were:

1. Dining
2. What's On
3. Attractions.

The majority of visitors accessed the website via organic search (75.7%), followed by direct access (13.3%), referral (8.2%) and social media links (2.8%). The most popular referral sites were Sydney.com and Campbelltown City Council's website.

eNewsletters

A monthly eNewsletter, dedicated to providing information about What's On in the Macarthur region, commenced in November 2012 and currently has 771 subscribers – an increase of 44% since June 2014. The publication is also distributed to local tourism operators and visitor information centres throughout Greater Sydney and NSW each month.

Facebook

The Macarthur Facebook page went live in late 2011. Since this time, fans to the site have increased to the current level of 7,264 likes. The page keeps fans updated with the latest news on attractions, experiences and events in the Macarthur region.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Thompson/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

1.2 Council's Website Statistics October to December 2014

Reporting Officer

Manager Communications and Marketing

Attachments

Nil

Purpose

To provide Council with information on the visitation patterns for Council's website during the October to December 2014 period.

Report

Council's website provides a range of information on programs, initiatives, services and events that can be accessed by visitors. With a strong customer service focus, it was designed with easy navigation and web friendly content.

Using Google Analytics, statistics on the usage patterns of our website are obtained for reporting purposes, including information about the total number of visits, most commonly accessed pages and how users are accessing the site.

Since its launch in May 2012, the website has had more than 2,390,828 visits, with 60.6% of these being new or first time visitors, and the balance reflecting return visitors.

During the three month period from 1 October to 31 December 2014, the total number of visits to Council's website was 262,762, resulting in 623,418 page views. The visitation during this period equates to an average of 87,587 visits per month, with 61.8% of these being new visitors to the site. The average duration a visitor spent on the site was 1.9 minutes.

A breakdown of total visits per month, including the top five pages viewed throughout each month (excluding the home page), is listed below. The number of visitors accessing the site via a mobile device (tablets and mobile phones) is also indicated, with 42% of all site visits during the period being made from a mobile device, which is a 10% increase on the previous reporting period, and in line with the reported consistent increase in the use of mobile devices to access Council's website content.

Month	Total site visits	Visits using mobile device	Most popular page views during month
October	93,959	34,480	Library – 13,495 Positions vacant information – 8,001 Current positions vacant – 7,798 Kerbside clean up information – 6,986 Dogs and cats for sale – 5,646
November	87,171	36,692	Library – 9,743 Dogs and cats for sale – 7,907 Positions vacant information – 7,392 Current positions vacant – 7,098 Small dogs and puppies for sale – 4,745
December	81,632	39,300	Demerit points scheme – 10,715 Dogs and cats for sale – 6,394 Library – 6,279 New Year's Eve – 6,048 Current positions vacant – 5,518
Total visits	**262,762**	**110,472**	

In order of popularity, the most commonly viewed pages on the site during the reporting period were:

1. Home page – Campbelltown City Council website
2. Library
3. Positions vacant – general information
4. Current positions vacant
5. Dogs and cats for sale
6. Home page – Festival of Fisher's Ghost website
7. Small dogs and puppies for sale
8. Need a kerbside clean up
9. Demerit points scheme and double demerits
10. Medium dogs for sale
11. Animal Care Facility
12. Macquarie Fields Leisure Centre
13. Large dogs for sale
14. New Year's Eve
15. Lost dogs
16. Draft CLEP 2014 maps
17. Gordon Fetterplace Aquatic Centre
18. Event calendar listings
19. Branch libraries (locations page)
20. What's on
21. Campbelltown Arts Centre
22. Search function
23. Cats and kittens for sale
24. Halls for hire
25. Waste and Recycling Services.

In order of popularity, the top five downloaded documents for the reporting period were:

1. Double demerits flyer (Christmas, New Year and Australia Day) – 896 times
2. Campbelltown Sustainable City Development Control Plan 2012 (Part 3) – 664 times
3. Financial information – Adopted fees and charges 2014-2015 – 589 times
4. Fisher's Ghost Art Award finalists – 571 times
5. When do my bins get emptied? Garbage run maps – 432 times.

A significant portion of visitors (64%) accessed Council's website via a Google, Bing or Yahoo search, with a further 28% coming to the site directly, via the home page or another specific Council website page. Visitors were also referred to the site through links on a variety of other websites, including Council's intranet (staff access), Facebook and SEEK.

Council currently has 10 Facebook pages and a combined following of more than 16,000 Facebook users. This additional communications tool complements the wide range of information available on Council's website by providing direct links via Facebook newsfeeds. A number of the top pages and downloads listed during this reporting period are the result of clicks through from links provided in Facebook posts, most notably the demerit points scheme page and flyer. More than 3,500 visits during the reporting period were via Facebook.

Website improvements

New eServices outage process
A new eServices outage process has been introduced, which provides IM&T with the ability to easily redirect eServices to a maintenance and/or outage page on the website when any of the existing online services (payments, library services, booking forms etc) are unavailable due to technical issues. Since implementation, this option has been activated twice, during a necessary upgrade of the Pathway customer request system and an enhancement of the Secure Pay facility.

New eService buttons
New, more prominent button links for popular eServices were introduced to help increase awareness and usage of Council's online services by customers visiting the website who may not have been aware that we offer these services on our website.

Improving our website analytics
Council has engaged a third party to review the website's existing Google analytics tagging, provide recommendations on how we can improve tagging, and implement agreed recommendations. The first stages of the initiative have been implemented, and new user dashboards are being developed to provide website administrators with clearer insights into visitor preferences and behaviours for particular pages.

Online Strategy consultation and survey
An online survey inviting residents, customers, rate payers and other interested parties to be directly involved in the ongoing review of our website was launched. The survey is aimed at helping Council understand what our customers would like to see, do and find on Council's website and other online services. The survey closes on 10 February.

Other Council sites
Council also has two additional websites – Fisher's Ghost and Visit Macarthur.

During the reporting period of 1 October to 31 December 2014, the Fisher's Ghost site attracted 31,208 visits, with 58.7% of these being new visitors to the site. Visitation during this period represented a 450% increase on the previous reporting period, reflecting the seasonal nature of the site and significant traffic in the lead up to and during the annual festival. The website is the primary source of information about scheduled events, stallholder applications, competition entries and road closures for the festival.

The Visit Macarthur website attracted 27,314 visits, with 69.9% of these being new visitors to the site.

eNewsletters
Council's corporate eNewsletter complements the existing quarterly residential newsletter (letterbox delivery), Council's Facebook pages, and various other communication methods.

The eNewsletter is distributed via email on the first Wednesday of each month and is aimed at keeping subscribers updated on events, Council initiatives, things to do and places to visit, as well as directing traffic to the website through links to further information. There are currently more than 640 subscribers.

Council's Visitor Information Centre also produces a monthly eNewsletter dedicated to providing information about what's on across the Macarthur region. The Macarthur eNewsletter currently has a subscription base of more than 1030, including residents, local tourism operators and visitor information centres across NSW.

The Campbelltown Arts Centre eNewsletter provides up-to-date information about the centre's programs and has a current subscription base of more than 2500. This is supported by an opt-in commercial galleries database and arts organisations database.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Thompson/Lound)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Rowell/Matheson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

1.3 2014 New Year's Eve Celebrations

Reporting Officer

Manager Communications and Marketing

Attachments

Nil

Purpose

To advise Council of the New Year's Eve celebrations that took place at Koshigaya Park, Campbelltown on Wednesday 31 December 2014.

Report

Council held its annual New Year's Eve event at Koshigaya Park on Wednesday 31 December, from 7.00pm to 12.30am.

The event attracted its largest crowd to date, with an estimated attendance of more than 20,000 people enjoying the celebrations.

The event included carnival rides, food and merchandise stalls, and two fireworks displays. The staged entertainment program continued through the night, featuring a number of well-known Sydney party bands, alongside talented local performers. To help ensure access for all revellers, the strong crowd was also able to view the stage entertainment from a large screen positioned at the western end of the park.

A Peppa Pig and George stage show was a highlight of the early entertainment, and attracted a large audience of families and young children. Other scheduled entertainment included local acts, James O'Keeffe and Karleigh Rose, as well as renowned DJs – We Play Records, The Jay Seeney Band, Smooth Jive Consultants and The Rubber Band Rock Show.

The event was well supported by NSW Police and St John First Aid. Fire and Rescue NSW also supported the event by making a fire truck available to be present at the fireworks firing zone.

The 2014 New Year's Eve event was delivered through Council's approved budget, sponsorship and a range of in kind contributions and support from local organisations and community groups.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Lound/Oates)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

1.4 2014 Campbelltown City Christmas Carols

Reporting Officer

Manager Communications and Marketing

Attachments

Nil

Purpose

To advise Council of the Christmas Carols celebration that was held at Campbelltown Arts Centre on Saturday 6 December 2014.

Report

The 2014 Campbelltown City Christmas Carols event was held at Campbelltown Arts Centre on Saturday 6 December 2014, from 6.00pm to 9.30pm.

As a result of the inclement weather, attendance at the event was lower than previous years; however, several hundred members of the public remained for the duration of the festivities.

The event was hosted by local radio personalities, Josh and Lyndal from C91.3FM, and was officially opened by the Mayor.

The audience was kept well entertained, with local performers and the Sweet Tonic Singers leading traditional Christmas carols, performances from Rebecca's Dance Studio, and the Un-rapped Christmas Show – an energetic stage show appealing to all ages. The night also included a visit from Santa and the lighting of the community Christmas tree.

Following its growing success since being implemented in 2011, the performers were again supported by a band. This year's event saw a six piece band with a backing vocalist.

During the night, families were also invited to collect free art packs to make Christmas decorations, an initiative coordinated by Campbelltown Arts Centre. The concept was designed by young emerging artist, Brandon Carlos Jaen, and the pack included materials and instructions to make and customise a Christmas snow cone.

Campbelltown City Christmas Carols was held in association with the Rotary Club of Campbelltown. The club supported the event by hosting a BBQ and merchandise stall.

Council distributed free carols booklets to attendees on the night and the lyrics were projected onto the exterior wall of the Arts Centre, encouraging attendees to sing along.

The 2014 Campbelltown City Christmas Carols was delivered through Council's approved budget, sponsorship and a range of in kind contributions and support from local organisations and community groups.

Officer's Recommendation

That the 2015 Christmas Carols event be held on Saturday 5 December.

Committee's Recommendation: (Oates/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

1.5 2014 Festival of Fisher's Ghost

Reporting Officer

Manager Communications and Marketing

Attachments

Nil

Purpose

To provide Council with a summary of events and activities held as part of the 2014 Festival of Fisher's Ghost.

Report

The 2014 Festival of Fisher's Ghost was held from Thursday 30 October to Sunday 9 November and was well supported by local police, St John Ambulance and other sections within Council.

This year's program included 19 events and activities, with 10 of these being organised by Council.

Street Parade

The Street Parade was held on Saturday 1 November from 1.00pm to 2.30pm. The theme of the parade saw entrants inspired by the vibrancy of the rich Japanese culture, in celebration of the 30th anniversary of the Campbelltown-Koshigaya Sister City relationship

There were 70 entries and more than 1000 participants in the parade, which was officially opened by the Mayor of Campbelltown, Cr Paul Lake; together with the current Citizen and Young Citizen of the Year; Mayor of Koshigaya, Mr Takahashi Tsutomo; and Chairperson, Mr Toru Moriya.

The overall winners of the street parade were Millienium Dance Productions, with all winners announced at the Street Fair the following weekend. As part of their ongoing sponsorship commitment, Channel Nine provided talent to participate in the parade, which included Max and Karsten from The Block, and three Big Brother housemates.

Street Fair

The Street Fair was held on Saturday 8 November from 10.00am to 2.00pm, with 115 stalls located throughout Queen Street, from Browne Street to Dumaresq Street, together with staged entertainment at Mawson Park and Lithgow Street. There was also a range of interactive activities for children, including the Nylon Zoo – a giant inflatable salmon where children could go inside and participate in a story telling performance; the Gym Bus – an interactive double decker bus equipped with gymnastics and play equipment; as well as sporting activities hosted by the NRL, Cricket NSW and ICC.

Through the support of Channel Nine, Jenna and Chris from The Block, together with a number of Big Brother housemates, attended a meet and greet in Mawson Park.

Carnival

This year's carnival was operated by Better Amusements Hire – Joylands, and held at Bradbury Oval for a total of six days across two weekends, from Friday 31 October to Sunday 9 November. There were more than 20 mechanical rides, along with pony rides, show bags, children's activities, and a range of carnival food stalls.

For the first time, unlimited ride passes were trialled. These could be pre-purchased from the Campbelltown Visitor Information Centre in the lead up to the event and from the carnival ticket office. The ride passes were valid for use on Friday nights, from 6pm and 10pm, and were extremely popular.

Channel Nine hosted a promotional stall at the event, with merchandise giveaways and various celebrities meet and greets on both Saturdays of the carnival.

Fred's First Night

Fred's First Night returned to the Fisher's Ghost program due to the ongoing support of major sponsor, Channel Nine. The event was held at Bradbury Oval on Thursday 30 October from 6pm to 9pm. This was a ticketed event, with unlimited ride access passes won through a social media App on the Events in Campbelltown Facebook page. The event aimed to showcase the carnival through an exclusive preview of the rides, and assist in the promotion of the Festival in general. A total of 100 family passes and 50 double passes were awarded through the competition, and feedback received about Fred's First Night was extremely positive.

Craft Exhibition

The Craft Exhibition forms part of the Festival program. Over the past few years there has been a steady decline in the number of entries received. This year to increase the profile of the exhibition it was opened up to the Macarthur region, increasing the marketing to include a 'save the date' sent out six months prior to the event, and posters and flyers being displayed in prominent craft supplies shops. This year the exhibition only received 66 entries, from 29 entrants.

It is proposed that a review be undertaken in 2015 to assess the viability of the exhibition. The time that goes into preparation and implementation of the exhibition is very high, compared to the number of entries and members of the community that participate.

Advertising and media coverage

A feature wrap showcasing the Festival events was published by both NewsLocal Macarthur Chronicle and the Campbelltown-Macarthur Advertiser, which both included advertisements placed by Council, complemented by editorial content.

Elements of the Festival were also featured in metropolitan papers, including The Sydney Morning Herald and The Daily Telegraph. An advertisement was also placed in the Best Weekend magazine liftout of The Daily Telegraph, as well as in the Southern Highlands iMag and inMacarthur magazine.

A radio campaign aired on C91.3FM throughout October and November. The event was also featured on 2MCR through the Council Hour program.

On Friday 31 October, Nova 96.9FM brought their 'Truly Local' campaign to Campbelltown, broadcasting their entire morning show from Koshigaya Park. They also invited local businesses along to give away merchandise or run free activities, in exchange for on-air promotion. Council's Communications and Marketing team held a stall at the event, with Fisher's Ghost merchandise, marketing material and giveaways promoting the Festival. This was conducted with the support of the carnival operator, Better Amusements – Joylands, who provided a laughing clowns van as an interactive engagement tool. On Saturday 1 November, C91.3FM also broadcasted their evening show live from the carnival, which generated a lot of interest and additional promotion of the event to a Sydney-wide audience.

A film crew were engaged to produce a series of short videos, and a highlights reel of the Festival. These videos have been shared through Council's Facebook pages and on Council's YouTube channel. They will also be used to assist in the promotion of the 60th annual Festival of Fisher's Ghost in 2015.

Other opportunities used for promotion were the Fisher's Ghost website, a flyer included in the rates mail out, programs, bus shelter posters, media releases and an article in the winter and spring editions of Compass, Council's quarterly residential newsletter.

Sponsorship

This year's event was supported by a range of sponsors. Top level sponsorship was taken by Channel Nine, with in-kind support from C91.3FM and NewsLocal Macarthur Chronicle.

Channel Nine's sponsorship agreement spanned three years, and will end prior to the 2015 Festival. Discussions regarding the opportunity to continue this long standing relationship will commence shortly.

The Miss Princess event received considerable in-kind support through the contributions of sponsors – Lend Lease Macarthur Square, June Dally-Watkins Education and Training, Evans and Son Jeweller, McDonald's in Macarthur, Megan Sloper, NewsLocal Macarthur Chronicle and the Campbelltown-Macarthur Advertiser.

The total value of cash sponsorship for the festival was $18,000. The value of in-kind sponsorship has been assessed at more than $15,000.

Summary of event costs

The 2014 Festival of Fisher's Ghost was delivered within a budget of $93,300, which was adopted as part of the 2014-2015 Operational Plan.

Conclusion

The 2014 Festival of Fisher's Ghost was a successful event, continuing to be Campbelltown's largest community event of the year. In 2015, the Festival will mark its 60th year.

Officer's Recommendation

1. That a review be undertaken in 2015 to assess the viability of the Craft Exhibition continuing to be part of the Festival of Fisher's Ghost program.

2. That the 2015 Festival of Fisher's Ghost be held from Friday 6 November to Sunday 14 November.

Committee's Recommendation: **(Thompson/Glynn)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Rowell/Matheson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

2. COMMUNITY RESOURCES AND DEVELOPMENT

2.1 2014 International Day of People with Disability Evaluation

Reporting Officer

Manager Community Resources and Development

Attachments

Nil

Purpose

To provide Council with an evaluation report on Council's 2014 International Day of People with Disability (IDPwD) activities.

History

IDPwD is an annual event held on 3 December that aims to celebrate the achievements and contributions people with a disability make to the community, as well as highlight the needs that they, their families, and carers face, whilst recognising the organisations which are proactive in meeting and supporting those needs.

Council is committed to working with local service providers and other partners to help create a more inclusive community through the provision of accessible events and activities.

Report

IDPwD Open Access Forum

Approximately 100 people attended the IDPwD Open Access Forum on 3 December 2014 in the Campbelltown Civic Hall. The forum included a guest speaker, launch of Council's Deaf/Hard of Hearing resource pack for services, final review of the 'Campbelltown Disability Action Plan 2009-2014' and entertainment by children and young people with disability.

The guest speaker, a Living Life My Way Ambassador, shared her inspirational personal story, who after suffering a life changing illness has had to adjust her life with both physical and physiological challenges. Disability service providers offered information and answered individual questions on a range of topics and issues.

Feedback from both community members and services providers was very positive and will be used in planning future events.

Access All Areas Film Festival

A partnership between Council, Wesley Disability Services and The Festivalists was formed to bring the Access All Areas Film Festival to Campbelltown. The event was held at the Campbelltown Arts Centre on 4 December, with free screenings of the movie 'Tracks', including open caption and audio description sessions, as well as a guided tour of the Arts Centre.

IDPwD activities were delivered through Council's approved budget, sponsorship and a range of in kind contributions and support from local organisations and community groups.

Officer's Recommendation

That the information to be noted.

Committee's Recommendation: (Glynn/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

2.2 2015 International Women's Day and Harmony Day

Reporting Officer

Manager Community Resources and Development

Attachments

Nil

Purpose

To inform Council of planned activities to be held to celebrate two community events during March, International Women's Day and Harmony Day.

Report

International Women's Day 2015

International Women's Day has been celebrated in Australia each year on 8 March since 1928. It is an important occasion to celebrate the achievements and gains made by women and to focus on the changes still required to gain equality for women around the world.

'Make It Happen' is the 2015 theme for International Women's Day, encouraging effective action for advancing and recognising women.

To celebrate International Women's Day this year, Council proposes to host a Capturing Conversations Breakfast on Thursday 5 March at Western Suburbs Leagues Club - Campbelltown. Recipients of Council's Inspirational Women Awards from 2014 and women across a range of disciplines and industry will be invited sectors to attend this event.

The event will provide an opportunity for women from diverse backgrounds to share their personal inspirational experiences and knowledge with each other and take part in guided conversations. Women attending the event will be invited to register their expression of interest to participant in future Community Conversations for Women Projects.

It is proposed that the information collected from these conversations will be used to develop the 'Community Conversations for Women' Project. Community Conversations are a powerful tool for engaging people and building stronger connections within the community.

As a follow on from the Capturing Conversations Breakfast, Council in partnership with various services and organisations, will hold Community Conversations with women across the Campbelltown area. These conversations will focus on gaining a stronger sense of people's aspirations for Campbelltown to develop or enhance partnerships with women to ultimately have greater impact in the community.

Information from the Community Conversations for Women project will be used to inform the development of Council's draft 'Women's Strategy 2015-2019' and provide information to create change, shape policy and develop projects.

Harmony Day 2015

Harmony Day is managed by the Department of Immigration and Citizenship and coincides with the United Nation's 'International Day for the Elimination of Racial Discrimination'. Harmony Day is celebrated in Australia each year on 21 March. It is a day of cultural respect, widely celebrated across schools, childcare services, community groups, churches, businesses and federal, state and local government agencies. The message of Harmony Day is 'Everyone Belongs'.

Council in partnership with Macquarie Fields Local Area Command and local community groups and organisations will hold an 'Everyone Belongs: Multicultural Fun Day' on Friday 27 March at Youth Off the Streets Koch Centre, Macquarie Fields.

Community members, volunteers, local cultural groups and services, businesses, government and non-government organisations will provide workshops or activities, deliver a presentation and provide entertainment.

Community groups and workers from a diverse range of services will be available to discuss and promote opportunities for the community to participate in local activities and services. Entertainment and food from all cultures will be provided throughout the day.

The event aims to encourage the connection of the broader community to various forms of culture by recognising the diverse opportunities to experience culture through dance, art, music, sports, storytelling, food and activities for all ages and cultures. Harmony Day celebrations also aim to promote a more connected community whose members are trusting and respectful of each other.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Oates/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

2.3 Midnight Basketball Tournament 12

Reporting Officer

Manager Community Resources and Development

Attachments

Nil

Purpose

To advise Council that Midnight Basketball Tournament 12 will commence on Friday 6 February 2015.

Report

Midnight Basketball is held in School Terms 1 and 4 at Minto Indoor Sports Centre. The program has received an overwhelmingly positive response from the community as shown by an increasing number of player registrations, volunteers and spectators attending each night. Since the initial tournament in 2009, 974 players and 347 volunteers from across the Campbelltown Local Government Area have registered.

Campbelltown's 12th Midnight Basketball program will be held on Friday nights over an eight week period from 6 February with the Grand Final on 27 March 2015 at Minto Indoor Sports Centre.

Up to 60 young people aged 12-18, from a variety of cultural backgrounds, will be recruited for the tournament through schools and service providers. The program will target young people who may be vulnerable to harmful or anti-social behaviour by providing a safe, healthy and positive environment.

From 7.30pm, attendees and their families will be provided with a nutritious meal. Basketball and compulsory life skills workshops for all participants will begin at approximately 8.00pm. The workshops cover a range of areas relevant for young people in Campbelltown including team building and rule setting, mental health and drug and alcohol awareness. The program also includes transport to ensure that all participants arrive home safely.

Tournament 12 is supported by contributions from Midnight Basketball Australia, as well as financial and in-kind support from partner organisations.

A further report will be presented to Council following the tournament.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Glynn/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

2.4 2013-2017 Delivery Program - Progress Report July-December 2014

Reporting Officer

Manager Community Resources and Development

Attachments

Campbelltown City Council six monthly progress report against the 2013-2017 Delivery Program, July - December 2014 (contained within this report)

Purpose

To advise Council of the progress in undertaking the principle activities outlined in the 2013-2017 Delivery Program.

History

It is a requirement of the Local Government Act 1993, that Council receive a progress report on the principle activities outlined in the 2013-2017 Delivery Program.

Report

In 2013, Council adopted the 2013-2017 Delivery Program. The Delivery Program outlines the objectives, strategies, services and functions, programs of work and activities that Council will undertake during 2013-2017.

The attachment to this report provides an update on the progress of the principle activities outlined in the Delivery Program. The principle activities of Council are defined as the services and functions it provides to the community. It is required to indicate Council's progress towards meeting the community vision.

The actions within each strategy are contributing to Council moving towards the community vision in its operations.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Oates/Lound)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Rowell/Matheson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

ATTACHMENT 1

campbelltown
city council

2013-2017 Delivery Program
Six Monthly Progress Report
July-December 2014

city environment lifestyle

Introduction

In June 2013, Council adopted the Integrated Planning and Reporting (IPR) framework. As a requirement of the *Local Government Act 1993*, a bi-annual progress report is to be submitted to Council, highlighting the key achievements of the principle activities, as well as any exceptions. Council's principle activities are defined as its services and functions as outlined in the Delivery Program. Council provides 27 services and nine functions as part of its operations.

Services

- Provision of environmental education
- Management of natural resources
- Regulation of environmental compliance
- Management of natural waterways
- Land use planning for the City
- Completion of Development Application assessments
- Support of MACROC
- Encouraging tourism to the Campbelltown region
- Promotion of City centres
- Provision of the road network
- Provision of a stormwater and drainage network
- Management of City traffic network
- Provision of the footpath and cycleway network
- Provision of education and care for children
- Provision of library services
- Provision of sport and recreational services
- Provision of services to targeted community groups
- Operation of the Campbelltown Arts Centre
- Provision of waste management
- Provision of community safety programs
- Provision of animal care services
- Provision of public health information and services
- Emergency bushland management
- Maintain the public spaces of the City
- Community events
- Community access to Council information
- Provision of customer service

Functions

- Governance
- Business management
- Work with State and Federal Governments
- Human resources
- Information technology
- Management of activities to support organisational sustainability
- Asset management
- The management of Council's property assets
- Financial management

This progress report identifies whether we, as a community, are moving towards the vision

"a connected community with opportunities to grow in a safe and natural environment"

The legend below describes if the principle activity (service or function) is moving towards or away from delivering on the community vision.

	Strongly progressing towards the vision
	Making progress towards the vision
	Shifting away from the vision
	Rapidly moving away from the vision

Strategy - 1.1 Promotion of sustainability

Function - 1.1.1 Management of activities to support organisational sustainability	Status
• Council's Sustainability Committee continues to meet periodically and develops policies and projects to improve Council's quadruple bottom line. • Council continues to implement its Energy Management Plan and Water Savings Action Plan. • Council has prepared a draft Sustainability Strategy to guide the implementation of works to improve organisational performance over the next five years. • Installation of photovoltaic solar system at Macquarie Fields Leisure Centre with an estimated saving of $18,000 p.a in electricity costs • Council advertised a tender for a photovoltaic system at the Greg Percival Library and Community Centre, Ingleburn. It is anticipated that the system will be installed by June 2015 • Council committed to, and started purchasing white A4 paper with an 80% or higher recycled content for general office use. • During the July to December 2014 period, Council's largest energy using sites decreased their consumption by 335,892 kWh compared to the previous period • Council continues to progress toward a sustainable organisation through the Sustainability Accounting Tool.	➡

A sustainable environment

Service - 1.1.2 Provision of environmental education	Status

• A number of workshops were provided to the community in cooperation with the Macarthur Centre for Sustainable Living with 325 residents attending. Workshop topics included:
  ○ Green cleaning
  ○ Worm farming and composting
  ○ Garden to table cooking
  ○ Simple and easy native gardening
  ○ Keeping chickens at home
  ○ No dig gardens and mulching
  ○ Winter vegetable gardens
  ○ Microwave cooking
• Council delivered its Waterwise Waterways Stormwater Education Program, working with local primary schools to design and produce stickers for stormwater drains aimed at educating the community on catchment health and encouraging litter reduction.
• Council coordinated a number of community clean up days in the suburb of Airds. Through these events around 60 bags of rubbish was removed from the local bushland as well as large items such as mattresses, television and vacuum cleaners.
• Council worked in partnership with Campbelltown Performing Arts High School (CPAHS) and University of Western Sydney through the 'Love your Lagoons' project. Students from CPAHS designed a range of educational projects aimed at promoting and improving the health of Marsden Park wetland.
• Council in collaboration with Camden Council delivered the Macarthur Nature Photography Competition to the Macarthur community. This year's competition saw a record numbers of entries (432). The awards night was hosted by Campbelltown Performing Arts High School, whose students provided catering, sound, lighting, technical and entertainment for the evening.
• Council in collaboration with Camden Council and Wollondilly Shire Council delivered the Threatened Species Art Competition to the Macarthur community. This year's competition saw a record number of entries (661) from both the general community and schools.
• Council provided an interactive education and information stall at Riverfest that allowed residents to learn about the Indian Myna Bird Action Program as well as create environmental badges to take home in celebration of the Threatened Species Art Competition and local biodiversity.
• Council in collaboration with ABC Radio and Georges River Environmental Education Centre hosted three schools from the South-West Sydney region at Simmo's Beach Reserve for a day of outdoor environmental activities. The three schools had been chosen by ABC as winners for the ABC Radio sustainability competition. Council organised and ran a tree planting workshop for all three schools that included up to 90 students ranging from kindergarten to year 6.
• Council attended the Macarthur Sustainable Schools Expo, networking with Campbelltown schools providing educational material for teachers to use in their school
	➡

A sustainable environment

Strategy - 1.2 Protection of the natural environment

Service 1.2 1 - Management of natural resources	Status
• The Noxious Weed and Pest Animal Strategy continued to be implemented. • The ongoing works on the Part 5 Assessment Manual under the Environmental Planning and Assessment Act 1979 continued. • Council continued to support the operation of Bushcare groups. • A number of bush regeneration and weed control activities in key biodiversity areas were completed. • The implementation of the Tree Swap Program continued. • Council initiated its Indian Myna Bird Action Program aimed at educating the community about this pest species and ways to discourage its presence. • Council inspected 641 properties for the presence of noxious weeds. • A number of submissions were made to the NSW Government on mining proposals including Coal Seam Gas and policy. • Council continued the preparation of a Koala Plan of Management. • Council drafted a revised Noxious Weed Strategy. • Council coordinated the 'Sustainable Land Management Working Party' focusing on land and environmental asset enhancement and protection through project and policy development.	➡

Service 1.2.2 - Regulation of environmental compliance	Status
• Council received 302 Customer Requests relating to illegal construction/development (118), pollution (129) and rubbish dumping (55). • Council issued 71 notices/orders under the Environmental Planning and Assessment Act (60) and the Protection of the Environment Operations Act (11). • Throughout the period 93 penalty notices were issued in relation to environmental (82) and land use (11) offences.	➡

Strategy - 1.3 Care for natural waterways

Service 1.3.1- Management of natural waterways	Status
• The Water Quality Monitoring Program continued across the Local Government Area. • Council continued to support the Georges River Combined Councils' Committee and its programs. • Council commenced the design of a constructed wetland for the Spring Creek catchment. • Council coordinated the function of a 'Sustainable Catchments Working Party' focusing on catchment enhancement and protection through project and policy development. • Aquatic noxious weed control was undertaken across 11.8km of waterway within the Nepean River.	➡

A strong local economy

Strategy - 2.1 Encourage balanced development within the City

Service 2.1.1 - Land use planning for the City	Status
• Council's Consolidated Local Environmental Plan (CLEP) 2014 progressed through an eight week community consultation period which included the ability for the community to attend six drop in sessions located strategically across the LGA to learn about the CLEP 2014. A designated website was developed along with a broad range of supporting information. A total of 131 submissions were received from the community with the opportunity being offered to submitters to brief the Council on their submission. This process was facilitated through a total of nine consultation evenings with the elected Council during November and December 2014. • Planning for the Mt Gilead Urban Release Area for approximately 1700 lots progressed to the point where the Planning Proposal will be placed on public exhibition in early 2015. • The draft Ingleburn Structure Plan commenced its community consultation phase in November 2014 with a community information session and separate briefing to the Ingleburn Chamber of Commerce being provided in December 2014. • Voluntary Planning Agreements for the Edmondson Park South (Bardia) and East Leppington (Willowdale) Urban Release Areas progressed to the point where these agreements will be placed on public exhibition in early 2015. • The Maryfields Planning Proposal for residential, aged care and business park uses progressed through the 'Gateway' approval process. The required technical studies are being prepared to enable the proposal to proceed to public exhibition. • A planning proposal request to allow an additional service station use for a property at 194 Campbelltown Road progressed to the public exhibition phase in November 2014. • Work continued on the rezoning of the Glenfield Waste Services site on Cambridge Avenue Glenfield to allow industrial land uses. This proposal will be publically exhibited in early 2015.	➡

A strong local economy

Strategy - 2.2 Attraction of business to the local area to create jobs

Service 2.2.1 - Completion of Development Application assessments	Status
• A total of 486 Development Applications (DA) and 78 Construction Certificates were lodged within the reporting period. The net median DA assessment/determination timeframe was 29 days a reduction of 11 days over the previous six months. DA numbers increased by 25 per cent over the previous six months and had a total capital works value of approximately $395m. Of the DA's lodged 48 had a value of more than $1m, 29 had a value of more than $2m, 12 had a value of more than $10m and three had a value of greater than $20m.	➡

Service 2.2.2 - Support of MACROC	Status
• Campbelltown City Council continued to support MACROC to promote the Macarthur region.	➡

Strategy - 2.3 Promote Campbelltown as a regional City through the growth of the City's major business centres

Service 2.3.1 - Encouraging tourism to the Campbelltown region	Status
• The Macarthur Regional Tourism Strategy and Action Plan 2012-2015, a collaboration between Campbelltown City Council and Camden Council, aims to develop and enhance the image of Macarthur and to promote the experiences available within the region. • During this period, journalists from a wide range of media (including TV, radio, newspaper and magazine) participated in media familiarisation tours of the region, and 57 group tours were also coordinated. • Tourism staff attended a number of trade shows and expos to promote the region to specific audiences. Local promotions were also conducted to encourage local residents to explore their backyard. • Campbelltown Sports Stadium hosted China PR as part of the AFC Asia Cup which resulted in international and interstate media coverage. In addition the Chinese media highlighted tourist activities in Campbelltown.	➡

Service 2.3.2 - Promotion of City centres	Status
• Work with key business districts and chambers of commerce in the local area continued to help encourage business growth. • Regular parking enforcement of public parking areas encouraged fair and convenient access to restricted parking spaces.	➡

An accessible City

Strategy - 3.1 The development and implementation of infrastructure plans to support efficient movement around the City

Service 3.1.1 - Provision of the road network	Status
• The annual roads rehabilitation program continued to be implemented which included more than 160 projects equivalent 371,294m^2 of roads. The high profile road projects include asphalt resheeting work at Raby Road of Raby, Rudd Road of Leumeah, Boythorn Avenue of Ambarvale, cementitious stabilisation at Railway Parade of Glenfield and Microsurfacing at Kingsclare Street of Leumeah • Repair project works were completed on six car parks which included Dumaresq Street Car Park, Glen Alpine Community Centre Car Park, Raby Neighbourhood Centre Car Park, Gilchrist Oval Car Park, Simmo's Beach Car Park and Council's Depot Car Park • The carbonated area of Barff Road Bridge was cleaned, primed and painted • More than 1702m of kerb and gutter was reconstructed. This included kerb and gutter on Kullaroo Avenue of Bradbury and Mona Vale place of Woodbine. • Eagle Vale Drive has been upgraded to four lanes between Wynn Street and Emerald Drive North with the exception of the intersection with Epping Forest Drive. Council was successful in securing grant funding of $17.5m from the Department of Infrastructure and Regional Development for the remaining upgrade of Eagle Vale Drive. • Two new pedestrian crossings along Parkside Crescent within Park Central have been completed.	➡
Service 3.1.2 - Provision of a stormwater and drainage network	**Status**
• The Stormwater Infrastructure maintenance program (Stormwater Systems) specifications have been prepared and marked on site. • Remediation works at Smith's Creek have been constructed along with the completion of the Kooringa Reserve upgrade • The Annual Stormwater System Maintenance is 50 per cent completed. • The Stormwater Channel and Head Wall program is 70 per cent complete. • Council's annual maintenance program of creeks, river and dams is completed. • The Bow Bowing and Bunbury Currans Creek Flood Study were completed and will be placed on public exhibition early in 2015.	➡
Service 3.1.3 - Management of city traffic network	**Status**
• Traffic calming devices have been installed at the intersection of Spitfire Drive and Thunderbolt Drive as well as the intersection of Lindesay Street and Bradbury Avenue. • Pedestrian refuge, speed control devices, linemarking and signposting were installed on Railway Parade outside Glenfield Public School. • Council continued to liaise with Roads and Maritime Services on road upgrades throughout the area. Special focus has been on Narellan Road widening and new intersection works at the M31 Hume Motorway. • A traffic study has been completed for the Campbelltown CBD and has been presented to Council.	➡

An accessible City

Strategy 3-2 - The encouragement of the use of alternative transportation in, out and around the City

Service 3.2.1 - Provision of the footpath and cycleway network	Status
• More than 2800m^2 of footpaths have been reconstructed. This includes footpaths on Burrendong Road of Leumeah and Thomas Clarkson reserve of Eagle Vale. • More than 1700m^2 of new footpaths and over 4625m^2 of new cycleways have been constructed. • More than 60 minor footpath repairs (trip hazards) have been addressed. • The Tactile Program for the disabled has been completed.	➡

A safe, healthy and connected community

Strategy - 4.1 The provision of a balanced range of services to the community

Service 4.1.1 - Provision of education and care for children	Status
• Council continues to provide nine Long Day Care, one Occasional Care Service, one Family Day Care Scheme, two Before and After School Care and two Vacation Care services. All services operate according to National Regulations and Licencing standards. • The Mobile Toy and Book Library and Child and Family Centre continued to operate according to their funding guidelines and business plans.	➡
Service 4.1.2 - Provision of library services	**Status**
• Implementation of improved print management systems across the library network, which is leading to improved customer service outcomes and program capacity. • Public PC reservation system implemented providing online access by Library customers, enabling pre-bookings and improving utilization of resources across the Library network. • A range of programs continued to be provided including literacy, CALD and seniors. The summer reading program also commenced in December and exceeded target registrations by 18 per cent. • Library customer service and collection development areas maintained a high level of service to the community including the addition of 5800 new items to the collection. • Library performance against national benchmarks was stable	➡
Service 4.1.3 - Provision of sport and recreational services	**Status**
• Campbelltown Sports Stadium continued to host National Rugby League (NRL) matches, hosting two matches in this period. W-League and local football matches as well as school, local, zone, regional and state athletics events were also held at Campbelltown Sports Stadium. • Seven residents of Campbelltown were selected to represent Australia and were considered eligible for financial assistance from Council. • Council's four Leisure Centres continue to offer a range of fitness and swimming activities including Active Over 50's programs. • Council's four Leisure Centres partnered with community based recreational programs, including Rainbow Club, Learn to Swim. Indigenous Learn to Swim, Go 4 Fun and Royal Life Saving Australia activities. • Learn to Swim and squad programs saw strong levels of participation during Term 1 and Term 2. • The Bicycle Education Centre hosted 60 school programs, 98 private bookings and the school holiday programs in the July and September/October school holidays had 2,436 visitors. The Ready to Ride Day in September had 171 visitors. • Council facilitated sporting ground requirements for sporting clubs in the provision of sport activities. • Council applied for 18 grants to assist sporting clubs in developing facilities to meet the needs of each sport.	➡

A safe, healthy and connected community

Service 4.1.4 - Provision of services to targeted community groups	Status
• Skate workshops were held for young people attending Council's skate parks • NAIDOC Week, Community Forums on a variety of topical issues, White Ribbon Day, International Day of People with Disability, and Fishers Gig youth music festival were held. • Macarthur Community Options and Council's Strategic Aged and Disability Officer attained Third Party Verification for the provision of disability services. • Local community groups received $8000 for community projects. • Residents were engaged in projects to promote positive community spirit, access to local services and involvement in community activities. • New UWS scholarship - John E Hely Engineering Scholarship whereby Council provides assistance and access to academically able individuals from the Campbelltown Local Government Area who through economic, social or other disadvantage have difficulty in participating in University study.	➡
Service 4.1.5 - Operation of the Campbelltown Arts Centre	**Status**
• Visual Arts programs completed include a major group exhibition entitled The List which addressed youth issues, and the annual Fishers Ghost Art Award which received 825 entries. • Dance programs completed included the presentation of a double bill of works by Luke George and Daniel Kok as part of the Intercultural Dance Project, the Early Career Mentor project and the Interdisciplinary Dance project (Antony & Julian Hamilton). • Music programs completed include Tim Brunigges' Interdisciplinary residency, Custard's mid-career residency, a presentation by Simon Barker as part of the Sacred Music Festival and Ensemble Offspring's new writing residency. • Theatre programs completed include premieres of Malcolm Whittaker's 'Jumping the Shark Fantastic' and My Darling Patricia's 'Mantle'. • Public education programs completed include hosting 10 or more multi art form public education programs connected with dance, music, theatre and visual arts. • Operations of the Arts Centre include 10 or more external hires per week and the operation of the Café.	➡
Service 4.1.6 - Provision of waste management	**Status**
• Waste services continue to be supplied throughout the LGA, with total tonnages of waste continuing to grow. Campbelltown City Council currently has a total diversion rate 72 per cent. The current rate exceeds the current NSW government target of 66 per cent. • Council again hosted the annual Household Chemical Cleanout Day in partnership with the NSW EPA. This year saw almost 50,000kgs of problem waste delivered to the event.	➡

Service 4.1.7 - Provision of community safety programs	Status
• Council in conjunction with the NSW police continues to deliver information to the community on break and enter prevention and the domestic violence program. • In partnership with NSW Police Council are running education campaigns to help people better protect themselves from items being stolen from their cars. • Council has completed a program to assist victims of repeat break and enters to secure their premises. • The road safety program continued to be implemented with programs including the Log Book Run, U-Turn the Wheel, child restraint fitting days and safety messages to the community via Variable Message Sign (VMS) boards. • During the reporting period 86 school zones were patrolled resulting in the issue of 214 penalty notices. • Rangers continue to undertake patrols of known trail bike riding hot spots in response to community complaints and to deter illegal trail bike riding. • Five after hour truck parking patrols were conducted resulting in the issue of 65 penalty notices.	➡
Service 4.1.8 - Provision of animal care services	**Status**
• Councils Animal Care Facility continued to operate with; ○ 875 dogs seized, surrendered, abandoned and impounded. ○ 707 dogs were sold or released to owners or rescue organisations. ○ 502 cats impounded. ○ 145 cats sold, released to owners or rescue organisations.	➡
Service 4.1.9 - Provision of public health information and services	**Status**
• Child immunisation clinics continue to be held twice per month. • Free health education resources such as the HealthTips Newsletter continue to be available to residents three times a year • There were 926 registered entrants in the Fisher's Ghost Fun Run 2014 which is a community fun run aimed to motivate and encourage health and fitness. • Council continues to support The Australian Red Cross to host mobile blood donation clinics each month. • Weekly HealthFocus article in Macarthur Advertiser newspaper • A total of 430 Regulated Health Premise inspections were conducted during the report period, incorporating inspections of food premises (313), public health premises (cooling towers, hairdressers, beauty salons, body/ear piercing establishments etc) (39) and domestic/commercial wastewater management systems (78).	➡
Service 4.1.10 - Emergency bushland management	**Status**
• Plans of management for bushfire hazard across the LGA are currently under development. • Hazard reduction works continued to be undertaken in line with targets submitted to the Rural Fire Service.	➡

A safe, healthy and connected community

Strategy - 4.2 The provision of clean and safe public spaces

Service 4.2.1 - Maintain the public spaces of the City	Status

• Public Space improvements have been made in the following areas.
  ○ Yummy Café – at Ambarvale, replacement playground including new shade sail.
  ○ Bradbury Oval, replacement of three lane cricket practice nets fully covered in shield grade artificial grass.
  ○ Bradbury Oval, replacement of basketball, posts, backing boards, rings, and nets
  ○ Campbelltown Bike Educational Centre replaced shade structure and installed four new table and bench settings.
  ○ Koshigaya Park – Campbelltown, replaced old timber table and bench settings with two large aluminium shelters including four table and bench settings. Old BBQ hot plates and control equipment along with 35 metres of old timber fence was replaced.
  ○ Lorraine Ciblic Reserve – Woodbine, installed new aluminium shade structure with table and bench setting.
  ○ Wood Park – Ingleburn, replaced old timber picket fence with new recycled plastic fence, and painted all steel railings.
• Council continued to maintain the cleanliness of the CBD areas throughout the LGA, and collect street litter bins and illegally dumped rubbish.
• The ongoing implementation of annual mowing program for Parks, Reserves and Sporting Fields continued.
• Surface improvements have been made to several sporting fields, Koshigaya Park and Park Central.
• The maintenance program for street furniture, signs and bus shelters continued to be implemented in addition to the new bus shelters program.
	➡

Strategy - 4.3 The provision of activities that foster a sense of community

Service 4.3.1 - Community events	Status
• Council continued to coordinate high quality, popular festivals and events for the local community, with most activities associated with the events free to attend. During this period, 11 civic functions were successfully organised, along with four major community events and a number of award programs. • Major events were Riverfest, the annual Festival of Fisher's Ghost, Campbelltown City Christmas Carols and New Year's Eve, as well as the annual Garden Competition and Gift of Time volunteer recognition ceremony. • Council consults with the community through a variety of means to obtain feedback on each event, including the use of social media, and staff regularly research for ideas to improve event offerings and appeal to a broad audience. • To commemorate the 30th anniversary of the Campbelltown Koshigaya Sister City relationship, a delegation from Koshigaya were welcomed to Campbelltown. During the visit, the group were involved in a number of activities as part of the Festival of Fisher's Ghost and a commemorative gift was unveiled in Koshigaya Park to mark the anniversary of one of the longest and most successful sister city relationships in Australia. • Citizenship Ceremonies were held every six to eight weeks with approximately 90 conferees being granted citizenship.	➡

Responsible leadership

Strategy - 5.1 The encouragement of a collaborative approach across all levels of Government

Function 5.1.1 - Work with State and Federal Governments	Status
• Council works with state and federal government agencies and non-government agencies to ensure better targeting and coordination of services. Some examples include; ○ Roads and Maritime Services ○ Local Emergency Services to ensure a coordinated effort to the delivery of services ○ Local Land Services to manage urban impacts on the natural resources in the area ○ Planning and Environment NSW to adequately plan for the growth of the City and the region and eplanning pilot program ○ Department of Primary Industries to manage noxious weeds and biosecurity issues ○ Office of Environment and Heritage for the koala plan of management and advice on threatened species matters. ○ UrbanGrowth and Housing NSW in the Renewal of Minto, Airds-Bradbury and Claymore ○ UrbanGrowth for the Residential Release Areas of University of Western Sydney, Menangle Park, Edmondson Park ○ NSW Health for the upgrade to Campbelltown Public Hospital ○ NSW Electoral Commission on preparations for the NSW State election in March 2015 ○ Family and Community Services NSW to ensure exchange of information and co-operation around human services planning and service delivery • Council has focused on advocating for key infrastructure and services to benefit the Campbelltown LGA and Macarthur Region. Of particular note are key transport connections, regional strategic planning, job creation, Sydney Metropolitan Strategy and the successful achievement of Campbelltown/Macarthur CBD being recognised as a Regional City Centre.	➡

Strategy - 5.2 The smooth running of Council's operations

Function 5.2.1 - Business management	Status
• Council's Audit Committee met once during the reporting period • Business continuity exercise has been scheduled for March 2015. • Ongoing discussion with individual sections to develop and enhance sectional business plans.	➡

Responsible leadership

Function 5.2.2 - Human resources	Status
• The Leadership Excellence Program was successfully completed for Executive and Managers with managers completing 360° reviews, attending workshops and group coaching sessions. • The Strategic Human Resources Plan has been established. • A review of the Equal Employment Opportunity Management Plan was completed and a new plan developed for 2014-2018. • Reviewed the success of the Human Resources Business Partner Model • Our third Intern Program has commenced with another four UWS students undertaking key projects. • Knowledge Management templates were designed and implemented. • Inaugural retirement seminar was successfully conducted and will be offered on an ongoing basis. • Introduction of an improved comprehensive training needs analysis process. • The Learning and Development Plan has been updated. • A review and redesign of the Staff Induction program was undertaken • Implemented the new Working with Children Check Screening Process	

Responsible leadership

Function 5.2.3 - Information technology	Status
• A draft IT Strategy document has been developed. This document is in line with Council's delivery program and Council's reliance on IT for delivering future services and functions. • Successful upgrades of core corporate applications were carried out to ensure compliance with legislative changes and establish foundations for future application enhancements. • Introduction of different classifications of outgoing mail and clean mail process improvements by the Records team have resulted in cost reduction of $500 per month for Council. • The process of registering emails and scanned documents has been simplified. • Back end changes were made to the record management system to improve data accessibility, database performance and reliability. • Process and access improvements were carried out for the HR Skills database to make it more reliable. • Wi-Fi access has been provisioned for all Education and Care facilities operated by Council. Expansion of this service is currently underway across various Council facilities. • Successful completion of the first batch of new PC rollouts across Council with minimal disruption. The new PCs offer more processing power and are highly energy efficient in comparison to the previous model. • New CCTV infrastructure at the Leumeah footbridge has been installed as well as the expansion of the existing CCTV infrastructure at Macquarie Fields Leisure Centre and Gordon Fetterplace Aquatic Centre, to improve safety and surveillance capabilities. • Review of Council's upcoming renewals of IT contracts was undertaken, resulting in annual cost savings of approximately $30,000 in ongoing maintenance agreements for Council's IT infrastructure. • A new eServices outage process has been introduced, which provides Council with the ability to easily redirect eServices to a maintenance and/or outage page on the website when any of the existing online eServices (payments, library services, booking forms etc) are unavailable. • Council has engaged a third party to review the website's existing Google analytics tagging, and provide recommendations on how we can improve our ability to track website visitor trends.	➡

Function 5.2.4 - Governance	Status
• Work is continuing on the areas identified in the Governance Improvement Plan. • The Payment of Expenses and Provision of Facilities to Councillors policy was adopted by Council to ensure transparency in the process. • The Code of Meeting Practice policy was adopted by Council to ensure efficient procedure in Council meetings. • Procurement training was delivered to appropriate staff. • Council appointed the NSW Electoral Commission to run the 2016 Local Government election.	➡

Responsible leadership

Strategy - 5.3 The transparent provision of information to the community to encourage participation in decision making

Service 5.3.1 - Community access to Council information	Status
• Council coordinates a quarterly residential newsletter, Compass, which is distributed to more than 56,500 households. The newsletter keeps the community informed about what Council has been doing, as well as future plans. • Council information is also available online via Council's website, which provides a range of information on programs, initiatives, services and events, along with Council reports, financial statements and strategic planning documents. During the reporting period, additional online services were introduced to allow online viewing and tracking of current and approved Development Applications. • Council's website is supplemented by 10 Facebook pages dedicated to providing targeted information to followers about the various services and facilities provided by Council. • A monthly eNewsletter complements these communications methods, and currently has more than 650 subscribers.	➡
Service 5.3.2 - Provision of customer service	**Status**
• The Customer Service team has continued to provide assistance and support to the community through its centralised customer service centre through phones, counter and online services. This past six months has seen further online services being available to the community such as vehicle crossing applications.	➡

Strategy - 5.4 The sound management of public assets and funds

Function 5.4.1 - The management of Council's property assets	Status
• One Minto continuation of development • RailCorp acquisition of Council land adjoining rail corridor • Several strategic properties were acquired throughout the reporting period.	➡

Function 5.4.2 - Asset management	Status
• Major renovations were carried out at: ○ Ambarvale Community Hall (formerly – Youth Centre), refurbished all toilets and kitchen areas. ○ Campbelltown Bike Educational Centre, built extension to improve toilet facilities at centre. ○ Briar Cottage – Airds, repaint all external veranda areas, and replaced vinyl floor coverings throughout building. ○ Campbelltown Art Gallery, upgraded power to building, also installed new compressor in air conditioning unit and treated external ceramic tiles with anti- slip treatment. ○ Campbelltown HJ Library refurbished all toilets including access toilet in foyer area. ○ Campbelltown Sports Stadium – Leumeah, refurbished toilets in Western Grandstand and replace old Ticket Box's Eastern Entrance. ○ Eagle Vale Central – Leisure Centre, replaced old timber steam sauna with new vapour type sauna, replaced back wash valves and refurbished sand filters.	➡

Function 5.4.3 - Financial management	Status
• Long term financial planning tool used to model key financial strategies to reach long term financial sustainability and ensure assets maintained at an appropriate condition. • Direct monitoring of special rate variation funded renewal and maintenance projects to ensure delivery within appropriate timeframes and achievement of planned outcomes to reduce Council's asset renewal and maintenance backlog. • Council continued to manage investment and borrowings in accordance with the Long Term Financial Plan and associated polices. Investment income is projected to achieve budget forecasts. • Council was successful in obtaining an $8.5m Local Infrastructure Renewal Scheme subsidised loan for the road renewal program. Council also resolved to fund an additional $1.5m via an internal loan to expedite a number of major building asset renewal projects. These loans are in specific accordance with Council's Long Term Financial Plan and were endorsed by NSW Treasury Corporation as a component of Council's asset management plan to supplement rates funding. • Council has entered into 22 contracts with a value of approximately $8.9m during the period, following a public procurement process.	➡

3. CULTURAL SERVICES

3.1 Campbelltown Arts Centre 2015 Live Art Program

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To advise Council that Campbelltown Arts Centre will facilitate an offsite artist residency and event in March 2015 as part of Live Art Program.

History

Council at its meeting on 29 July 2014 endorsed a submission to the Australia Council for the Arts requesting up to $35,000 towards Campbelltown Art Centre's 2015 Live Art Program. Council was successful in receiving the funding for the program.

Report

Campbelltown Arts Centre's Live Art Program was initiated in 2010. It engages Australian and international artists to develop projects that critically explore and engage with the local community through participation, dialogue and interaction over a multi-year engagement process. Previous successful Live Art Programs including Minto Live, Site Lab and Temporary Democracies (Airds) have proven the capacity of site based works to revitalise civic areas and make contemporary art practice readily available to local audiences.

Campbelltown Arts Centre's Live Art Program will continue with a 2-year project over 2015-2016. The program aims to generate unique art experiences within our local area of South Western Sydney, by initiating long term partnerships between artists and communities.

The Centre has engaged Lee Wilson and Mirabelle Wouters of Branch Nebula to curate the program. Wouters and Wilson founded Branch Nebula in 1998, as a small independent collaboration working from project to project. The company is part of the MAPS NSW program produced by Performing Lines. Branch Nebula is one of the leading figures in an exciting independent scene in NSW. They have toured their work all over Australia and internationally to Germany, Brazil, Belgium and Switzerland.

Branch Nebula will commission and work with artists, Denis Beaubois, Matthew Prest, Ghenoa Gela, and Tania El Khoury to develop new work over a 2-year process in consultation with local communities of Campbelltown.

In March 2015 the first stage of this project will take place with a 3 week residency from Monday 2 March to Sunday 22 March.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Oates/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

3.2 Campbelltown Arts Centre 2015 Visual Arts Program Exhibitions

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To inform Council of four upcoming exhibitions which will be held at Campbelltown Arts Centre, from March to May 2015, as part of the 2015 Visual Arts Program.

Report

Campbelltown Arts Centre will present a suite of exhibitions including 'Friends Annual', 'Focus', 'Colour Restraint' and 'Big Blue' as part of the 2015 Visual Arts Program.

Friends Annual and Focus

Since 1982, the Friends have made significant contributions to the Campbelltown Arts Centre through funds raised from their diverse program of events including the annual Easter Egg Hunt, the Friends bus tours and the publication of the Friends Journal.

The annual exhibition and sale is one of the highlights on the Friends extensive calendar of events. 'Friends Annual' provides members of the Friends with an opportunity to showcase their own artistic talents.

'Friends Annual' is sponsored by Macarthur Disability Services, and a $500 prize is awarded to one of the outstanding artworks on display.

The 'Focus' exhibition was established in 2014 to award a Friends member an opportunity to display their work exclusively on one wall within the gallery space during 'Friends Annual'.

'Friends Annual' and 'Focus' exhibitions will present a suite of works by Friends of Campbelltown Arts Centre members managed by the Friends committee. Entry forms have been released with an expected 70 works to be displayed.

Colour Restraint

The 'Colour Restraint' will feature a suite of works by important Western Australian artists, Brendan van Hek and Rebecca Baumann. The presentation of selected works by the artists will see the coming together of specific installation works within a collaborative context. The exhibition will focus on the use of colour and light and the way it engages emotion and the senses. Works will be strategically placed to best utilise the gallery space and to offer a sensory experience for the audience. A new work commission will be collaboratively produced by the artists and presented during the exhibition.

Big Blue

The Big Blue Arts studio program at Campbelltown Arts Centre, begun in 2014, fosters high quality artistic practice in the visual arts for people with a disability. Through advocacy, education and information, Big Blue promotes full inclusion, access and professional development in the arts. Big Blue artists are given the opportunity to connect with contemporary practicing artists through workshops and by fostering relationships with the broader arts community.

The 'Big Blue' exhibition will present a suite of works by participants in the Big Blue Studio Program. The display will include selected artworks presented for the first time in exhibition format.

The exhibitions will be officially opened on Friday 20 March 2015 at 6.00pm and continue to Sunday 24 May 2015.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Thompson/Glynn)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

3.3 Campbelltown Arts Centre 2015 Contemporary Music Events

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To advise Council of two public music performances to be held in March at Campbelltown Arts Centre as part of the 2015 Contemporary Music Program.

Report

Kiddies Cushion Concert

Campbelltown Arts Centre will present The Kiddies Cushion Concert, an annual public event created for children up to the age of 6 and performed by the local Fisher's Ghost Youth Orchestra. The orchestra will perform classic children's nursery rhymes and television themes.

The performance gives children and their families the opportunity to physically engage with the instruments and performers, as well as the experience of listening to a live orchestra ensemble. The event also provides the Fisher's Ghost Youth Orchestra the opportunity to perform live within a professional setting, whilst providing musical and creative entertainment and education to local Macarthur children.

The Kiddies Cushion Concert will be held on Sunday 15 March 2015 at 2.00pm at Campbelltown Arts Centre.

Forgotten Call of the Night Parrot

Forgotten Call of the Night Parrot sees Australian pianists Anna Grinberg and Liam Viney returning to Campbelltown Arts Centre to premiere new Australian works composed for two pianos by composers Dr. Matthew Hindson and Erik Griswold.

The performance will provide local audiences as well as students and lovers of the piano with the opportunity to hear and be witness to the first performance of these two new additions by Australian composers to the international piano repertoire.

Forgotten Call of the Night Parrot will be held at Campbelltown Arts Centre on Friday 27 March 2015 at 7.00pm.

While at the Centre the artists will also conduct a public master class for local piano students and chamber music ensembles on Thursday 26 March 2015.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Oates/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

3.4 Australia Council for the Arts - Six Year Funding - Organisations

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To seek Council's endorsement of an expression of interest to the Australia Council for the Arts for funding up to $350,000 per annum under the new grants model, Six Year Funding – Organisations, towards Campbelltown Arts Centre's Multi-disciplinary Artistic Program from 2016-2022.

Report

In 2014 Australia Council for the Arts announced a new grants model which is intended to make it simpler to apply for grants. Artistic merit and excellence will remain central to grant decision making.

Six year funding is available for arts organisations of significant regional, national or international standing. Organisations must demonstrate artistic achievement and ambition with a compelling six year strategic vision. Funding for successful organisations will commence in 2016.

The application process for Six Year Funding for Organisations involves two stages: expression of interest and full application. Expressions of interest close on 3 March 2015. Applicants will be notified of the outcome of their expression of interest in late May 2015. Applicants that have their expression of interest approved will be invited to submit a full application on 1 September 2015. Applicants will be notified of the outcome of their full application in late November 2015.

Campbelltown Arts Centre proposes to submit an expression of interest for up to $350,000 per annum for multi-arts program funding which would support the Visual Arts, Music, Dance, Performance and Live Art programs from 2016-2022. If successful, this funding would create program certainty for Campbelltown Arts Centre into the future and ensure the continued high standard of work developed and presented by the Centre.

Officer's Recommendation

That Council endorse the expression of interest to the Australia Council for the Arts under the Six Year Funding - Organisations for up to $350,000 per annum towards Campbelltown Arts Centre's 2016-2022 Multi-Disciplinary Artistic Program.

Committee's Recommendation: (Thompson/Oates)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

3.5 Establishment of the Campbelltown Arts Centre Trust

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To seek Council's endorsement for the establishment of the Campbelltown Arts Centre Trust.

Report

Council was briefed on 25 November 2014 regarding the proposed establishment of the Campbelltown Arts Centre Trust. The Trust is intended to ensure the long term sustainability of the Campbelltown Arts Centre and provide the capacity to seek diverse streams of funding from a variety of sources.

The trust/foundation model has been successfully adopted by many major cultural institutions, including the Art Gallery of NSW Trust, Museum Contemporary Art Foundation, Sydney Theatre Company Foundation and the Sydney Opera House Trust.

The Trust fund and the income from it would be used for literature, music, performing arts, visual arts, crafts, design, film, video, television, radio, community arts, Aboriginal arts, and heritage delivered at the Campbelltown Arts Centre.

The Campbelltown Arts Centre Trust would be owned and controlled completely by Council. The proposed structure of the Trust would be as follows:

- Two Councillors
- The General Manager of Council
- The Manager of Council responsible for the Arts Centre
- Three Directors selected from the community.

It is proposed that the General Manager sign all documents on behalf of Council, relating to the Campbelltown Arts Centre Trust.

It is proposed that Council follow due process in the establishment and management of the Campbelltown Arts Centre Trust, in accordance with all New South Wales state and Australian federal legislation in its establishment and management.

The Trust would also provide a unique opportunity to better engage the community in the future of the Arts Centre and ensure the long term stability of program funding for the Campbelltown community.

Officer's Recommendation

1. That Council endorse the establishment of the Campbelltown Arts Centre Trust in accordance with all New South Wales state and Australian federal legislation in its establishment and management.

2. That Council approve the General Manager to sign all documents on behalf of Council, relating to the Campbelltown Arts Centre Trust.

Committee's Recommendation: **(Thompson/Glynn)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Rowell/Matheson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

4. CUSTOMER SERVICE

No reports this round

5. EDUCATION AND CARE SERVICES

No reports this round

6. HEALTHY LIFESTYLES

6.1 Campbelltown Sports Stadium NRL Playing Arrangements 2015

Reporting Officer

Manager Healthy Lifestyles

Attachments

Wests Tigers National Rugby League 2015 Draw (contained within this report)

Purpose

To advise Council of Campbelltown Sports Stadium's hire arrangements for the 2015 National Rugby League (NRL) season.

History

In 2014 Campbelltown Sports Stadium hosted four NRL matches. In addition, the Stadium hosted Wests Tigers in the NSW Cup Competition and the Western Suburbs District Rugby League Football Club in the Ron Massey Cup. Western Suburbs District Junior Rugby League and the Macarthur District Soccer Football Club also held their final series at the venue.

In a typical year the Stadium hosts between 130 - 160 football matches ranging from NRL to local club and school matches.

Since 2000, Wests Tigers have used a number of venues as their home ground including Campbelltown Sports Stadium, Leichhardt Oval, ANZ Stadium, Sydney Football Stadium (Allianz Stadium) and the Sydney Cricket Ground. Three Wests Tigers games per annum were held at the venue between 2005 and 2009, and prior to this five or six games were held at the Stadium. Since 2010 four matches have been held at the Stadium and in 2011, 2012 and 2013 Campbelltown Sports Stadium also hosted a Wests Tigers trial match. In 2014 Campbelltown Sports Stadium did not host a trial match.

Report

The National Rugby League Commission has released the 2015 NRL draw which comprises of 26 rounds of competition. Wests Tigers have twelve home games with four of these being played at Campbelltown Sports Stadium. A further four games will be held at Leichhardt Oval and four games at ANZ Stadium.

The four NRL matches scheduled for Campbelltown Sports Stadium in 2015 are as follows:

Round 2 Wests Tigers V St George Dragons	Monday 16 March 2015	7.00pm
Round 11 Wests Tigers V Nth Queensland Cowboys	Saturday 23 May 2015	7.30pm
Round 23 Wests Tigers V Newcastle Knights	14 – 17 August 2015 (Date TBA)	TBA
Round 25 Wests Tigers V New Zealand Warriors	28 – 31 August 2015 (Date TBA)	TBA

The draw provides a good mix of teams providing spectators an opportunity to see teams that haven't played at Campbelltown for a number of years. The St George Illawarra Dragons last played in Campbelltown in 2002, Newcastle Knights in 2001 and the New Zealand Warriors in 2007. North Queensland Cowboys are regular visitors to Campbelltown having played seven games at the Stadium since 2000, the last being last season.

The draws for the NSW Cup and the Ron Massey Cup are yet to be finalised and Council officers are working with the relevant clubs to determine and confirm their needs for the 2015 season.

2015 Trial Match

Campbelltown Sports Stadium will host a Wests Tigers trial match on Saturday 21 February 2015. The trial match will be against the Cronulla Sharks which is a traditional match up for trial matches for the Wests Tigers in recent times. The event day itself will feature five games of rugby league, incorporating two Wests Magpies junior representative matches as well as trial matches for Wests Tigers NSW Cup team, the Wests Tigers Under 20 team and the Wests Tigers NRL team.

Conclusion

In order for Council to plan and schedule events to be held at the Stadium and to ensure that the playing surface is first class, requests for hire need to be carefully assessed to ensure that there is a balance between the use of the facility for NRL fixtures, representative matches, the local community and the specific turf maintenance requirements. Council also needs to ensure that the management remains flexible so opportunities for other events are pursued and can be accommodated.

Council staff are in regular contact with each major sporting code and other entertainment organisations seeking opportunities to expand the events based at the Stadium.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Lound/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Wests Tigers NRL Draw 2015		
Round : Date	**Fixture**	**Venue (TV Network)**
R1 - Saturday 7 March	Titans V Wests Tigers	Cbus Stadium (FOX)
R2 – Monday 16 March	**Wests Tigers V Dragons**	**Campbelltown Stadium (FOX)**
R3 – Sunday 22 March	Rabbitohs V Wests Tigers	ANZ Stadium (NINE)
R4 – Friday 27 March	Wests Tigers V Bulldogs	ANZ Stadium (NINE)
R5 – Monday 6 April	Eels V Wests Tigers	ANZ Stadium (FOX)
R6 – Saturday 11 April	Warriors V Wests Tigers	Mt Smart Stadium (FOX)
R7 – Sunday 19 April	Wests Tigers V Raiders	Leichhardt Oval (FOX)
R8 – Friday 24 April	Bulldogs V Wests Tigers	ANZ Stadium (NINE)
R9 – Friday 8 May	Roosters V Wests Tigers	Allianz Stadium (NINE)
R10 – Sunday 17 May	Knights V Wests Tigers	Hunter Stadium (NINE)
R11 – Saturday 23 May	**Wests Tigers V Cowboys**	**Campbelltown Stadium (FOX)**
R12 – Bye		
R13 – Friday 5 June	Wests Tigers V Titans	Leichhardt Oval (NINE)
R14 – Friday 12 June	Wests Tigers V Rabbitohs	ANZ Stadium (NINE)
R15 – Friday 19 June	Sea Eagles V Wests Tigers	Brookvale Oval (NINE)
R16 – Sunday 28 June	Wests Tigers V Panthers	Leichhardt Oval (NINE)
R17 – Monday 6 July	Wests Tigers V Eels	ANZ Stadium (FOX)
R18 – Bye		
R19 – Sunday 19 July	Broncos V Wests Tigers	Suncorp Stadium (NINE)
R20 – Friday 24 July	Wests Tigers V Roosters	ANZ Stadium (NINE)
R21 – July 31 – Aug 10	Wests Tigers V Storm	Leichhardt Oval
R22 – Aug 7 – Aug 10	Raiders V Wests Tigers	GIO Stadium
R23 – Aug 13 – Aug 17	**Wests Tigers V Knights**	**Campbelltown Stadium**
R24 – Aug 20 – Aug 24	Sharks V Wests Tigers	Remondis Stadium
R25 – Aug 27 – Aug 31	**Wests Tigers V Warriors**	**Campbelltown Stadium**
R26 – Sept 3 – Sept 6	Dragons V Wests Tigers	ANZ Stadium
Final Series		
Sept 11 – Sept 13	Qualifying Semi-Finals	
Sept 18 – Sept 19	Semi-Finals	
Sept 25 – Sept 26	Preliminary Finals	
Oct 4	Grand Final	

6.2 AFC Asian Cup Australia 2015 - Pre-Competition Camp Venue - Campbelltown Sports Stadium

Reporting Officer

Manager Healthy Lifestyles

Attachments

Nil

Purpose

To update Council on the Chinese National Football Team's use of Campbelltown Sports Stadium for their Asian Football Confederation (AFC) Asian Cup Australia 2015 pre-competition training camp which was held in January 2015.

History

Australia hosted the AFC Asian Cup Australia 2015 from 9 – 31 January 2015 which was one of the largest sporting events in Asia. Australia hosted 32 matches across the cities of Sydney, Melbourne, Brisbane, Canberra and Newcastle.

Council at its meeting of 2 June 2014 was advised that Council had entered into an agreement with the Chinese National Football Team to use Campbelltown Sports Stadium as their pre-competition training camp venue, to prepare them for the AFC Asian Cup Australia 2015.

Report

The Chinese National Football Team arrived in Campbelltown on 29 December 2014 and remained in Campbelltown until 6 January 2015. A small contingent of the team management arrived on 27 December 2014 to coordinate logistics for the camp and accommodation during their stay. The team utilised Campbelltown Sports Stadium as their training venue twice per day and stayed at Rydges.

The Chinese National Football Team, of approximately 45 people, included players, coaching, medical staff and officials. The team was accompanied by a very strong media contingent from China, with most staying in the area. This media presence was very positive and has resulted in extensive media coverage in China.

Council officers liaised directly with the Chinese team management prior to their arrival in regards to their training requirements. A closed trial match was held between China PR and Oman, on Saturday 3 January. This game was successful for the Chinese team winning 4-1.

The team management and government officials were very pleased with the preparation of the Stadium and the accommodating nature of Council and felt that their stay in Campbelltown was very successful. The Chinese officials are keen to foster relationships further and have held preliminary discussions with Council officers to bring national teams back for training camps in the future. This endorsement by the Chinese National Football Team further strengthens the quality of Campbelltown Stadium to host international teams and it is hoped that this will be the first of many visits from the Chinese National Football Team.

As a follow on from hosting the Chinese National Football Team, Council officers have recently undertaken a tour of the Stadium to visitors from Qatar and will begin discussions for possible opportunities to host a training camp prior to the Under 20 World Cup to be held in New Zealand in May-June 2015.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Lound/Thompson)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Rowell/Matheson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

6.3 2014 Community Building Partnership Program

Reporting Officer

Manager Healthy Lifestyles

Attachments

Nil

Purpose

To advise Council of the successful projects that were applied for by local sporting clubs in the 2014 Community Building Partnership Program, administered by the NSW Government.

History

The Community Building Partnership Program was established by the NSW Government in 2009. The objectives of the program are:

- Improve local community participation and cohesion through the delivery of social, environmental or recreational services or activities by enhancement of community infrastructure

- Improve opportunities for people from disadvantaged or otherwise isolated groups to be included in community activities.

Not-for-profit groups were eligible to apply for grants with funds allocated for each NSW Government electorate with successful projects awarded up to 100% funding of projects.

Report

Seven Campbelltown sporting organisations were successful in securing funding through the 2014 Community Building Partnership Program. Council officers were involved in the planning and costing of all projects as well as providing letters of support. Each grant is for 100% of the project cost and does not require Council or Club contribution.

The successful projects total $193,431 of grant funding. The successful projects are:

Campbelltown City Kangaroos Junior Rugby League Football Club
Stromeferry Reserve Reserve
Construction of Seating Platforms
Grant: $48,639

Campbelltown District Netball Association
Coronation Park
Landscape Enhancement
Grant: $18,150

Campbelltown Harlequins Rugby Union Club
Campbelltown Showground
Security Upgrade
Grant: $36,552

Ruse Football Club
Jackson Oval
Amenities Awning Extension
Grant: $23,430

Campbelltown Camden District Cricket Club
Raby Sports Complex
Training Complex Project
Grant: $12,500

Eschol Park Soccer Club
Eschol Park Playing Fields
New Storage Room
Grant: $26,000

Softball Campbelltown
Milton Park
Amenities Awning Extension
Grant: $28,160

Council officers will liaise with clubs to plan and schedule projects for commencement.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Thompson/Lound)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 **(Rowell/Matheson)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

6.4 Pakistan World Cup Cricket Team training at Raby Sports Complex

Reporting Officer

Manager Healthy Lifestyles

Attachments

Nil

Purpose

To inform Council that Raby Sports Complex was selected to host the Pakistan World Cup Cricket Team for a 2 day training camp on 5 and 6 February 2015.

History

Campbelltown sports grounds and facilities regularly play host to major sporting events and teams. The standard of facilities and the ability to handle the different needs of each sport makes the venue attractive to organisers when deciding where to stage large tournaments or events. Some of the larger events staged in recent years include the State Netball Championships, Australian University Games, annual events for Cricket, Athletics and Netball as well as hosting the Chinese National Soccer Team in the lead up to the AFC Asian Cup.

Report

The International Cricket Council (ICC) Cricket World Cup is the flagship event of the international cricket calendar and takes place every four years, with matches contested in a 50-over format. This year the event is being held across Australia and New Zealand during February and March with 14 nations competing. The expected television audience of the event is over one billion people. Many of the 14 competing teams will hold pre-tournament camps in the lead up to their first game.

The Pakistan team used Raby Sports Complex to hold a pre-tournament camp on Thursday 5 and Friday 6 February. As part of the camp the team utilised the playing fields at the complex as well as the practice wickets. The Pakistan team included approximately 30 players and staff, and resided in Campbelltown during this time.

Each day Council prepared the venue for training with assistance from the Campbelltown Camden District Cricket Club. Some of the players and volunteers from the Cricket Club assisted the team at their practice sessions and had an opportunity to bowl to the Pakistan team as part of the preparations.

Healthy Lifestyles is continuing to seek opportunities for international and national teams to reside in Campbelltown for preparation for major competition. Australia is also hosting the Netball World Cup with Sydney playing a major role. Initial enquiries have been made regarding pre-competition training opportunities in Campbelltown.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Glynn/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

6.5 NSW Footy Facilities Fund - Update

Reporting Officer

Manager Healthy Lifestyles

Attachments

Nil

Purpose

To advise Council of the outcomes of projects submitted for consideration to the Office of Sport under the NSW Footy Facilities Fund grant program – Rounds One and Two.

History

Council at its meeting of 1 July 2014 resolved that a report be presented once successful projects have been announced by the Office of Sport under the NSW Footy Facilities Fund grant program – Round One.

Council at its meeting of 9 December 2014 resolved that a further report be presented once the projects for the NSW Footy Facilities Fund grant program – Round Two were confirmed and applications submitted to the Office of Sport.

Report

The NSW Footy Facilities Fund program is an initiative of the National Rugby and the NSW Government to assist rugby league clubs to improve the quality, availability and standard of their facilities.

Round One

Council supported two applications for Round One of the NSW Footy Facilities Fund grant program. These were:

Campbelltown City Kangaroos Junior Rugby League
Stomeferry Reserve
Construction of new storage area

Eaglevale St Andrews Junior Rugby League Club
Eschol Park No 1
Construction of tiered seating and awning

Council has been advised that the two applications were unsuccessful.

Council officers are liaising with the Office of Sport regarding feedback on the applications and investigating alternate grant and funding opportunities for these projects.

Round Two

Applications for Round Two of the NSW Footy Facilities Fund program opened on 12 November 2014 and closed on 9 January 2015. Council officers liaised with local rugby league clubs to assist in the development of projects and the applications for grants.

However, Council officers' understanding is that no projects were submitted by any club for funding by the closing date.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Oates/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 February 2015 (Rowell/Matheson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 16

That the Officer's Recommendation be adopted.

7. LIBRARY SERVICES

No reports this round

8. GENERAL BUSINESS

Nil.

22. CONFIDENTIAL ITEMS

No reports this round

There being no further business the meeting closed at 5.50pm.

T Rowell
CHAIRPERSON

Reports of the Corporate Governance Committee Meeting held at 5.30pm on Tuesday, 10 February 2015.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

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Minutes of the Corporate Governance Committee held on 10 February 2015

Present His Worship the Mayor, Councillor P Lake
Councillor C Mead (Chairperson)
Councillor F Borg
Councillor A Chanthivong
Councillor S Dobson
Councillor G Greiss
Councillor P Hawker
Councillor R Kolkman
Director Business Services - Mr M Sewell
Acting Director City Works - Mr G Mitchell
Acting Manager Assets and Supply Services - Mr W Miller
Manager Emergency Management and Facility Services - Mr R Blair
Manager Executive Services - Mr N Smolonogov
Manager Financial Services - Mrs C Mears
Manager Governance and Risk - Mrs M Dunlop
Manager Human Resources - Mr B Clarence
Manager Information Management and Technology - Mrs S Peroumal
Acting Manager Operational Services - Mr S Anderson
Manager Property Services - Mr J Milicic
Manager Waste and Recycling Services - Mr P Macdonald
Executive Assistant - Mrs K Peters

Apology Nil

Acknowledgement of Land

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

DECLARATIONS OF INTEREST

There were no Declarations of Interest at this meeting.

1. GOVERNANCE AND RISK

1.1 Audit Committee Update

Reporting Officer

Director Business Services

Attachments

Minutes of the Audit Committee Meeting held 2 December 2014 (contained within this report)

Purpose

To provide an update on the outcomes of the 2 December 2014 Audit Committee meeting.

History

Council approved the establishment of an Audit Committee consisting of two independent members, the Mayor, the Deputy Mayor and the Chairperson or a member of the Corporate Governance Committee in October 2010.

The Audit Committee was formed and meets three times per year in accordance with its Charter.

Report

Detailed below are the recommendations of the Audit Committee. Council officers have reviewed the recommendations which are now presented for the consideration of Council. There are no recommendations that require an individual resolution of Council.

Audit Committee Meeting Minutes – 2 December 2014

The minutes of the Audit Committee meeting held 2 December 2014 are attached and the following were considered.

4.1 RMS DRIVES 24 Compliance Audit

That the Committee notes the information contained in the RMS Drives 24 Compliance Audit report.

4.2 Internal Audit Actions Log

That the Committee notes the information contained in the Actions Log report.

4.3 Status of Internal Audit Plan

That the Committee notes the information contained in the Internal Audit Plan.

4.4 External Audit Update

That the Committee notes the information contained in the External Audit Update report.

5.1 Audit Committee Meeting Dates 2015

That the information be noted.

Council is advised that an Internal Auditor has been appointed and will be commencing with Council on 9 February 2015. Dates for the Internal Audit Committee will be reviewed once the Audit Plan has been reviewed.

Officer's Recommendation

That Council adopt the Audit Committee meeting minutes of 2 December 2014.

Committee's Recommendation: (Hawker/Borg)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Mead/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Minutes of the Audit Committee Meeting

Held Tuesday 2 December 2014 in Committee Room 2

Meeting commenced: 4.30pm.

1. Attendance and Apologies

Attendance: Bruce Hanrahan - Chairperson
Robert Rofe - Independent member
Councillor Paul Lake - Mayor
Councillor Ted Rowell- Deputy Mayor
Paul Tosi - General Manager

Also in Attendance: Michael Sewell - Director Business Services
Jennifer Warner - Policy and Governance Coordinator
Jane Worden - Executive Support

Apology: Councillor Clinton Mead - Chairperson Corporate Governance Committee

Committee's Recommendation (Hanrahan/Rofe)

That the above apology be accepted.

CARRIED

2. Declarations of Interest

There were no Declarations of Interest made at this meeting.

3. Minutes of the Previous Meeting

Reporting Officer

Director Business Services

Purpose

To confirm the minutes of the 24 June 2014 Audit Committee meeting.

Report

The minutes of the previous Audit Committee meeting held on 24 June 2014 were circulated to all members post meeting and are attached for confirmation that they are an accurate record of the meetings proceedings.

Officer's Recommendation

That the minutes be approved.

Committee's Recommendation (Lake/Rofe)

That the Audit Committee approves minutes of the 24 June 2014 Audit Committee meeting.

CARRIED

4. Reports

4.1 RMS DRIVES 24 Compliance Audit

Reporting Officer

Director Business Services

Purpose

To advise the Committee of outcomes from the recent RMS DRIVES 24 Compliance Audit conducted by Council's internal auditor.

History

Council has a Terms of Access Agreement in place with the Roads and Maritime Authority (RMS) for the use of their DRIVES system. Council uses the DRIVES system to search for vehicle registration details for issuing infringement notices within the Compliance Services Section.

Sections 5.2 and 5.3 of the DRIVES Terms of Access Agreement requires an annual security audit and access audit to be performed with a compliance certificate issued to the Roads and Maritime Service (RMS).

In previous years this audit was conducted by Financial Services and signed off by the Manager Financial Services. In 2013-2014, sign off was required by the General Manager and the audit was undertaken by Council's Internal Auditor.

Report

The required Audit Report and Certificate of Compliance were submitted to the Roads and Maritime Authority in August 2014. The Certificate reported that nothing came to the internal auditor's attention to indicate that Council had not maintained, in all material respects, effective control procedures in relation to meeting obligations under the DRIVES Terms of Access Agreement. No breaches were identified in the Compliance Report.

Attached is an internal report outlining the findings from the audit which included three minor recommendations for improvement.

Officer's Recommendation

That the Committee notes the report.

Committee's Recommendation (Lake/Hanrahan)

That the Committee notes the information contained in the RMS Drives 24 Compliance Audit report.

CARRIED

4.2 Actions Log

Reporting Officer

Director Business Services

Purpose

The Actions Log is a report on the status of Management's progress in implementing the recommendations from previous internal audits.

History

Internal audits are conducted in accordance with the approved Internal Audit Plan each year. The findings from each internal audit are reported to the Audit Committee in the form of a concise report.

A detailed audit report is also prepared for each audit. The detailed report advises the individual issues identified and their implications; recommendations for improvement; agreed target dates for implementation; and the staff member assigned responsibility for implementation.

Report

The attached Action Log is Management's status update on the implementation of recommendations made in internal audits performed to date. It includes a summary table showing the number of recommendations already implemented and a detailed progress update on recommendations that are outstanding.

Officer's Recommendation

That the Committee notes the Actions Log.

Committee's Recommendation (Hanrahan/Rofe)

That the Committee notes the information contained in the Actions Log report.

CARRIED

4.3 Status of Internal Audit Plan

Reporting Officer

Director Business Services

Purpose

To provide an update to the Audit Committee on the current status of internal audit work undertaken in accordance with the approved Strategic Audit Plan.

History

The Audit Committee approved the rolling 2013-2016 Strategic Audit Plan in June 2013. A review of this Plan was undertaken and an updated 2014-2017 Strategic Audit Plan was approved by the Audit Committee in June 2014.

Report

The attached report outlines the status of individual audits approved as part of the Strategic Audit Plan.

The Asset Management audit report is drafted however requires management confirmation of target dates for completion of outstanding findings and will be included in the next Audit Committee agenda.

The Inventory Management audit is in progress but not yet complete. This audit was delayed as a result of the RMS Drives audit and Planning Reform Fund annual certification needing to be unexpectedly completed by the internal auditor in July and August 2014.

As a result of the completion of the RMS Drives audit and Planning Reform Fund annual certification and Council's Internal Auditor terminating employment with Council in October 2014, audits planned for the first and second quarter of 2014 have not yet commenced.

Recruitment has commenced to fill the Internal Auditor vacancy and applications are currently being reviewed with the aim to interview potential candidates prior to Christmas and appoint the position early in the New Year.

Officer's Recommendation

That the Committee note the status of the Internal Audit Plan.

Committee's Recommendation (Lake/Rofe)

That the Committee notes the information contained in the Internal Audit Plan.

CARRIED

4.4 External Audit Update

Reporting Officer

Director Business Services

Purpose

To provide the Committee with an update on external audit activity for the year ended 30 June 2014.

Report

Council's external auditors, Intentus Chartered Accountants, conducted their second interim audit in June 2014. The attached report outlines the scope of their interim visit and the findings and recommendations as a result of their review.

In the report, the auditors provide an update on the status of matters reported previously and advised that they did not identify any new matters necessary to bring to Council's attention. Intentus reported that issued identified in previous audits had been predominantly resolved.

Officer's Recommendation

That the Committee note the report.

Committee's Recommendation (Hanrahan/Lake)

That the Committee notes the information contained in the External Audit Update report.

CARRIED

5. General Business

5.1 Audit Committee Meeting Dates 2015

Council's Director Business Services advised the Committee of the following proposed Audit Committee meeting dates for 2015. It was noted that these dates are subject of a report to be submitted to Council for consideration and approval:

Audit Committee meeting dates 2015 - Tuesday at 4.30pm

- 10 February
- 9 June
- 20 October

Committee's Recommendation (Lake/Rofe)

That the information be noted.

CARRIED

Bruce Hanrahan
Chairperson

Meeting closed: 4.47pm

1.2 Revised Policy - Corporate Sponsorship of Council Activities

Reporting Officer

Manager Governance and Risk

Attachments

Revised Corporate sponsorship of Council activities policy (contained within this report).

Purpose

To seek Council's endorsement of the Corporate Sponsorship of Council Activities policy.

History

The Corporate Sponsorship of Council Activities policy was developed in line with the sponsorship principles detailed in the Independent Commission Against Corruption Guidelines for Sponsorship in the Public Sector, and seeks to establish a single, coordinated, transparent approach to the way Council enters into sponsorship agreements with organisations or companies.

The abovementioned policy was adopted by Council on 17 December 2002. It was last reviewed on 10 March 2009 and is now due for review in accordance with the Records and Document Management Policy.

Report

The abovementioned policy has been reviewed in accordance with Council's Record Management Policy and the adopted procedure for Policy Development and Review.

The Corporate sponsorship of Council activities policy was reviewed and the following provides a brief summary of the changes made:

- policy title changed to Corporate Sponsorship of Council Activities
- the inclusion of the aim of the policy
- revision of the definition of 'Sponsorship'
- further explanation in relation to sponsorship and Council's regulatory and inspection functions
- a new requirement for consideration of conflicts of interest and consistency with Council's values and strategic objectives
- a new clause listing the types of corporate sponsorship Council will not enter into
- the addition of the 'Sponsorship Procedures' section and 'Responsibilities' section to the policy
- a new provision permitting multi-year sponsorship arrangements.

In addition to the above, minor grammatical corrections were made along with the change in section name to Governance and Risk.

It is recommended that this policy be adopted and a new review date set.

Officer's Recommendation

1. That the revised policy, Corporate Sponsorship of Council Activities, as attached to this report be adopted.

2. That the Policy review date be set at 30 October 2017.

Committee's Recommendation: **(Kolkman/Borg)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 **(Mead/Borg)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

ATTACHMENT 1

campbelltown city council	**POLICY**
Policy Title	Corporate Sponsorship of Council activities
Related Documentation	Code of Conduct Statement of Business Ethics ICAC Sponsorship in the Public Sector (May 2006)
Relevant Legislation/ Corporate Plan	*Local Government Act 1993*
Responsible Officer	Manager Governance and Risk

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

To allow Council, in appropriate circumstances to secure sponsorship by way of cash, goods, or in kind services which benefit Council and the community of Campbelltown without placing Council in a position of compromise or imposing any obligation on Council beyond that imposed by the sponsorship agreement.

Policy Statement

This policy aims to establish a single, coordinated, transparent approach to the way Council enters into sponsorship agreements with organisations/companies.

The policy has been developed to ensure all corporate sponsorships are negotiated in accordance with the sponsorship principles detailed in the Independent Commission Against Corruption Guidelines for Sponsorship in the Public Sector.

- A sponsorship arrangement should not impose or imply conditions that would limit, or appear to limit, Council's ability to carry out its functions fully and impartially.
- There should be no real or apparent conflict between the objectives and mission of the Council and those of the sponsor.
- In general, Council should neither seek nor accept sponsorship from persons or bodies which are, or are likely to be, subject to regulation or inspection by Council during the life of the sponsorship. Where adhering to this principle would limit Council's sponsorship opportunities, alternative strategies should be developed to ensure Council's regulatory or inspection responsibilities can be carried out in an open, fair, accountable and impartial manner. At a minimum, the staff involved in the sponsorship arrangement must have no involvement in the regulation or inspection of the party or in general.

- Sponsorship of Council should not involve explicit endorsement of the sponsor or the sponsor's products. The act of entering into a sponsorship arrangement in itself sends a message of endorsement of the sponsor and its products. Council cannot control this perception and for this reason must be careful in its choice of sponsors or sponsorship recipients. Where sponsorship takes the form of provision of a sponsor's product, the product should still be evaluated for its fitness for purpose against objective operational criteria which are relevant to Council's needs.

- It is inappropriate for any Councillor or employee of Council to receive a personal benefit from a sponsorship.

- In most circumstances, the public interest is best served by making sponsorship opportunities widely known. Sponsorships should be sought by calling expressions of interest or using other mechanisms not limited to invited sponsors only.

- Council should assess sponsorship proposals against predetermined criteria which have been published in advance or which are circulated to organisations which submit an expression of interest.

- A sponsorship arrangement is a contract and should be described in a written agreement.

- All sponsorship arrangements should be approved by the Director Business Services and described in Council's Annual Report.

Scope

The policy applies to the sponsorship of events, facilities, activities or the functions of Council.

Definitions

In kind - term to describe products or services provided in lieu of cash in exchange for sponsorship rights.

Sponsor - an organisation or individual providing resources to Council, for use in achieving Council objectives, in return for specific benefits articulated in a sponsorship agreement.

Sponsorship - a commercial arrangement in which a sponsor provides a contribution in money or in kind to support an activity in return for specified benefits.

Sponsorship agreement - agreement signed by both parties outlining all aspects of the sponsorship, including benefits, communication and payment schedule.

Legislative context

Local Government Act 1993

Principles

1. The General Manager, or an officer authorised by the General Manager, has the authority to seek and negotiate corporate sponsorship agreements.

2. Any consideration given to the establishment of sponsorship agreements shall have regard to the following:

   (i) ensuring Council is, and is seen to be, impartial with respect to its decision making

(ii) the maintenance of a consistent and professional image of Council and the sponsor within the community at all times

(iii) realistic servicing of the sponsorship agreement by Council as determined by the budget process

(iv) compliance with Council's planning policies and relevant statutory controls.

3. Companies or organisations that are in legal conflict with the Council are specifically prohibited from entering into sponsorship arrangements with Council.

4. Council will only consider the negotiation of corporate sponsorship agreements in accordance with this policy. A sponsorship agreement will only be entered into with organisations/companies whose image supports the values and strategic objectives of Campbelltown City Council.

Conflicts or potential conflicts should be considered before entering into any sponsorship agreement with the following organisations/companies:

(i) those that may or may be perceived to be in conflict with Council's policies and responsibilities to the community.

(ii) those with an active involvement in the land development, building industry or real estate in Campbelltown.

5. Council will not enter into sponsorship agreements with the following organisations/companies:

(i) those involved in the manufacture, distribution and wholesaling of tobacco and tobacco-related products.

(ii) those involved in the manufacture, distribution and wholesaling of alcoholic products where such a sponsorship would be related to services or activities for youth.

(iii) those involved in the manufacture, distribution and wholesaling of illicit drugs.

(iv) whose services or products are injurious to health.

6. All parties should understand clearly that the sponsorship arrangement has no bearing on Council's exercise of its regulatory or inspection functions and will not influence Council's exercise of these functions.

7. An employee of Campbelltown City Council or Councillors shall not receive any personal benefits from sponsorship.

8. Council will use all sponsorship funds for the sole purpose intended in the sponsorship agreement.

9. Sponsorship shall be sought initially by calling for expressions of interest to ensure transparency in the selection process.

10. Where appropriate, multi-year sponsorship arrangements that suit both Council and the sponsor may be entered into, following consultation with the Director Business Services.

Recognition mechanisms and benefits:

Campbelltown City Council will recognise its corporate sponsors in a number of ways. The extent of such recognition and/or benefits will be determined in relation to the level and nature of the sponsorships, and the appropriate sponsorship package. Forms of recognition must also comply with other Council policies and legislative requirements.

Sponsorship - procedures

1. Council will call for expressions of interest (EOI) for all Council activities where there is an interest in obtaining sponsorship at the beginning of each year in the local print media. The advertisement will contain a brief description of sponsorship opportunities available, and direct interested parties to Council's website for detailed information as well as appropriate contact details.

2. The EOI advertisement is to be approved by the Director Business Services. The EOI should direct interested parties to a page on Council's website which relates to corporate sponsorship and expands on the details of the EOI.

3. In addition to the EOI, authorised Council staff are able to make targeted approaches to potential sponsors per event once the EOI has been advertised. The nature of the sponsorship will be dependent on the activity for which sponsorship is being sought, the financial contributions required (monetary or in-kind), and the benefits to both the sponsor and Council.

4. Any sponsorship agreements with a financial contribution of more than $1000 obtained by either means, are to be approved by the Director Business Services before an agreement is entered into. Any financial contributions of less than $1000 can be approved by the section manager.

5. Should be there a Council activity which requires an annual sponsorship arrangement of more than $50,000 for one event, and more than one external organisation expresses an interest in that arrangement, then a panel must be used to determine who the sponsorship should be awarded to. The panel must be made up of the Director Business Services, the manager of the relevant section and an independent.

6. The Council contract events template is to be used for corporate sponsorship, unless otherwise directed. The contract should be the entire arrangement between the parties and no privileges for either party shall exist outside the agreement.

GST implications

Sponsorships will take into account GST considerations as it is applicable and must be reported. Where an organisation agrees to sponsor an event or activity, there is a reciprocal flow of benefits to both the sponsoring organisation and to Council. Where the sponsoring organisation is registered for GST, the value of the sponsorship can be "grossed up" to include GST at no cost to the sponsoring organisation so that the value of the sponsorship is not diminished.

Where an organisation is providing in-kind goods and services in lieu of cash, the same principle applies. Where the sponsoring organisation is not registered for GST, they may be unwilling to gross up the sponsorship as they will not be able to claim back the GST paid on the sponsorship.

Once a sponsorship agreement has been signed, Council's Finance section shall be advised and an appropriate exchange of tax invoices and receipts organised between Council and the sponsor.

Responsibility

Each section manager must ensure that all proposed sponsorship agreements which have a financial benefit of more than $1000 are forwarded to the Director Business Services for consideration and if appropriate, approval.

Effectiveness of this policy

All sponsorships entered into will be fully evaluated on completion, assessing the outcomes of the sponsorship project and the benefits for both Council and the sponsor. The evaluation will be referred to the General Manager for information and comment as necessary. The policy will be reviewed and evaluated biennially by the Manager Governance and Risk in consultation with other relevant section managers and the Director Business Services.

END OF POLICY STATEMENT

1.3 Local Government Amendment (Elections) Act 2014

Reporting Officer

Manager Governance and Risk

Attachments

Office of Local Government Circular 15-01 (contained within this report)

Purpose

This report provides an overview of recent amendments to the *Local Government Act 1993* in relation to the administration of elections.

History

Council at the meeting on 14 October 2014, Corporate Governance Committee Item 1.1-Conduct of the 2016 Local Government Election resolved to engage the NSW Electoral Commission to administer the 2016 Local Government Election.

Report

The Local Government Amendment (Elections) Act 2014 was enacted on 19 November 2014 amending the *Local Government Act 1993*. The amendments give effect to recommendations made by the NSW Parliament's Joint Standing Committee on Electoral Matters in its inquiry into the 2012 Local Government Elections. They are designed to improve the administration of council elections, give councils more choice in the administration of their elections, reduce costs and improve voter participation.

Key points

The amendments will commence once the supporting regulations are made. The Office of Local Government will inform councils when the amendments commence.

The amendments aim to reduce costs and improve the administration of council elections by:

- requiring councils that administer their own elections to demonstrate to their communities that they have the capacity to do so successfully

- ensuring that councils that choose to administer their own elections have access to soft copy information contained in the electoral roll necessary for the effective administration of their elections and ensuring that this information is used solely for the purposes of administering the election

- allowing councils to avoid the significant expense of holding a by-election to fill vacancies that arise in the first 18 months of their terms by giving them the option of filling vacancies by use of a count back system based on votes cast at the last ordinary election instead. The decision to exercise this option must be made at the first meeting of the council following the election

- build on the reforms to non-residential enrolment for the City of Sydney and promote non-residential voter participation at other council elections by:

    - allowing the City of Sydney the option of conducting its elections by universal postal voting instead of attendance voting and extending this to all councils in the future
    - boosting non-residential elector participation in elections for councils other than the City of Sydney by relieving non-residential voters of the need to reapply to vote at each election.

Amendments to the Local Government (General) Regulation

The amendments to the Act will be complemented by amendments to the Regulation, which will be developed in close consultation with the NSW Electoral Commissioner.

These Regulation amendments will prescribe the detailed procedural requirements for the use of count backs to fill vacancies and conducting universal postal voting elections. In addition, the amendments to the Regulation will give effect to a number of other recommendations of the Committee. They will aim to:

- Improve the administration of elections by:
    - requiring the Electoral Commissioner to report to the Minister on the council elections he has administered
    - add to the candidate data currently collected by the Office of Local Government, information about candidate membership of registered political parties
    - requiring the Electoral Commissioner and general managers of councils that administer their own elections to report voter turnout numbers.
- Improve voter participation at elections by:
    - abolishing the qualification requirements for postal and pre-poll voting for voters for the City of Sydney allowing all voters, (including non-residential voters) to cast their vote this way should they choose to do so, and extending this to all council areas in the future.

The amendment has also amended the requirements for councils resolving to administer their own elections.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Borg/Dobson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Mead/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Strengthening local government

NSW GOVERNMENT | Office of Local Government

Circular to Councils

Circular Details	Circular No 15-01 / 6 January 2015 / A403359
Previous Circular	Circular 13-41 Model Resolutions to engage the NSW Electoral Commissioner to Conduct Elections
Who should read this	Councillors / General Managers
Contact	Council Governance Team - 4428 4100
Action required	Information / Council to Implement

Local Government Amendment (Elections) Bill 2014

What's new or changing

- The *Local Government Amendment (Elections) Bill 2014* has now passed the NSW Parliament. The amendments give effect to recommendations made by the NSW Parliament's Joint Standing Committee on Electoral Matters in its inquiry into the 2012 Local Government Elections. They are designed to improve the administration of council elections, give councils more choice in the administration of their elections, reduce costs and improve voter participation.

What this will mean for your council

- The details of the amendments to the *Local Government Act 1993* and accompanying amendments to the *Local Government (General) Regulation 2005* are outlined in the attachment to this circular.

Key points

- The amendments will commence once the supporting regulations are made. The Office will inform councils when the amendments commence.
- The amendments will not alter the requirement for councils to resolve before **9 March 2015** whether to engage the NSW Electoral Commissioner to administer their elections. Where councils resolve to engage the Electoral Commissioner they should use the words suggested in circular 13-41 issued on 18 September 2013.
- Where councils fail to resolve to engage the Electoral Commissioner before the **9 March 2015**, the General Manager will be responsible for administering the council's elections.
- Where councils resolve to administer the elections themselves, they should specify the following information in their resolution:
  - whether the General Manager intends to administer elections personally or to engage an electoral services provider,
  - if the General Manager intends to administer elections personally, whether the General Manager has identified any persons to be appointed as the returning officer and substitute returning officer and, if so, their names,
  - if the General Manager intends to engage an electoral services provider, whether the general manager has identified an electoral services provider and, if so, the name of that provider:

Office of Local Government
5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541
T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209
E olg@olg.nsw.gov.au W www.olg.nsw.gov.au ABN 44 913 630 046

- Information on what councils should consider in deciding whether to administer their own elections is available on the Office of Local Government's website at www.olg.nsw.gov.au. In the "Directory of Policy Advice" please go to the "Elections" page and select "*Guidelines for Council Administered Elections*".

Where to go for further information

- For more information, contact the Office's Council Governance Team on 4428 4100.

Steve Orr
Acting Chief Executive
Office of Local Government

2. PROPERTY SERVICES

2.1 Proposed Acquisition of Part Lot 1001 DP 1185202 Glenfield Road, Glenfield by RMS

Reporting Officer

Manager Property Services

Attachments

Locality Plan (contained within this report)

Purpose

To advise Council of a proposal by Roads and Maritime Services (RMS) to compulsorily acquire a section of Council land being part of Lot 1001 DP 1185202, Glenfield Road, Glenfield for road widening purposes.

History

In July 2013 RMS wrote to Council identifying the need to acquire land for road widening along Glenfield Road Glenfield under the pinch point program as it was identified a capacity constraint existed at the intersection of Campbelltown Road and Glenfield Road Glenfield.

To address the capacity constraint the RMS identified that it proposed to widen Glenfield Road to two lanes in each direction which will include a left turn slip lane into Campbelltown Road. In addition to these works it was also proposed to extend the length of the existing right turn bay from Campbelltown Road into Glenfield Road to address the queuing overflow.

Report

In late 2014, Council received a request from RMS seeking Council's written concurrence to the compulsory acquisition of part Lot 1001 DP 1185202 which forms part of a temporary detention basin site, currently held in Council's ownership.

The site is currently a temporary detention basin as the original permanent detention basin was put on hold given that the RMS proposal identified in 2013 would have a significant impact on the cost of amending the basin at a later date.

It has been identified that an area of approximately 600sqm of Council land would be compulsorily acquired by RMS. This land is zoned 6(a) Local Open Space and is classified as 'operational' land.

RMS Request

The RMS has requested if Council could provide its written concurrence to the acquisition in either of the following terms:

- Council consents to the acquisition of the land by the RMS by compulsory process and agrees to accept compensation in the amount as determined by the Valuer General

Given issues with previous Valuer General determinations, it is recommended that Council obtain its own independent valuation advice rather than agreeing to accept the Valuer General determination.

- Council consents to the acquisition of the land by the RMS by compulsory process including the reduction of the period of the Proposed Acquisition Notice (PAN) to 7 days

Although this would reserve Council's right to appeal to the Land and Environment Court in respect to the amount of compensation determined by the Valuer General, it fails to allow for a negotiated settlement as the RMS has had ample time to make an offer to Council.

As an alternative it was recommended to the RMS that each party obtain its own valuation advice and that the RMS make an offer based on that advice to Council for Councils consideration. It was also identified that if agreement was made, that Council could provide a permit of entry to allow the RMS to commence works prior to any compulsory acquisition being completed.

In addition to any claim for land value associated with the acquisition of Council land, Council would also be seeking compensation for works associated with completion of the detention basin which would have been undertaken by the original developer.

It is recommended that Council note the request and that a further report be submitted to Council once the RMS has made an offer for the compulsory acquisition of the land.

Officer's Recommendation

That Council note the information contained in this report and that a further report be submitted to Council once the Roads and Maritime Services has made an offer for the compulsory acquisition of the land.

Committee's Recommendation: **(Hawker/Kolkman)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 **(Mead/Borg)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

ATTACHMENT 1

3. FINANCIAL SERVICES

3.1 Investment report - November and December 2014

Reporting Officer

Manager Financial Services

Attachments

Investment portfolio performance for November and December 2014 (contained within this report)

Purpose

To provide a report outlining Council's investment portfolio performance for November and December 2014

Report

Council invests any surplus funds that become available through the financial instrument designated by the Ministerial Order from the Office of Local Government. The *Local Government Act 1993* and the *Local Government (General) Regulation 2005* require a monthly investment report be presented to Council.

Council's Investment Portfolio as at 31 December 2014 stood at approximately $95m. Funds are currently being managed both by 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.

Portfolio Performance

Directly managed investments show an outperformance of the 90 day bank bill index benchmark by more than 100 basis points for the reporting period.

Monthly annualised return	November	December
Council Managed Funds	3.87%	3.71%
Benchmark: 90 Day Bank Bill Index	2.70%	3.15%

Investment returns can fluctuate during any one reporting period based on market perceptions, or as in the case of funds under management, changes in asset classes. As such, any measurement of performance is better reflected over a rolling 12 month period to average out any fluctuations in monthly performance. Council's total investment portfolio has outperformed the benchmark on average over the last 12 months.

Rolling year to date return	November	December
Council Managed Funds	3.91%	3.89%
Benchmark: 90 Day Bank Bill Index	2.62%	2.67%

Council's portfolio as at 31 December 2014 is diversified with 61% in term deposits of varying lengths of maturity which are managed in accordance with market expectations and Council's investment strategy, 26% in floating rate deposits which gives Council a set margin above either 30 or 90 day bank bills, 6% in fixed rate bonds, 7% in funds in a short term at call account.

Maturity profile	31 December
Short term at call	$6,224,922
0 – 3 months	$35,179,059
3 – 6 months	$15,062,359
6 – 12 months	$8,890,943
12 months +	$29,500,000

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

Credit exposure	31 December
AAA to AA-	79%
A+ to A-	19%
BBB+ to BBB-	2%
Other approved deposit taking institutions	0%

Economic outlook

The Reserve Bank of Australia (RBA) Board left the cash rate unchanged at its present level of 2.5% at its meeting held on 2 December, which was widely anticipated by most economists. The accompanying statement to this decision was relatively unchanged from previous months citing that while data indicates moderate growth in the Australian economy, the decline of investment spending in the resource sector and consumer spending also subdued, the RBA still expects growth to remain below trend. On that basis, the Bank maintains that the current accommodative monetary policy should provide the required support to demand and assist to strengthen growth. Inflation is expected to remain consistent with the Board's target of 2-3% over the next 1-2 years and the present course of a sustained period of stability in interest rates remains likely to continue.

Summary

Council's investment portfolio continues to outperform the benchmark of the 90 day bank bill index. The Local Government Investment Guideline leaves little scope for the enhancement of Council's investment portfolio with the various investment products being offered. However, to enhance the portfolio, advantage is taken on the length of maturity of the investment given the rating of the institution, as well as reviewing any new investment products offered in consultation with Council's financial advisor, Spectra Financial Services.

Regular liaison with Council's external financial advisor assists in monitoring all of the risk factors to maximise Council's return on the investment portfolio, while minimising the risk associated with this strategy.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Borg/Kolkman)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Mead/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

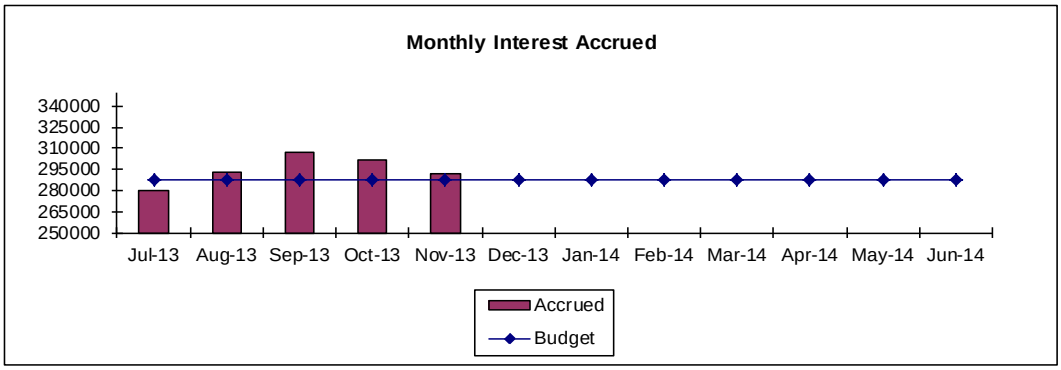
That the Officer's Recommendation be adopted.

ATTACHMENT 1

CAMPBELLTOWN CITY COUNCIL INVESTMENT PORTFOLIO
Summary November 2014

Benchmark	UBS Warburg 90 Day Bank Bill Index
Portfolio Balance	$94,808,903.97

Monthly Performance	Return (mth)	Return (pa)
UBSW 90 Bank Bill Index	0.22%	2.70%
Total Portfolio	0.32%	3.86%
Performance to Benchmark	+ 0.10%	+ 1.16%
Portfolio - Direct Investments	0.32%	3.87%
Performance to Benchmark	+ 0.10%	+ 1.17%
Short Term Call Account	0.24%	2.90%



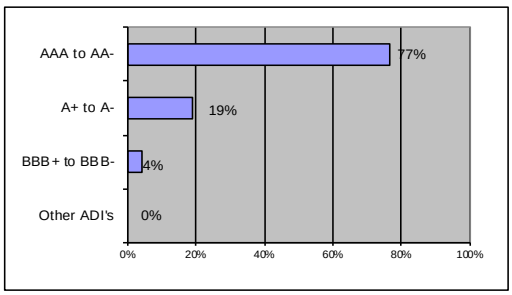
Year to Date Performance

Rolling 12 Month Period
3.91% Council Managed Funds
2.62% Benchmark

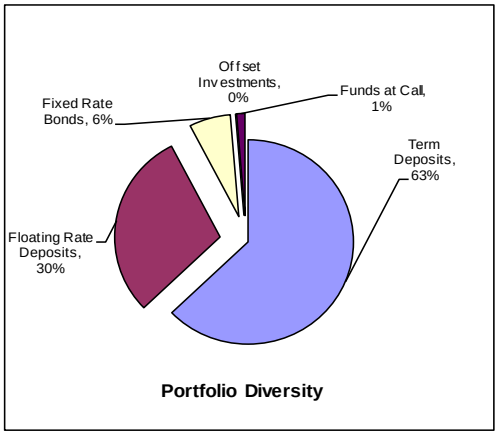
Interest Budget to Actual

Average Budget to Period	$1,437,500
Actual Accrued to Period	$1,473,264

Credit Exposure



Securities



Institutions

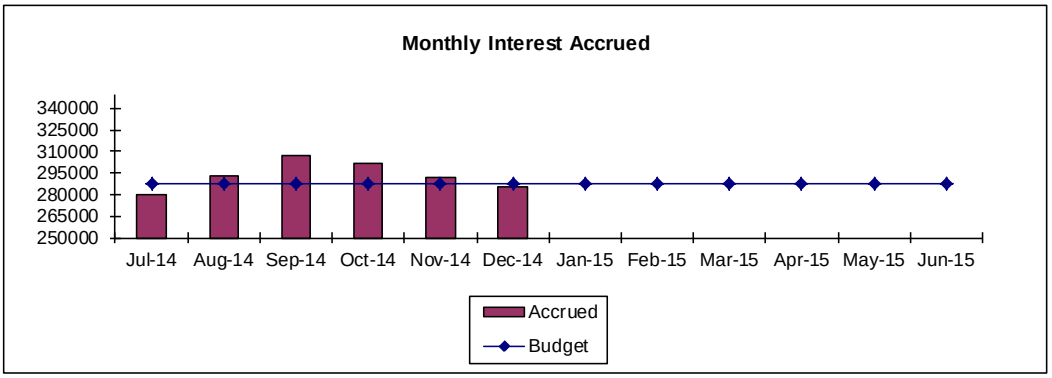
	Amount Invested	% Portfolio
Funds at Call	$ 1,218,469.60	1%
NSW Treasury	$ 2,225,000.00	2%
National Australia Bank	$ 41,669,304.29	44%
ANZ Bank	$ 3,500,000.00	4%
Westpac Bank	$ 11,120,564.19	12%
St George Bank	$ 1,179,539.40	1%
Commonwealth Bank	$ 6,500,000.00	7%
Bank Western Australia	$ 5,280,218.28	6%
AMP Bank	$ 3,000,000.00	3%
Suncorp Metway	$ 5,115,808.21	5%
ING Bank	$ 4,000,000.00	4%
Rural Bank	$ 2,000,000.00	2%
Bank of Queensland	$ 4,000,000.00	4%
ME Bank	$ 4,000,000.00	4%
	$ 94,808,903.97	100%

CAMPBELLTOWN CITY COUNCIL INVESTMENT PORTFOLIO

Summary December 2014

Benchmark	UBS Warburg 90 Day Bank Bill Index
Portfolio Balance	$94,857,282.77

Monthly Performance	Return (mth)	Return (pa)
UBSW 90 Bank Bill Index	0.27%	3.15%
Total Portfolio	0.30%	3.55%
Performance to Benchmark	+ 0.03%	+ 0.40%
Portfolio - Direct Investments	0.32%	3.71%
Performance to Benchmark	+ 0.05%	+ 0.56%
Short Term Call Account	0.25%	2.90%



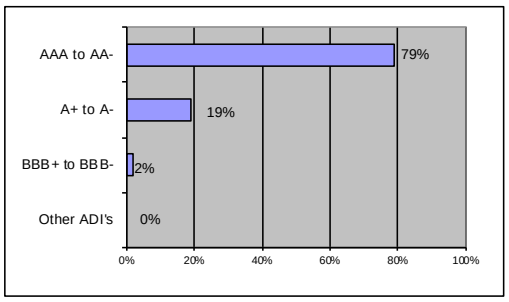
Year to Date Performance

Rolling 12 Month Period
3.89% Council Managed Funds
2.67% Benchmark

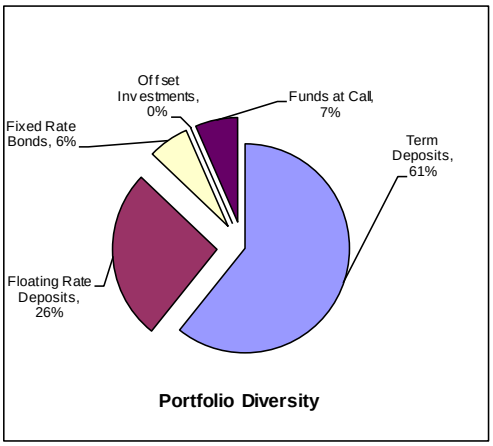
Interest Budget to Actual

Average Budget to Period	$1,725,000
Actual Accrued to Period	$1,758,837

Credit Exposure



Securities



Institutions

	Amount Invested	% Portfolio
Funds at Call	$ 6,224,921.86	7%
NSW Treasury	$ 2,225,000.00	2%
National Australia Bank	$ 38,752,887.71	41%
ANZ Bank	$ 3,500,000.00	4%
Westpac Bank	$ 9,061,345.01	10%
St George Bank	$ 1,179,539.40	1%
Commonwealth Bank	$ 6,500,000.00	7%
Bank Western Australia	$ 7,297,780.58	8%
AMP Bank	$ 3,000,000.00	3%
Suncorp Metway	$ 5,115,808.21	5%
ING Bank	$ 4,000,000.00	4%
Rural Bank	$ 2,000,000.00	2%
Bank of Queensland	$ 4,000,000.00	4%
ME Bank	$ 2,000,000.00	2%
	$ 94,857,282.77	100%

3.2 Monthly Rates Summary

Reporting Officer

Manager Financial Services

Attachments

1. Monthly rates summary (contained within this report)
2. Actual to budget result (contained within this report)
3. Rates statistics (contained within this report)

Purpose

This report details the Rates and Charges levy and monthly cash collections result as at 31 January 2015.

Report

Rates and Charges levied to the end of January 2015 were $93,236,788, representing 99.7% of the budget amount.

Rates and Charges collected to the end of January totalled $52,881,213. This amount represents 55.5% of all rates and charges due to be paid. In comparison, the amount collected in the same period last year was 57%. Considerable effort has been directed towards reducing the outstanding balances each month by assisting ratepayers with alternative arrangements in order to avoid formal legal recovery action.

The February rate instalment notices were issued on 15 January 2015 to 42,533 ratepayers. This represents an increase of 514 on last year's figure of 42,019. Ratepayers continue to register to receive their annual and instalment notices via email with 1,367 ratepayers registered for eRates.

Debt recovery action during the month involved the issue of 229 Statements of Claim to ratepayers who had either failed to maintain arrangements or had not responded to previous correspondence. In addition, 17 Writs were executed on ratepayers who failed to respond to previously issued Statements of Claim.

Ratepayers who purchased property since the issuing of the February instalment notices are issued a 'Notice to new owner' letter. This letter advises ratepayers of the annual amount levied and any balance unpaid since settlement occurred. During the month, 51 of these notices were sent to ratepayers.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Dobson/Mead)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Mead/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

ATTACHMENT 1

RATES SUMMARY

STATEMENT OF ALL OUTSTANDING RATES AND EXTRA CHARGES

RATE - CHARGE	NET ARREARS 1/7/2014	NET LEVY FOR YEAR	PENSION REBATES	EXTRA CHARGES	TOTAL RECEIVABLE	CASH COLLECTED	NET AMOUNT DUE	POSTPONED RATES & INTEREST	GROSS AMOUNT DUE
RESIDENTIAL	2,229,478.24	52,407,195.78	1,387,732.57	338,885.21	53,587,826.66	29,431,356.14	24,156,470.52	383,558.91	24,540,029.43
BUSINESS	505,760.07	17,253,031.49		38,383.60	17,797,175.16	10,100,072.86	7,697,102.30		7,697,102.30
BUSINESS - IND	2,596.47	0.00		19.15	2,615.62	2,454.98	160.64		160.64
FARMLAND	9,799.71	722,268.05	887.10	1,315.55	732,496.21	288,171.00	444,325.21	146,848.50	591,173.71
MINING	0.00	25,844.26		0.00	25,844.26	25,844.26	0.00		0.00
LOAN	221,327.81	-339.71		2,498.22	223,486.32	133,968.25	89,518.07	40,015.20	129,533.27
INFRASTRUCTURE	0.00	5,485,328.88		2,620.53	5,487,949.41	2,965,737.89	2,522,211.52	9,579.21	2,531,790.73
F5 ACCESS RAMPS	719.65	0.00		2.88	722.53	334.23	388.30		388.30
TOTAL	$2,969,681.95	$75,893,328.75	$1,388,619.67	$383,725.14	$77,858,116.17	$42,947,939.61	$34,910,176.56	$580,001.82	$35,490,178.38
GARBAGE	672,970.21	17,122,601.71	810,610.57	20,313.98	17,005,275.33	9,334,597.95	7,670,677.38		7,670,677.38
STORMWATER	48,658.95	1,032,930.71		264.06	1,081,853.72	598,675.72	483,178.00		483,178.00
GRAND TOTAL	$3,691,311.11	$94,048,861.17	$2,199,230.24	$404,303.18	$95,945,245.22	$52,881,213.28	$43,064,031.94	$580,001.82	$43,644,033.76

Total from Rates Financial Transaction Summary	43,284,637.28
Overpayments	-359,396.48
Difference	0.00

ANALYSIS OF RECOVERY ACTION

Rate accounts greater than 6 months less than 12 months in arrears	697,899.70
Rate accounts greater than 12 months less than 18 months in arrears	171,370.09
Rate accounts greater than 18 months in arrears	45,857.25
TOTAL rates and charges under instruction with Council's agents	$915,127.04

ATTACHMENT 2

COMPARISON OF BUDGET TO ACTUAL

DESCRIPTION	ORIGINAL BUDGET	REVISED BUDGET	ACTUAL	BALANCE STILL REQD.	% RAISED
RESIDENTIAL	51,874,900	52,253,700	52,407,196	(153,496)	100.29%
BUSINESS	17,321,100	17,387,100	17,253,031	134,069	99.23%
FARMLAND	407,200	407,200	722,268	(315,068)	177.37%
MINING	15,200	7,200	25,844	(18,644)	358.95%
INFRASTRUCTURE	5,414,300	5,464,300	5,485,329	(21,029)	100.38%
TOTALS	75,032,700	75,519,500	75,893,668	(374,168)	100.50%
INTEREST CHARGES	348,200	293,200	90,443	202,757	30.85%
LEGAL COSTS RECOVERED	840,000	840,000	292,537	547,463	34.83%
PENSIONERS - Sec 575	(1,774,400)	(1,799,400)	(1,825,159)	25,759	101.43%
PENSIONERS - Sec 582	(370,000)	(370,000)	(374,071)	4,071	0.00%
PENSIONERS SUBSIDY	975,920	975,920	1,003,837	(27,917)	102.86%
SUB TOTAL	75,052,420	75,459,220	75,081,255	377,965	99.50%
DOMESTIC WASTE CHARGES	16,805,600	16,805,600	16,690,406	115,194	99.31%
COMMERCIAL WASTE CHARGES	372,600	372,600	432,196	(59,596)	115.99%
STORMWATER MNGMNT	897,000	897,000	1,032,931	(135,931)	115.15%
GRAND TOTALS	93,127,620	93,534,420	93,236,788	297,632	99.68%

COLLECTIONS AS A % OF:	TOTAL RECEIVABLE	TOTAL LEVIED
RESIDENTIAL	54.92%	56.16%
BUSINESS	56.75%	58.54%
FARMLAND	39.34%	39.90%
INFRASTRUCTURE	54.04%	54.07%
ALL RATES	**55.16%**	**56.59%**

	TOTAL RECEIVABLE	TOTAL LEVIED
RATES	55.16%	56.59%
WASTE	54.89%	54.52%
STORMWATER	55.34%	57.96%
TOTAL RATES & CHARGES	**55.49%**	**56.61%**

ATTACHMENT 3

RATES STATISTICS

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	*Jan-14*
Rate Notices	50,437	77		279			165						*165*
Electronic - DoH	5,499												
Instalment Notices				43,095			42,533						*42,019*
Electronic - DoH				5,499			6,237						*6,317*
Missed Instalment Notices			7,695			7,734							
- Pensioners > $15.00			507			485							
Notice to new owner	202	86	37	80	38	41	51						*48*
7-day Letters - Council issued			1,818			2,058							
- Pensioners > $500.00			138			97							
7-day Letters - Agent Issued			583				553						*522*
Statement of Claim	213	34	14	231	17	13	229						*236*
Judgments	18	63	22	14	72	6	18						*21*
Writs	17	39	23	5	13	21	17						*16*
eRates	1,356	1,359	1,361	1,364	1,366	1,367	1,367						*1,341*
Arrangements	364	303	395	406	473	391	381						*373*

3.3 Sundry Debtors Report - December 2014

Reporting Officer

Manager Financial Services

Attachments

1. Debtors summary to 31 December 2014 (contained within this report)
2. Ageing of sundry debts to 31 December 2014 (contained within this report)

Purpose

To provide a report detailing the amount outstanding by type and age for sundry and miscellaneous debts for the period ending 31 December 2014.

Report

Debts outstanding to Council as at 31 December 2014 are $803,010, reflecting a decrease of $1,370,918 since November 2014. The ratio of outstanding debts to current invoices has increased from 11% in November to the current level of 37%. This debtor management ratio is a measure of the effectiveness of recovery efforts, however is impacted by Council policies as well as economic and social conditions.

Invoices raised – December 2014

During the month, 924 invoices were raised totalling $906,453. The majority of these are paid within a 30 day period, however those that remain unpaid from previous periods for longer than 90 days are detailed at the end of this report. The most significant invoices raised during the month have been in the following areas:

Corporate Administration – $317,613 – the main invoices relate to:

Commonwealth Bank of Australia - PC equipment finance	$290,910
Redband Constructions Pty Ltd - security bond for placing 80 tonne crane on Santana road, Campbelltown	$10,000

Government and other Grants – $266,664 – the main invoices relate to:

Australian Council For The Arts - Campbelltown Arts Centre New Music, International Visitors, Live Art and Imperial Slacks programs for 2015	$246,352
The Benevolent Society - Communities for children partner agreement 01/10/14 to 30/06/15	$10,312
Gordon Darling Foundation - Joan Brassil Retrospective Exhibition project 2015	$10,000

Land and Building Rentals – $118,951 – the main invoices relate to:

Nuvezo Pty Ltd - monthly rental Dumaresq Street Cinema	$23,797
Aldi Stores - monthly rental Macquarie Fields	$22,517
Glenquarie Hotel Pty Ltd - monthly rental Macquarie Fields	$20,438
Caltex Oil Australia Pty Ltd - monthly rental Macquarie Fields	$15,062
Mycorp Group Pty Ltd - monthly rental Macquarie Fields	$13,696
McDonalds Australia Limited - monthly rental Macquarie Fields	$7,732
Macarthur Community Options - monthly rental Campbelltown	$6,090
NSW Basketball Association Limited - monthly rental Minto	$4,583

Pool Hire – $48,275 – the main invoices relate to:

John Edmondson Hire School - Learn to swim program, pool entry and inflatable pool hire term 4 2014	$9,080
Macarthur Adventist Primary School - Learn to swim program term 4 2014	$8,685
Mary Immaculate Parish Primary School - Learn to swim program term 4 2014	$6,714
Macquarie Fields High School - Learn to swim program term 4 2014	$5,040
Good Shepherd Primary - Learn to swim program term 4 2014	$4,608
Mount Carmel High School - Learn to swim program and pool entry term 4 2014	$3,404

Receipts to the value of $2,277,372 have been received during the period, the most notable in the following areas:

Government and other Grants	$1,285,060
Corporate Administration	$562,423
Land and Building Rentals	$143,747
Various Sundry Items	$53,243
Waste Collection Services	$42,751

Sundry debts outstanding – 31 December 2014

Debts exceeding 90 days of age totalled $135,416 as at 31 December 2014. The major invoices relating to this balance include:

Description	Date Invoiced	Balance at 31 December 2014
Debtor 68316.9 - retaining wall between Lot 1451 DP 703487, 2 and 4 Brownlow Place, Ambarvale. Debtor is maintaining arrangement to pay $450 per month as approved by Council	09/06/10	$10,607
Imperium Projects Pty Ltd - Road Restoration at 25 Blaxland Rd Campbelltown. Payment arrangement has cleared debt effective 20 January 2015	03/01/14	$573 (paid)
Debtor 67532.2 - Compliance Service Administration fees and contractor fees to reduce overgrown vegetation. Payment received 27 January 2015	08/05/09 to 14/09/11	$6,320 (paid)
Caspers Baseball Club - electricity charges. Club is experiencing financial difficulty, unable to commit to structural payment plan but have been making irregular payments to reduce the debt. Council continues to meet with club and Macarthur Baseball to resolve debt	17/12/12 to 14/03/14	$8,052
Wise Consulting Services Pty Ltd - hire of sports stadium by Chinese Football Association AFC Asian Cup for training 29 December 2014 to 5 January 2015. Payment received 5 January 2015	15/05/14	$12,500 (paid)
Minto Cobras JRLFC - electricity charges and hire fees relating to usage of Benham Oval. Administrator has been appointed by Western Suburbs District Junior Rugby League Limited, currently performing an administrative and financial audit	15/05/12	$5,280
Caltex Oil Australia Pty Ltd - dispute over market review, this amount is subject to independent assessment	08/02/13	$7,224
Insight Mercantile – abandoned motor vehicle, unable to locate owner of the vehicle. Finance company acknowledges Councils power to sell an encumbered vehicle. The vehicles have gone to the auctioneer and are due to be auctioned in February 2015	18/07/14	$2,783
GE Automotive – abandoned motor vehicle, unable to locate owner of the vehicle. Finance company acknowledges Councils power to sell an encumbered vehicle. The vehicles have gone to the auctioneer and are due to be auctioned in February 2015	05/07/12	$5,593
74366.6 - motor vehicle accident at the Animal Care Facility, no response to letters sent. Councils agent Executive collections is in the process of performing Skip Tracing to locate debtor	05/06/14	$1,947

Debt recovery action is undertaken in accordance with Council's Sundry Debtor 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 and staff continue to make every effort to assist debtors to resolve their outstanding debt before escalating it through the local court.

During the month, 25 accounts were issued a letter of demand on Council's letterhead, advising that if the account was not settled or an appropriate arrangement was not made, the account will escalate to formal legal action through Council's agents.

Council's agents were instructed to proceed with two Examination Notices for unpaid licence fees and one Writ of Execution for unpaid licence fees.

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.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: **(Borg/Dobson)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 **(Mead/Borg)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

ATTACHMENT 1

DEBTORS SUMMARY 1 December 2014 to 31 December 2014

DEBTOR TYPE/DESCRIPTION	ARREARS AT 30/11/2014	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/12/2014	% DEBT RATIO
Corporate Administration	449,138	317,613	562,423	204,329	25.45%
Abandoned Items	6,662	0	0	6,662	0.83%
Education and Care Services	18,710	0	0	18,710	2.33%
Community Bus	145	0	56	89	0.01%
Sportsground and Field Hire	74,258	640	31,749	43,149	5.37%
Government and other Grants	1,043,407	266,664	1,285,060	25,011	3.11%
Public Hall Hire	21,919	31,090	27,861	25,148	3.13%
Health Services	350	0	0	350	0.04%
Land and Building Rentals	73,413	118,951	143,747	48,617	6.05%
Healthy Lifestyles	6,293	32,755	29,204	9,843	1.23%
Library Fines and Costs	180,917	0	0	180,917	22.53%
Licence Fees	34,252	10,080	13,410	30,922	3.85%
Pool Hire	17,150	48,275	29,919	35,506	4.42%
Private Works	20,146	0	450	19,696	2.45%
Road and Footpath Restoration	44,718	24,473	23,615	45,576	5.68%
Shop and Office Rentals	23,075	25,396	33,883	14,588	1.82%
Various Sundry Items	121,559	30,517	53,243	98,832	12.31%
Waste Collection Services	77,251	0	42,751	34,500	4.30%
	2,173,928	**906,453**	**2,277,372**	**803,010**	**100%**

ATTACHMENT 2

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 December 2014

Description	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	*Previous Month 90+ days*
Corporate Administration	13,780	38,698	118,669	33,182	204,329	19,936
Abandoned Items	0	0	0	6,662	6,662	6,662
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus		89	0	0	89	0
Sportsground and Field Hire	640	56	11,392	31,062	43,149	34,877
Government and other Grants	20,411	1,600	3,000	0	25,011	47,723
Public Hall Hire	13,661	6,991	920	3,577	25,148	3,656
Health Services	0	0	0	350	350	350
Land and Building Rentals	39,412	1,292	359	7,554	48,617	7,190
Healthy Lifestyles	6,798	866	1,304	876	9,843	1,786
Library Fines and Costs	180,917	0	0	0	180,917	0
Licence Fees	7,782	3,375	3,265	16,500	30,922	16,810
Pool Hire	33,873	394	0	1,239	35,506	1,266
Private Works	0	0	0	19,696	19,696	18,957
Road and Footpath Restoration	32,359	6,845	4,059	2,314	45,576	1,054
Shop and Office Rentals	10,872	3,716	0	0	14,588	0
Various Sundry Items	20,423	61,875	4,129	12,405	98,832	19,854
Waste Collection Services	0	18,116	16,384	0	34,500	0
	360,204	**143,911**	**163,479**	**135,416**	**803,010**	*180,119*

3.4 Rescinded Policy - Significant Accounting

Reporting Officer

Manager Financial Services

Attachments

Significant Accounting Policy (contained within this report)

Purpose

To obtain Council approval to rescind the Significant Accounting Policy that is not required as it is disclosed in Council's Financial Statements.

History

The abovementioned policy was developed and reviewed annually in conjunction with the preparation of Council's Financial Statements and, as such, is now due for review in accordance with Council's Records and Document Management Policy.

Report

The abovementioned policy has been rescinded in accordance with Council's Record Management Policy and the adopted procedure for Policy Development and Review.

The Local Government Code of Accounting Practice and Financial Reporting prescribe the form and minimum disclosure requirements of the financial statements approved by the Office of Local Government.

This policy is replicated in Note 1 to the financial statements and describes the accounting policies adopted for the preparation of the financial statements.

After consultation with Council's external auditor, it has been determined that it is not a legislative requirement for Council to adopt its own policy in this regard.

Officer's Recommendation

That the Significant Accounting Policy be rescinded.

Committee's Recommendation: (Hawker/Mead)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Mead/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

ATTACHMENT 1

campbelltown city council	POLICY

Policy Title	Significant Accounting Policy
Related Documentation	Investment Policy Accounting Practices Policy
Relevant Legislation/ Corporate Plan	*Local Government Act 1993* *Local Government (General) Regulation 2005* Local Government Code of Accounting Practice and Financial Reporting Accounting Standard of the Australian Accounting Standards Board (AASB)
Responsible Officer	Manager Financial Services

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

To effectively record all financial data in accordance with the requirements of relevant statutes and Council policies.

Policy Statement

This Policy sets a basis for presentation of the General Purpose Financial Reports to ensure compatibility with previous years and other Local Government reporting entities.

Scope

This Policy covers all Financial staff of Campbelltown City Council who are responsible for the end of year processes associated with the preparation of the end of year financial accounts.

Campbelltown City Council is committed to reflecting clear and transparent financial accounts for review by any interested external party.

Legislative Context

The preparation of end of year financial accounts rely on clear treatment of transactions so they are reflected within Council's Accounting Policy. The principles are consistent with the *Local Government Act 1993*, the *Local Government (General) Regulations 2005*, the Local Government Code of Accounting Practice and Financial Reporting, the Accounting Standards of the Australian Accounting Standards Board, Section 625 of the *Local Government Act 1993* and Section 212 of the *Local Government (General) Regulation 2005*.

The principal accounting policies adopted in the preparation of the financial report are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board, the *Local Government Act 1993* and Regulation, and the Local Government Code of Accounting Practice and Financial Reporting. Campbelltown City Council is a not for profit entity for the purpose of preparing the financial statements.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of available-for-sale financial assets, financial assets and liabilities at fair value through profit or loss, certain classes of property, plant and equipment and investment property.

Critical accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the entity and that are believed to be reasonable under the circumstances.

(b) Revenue recognition

Council recognises revenue when the amount of revenue can be reliably measured. It is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Council's activities as described below. Council bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Revenue is measured at the fair value of the consideration received or receivable. Revenue is measured on major income categories as follows:

Rates, annual charges, grants and contributions

Rates, annual charges, grants and contributions (including developer contributions) are recognised as revenues when the Council obtains control over the assets comprising these receipts. Developer contributions may only be expended for the purposes for which the contributions were required but the Council may apply contributions according to the priorities established in work schedules.

Control over assets acquired from rates and annual charges is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, on receipt of the rates.

Control over granted assets is normally obtained upon their receipt (or acquittal) or on earlier notification that a grant has been secured, and is valued at their fair value at the date of transfer.

Revenue is recognised when the Council obtains control of the contribution or the right to receive the contribution, it is probable that the economic benefits comprising the contribution will flow to the Council and the amount of the contribution can be measured reliably.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a

particular period and those conditions were un-discharged at balance date, the unused grant or contribution is disclosed in Note 3(g). The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at balance date.

User charges and fees
User charges and fees are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

Sale of plant, property, infrastructure and equipment
The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Interest and rents
Interest and rents are recognised as revenue on a proportional basis when the payment is due, the value of the payment is notified, or the payment is received, whichever first occurs.

(c) Principles of consolidation

(i) The consolidated fund
In accordance with the provisions of Section 409(1) of the *Local Government Act 1993*, all money and property received by Council is held in the Council's consolidated fund unless it is required to be held in the Council's trust fund. The consolidated fund and other entities through which the Council controls resources to carry on its functions have been included in the financial statements forming part of this report.

The following entities have been included as part of the consolidated fund:
- General purpose operations
- Macarthur Regional Organisation of Councils (MACROC).

The following committees, the transactions of which are considered immaterial either by amount or nature, have been excluded:
- Glenquarie Hall Management
- Glenquarie Neighbourhood
- Eagle Vale Neighbourhood
- Woodbine Neighbourhood
- Town Hall Theatre.

The total revenue and expenditure from continuing operations and the net assets held by these committees are as follows:

Total income from continuing operations	$65,000
Total expenditure from continuing operations	$120,000
Total net assets (equity) held	$206,000

Note: Where actual figures are not known, best estimates have been applied.

(ii) The trust fund
In accordance with the provisions of Section 411 of the *Local Government Act 1993* (as amended), a separate and distinct trust fund is maintained to account for all

money and property received by the Council in trust which must be applied only for the purposes of or in accordance with the trusts relating to those monies. Trust monies and property subject to Council's control have been included in these reports.

Trust monies and property held by Council but not subject to the control of Council, have been excluded from these reports. A separate statement of monies held in the trust fund is available for inspection at the Council office by any person free of charge.

(iii) Joint ventures

Jointly controlled assets – any proportionate interests in the assets, liabilities and expenses of a joint venture activity have been incorporated in the financial statements under the appropriate headings. Details of any joint venture are set out in Note 19.

Jointly controlled entities - any interest in a joint venture partnership is accounted for using the equity method and is carried at cost. Under the equity method, the share of the profits or losses of the partnership is recognised in the income statement, and the share of movements in reserves is recognised in reserves in the Statement of Financial Position. Details relating to any partnership are set out in Note 19.

Jointly controlled operations – Council has no jointly controlled operations at present. However, when such operations are entered into, the assets which are controlled and the liabilities incurred by Council are recognised in the Statement of Financial Position. Expenses incurred and Council's share of income are recognised in the income statement.

(d) Leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

Lease income from operating leases is recognised in income on a straight-line basis over the lease term.

(e) Acquisition of assets

The purchase method of accounting is used to account for all acquisitions of assets. Cost is measured as the fair value of the assets given, plus costs directly attributable to the acquisition.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the Council's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

(f) Impairment of assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Where an asset is not held principally for cash generating purposes and would be replaced if Council was deprived of it, then depreciated replacement cost is used as value in use, otherwise value in use is estimated by using a discounted cash flow model.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

(g) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

(h) Receivables

Receivables are recognised initially at fair value and subsequently measured at amortised cost, less provision for doubtful debts. Receivables are due for settlement no more than 30 days from the date of recognition.

Collectability of receivables is reviewed on an ongoing basis. Debts which are known to be uncollectable are written off. A provision for doubtful receivables is established when there is objective evidence that the Council will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate.

(i) Inventories

(i) Raw materials and stores, work in progress and finished goods

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Cost comprises direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenditure, the latter being allocated on the basis of normal operating capacity. Costs are assigned to individual items of inventory on the basis of weighted average costs. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

(ii) Land held for resale/capitalisation of borrowing costs

Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed borrowing costs and other holding charges are expensed as incurred.

Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

(j) Non-current assets held for sale

Non-current assets are classified as held for sale and stated at the lower of their carrying amount and fair value less costs to sell if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. The exception to this is plant and motor vehicles which are turned over on a regular basis – these are retained in property, plant and equipment.

An impairment loss is recognised for any initial or subsequent write down of the asset to fair value less costs to sell. A gain is recognised for any subsequent increases in fair value less costs to sell the asset, but not in excess of any cumulative impairment loss previously recognised. A gain or loss not previously recognised by the date of the sale of the non-current asset is recognised at the date of derecognition.

Non-current assets are not depreciated or amortised while they are classified as held for sale.

Non-current assets classified as held for sale are presented separately from the other assets in the Statement of Financial Position.

(k) Investments and other financial assets

Council classifies its investments in the following categories: financial assets at fair value through profit or loss, loans and receivables, held-to-maturity and available-for-sale financial assets. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and, in the case of assets classified as held-to-maturity, re-evaluates this designation at each reporting date.

(i) Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term. Derivatives are classified as held for trading unless they are designated as hedges. Assets in this category are classified as current assets.

(ii) Loans and receivables

Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the reporting date which are classified as non-current assets. Loans and receivables are included in trade and other receivables in the Statement of Financial Position.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Council's management has the positive intention and ability to hold to maturity. If Council were to sell other than an insignificant amount of held-to-maturity financial assets, the whole category would be tainted and reclassified as available-for-sale. Held-to-maturity financial assets are included in non-current assets, except for those with maturities of less than 12 months from the reporting date, which are classified as current assets.

(iv) Available-for-sale financial assets

Available-for-sale financial assets, comprising principally marketable equity securities, are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the reporting date. Investments are designated as available-for-sale if they do not have fixed maturities and fixed or determinable payments and management intends to hold them for the medium to long term.

Financial assets – reclassification

Council may choose to reclassify a non-derivative trading financial asset out of the held-for-trading category if the financial asset is no longer held for the purpose of selling it in the near term. Financial assets other than loans and receivables are permitted to be

reclassified out of the held-for-trading category only in rare circumstances arising from a single event that is unusual and highly unlikely to recur in the near term. In addition, Council may choose to reclassify financial assets that would meet the definition of loans and receivables out of the held-for-trading or available-for-sale categories if it has the intention and ability to hold these financial assets for the foreseeable future or until maturity at the date of reclassification.

Reclassifications are made at fair value as of the reclassification date. Fair value becomes the new cost or amortised cost as applicable, and no reversals of fair value gains or losses recorded before reclassification date are subsequently made. Effective interest rates for financial assets reclassified to loans and receivables and held-to-maturity categories are determined at the reclassification date. Further increases in estimates of cash flow adjust effective interest rates prospectively.

Recognition and derecognition
Regular purchases and sales of financial assets are recognised on trade-date - the date on which Council commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the income statement. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and Council has transferred substantially all the risks and rewards of ownership.

When securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in equity are included in the income statement as gains and losses from investment securities.

Subsequent measurement
Loans and receivables and held-to-maturity investments are carried at amortised cost using the effective interest method.

Available-for-sale financial assets and financial assets at fair value through profit and loss are subsequently carried at fair value. Gains or losses arising from changes in the fair value of the financial assets at fair value through profit or loss category are presented in the income statement within other income or other expenses recognised in the income statement as part of revenue from continuing operations when Council's right to receive payments is established.

Changes in the fair value of monetary securities denominated in a foreign currency and classified as available-for-sale are analysed between translation differences resulting from changes in amortised cost of the security and other changes in the carrying amount of the security (note Council's obligations under Section 625 of the *Local Government Act* and S212 of the *Local Government (General) Regulation 2005*. The translation differences related to changes in the amortised cost are recognised in profit or loss, and other changes in carrying amount are recognised in equity. Changes in the fair value of other monetary and non-monetary securities classified as available-for-sale are recognised in equity.

Impairment
Council assesses at each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event has an impact on the estimated future cash flows of the financial asset that can be reliably estimated. In the case of equity investments classified as available-for-sale, a significant or prolonged decline in the fair value of the security below its cost is considered an indicator that the assets are impaired.

(i) Assets carried at amortised cost

For loans and receivables, the amount of the loss is measured as the difference between the assets carrying amount and the present value of estimated future cash flows discounted at the financial assets original effective interest rate. The carrying amount of the asset is reduced and the amount of the loss is recognised in profit and loss. If a loan or held-to-maturity investment has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

Investment Policy

Council has an approved investment policy complying with Section 625 of the *Local Government Act 1993* and S212 of the *Local Government (General) Regulations 2005.* Investments are placed and managed in accordance with that policy and having particular regard to authorised investments prescribed under the Ministerial Local Government Investment Order. Council maintains an investment policy that complies with the Act and ensures that it or its representatives exercise care, diligence and skill that a prudent person would exercise in investing Council funds.

(l) Fair value estimation

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Council uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Council for similar financial instruments.

(m) Infrastructure, property, plant and equipment (IPPE)

Council's assets have been progressively revalued to fair value in accordance with a staged implementation advised by the Division of Local Government. At balance date, the following classes of IPPE were stated at their fair value:

- Operational land (external valuation)
- Buildings – specialised/non specialised (external valuation)
- Plant and equipment (as approximated by depreciated historical cost)
- Road assets – roads, bridges and footpaths (internal valuation)
- Drainage assets – (internal valuation)
- Community land (internal valuation)
- Land improvements (as approximated by depreciated historical cost)
- Other structures (as approximated by depreciated historical cost)
- Other assets (as approximated by depreciated historical cost).

Increases in the carrying amounts arising on revaluation are credited to the asset revaluation reserve. To the extent that the increase reverses a decrease previously recognised in profit or loss relating to that asset class, the increase is first recognised in profit or loss. Decreases that reverse previous increases of the assets in the same class

are first charged against asset revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the income statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives, as follows:

Plant and equipment	5-20 years		
Office equipment	5-10 years	Roads	100 years
Furniture and fittings	5-10 years	Bridges	100 years
Buildings	25-100 years	Drainage	100 years
Other structures	5-50 years	Other assets	30-100 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the income statement.

Land, other than land under roads, is classified as either operational or community in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*. This classification is made in Note 9(a).

(n) Investment property

Investment property, principally comprising commercial premises, is held for long-term rental yields and is not occupied by the Council. Investment property is carried at fair value, which is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, Council uses alternative valuation methods such as recent prices in less active markets or discounted cash flow projections. These valuations are reviewed annually by a member of the Australian Property Institute. Changes in fair values are recorded in profit or loss as part of other income.

Investment property includes properties that are under construction for future use as investment properties. These are also carried at fair value unless the fair value cannot yet be reliably determined. Where that is the case, the property will be accounted for at cost until either the fair value becomes reliably determinable or construction is complete.

(o) Payables

These amounts represent liabilities for goods and services provided to the Council prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

(p) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the income

statement over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period to which the facility relates.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

(q) Borrowing costs

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed.

(r) Provisions

Provisions for legal claims and service warranties are recognised when: the Council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in provision due to the passage of time is recognised as interest expense.

(s) Employee benefits

(i) Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short term employee benefit obligations are presented as payables.

(ii) Other long-term employee benefit obligations

The liability for long service leave and annual leave which is not expected to be settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The obligations are presented as current liabilities in the Statement of Financial Position if the entity does not have an unconditional right to defer settlement for at

least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

(iii) Retirement benefit obligations

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the Statement of Financial Position, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. When this information is not reliably available, Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans (see below).

The Local Government Superannuation Scheme has advised member councils that as a result of the global financial crisis, it has a significant deficiency of assets over liabilities. As a result, they have asked for significant increases in contributions to recover that deficiency. Council's share of that deficiency cannot be accurately calculated as the scheme is a mutual agreement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has, however, disclosed a contingent liability in Note 18 to reflect the possible obligation that may arise should the scheme require immediate payment to correct the deficiency.

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(t) Rounding of amounts

Unless otherwise indicated, amounts in the financial statements have been rounded off to the nearest thousand dollars.

(u) Land under roads

Council has elected to recognise all land under roads in accordance with AASB 116 Property, Plant and Equipment.

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

(v) Provisions for close down and restoration and for environmental clean up costs – tips and quarries

Close down and restoration costs include the dismantling and demolition of infrastructure and the removal of residual materials and remediation of disturbed areas. Estimated close down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs.

Provisions for close down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The costs are estimated on the basis of a closure plan. The cost estimates are calculated annually during the life of the operation

to reflect known developments, eg, updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

Close down and restoration costs are a normal consequence of tip and quarry operations, and the majority of close down and restoration expenditure is incurred at the end of the life of the operations. Although the ultimate cost to be incurred is uncertain, Council estimates the respective costs based on feasibility and engineering studies using current restoration standards and techniques.

The amortisation or 'unwinding' of the discount applied in establishing the net present value of provisions is charged to the income statement in each accounting period. The amortisation of the discount is shown as a borrowing cost.

Other movements in the provisions for close down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations and revisions to discount rates are capitalised within property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

Where rehabilitation is conducted systematically over the life of the operation, rather than at the time of closure, provision is made for the estimated outstanding continuous rehabilitation work at each reporting date and the cost is charged to the income statement.

Provision is made for the estimated present value of the costs of environmental clean up obligations outstanding at the reporting date. These costs are charged to the income statement. Movements in the environmental clean up provisions are presented as an operating cost, except for the unwinding of the discount which is shown as a borrowing cost. Remediation procedures generally commence soon after the time the damage, remediation process and estimated remediation costs become known, but may continue for many years depending on the nature of the disturbance and the remediation techniques.

As noted above, the ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors including changes to the relevant legal requirements, the emergence of new restoration techniques or experience at other locations. The expected timing of expenditure can also change, for example in response to changes in quarry reserves or production rates. As a result, there could be significant adjustments to the provision for close down and restoration and environmental clean up, which would affect future financial results.

(w) Allocation between current and non-current assets and liabilities

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months.

(x) New accounting standards and interpretations

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2013 reporting period. Council's assessment of the impact of these new standards and interpretations is set out below.

(i) AASB 9 Financial Instruments, AASB 2009-11 Amendments to Australian Accounting Standards arising from AASB 9 and AASB 2010-7 Amendments to Australian Accounting Standards arising from AASB 9-9 and AASB 2012-6

Amendments to Australian Accounting Standards - mandatory effective date of AASB 9 and transitional disclosures (effective from 1 January 2015).

AASB 9 Financial Instruments addresses the classification, measurement and derecognition of financial assets and financial liabilities. There will be no impact on Council's accounting for financial liabilities as the new requirements only affect the accounting for financial liabilities that are designated at fair value through profit or loss and Council does not have any such liabilities.

(ii) Revised AASB 119 Employee Benefits, AASB 2011-10 Amendments to Australian Accounting Standards arising from AASB 119 (September 2011) and AASB 2011-11 Amendments to AASB 119 (September 2011) arising from Reduced Disclosure Requirements (effective 1 January 2013).

Council does not recognise defined benefit assets and liabilities for the reasons set out in Note 1 (s) (iii) and so these changes will not have an impact on its reported results.

(iii) AASB 13 Fair Value Measurement and AASB 2011-8 Amendments to Australian Accounting Standards arising from AASB 13 (effective 1 January 2013)

AASB 13 was released in September 2011. It explains how to measure fair value and aims to enhance fair value disclosures. Council has yet to determine which, if any, of its current measurement techniques will have to change as a result of the new guidance. It is therefore not possible to state the impact, if any, of the new rules on any of the amounts recognised in the financial statements. However, application of the new standard will impact the type of information disclosed in the notes to the financial statements. Council does not intend to adopt the new standard before its operative date, which means that it would be first applied in the annual reporting period ending 30 June 2014.

(iv) AASB 2012-2 Amendments to Australian Accounting Standards – Disclosures – Offsetting Financial Assets and Financial Liabilities [AASB 132 & AASB 7] (effective 1 January 2013)

This standard amends the required disclosures in AASB 7 to include information that will enable users of an entity's financial statements to evaluate the effect or potential effect of netting arrangements, including rights of set-off associated with the entity's recognised financial assets and recognised financial liabilities, on the entity's financial position.

This standard also amends AASB 132 to refer to the additional disclosures added to AASB 7 by this standard.

The adoption of this standard will not change the reported financial position and performance of the entity, there are no impact on disclosures as there are no offsetting arrangements currently in place.

(v) AASB 2012-3 Amendments to Australian Accounting Standards – Offsetting Financial Assets and Financial Liabilities [AASB 132] (effective 1 January 2014)

This standard adds application guidance to AASB 132 to address inconsistencies identified in applying some of the offsetting criteria of AASB 132, including clarifying the meaning of "currently has a legally enforceable right of set-off" and that some gross settlement systems may be considered equivalent to net settlement.

The adoption of this standard will not change the reported financial position and performance of the entity, there are no impact on disclosures as there are no offsetting arrangements currently in place.

(vi) AASB 2012-5 Amendments to Australian Accounting Standards arising from Annual Improvements 2009 – 2011 Cycle (effective 1 January 2013).

There are no other standards that are not yet effective and that are expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

(y) Self insurance

Council has determined to self-insure for Workers Compensation. A provision for self-insurance has been made to recognise outstanding claims, the amount of which is detailed in Note 10. Council also maintains cash and investments to meet expected future claims and these are detailed in Note 6(c).

(z) Intangible assets

IT development and software

Costs incurred in developing products or systems and costs incurred in acquiring software and licences that will contribute to future period financial benefits through revenue generation and/or cost reduction are capitalised to software and systems. Costs capitalised include external direct costs of materials and service, direct payroll and payroll related costs of employees' time spent on the project. Amortisation is calculated on a straight line basis over periods generally ranging from three to five years. IT development costs include only those costs directly attributable to the development phase and are only recognised following completion of technical feasibility and where Council has an intention and ability to use the asset.

(aa) Crown reserves

Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated. Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's income statement. Representations from both State and Local Government are being sought to develop a consistent accounting treatment for Crown Reserves across both tiers of government.

(ab) Rural fire assets

Under Section 119 of the *Rural Fire Services Act 1997* "all fire fighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the Council of the area for or on behalf of which the fire fighting equipment has been purchased or constructed." Until such time as discussions on this matter have concluded and the legislation changed, Council will continue to account for these assets in their books.

(ac) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the taxation authority, are presented as operating cash flows.

Responsibility
Manager Financial Services, Finance & Tax Accountant and other authorised signatories.

Effectiveness of this Policy
This policy will be reviewed annually in accordance with the current legislation to ensure its continuing suitability and effectiveness. Records of review shall be maintained.

END OF POLICY STATEMENT

3.5 Revised Refunds Policy

Reporting Officer

Manager Financial Services

Attachments

Revised Refunds Policy (contained within this report)

Purpose

To seek Council's endorsement of the revised Refunds Policy.

History

The abovementioned policy was last reviewed on 10 April 2012 and is now due for review in accordance with the Records and Document Management Policy.

Report

Councils customers are provided options to pay for services over the internet and phone by credit card. On occasion refunds of payments may be required in part or in full. The amendment to the Refund Policy will allow these refunds to be made to the customer's credit card used in making the payment.

Officers have been in contact with National Australia Bank (NAB) who have positively endorsed this change in policy as industry best practice. The refund process is activated through secure off-line systems thereby minimising the risk in fraudulent or inappropriate use of credit card data.

It is proposed to change the policy so that credit cards may be added to the current EFT and cheque options with cash refunds continue to be an exception.

It is now recommended that the policy with the proposed changes be adopted and a new review date set.

Officer's Recommendation

1. That the revised Refunds Policy as attached to this report be adopted.

2. That the Policy review date be set at 31 March 2017.

Committee's Recommendation: (Borg/Dobson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Mead/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

ATTACHMENT 1

campbelltown city council	**POLICY**
Policy Title	Refunds
Related Documentation	Refund Report
Relevant Legislation/ Corporate Plan	*Local Government Act 1993* *Local Government (General) Regulation 2005*
Responsible Officer	Manager Financial Services

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

To provide clear objectives and outcomes in the process of refunding monies paid to Council.

Policy Statement

Where a refund of monies is required, payment shall be made within 10 business days in the name of the person or organisation appearing on the original receipt. Alternative arrangements may only be considered where an authority has been provided in writing by an authorised person.

Refunds will be made by cheque or EFT. Credit card payments made over the counter are available same business day as 'card present' transactions only and for the full amount of the original payment. Phone, internet and mail remittances are to be refunded to the card initiating the payment.

No cash refunds are permitted.

Applications for refund must be made in writing by an authorised person.

Scope

It is estimated that less than 500 refunds are processed per annum.

Definitions

Authorised person	the person whose name appears on the receipt, their agent or legal representative. In the case of a business or company their title and position within that organisation
EFT	Electronic Funds Transfer
Credit Card	Mastercard or Visa credit card facilities
Card Present	Where the card is presented by the holder and either signed or PIN authorised

Legislative Context

Local Government Act 1993 – Division 2
Local Government (General) Regulation 2005 – Division 5

Principles

The Manager Financial Services will be responsible for administering the principles and that appropriate steps are taken to maintain a level of confidentiality and proper process for all refunds.

Responsibility

The Manager Financial Services may delegate responsibility to the Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.

Effectiveness of this Policy

Key performance indicators that may be used to measure the effectiveness of this Policy are:

- All refunds are to be made within 10 business days.

END OF POLICY STATEMENT

3.6 Quarterly Budget Review Statement as at 31 December 2014

Reporting Officer

Manager Financial Services

Attachments

Quarterly Budget Review Statement for the period 1 October 2014 to 31 December 2014 (contained within this report)

Purpose

A quarterly financial review has been conducted on the original income and expenditure estimates presented in the 2014-2015 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 30 December 2014.

In June 2014, Council adopted a balanced budget for 2014-2015. 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.

In the October to December quarter, Council considered a number of reports that either required an adjustment to budget estimates or requested that consideration be given to funding programs. The recommendations from these reports have been included in this review.

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

Swimming Pool Inspection Program - $50,000 decrease in income

Council employed three staff to implement the swimming pool safety inspection program late December 2013. It was anticipated that once the inspection program was underway that resulting income would offset program costs. It has eventuated that the income generated in the inspection program will not meet the budget allocation and a further reduction is required.

One factor that has influenced the income generated from the inspection program is the State Government decision to defer the requirement for pool owners to obtain Certificates of Compliance for sold or leased properties until 29 April 2015. Recently a member of staff who was assisting with the inspection program resigned and this position will not be filled until the enforcement date of the inspection program.

Campbelltown-Macarthur-Ingleburn Master Plan - $50,000 increase in expenditure

Due to the resignation of a senior planner, a consulting firm has been engaged to finalise Stage 1 of the Ingleburn Structure Plan. Additional funds have been allocated to the project. The expense will be offset by salary savings from the vacant position.

Family Day Care - $27,000 decrease in income

The income received for the FDC Administration Levy has reduced due to a decrease in the usage of this service and will not reach the budgeted amount. When the original budget was prepared it was anticipated that the service would be in surplus, the loss of income and additional legal expenses will mean that this will no longer be the case.

Christmas Street Decorations - $46,700 increase in expenditure

As per previous Council advice additional funds have been allocated for the upgrade of Council's Christmas street decoration. This increase has been part offset from the dividend Council has received from the Southern Phone Company.

Macquarie Fields Swimming Centre - $50,000 increase in income

The utilisation of the learn to swim program at the leisure centre has been greater than was anticipated when the original budget was prepared. This additional income has been utilised to offset an under estimation in utilities and additional water treatment schedules following the recent renovations of the centre.

Supply Services - $204,500 increase in income

Several years ago Council entered into a contract with a company to allow advertising on bus shelters erected by the company. After an initial lump sum payment was made, this is the first year that income has been generated from the advertising. The income received has been transferred into a reserve to be utilised for an upgrading program of new bus shelters throughout the LGA, in particular the Campbelltown Mall and Minto area.

Operational Services Management - $42,500 increase in expenditure

Additional salary costs have been incurred due to the extra workload required to complete the special rates variation works program. In this review funds have been allocated to the Operational Services salary budget to meet these costs.

Loan Program - $690,000 decrease in expenditure - $1,500,000 decrease in income

When the original budget was prepared it was anticipated that the loan funds would be drawn down in the first half of the financial year. It is now intended to draw the loan in the latter half of the financial year. This will result in savings on both principal and interest repayments of the loan this year. Also, as Council has been advised previously, part 2 of the Local Infrastructure Renewal Scheme application was unsuccessful to the value of $1.5 million. This amount needs to be removed from the loan borrowings budget. The loss of loan income will be offset by an internal loan. The savings from the deferment of the loan drawdown will be utilised to fund the internal loan repayment.

Rates-General Purpose Revenue - $39,000 increase in income

The actual rates levied at the start of this financial year were greater than the amount that was calculated when the original budget was prepared. This has occurred due to changed circumstances such as additional ratepayers in the Local Government Area, new supplementary rate levies issued as a result of the subdivision of land parcels etc. This has generated additional rating income. These additional funds have been utilised to offset various adjustments throughout the budget.

Summary

As reported to Council in previous years, the financial objective has been to budget a surplus to improve Council's liquidity ratio. As Council is aware, the liquidity ratio has improved to a satisfactory level and as such, a balanced budget is proposed for the 2014-2015 financial year.

As per the Responsible Accounting Officer's statement, the 2014-2015 results continue to support Council's sound financial position in the short to medium term. During 2014-2015, Council will further refine its financial strategy in line with the development of the 10 year Long Term Financial Plan, required by the Integrated Planning and Reporting Framework and determine the most appropriate and financially responsible action for future periods.

Officer's Recommendation

That the adjustments recommended in the Quarterly Budget Review Statement be adopted.

Committee's Recommendation: **(Dobson/Mead)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 **(Mead/Borg)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review Statement for Campbelltown City Council for the quarter ended 31/12/14 indicates that Council's projected financial position at 30/6/15 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:** 27.1.15

Corinne Mears
Responsible Accounting Officer

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 December 2014
Income & Expenses - Council Consolidated

($000's)	Original Budget 2014/15	Approved Changes: Other than by QBRS	Approved Changes: Sep QBRS	Approved Changes: Dec QBRS	Approved Changes: Mar QBRS	Revised Budget 2014/15	Variations for this Dec Qtr	Notes	Projected Year End Result	Actual YTD figures
Income										
Rates and Annual Charges	91,140	135	424			91,699	37	1	91,736	91,648
User Charges and Fees	10,200	-	(230)			9,970	44	2	10,014	6,262
Interest and Investment Revenues	3,798	-	(55)			3,743	(18)	3	3,725	986
Other Revenues	4,379	80	91			4,549	229	4	4,779	3,097
Grants & Contributions - Operating	26,922	819	(3)			27,737	68	5	27,805	16,060
Grants & Contributions - Capital	1,738	880	-			2,618	-		2,618	2,816
Net gain from disposal of assets	-	-	-			-	-		-	-
Total Income from Continuing Operations	**138,176**	**1,915**	**226**	**-**	**-**	**140,317**	**360**		**140,677**	**120,869**
Expenses										
Employee Costs	60,257	410	(97)			60,570	(10)	6	60,560	30,483
Borrowing Costs	1,415	-	-			1,415	(328)	7	1,087	561
Materials & Contracts	23,588	1,870	375			25,834	283	8	26,117	10,540
Depreciation	24,493	-	-			24,493	-		24,493	12,678
Legal Costs	1,099	-	20			1,119	17	9	1,136	465
Consultants	673	664	142			1,479	52	10	1,531	507
Other Expenses	31,268	731	172			32,172	55	11	32,227	16,715
Net Loss from disposal of assets	-	-	-			-	-		-	-
Total Expenses from Continuing Operations	**142,793**	**3,675**	**613**	**-**	**-**	**147,081**	**69**		**147,151**	**71,949**
Net Operating Result from Continuing Operation	**(4,617)**	**(1,761)**	**(387)**	**-**	**-**	**(6,765)**	**291**		**(6,474)**	**48,921**
Discontinued Operations - Surplus/(Deficit)						-			-	
Net Operating Result from All Operations	**(4,617)**	**(1,761)**	**(387)**	**-**	**-**	**(6,765)**	**291**		**(6,474)**	**48,921**
Net Operating Result before Capital Items	**(6,355)**	**(2,641)**	**(387)**	**-**	**-**	**(9,383)**	**291**		**(9,092)**	**46,105**

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/14 and should be re ad in conjuction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Income & Expenses Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	Additional rates levied during the quarter due to changed circumstances such as additional ratepayers in the LGA, new supplementary rate levies issued as a result of the subdivision of land parcels etc.
2	Reduction in income FDC Administration Levy due to reduced usage and loss of minor City Cleansing commercial activity. Increase in income from learn to swim lessons and hire fee for Library equipment (not originally budgeted).
3	Reduction in anticipated income to be received from interest on overdue rates due to lower interest rates and lower outstanding rates.
4	Reduction in income library fines for overdue items no longer charged. Increase in income from bus shelter advertising (transferred to reserve), additional commision on rides at the FG Festival and payment of the Southern Phone dividend.
5	Further reduction in anticipated income from swimming pool inspection fees, additional income received for Assets staff providing valuation services to other Councils, staff training funds and increase in Pensioner Rates subsidy.
6	Decrease in employee costs due to staff vacancies which in some case have been transferred to fund contract staff. As well as transfers between cost centres and additional staff training funds from contribution received.
7	Saving on accrued interest on loan repayments due to loan funds being drawn down later than originally anticipated.
8	Capital budget used to fund operational program and projects such as parks and kerb & gutter maintenance and transfer of funds for contract staff from salary savings.
9	Transfer of funds for development matters from legals to professional fees and additional legal advice required for staff matters.
10	Additional consultants have been engaged to carry out required planning work such as open space review and Campbelltown/Ingleburn masterplan.
11	Movements in Other Expenses have occurred due to an increase in expenditure on professional fees, Development advertising, contributions to authorities, valuation fees and decreases in waste disposal, electricity costs and copier charges.

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Capital Budget Review Statement

Budget review for the quarter ended 31 December 2014
Capital Budget - Council Consolidated

($000's)	Original Budget 2014/15	Approved Changes: Other than by QBRS	Approved Changes: Sep QBRS	Approved Changes: Dec QBRS	Approved Changes: Mar QBRS	Revised Budget 2014/15	Variations for this Dec Qtr	Notes	Projected Year End Result	Actual YTD figures
Capital Expenditure										
New Assets										
- Plant & Equipment	-	-	-			-	-		-	-
- Land & Buildings	67	1,461	1,655			3,183	-		3,183	1,662
- Other	-	-	-			-	-		-	
Renewal Assets (Replacement)										
- Plant & Equipment	3,729	-				3,729	2	1	3,731	619
- Office Equipment/Furniture & Fittings	387	192	35			614	(7)	2	608	94
- Land & Buildings	7,467	4,838	90			12,395	52	3	12,447	1,030
- Roads, Bridges, Footpaths	17,445	476	(374)			17,546	(211)	4	17,336	1,491
- Stormwater/Drainage	-	777	-			777	-		777	233
- Other Assets	360	-	-			360	-		360	44
Loan Repayments (Principal)	3,990	-	-			3,990	(362)	5	3,628	201
Total Capital Expenditure	**33,444**	**7,744**	**1,407**	**-**	**-**	**42,594**	**(525)**		**42,069**	**5,375**
Capital Funding										
Rates & Other Untied Funding	17,737	3,083	(278)			20,541	975	6	21,516	3,101
Capital Grants & Contributions	1,738	880	-			2,618	-		2,618	1,366
Reserves:										
- External Resrtictions/Reserves	735	827	-			1,562	-		1,562	76
- Internal Restrictions/Reserves	1,258	2,953	1,685			5,896	-		5,896	526
New Loans	10,000	-	-			10,000	(1,500)	7	8,500	-
Receipts from Sale of Assets										
- Plant & Equipment	1,971	-	-			1,971	-		1,971	305
- Land & Buildings	-	-	-			-	-		-	-
- Other Assets	5	-	-			5	-		5	1
Total Capital Funding	**33,444**	**7,744**	**1,407**	**-**	**-**	**42,594**	**(525)**		**42,069**	**5,375**
Net Capital Funding - Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**	**-**

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/14 and should be re ad in conjuction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Capital Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	Funds transferred from operational budget to fund purchase of equipment.
2	Funds provided for the purchase of new printing equipment in the printroom and audio visual equipment for the Arts Centre, less funds transferred to fund building renovation work at Macquarie Fields Indoor Sportc Centre.
3	Funds provided for improvements to the Animal Care Facility and additional building renewal funds from rate variations.
4	Transfer of capital funds to the operational budget to fund works such as bridge maintenance, sporting grounds and kerb & gutter maintenance.
5	Saving on principal on loan repayments due to loan funds being drawn down later than originally anticipated.
6	Increase in untied funds utilised to fund capital works.
7	Reduction in new loan funds to be drawn down due to the decreased loan funding approval under the LIRS.

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 December 2014
Cash & Investments - Council Consolidated

($000's)	Opening Balance 2014/15	Movement in Reserves: Income/ Expenses	Movement in Reserves: Transfers to/from	Movement in Reserves: Works in Kind	Current Balance 2014/15	Projected Movement Dec Qtr	Notes	Projected Year End Balance	Actual YTD figures
Externally Restricted (1)									
Special Rates	-	-	-	-	-	-		-	-
Stormwater Managemnt	347	-	(191)	-	157	150		307	157
Specific Purpose Grants	2,190	-	(233)	-	1,956	(50)		1,906	1,956
Specific Purpose Contributions	4,113	-	(116)	-	3,997	-		3,997	3,997
Developer Contributions - S94	6,732	2,920	(615)	(1,482)	7,554	(500)		7,054	7,554
Developer Contributions - Other	1,040	-	-	-	1,040	-		1,040	1,040
Domestic Waste Management	2,463	-	-	-	2,463	-		2,463	2,463
Self Insurance Workers Compensation Claims	3,230	-	-	-	3,230	-		3,230	3,230
Total Externally Restricted	**20,114**	**2,920**	**(1,155)**	**(1,482)**	**20,396**	**(400)**		**19,996**	**20,397**
(1) Funds that must be spent for a specific purpose									
Internally Restricted (2)									
Property Development	12,406	-	(27)	-	12,379	-		12,379	12,379
Committed Works	1,908	-	(285)	-	1,622	(200)		1,422	1,622
Childcare	-	-	-	-	-	-		-	-
Self Insurance Workers Compensation Claims	2,390	-	(173)	-	2,217	-		2,217	2,217
Replacement of Plant and Vehicles	2,771	-	(283)	-	2,488	-		2,488	2,488
Committed Works funded by Loans	2,965	-	(305)	-	2,660	-		2,660	2,660
Employee Leave Entitlements	10,577	-	-	-	10,577	(300)		10,277	10,577
Environmental Sustainability	405	-	531	-	935	-		935	935
Asset Replacement	3,436	-	561	-	3,997	-		3,997	3,997
Olympic Ambassador	95	-	5	-	100	-		100	100
Insurance Claims - Excess	4,376	-	606	-	4,982	-		4,982	4,982
Local Government Elections	239	-	200	-	439	-		439	439
Other	127	-	-	-	127	-		127	127
Total Internally Restricted	**41,695**	**-**	**829**	**-**	**42,524**	**(500)**		**42,024**	**42,523**
(2) Funds that Council has earmarked for a specific purpose									
Unrestricted (ie. available after the above Restrictions)	27,974				35,932	-		35,932	35,932
Total Cash & Investments	**89,783**				**98,852**	**(900)**		**97,952**	**98,852**

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/14 and should be re ad in conjuction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Cash & Investments Budget Review Statement

Comment on Cash & Investments Position

The recommended variartions and projected position will not impact on Council's management plan.

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 $98,851,586

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 31/12/14

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actual balances held as follows:		**$ 000's**
Cash at Bank (as per bank statements)		4,606,336
Inevstments on Hand		94,857,283
less: Unpresented Cheques	(Timing Difference)	(62,745)
add: Undeposited Funds	(Timing Difference)	905,382
less: Identified Deposits (not yet accounted in Ledger)	(Require Actioning)	(1,455,627)
add: Identified Outflows (not yet accounted in Ledger)	(Require Actioning)	958
less: Unidentified Deposits (not yet actioned)	(Require Investigation)	-
add: Unidentified Outflows (not yet actioned)	(Require Investigation)	-
Reconciled Cash at Bank & Investments		98,851,586
Balance as per Review Statement:		98,851,586
Difference:		-

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
NA	

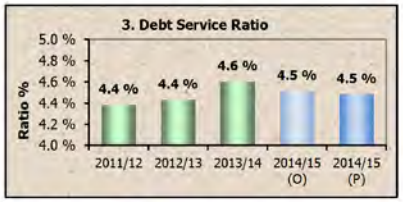
Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Key Performance Indicators Budget Review Statement - Council specific KPI's

Budget review for the quarter ended 31 December 2014

($000's)	Current Projection Amounts 14/15	Indicator 14/15	Original Budget 14/15	Actuals Prior Periods 13/14	12/13
The Council monitors the following Key Performance Indicators:					
1. Current Ratio					
Current assets / Current liabilities	93,001 / 32,096	2.90 : 1	3.10 : 1	3.10 : 1	3.03 : 1
To assess the adequacy of working capital and the ability to satisfy obligations in the short term.					
2. Unrestricted Current Ratio					
Current assets less all external restrictions / Current liabilities less specific purpose liabilities	73,005 / 22,851	3.2 : 1	3.1 : 1	3.4 : 1	3.2 : 1
To assess the adequacy of working capital and the ability to satisfy obligations in the short term from the unrestricted activities of Council.					
3. Debt Service Ratio					
Debt service cost / Income from continuing operations*	5,405 / 120,599	4.5 %	4.5 %	4.6 %	4.4 %
To assess the impact of loan principal and interest repayments on discretionary revenue. * excluding capital items and specific purpose grants & contributions					



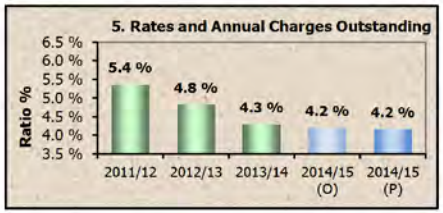
Campbelltown City Council

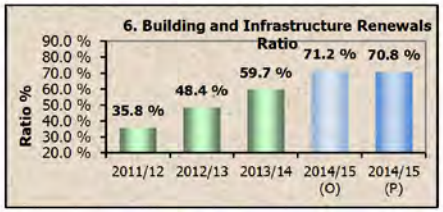
Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Key Performance Indicators Budget Review Statement - Council specific KPI's

Budget review for the quarter ended 31 December 2014

($000's)	Current Projection Amounts 14/15	Current Projection Indicator 14/15	Original Budget 14/15	Actuals Prior Periods 13/14	Actuals Prior Periods 12/13
The Council monitors the following Key Performance Indicators:					
4. Rate Coverage Ratio					
Rates and annual charges / Income from continuing operations	91,645 / 140,677	65.1 %	66.0 %	58.7 %	59.9 %
To assess the degree of dependence upon rates and annual charges as well as the security of Council's income.					
5. Rates and Annual Charges Outstanding					
Rates and annual charges outstanding / Rates and annual charges collectible	3,814 / 91,736	4.2 %	4.2 %	4.3 %	4.8 %
To assess the impact of uncollected rates and annual charges on liquidity and the adequacy of recovery efforts.					
6. Building and Infrastructure Renewals Ratio					
Asset renewals / Depreciation, amortisation and impairment	17,336 / 24,493	70.8 %	71.2 %	59.7 %	48.4 %
To assess the rate at which assets are being renewed against the rate at which they are depreciating.					





Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Contracts Budget Review Statement

Budget review for the quarter ended 31 December 2014
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						
NSW Weed Control Pty Ltd	Q14/23 Horticultural Pest and Weed Spray	Public Quotation	20/10/14	2 years with the option for extension for 12 months	Y	1
Virtual Machine Technology Pty Ltd	Q14/37 Storage Area Network Maintenance and Support	LGP Quotation	16/09/14	12 months	Y	
Farm and Turf Equipment Pty Ltd	Q14/44 Supply and Deliver Six Mowers	LGP Quotation	22/12/14	Until completion including warranty period	Y	
Sydney Trucks and Machinery Centre Pty Ltd	Q14/43 Supply and Deliver Truck Body	LGP Quotation	19/12/14	Until completion including warranty period	Y	
Australasian Playgrounds Pty Ltd t/as A-Play	Q14/35 Design, supply and install Playground Equipment at Ambarvale Cottage	LGP Quotation	01/10/14	Until completion	Y	
Desisto Motors Pty Ltd t/as AAA Malibu Paint and Panel	T14/10A Smash Repair Services	Public Tender	08/10/14	1 year with two options for extension each for 12 months	Y	2
Campbelltown Smash Repairs Pty Ltd	T14/10B Smash Repair Services	Public Tender	09/10/14	1 year with two options for	Y	2
Karras Prestige Smash Repairs Pty Ltd	T14/10C Smash Repair Services	Public Tender	10/10/14	1 year with two options for	Y	2
Ken Shafer Auto Body NSW Pty Ltd	T14/10D Smash Repair Services	Public Tender	11/10/14	1 year with two options for	Y	2
Nujubi Pty Ltd t/as Reno Smash Repairs	T14/10E Smash Repair Services	Public Tender	12/10/14	1 year with two options for extension each for 12 months	Y	2

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/14 and should be re ad in conjuction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Contracts Budget Review Statement

Budget review for the quarter ended 31 December 2014
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						
Smeaton Grange Paint and Panel Pty Ltd	T14/10F Smash Repair Services	Public Tender	13/10/14	1 year with two options for extension each for 12 months	Y	2
Zoggs Aust Pty Ltd	T14/08 Swimming and Gym Apparel	Public Tender	15/10/14	2 years with two options for extension each for 12 months	Y	1
Unilever Australia Ltd	T14/18 Leisure Services Kiosk Supplies: Ice Creams	Public Quotation	23/10/14	3 years with the option for extension for 12 months	Y	1
The Almar Group Pty Ltd	T14/22 Supply and Installation of Shower and Toilet Partitions	Public Tender	16/10/14	2 years with an option for extension for 12 months	Y	2
CTCI Pty Ltd	T14/22 Supply and Installation of Shower and Toilet Partitions	Public Tender	16/10/14	2 years with an option for extension for 12 months	Y	2
EXPENDITURE $150,000 - $300,000						
M&M Truck Bodies Pty Ltd	Q14/39 Structural Steel at Bradbury Oval and Milton Park	Public Quotation/Tender	17/12/14	Until completion	Y	

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/14 and should be re ad in conjuction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Contracts Budget Review Statement

Budget review for the quarter ended 31 December 2014
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 $150,000 - $300,000						
DragonFly Environmental Pty Ltd	T14/19 Bush Regeneration and Bush Fire Mitigation	Public Tender	19/10/14	2 years with two options for extension each for 12 months	Y	2
Ecohort Pty Ltd	T14/19 Bush Regeneration and Bush Fire Mitigation	Public Tender	20/10/14	3 years with two options for extension each for 12 months	Y	2
The Irrawong Trust t/as Total Earth Care Pty Ltd	T14/19 Bush Regeneration and Bush Fire Mitigation	Public Tender	21/10/14	4 years with two options for extension each for 12 months	Y	2
Toolijooa Pty Ltd	T14/19 Bush Regeneration and Bush Fire Mitigation	Public Tender	22/10/14	5 years with two options for extension each for 12 months	Y	2
EXPENDITURE > $300,000						
Nepean Distributors Pty Ltd	T14/18 Leisure Services Kiosk Supplies: Confectionary, snacks, drinks and hot food	Public Quotation	23/10/14	3 years with the option for extension for 12 months	Y	1

Notes:
** Contract Values are commercial in confidence
1. Minimum reporting level is 1% of estimated iincome from continuing operations of Council or $50,000 - whatever is the lesser.
2. Contracts listed are thoseentered into during the quarter being reported and exclude contractors on Council's Preferred Supp lier list.
3. Contracts for employment are not required to be included.

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31/12/14 and should be re ad in conjuction with the total QBRS report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Contracts Budget Review Statement
Comments & Explanations relating to Contractors Listing

Notes	Details
1	Contract Price is per service therefore the contract value is an estimation only
2	Total estimated expenditure has been divided equally between each contractor under the panel for reporting purposes only. Quotations will be sought from each provider when services are required

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/10/14 to 31/12/14

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Bugeted (Y/N)
Consultancies	507,425	Y
Legal Fees	465,434	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 concultant from other contractors.

Comments

Expenditure included in the above YTD figure but not budgeted includes:

Details
NA

3.7 Australia Post Digital MailBox

Reporting Officer

Manager Financial Services

Attachments

Nil

Purpose

To provide Council with information regarding the future introduction of Australia Post Digital MailBox.

Report

Australia Post has been in contact with Council with a view to participate in the advancement of electronic mail services being offered to their customers. The Australia Post Digital MailBox is a new online personal management tool that will allow individuals to receive mail digitally. This product differs from email as documents are digitally delivered to a secure app (iPhone, iPad, android or PC) for storage, payment, printing or viewing.

Australia Post has developed this product as the future for all postal deliveries with a view to eventually replace the household letterbox with a digital portal for all notices and correspondence. At this stage the service is limited to the delivery of rate notices, however as the technology advances it is expected that the inclusion of all types of correspondence will eventually be available.

Members of the community are able to register for a digital mailbox where notices and correspondence will then be sent to. The individual has the option to select or de-select participating billers from the available service providers.

It is important that Council access opportunities that increase capacity through eservices and this initiative provides a secure electronic environment for the delivery of all types of correspondence now and in the future.

Council has been approached by Australia Post to become a participating biller and it is anticipated that the first rate notices will be delivered to participating ratepayers in July 2015.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Hawker/Dobson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015 (Mead/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 17

That the Officer's Recommendation be adopted.

4. HUMAN RESOURCES

4.1 Staff Exchange Program for Koshigaya City Office

Reporting Officer

Manager Human Resources

Attachments

Nil

Purpose

To advise Council of the successful applicant for this year's staff exchange with Koshigaya City Office.

History

Campbelltown City Council and Koshigaya City Office have maintained a strong sister city relationship which commenced in 1984. As part of this relationship, Council entered into an agreement with Koshigaya City Office to establish a Staff Exchange Program. The program has been operating successfully since 1996 with staff visitations operating on a rotational basis.

Report

Council has hosted staff members from Koshigaya since the commencement of the program. The exchange program has provided participating staff from both councils with a wonderful opportunity to expand their knowledge and strengthen the relationship between the two cities.

Recently in accordance with the program guidelines, applications were called from staff interested in participating in this year's exchange. A number of submissions were received and the applicants were interviewed by the General Manager, Director Community Services, Manager Human Resources and a previous staff exchange employee, John Dodd.

Following the interviews Ms Amanda King - Events and Promotions Coordinator was selected as the nominee for this year's program.

Ms King commenced the staff exchange on 16 January 2015 and will return to Campbelltown on 17 March 2015.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Dobson/Kolkman)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 10 February 2015

This item was moved forward and dealt with in conjunction with Correspondence item 6.3 - Koshigaya City Office.

5. INFORMATION MANAGEMENT AND TECHNOLOGY

No reports this round

6. GENERAL BUSINESS

Nil.

Confidentiality Motion: **(Kolkman/Dobson)**

That the Committee in accordance with Section 10A of the *Local Government Act 1993,* move to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Committee's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

CARRIED

23. CONFIDENTIAL ITEMS

23.1 Lots 410 & 411 DP624993 Eagle Vale Drive, Eagle Vale

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

23.2 Confidential Information relating to an item in Corporate Governance

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

23.3 Lease Suite 5 Milgate Arcade, Queen Street Campbelltown

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

Motion: **(Mead/Lake)**

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

CARRIED

There being no further business the meeting closed at 5.48pm.

C Mead
CHAIRPERSON

REPORTS FROM OFFICERS

8. REPORT OF GENERAL MANAGER

No reports this round

9. REPORT OF DIRECTOR BUSINESS SERVICES

9.1 Reports Requested

Attachments

Status list of reports requested (contained within this report)

Report

Attached for the information of Councillors is a status list of reports requested of Council as at 9 December 2014.

Officer's Recommendation

That the information be noted.

Council Meeting 17 February 2015 **(Borg/Lound)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 18

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Reports Requested as at 9 December 2014

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
14.2.12 RK 3494184	CCS20.1 - Report on the proposal to establish a Trust to facilitate future bequests and donations to the Campbelltown Arts Centre. **Comment:** Reported item 3.5 of the Community Services Committee meeting held 10 February 2015	CS	
26.2.13 PH 3326065	CG8.2 - Report on the feasibility of renaming the Macquarie Fields Swimming Centre (when all works are complete) or other places of significance in honour of Kevin Wheatley VC or Ray Simpson VC. **Comment:** finalising information for report.		March 2015
10.12.13 WG 3650256	CS3.4 - Further report analysing the impact of the 'Arts and Cultural Policy' when information becomes available in 2014. **Comment:** Report not released as yet - will need to analyse information for Council report.	CS	March 2015
11.02.14 FB 3707460	NoM15.1 - That a report be presented to Council on the feasibility of providing library services across all areas of the local government area. **Comment:** waiting on briefing date for Council.	CS	April 2015
11.02.14 MO 3714105	CCS20.1 - That a report be presented at the end of the 2014 season comparing the financial returns with the previous returns from 2013 regarding the Wests Tigers proposed hire fee. **Comment:** finalising information for report.	CS	March 2015
03.06.14 BT 3859092	CS3.5 - That a report be provided examining the feasibility of establishing an 'artist walk' as part of the new street scape in Queen Street, Campbelltown. **Comment:** finalising information for report.	CS	March 2015
1.7.14 DL 3857024	CS6.3 - Further report once successful projects have been announced for NSW Footy Facilities Fund Applications. **Comment**: reported item 6.5 of the Community Services Committee meeting held 10 February 2015	CS	
29.7.14 PL 3934158	CG3.3 - Report identifying alternative methods for managing the hire of Council's sporting fields. **Comment:** finalising information for report	CS	March 2015
09.12.14 DL 4106174	CS6.1 - That a further report be presented to Council once projects have been confirmed and applications submitted regarding the NSW Footy Facilities Fund - Round Two. **Comment**: reported item 6.5 of the Community Services Committee meeting held 10 February 2015	CS	

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
09.12.14 DL 4106172	CS6.3 - That a further report be presented to Council at the conclusion of the exhibition period to consider any public submissions received and/or for final adoption of the policy - Use of Public Open Space by Commercial Fitness Trainers and Personal Trainers. **Comment:** policy still on exhibition, report to be presented after all submissions have been reviewed.	CS	April 2015
09.12.14 MO 4106170	CCS22.1 - That a further report on the assessment of Macarthur Community Options be provided to Council giving updates of progress in adapting to the new funding regime. **Comment:** still awaiting advice from relevant Government Department.	CS	Oct 2015
11.11.14 GB 4070978	CW5.3 - That a report be presented outlining the feasibility of installing Basketball Courts in close proximity of the Glenquarie Shopping Centre and Skate Park at Macquarie Fields. **Comment:** Report transferred to Healthy Lifestyles from City Works.	CS	April 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
12.11.13 WG 3563387	CW1.2 - Further report on the findings of the Expressions of Interest for footpath reconstruction in Queen St Campbelltown. **Comment:** Consultant still identifying project brief and costing options.	CW	April 2015
06.05.14 PL 3815091	CW5.2 - That a report be presented outlining the feasibility and cost of purchasing and erecting electronic signs in the Campbelltown Local Government Area along major transport corridors, to promote Council and other community events. **Comment:** Consultants to confirm costing requirements.	CW	March 2015
29.7.14 MO 3939937	PE5.1 - Report regarding feasibility and costs benefits of replacing the existing lighting within the LGA with led lighting. **Comment:** Difficulty engaging consultant with required expertise to complete review.	CW	June 2015
11.11.14 WG 4070980	CW5.2 - That a report be presented outlining the availability and suitable location for disabled car parking spaces in the Ingleburn CBD. **Comment:** unable to complete review of existing shop owners in Oxford Road over January period.	CW	March 2015
11.11.14 GB 4070979	CW5.4 - That a report be presented outlining the feasibility of installing children playground facilities in Eagle Vale between Eagle Vale Central and the Duck Pond including potential funding options for the playground facility.	CW	March 2015
09.12.14 WG 4106197	CW5.1 - That a report be presented on the feasibility of opening up some of the closed side roads between Chester Road and Sackville Street, Ingleburn to assist in alleviating the rising traffic concerns in the area.	CW	May 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
18.6.13 PL 3450946	CG3.1 - Further report following expressions of interest on the ground lease in Blaxland road. **Comment:** addressing site issues.	BS	April 2015
29.7.14 PL 3934173	CG2.2 - Further report prior to entering into a licence agreement for the provision of a coffee cart operation within the Campbelltown Civic Centre building. **Comment:** Amendments to draft legal documentation.	BS	May 2015
16.09.14 GG 3998324	CG2.1 - That a further report be presented detailing all of the issues surrounding the Section 355 Committees, in confidential session if appropriate. **Comment:** Clarification sought form Councillor in respect to report content.	BS	March 2015
16.09.14 GG 3998030	DR9.4 - 1. That Council provide support for the Werriwa ACLGP Committee to submit an application for funding to install a 9 metre tapered white powder coated flagpole, plaque and Lone Pine seedling at the Soldiers Memorial Park, Ingleburn. 2. That in recognition of Council's belief in the principle of transparency and prudent decision making, a report be presented to this Council highlighting how this rose garden came about and detailing the events associated with the construction of the rose garden. **Comment:** Awaiting the outcome of the investigation. Part 1 complete.	BS	March 2015
14.10.14 RK 4033794	CG2.3 - 4. That a further report will be submitted to Council once a draft VPA/Infrastructure Services Delivery Plan (ISDP) have been finalised which will deal with the compulsory acquisition/land transfer issues concerning the whole of the Claymore Urban Renewal Project.	BS	June 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
13.12.11 BT 3421776	2.4PE - Further Report detailing the outcome of all submissions received as a result of the public exhibition of all Menangle Park documentation. **Comment:** further discussions required between the General Manager and UrbanGrowth regarding infrastructure.	PE (EP)	March 2015
13.12.11 RK 3421767	2.5PE - Report following the exhibition period detailing all submissions and the outcomes of the exhibition - Draft Macarthur Precinct DCP. **Comment:** DCP to be completed post CLEP 2014 adoption in consultation with SCDCP alignment with CLEP controls.	PE (EP)	September 2015
5.6.12 RK 3068270	PE5.2 - Report outlining the role, procedures and limits of authority of the Land and Environment Court in so far as they affect amendments to development applications made as part of the Court proceedings. **Comment:** further information is being investigated and considered.	PE (DS)	April 2015
18.12.12 AM 3259490	PE2.5 - Further report on outcome of the public exhibition of proposal to name reserve within the 'Vista' development, Glenfield. **Comment:** waiting on comments from Tharawal Local Aboriginal Land Council.	PE (EP)	March 2015
18.6.13 RK 3451045	PE2.4 - Report identifying what impact the creation of the Local Land Services will have on the Campbelltown LGA. **Comment:** Rating structure report not yet released by Government.	PE (EP)	May 2015
16.7.13 RK 3483315	PE4.1 - Further report to review implementation of the draft Swimming Pool Barrier Inspection Program including the cost and resourcing implications after 12 months of the programs implementation. **Comment:** Trial completed mid December 2014, information being collated.	PE (CS)	April 2015
06.05.14 TR 3814671	PE2.3 - That a report addressing the submissions received in response to the consultation process and the status of the "outstanding" acquisition authority matter be presented after the conclusion of the exhibition/consultation period. **Comment:** Members of the public who made a submission on the CLEP 2014 will be presenting to the Council during November and December 2014.	PE (EP)	March 2015
1.7.14 TR 3866135	PE2.4 - Report following conclusion of public exhibition of No 194 Campbelltown Road Denham Court - Proposed Amendment to LEP 2002.	PE (EP)	April 2015
1.7.14 BT 3858912	PE 2.5 - Further report following the Trial Indian Myna Bird Action Program.	PE (EP)	April 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
29.7.14 PL 3934241	CW5.1 - detailed report on the Leumeah Sports Precinct by the Strategic Planner for a new 40,000 seat sporting/entertainment complex with parking facilities to include both the eastern and western side of the railway line. **Comment:** Awaiting further information from the Minister for Sports office concerning the stadium.	PE (DPE)	March 2015
16.09.14 MO 3998019	Corr 6.3 - That an urgent report be presented investigating all possible funding grants available from Sydney Water or any other Government Department for the repair and ongoing maintenance of the two silt trap sandstone spillways and other heritage resources located at Hurley Park. **Comment:** reported item 2.4 of the Planning and Environment Committee meeting held 10 February 2015	PE (DPE)	
29.7.14 GG 3939939	PE5.3 - Report investigating possible further partnerships with University Western Sydney, Campbelltown and Campbelltown TAFE. **Comment:** Awaiting outcome of further discussions with TAFE and UWS concerning potential economic development initiatives.	PE (DPE)	March 2015
14.10.14 TR 4033781	PE3.6 - 1. That the draft University of Western Sydney Residential Precinct Project Voluntary Planning Agreement and Infrastructure Services Delivery Plan be placed on public notification/exhibition with such public notification/exhibition to be carried out in accordance with the *Environmental Planning and Assessment Act 1979* and Regulations over a minimum four week period during November and December 2014. 2. That the matter be reported back to Council following public notification/exhibition. 3. That a Road Occupancy Certificate (subject to conditions) be issued to the proponent to allow the subject intersection works to continue and that Council's engineers regularly attend the site in order to monitor the progress of the works, and the identify any works/activities that have a potential to adversely impact on the free movement of traffic within and around the local road network. **Comment:** reported item 3.5 of the Planning and Environment Committee meeting held 10 February 2015	PE (DS)	
14.10.14 PL 4034077	CW5.1 - That a report be presented outlining the benefits and costs associated with Council Rangers using automatic number plate recognition technology for parking infringements. **Comment:** reported item 4.3 of the Planning and Environment Committee meeting held 10 February 2015	PE (CS)	

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
14.10.14 CM 4033787	CG6.1 - 1. That a report be presented on the development application process, particularly as it relates to residential and small business, regarding: (i) DA approval times – including a comparison to Camden and the councils that fall within the Group 7 Metropolitan Fringe category of the Office of Local Government's Comparative Data publication. (ii) The types of developments which require approval in Campbelltown but do not require approval in other similar councils (e.g. Group 7 councils and Camden). 2. That Council contact the NSW Business Chamber and the local Chambers of Commerce and report on their suggestions regarding: (i) How Council could streamline the DA process for small business. (ii) Any developments currently requiring approval which they believe would be appropriate to be made exempt. **Comment:** Investigating further exempt opportunities.	PE (DS)	March 2015
11.11.14 GG 4072909	PE4.4 - 1. That a further report be prepared detailing a proposed best practice and industry standard upgrade of Council's Animal Care Facility, including operational improvements, staffing implications and detailed cost estimates, together with details of any tenders received for the operation and management of the ACF, to be considered as part of Council's 2015-2016 budget preparations. 2. That subject to Council's consideration of the costings, that the ACF refurbishment option as detailed in the Therian Report outlined in attachment 2 be accepted as the preferred capital works upgrade option for further consideration in conjunction with the proposed report referred to in recommendation 1. 3. That Council invite tenders as soon as a decision is made on the long term future for the management and operation of the Animal Care Facility (excluding compliance and regulatory functions) addressing the range of relevant management and operational best practice initiatives presented in the above report, as well as a requirement to maintain as a minimum, public opening hours consistent with Council's present operation, excepting that the facility also be required to open from 9am - 12pm on Sundays and that a requirement to implement a volunteer program be included. **Comment:** deferred pending further briefing to Council	PE (CS)	March 2015
11.11.14 WG 4070981	CW5.1 - That an urgent report be presented outlining the efficacy of naming a future Campbelltown suburb or development after former Prime Minister, Gough Whitlam. **Comment:** reported item 2.5 of the Planning and Environment Committee meeting held 10 February 2015	PE (EP)	

9.2 Progress Report: Amounts Expended on Providing Facilities and Payment of Expenses - Mayor, Deputy Mayor and Councillors December 2014 and January 2015

Attachments

Nil

Report

On 11 November 2014, Council reviewed its policy concerning payment of expenses and provision of facilities to the Mayor, Deputy Mayor and Councillors.

Section 217 (a1) of the *Local Government (General) Regulation 2005* requires councils to include additional information for inclusion in annual report:

(a1) details of the total cost during the year of the payment of the expenses of, and the provision of facilities to, councillors in relation to their civic functions (as paid by the council, reimbursed to the councillor or reconciled with the councillor), including separate details on the total cost of each of the following:

(i) the provision during the year of dedicated office equipment allocated to councillors on a personal basis, such as laptop computers, mobile telephones and landline telephones and facsimile machines installed in councillors' homes (including equipment and line rental costs and internet access costs but not including call costs)

(ii) telephone calls made by councillors, including calls made from mobile telephones provided by the council and from landline telephones and facsimile services installed in councillors' homes

(iii) the attendance of councillors at conferences and seminars

(iv) the training of councillors and the provision of skill development for councillors

(v) interstate visits undertaken during the year by councillors while representing the council, including the cost of transport, the cost of accommodation and other out-of-pocket travelling expenses

(vi) overseas visits undertaken during the year by councillors while representing the council, including the cost of transport, the cost of accommodation and other out-of-pocket travelling expenses

(vii) the expenses of any spouse, partner (whether of the same or the opposite sex) or other person who accompanied a councillor in the performance of his or her civic functions, being expenses payable in accordance with the *Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors for Local Councils in NSW* prepared by the Director-General from time to time

(viii) expenses involved in the provision of care for a child of, or an immediate family member of, a councillor, to allow the councillor to undertake his or her civic functions.

These expenses are calculated on a monthly basis and reported to Council. Expenses as at December 2014 and January 2015 were as follows:

Expenses

1.	**Training Seminars and Conferences** Cost for December 2014 and January 2015.	$20,337
2.	**Staff** Personal Secretary for the Mayor on a shared basis with the General Manager, together with Receptionist shared with Corporate Services. Apportioned cost for December 2014 and January 2015.	$9828
3.	**Stationery and Postage** Cost of Mayoral and Councillors' stationery, business cards and postage expenses. Approximate cost for December 2014 and January 2015.	$9
4.	**Periodicals** Cost of annual subscriptions. Cost for December 2014 and January 2015.	$189
5.	**Meals** Provision of meals in conjunction with Council and Committee Meetings and Inspections. Cost for December 2014 and January 2015.	$166
6.	**Refreshments** Provision of refreshments in the Mayor's Suite and Councillors' Lounge and Civic Receptions. Cost for December 2014 and January 2015.	$1642
7.	**Insignia of Office** Replacement costs Mayoral robes, chain, badge and name plates. Cost for December 2014 and January 2015.	$146
8.	**Travelling Expenses for Use of Private Vehicle** Reimbursement of travelling expenses on authorised Council business. Claims submitted for December 2014 and January 2015.	$271

Provision of Facilities

1.	**Accommodation** Office located on the Third Floor of the Administration Building - costs are included in total maintenance and operating expenses of the Administration Building and apportioned on an area basis (3.5%). Cost for December 2014 and January 2015.	$12,151

2. **Communication System**
Mobile telephone, personal computer or a laptop, personal digital assistant and combined printer, copier, scanner, facsimile machine and telephone answering machine provided for the Mayor and Councillors. Cost of equipment for December 2014 and January 2015 in accordance with Councillors Policy. $3458

3. **Office Equipment**
Facsimile machines, photocopier and telephone facilities for the Mayor and Councillors at the Civic Centre. Cost for December 2014 and January 2015. $1870

4. **Council Vehicle**
Costs associated with the use of Council vehicles by the Mayor and Councillors on authorised Council business. All usage is subject to the prior approval of the Mayor. Cost for December 2014 and January 2015 includes annual car registration, insurance fees and monthly fuel cost. $604

5. **Internet Facilities**
Costs associated with the provision of internet facilities in accordance with Council's Policy. Cost for December 2014 and January 2015. $2041

6. **Care Expenses**
Costs associated with care arrangements including childcare expenses and the care of elderly, disabled and/or sick immediate family members. Cost for December 2014 and January 2015. Nil

The total cost for the payment of expenses and provision of facilities to the Mayor, Deputy Mayor and Councillors for November 2014 amounted to $52,712.

Officer's Recommendation

That the information be noted.

Council Meeting 17 February 2015 **(Thompson/Greiss)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 19

That the Officer's Recommendation be adopted.

10. REPORT OF DIRECTOR CITY WORKS

10.1 City Works Activity Report

Attachments

Activity Report (contained within this report)

Report

Works activities are proceeding to program and on demand and are outlined in the Activity Report. Statistics on graffiti are also presented in the Activity Report. It should be noted that the Activity Report continues to be reviewed to better reflect the areas and program/projects being undertaken by Council.

Officer's Recommendation

That the information be noted.

Council Meeting 17 February 2015 **(Kolkman/Brticevic)**

That the Officer’s Recommendation be adopted.

Council Resolution Minute Number 20

That the Officer’s Recommendation be adopted.

ATTACHMENT 1

GRAFFITI

The schedule below provides details of the number of square metres of graffiti removed from Council's public facilities in the various suburbs by Council's contractor.

Facility	Apr to June 2013	July to Sept 2013	Oct to Dec 2013	Jan to Mar 2014	Apr to June 2014	July to Sept 2014	Oct to Dec 2014	Jan 2015
Campbelltown	219	232	159	134	29	0	101	4
Ruse	3	21	86	57	0	44	91	190
Kentlyn	0	0	0	0	0	0	0	0
Airds	347	1230	1541	270	26	211	370	348
St Helens Park	12	60	0	0	0	0	0	0
Rosemeadow	16	37	120	111	8	42	27	118
Ambarvale	34	39	122	132	0	0	2	79
Woodbine	0	0	0	0	0	0	72	0
Claymore	59	22	171	0	37	0	62	42
Eschol Park	13	10	58	47	0	0	139	8
Kearns	0	0	0	0	0	0	0	0
Raby	0	0	65	0	0	0	98	186
St Andrews	0	49	143	0	62	0	56	0
Bow Bowing	0	0	0	0	0	0	14	0
Minto	309	176	832	110	97	156	215	144
Ingleburn	702	648	436	368	226	196	19	191
Macquarie Fields	215	213	530	243	130	187	565	152
Glenfield	498	310	215	251	73	90	283	213
Blair Athol	0	0	0	0	0	0	0	0
Bradbury	82	45	40	0	0	0	0	27
Total m^2	2510	3092	4518	1723	688	926	2114	1702

During the reporting period 16 Graffiti Removal Kits have been requested by the Community.

Apr to June 2013	July to Sept 2013	Oct to Dec 2013	Jan to Mar 2014	Apr to June 2014	July to Sept 2014	Oct to Dec 2014	Jan 2015
22	11	15	13	18	16	12	16

Council's Graffiti Action Teams have undertaken a number of tasks in addition to the above activity information. In reference to the Operational Maintenance Area map in this report, the Graffiti Action Team has for the period undertaken the following graffiti tasks to various Council assets.

Area	Apr to June 2013	July to Sept 2013	Oct to Dec 2013	Jan to Mar 2014	Apr to June 2014	July to Sept 2014	Oct to Dec 2014	Jan 2015
Area 1	1830	1860	2366	1573	2343	3301	2706	935
Area 2	2155	2064	1645	1169	1946	2228	2309	1395
Area 3	617	487	552	435	492	848	570	750
Area 4	1836	2142	1199	887	2102	2368	1852	1545
Total	6438	6553	5782	4044	6883	8745	7437	4625

OPERATIONAL SERVICES SECTION (Reporting period 24 November 2014 to 1 February 2015)

OPEN SPACE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Servicing of Parks and Reserves Sites	414	1	1	31	447
Road Verges – Sites	126	67	41	106	340
Community/Childcare Centre's - Sites	20	21	27	11	79
Servicing Laneways – Sites	173	58	106	0	337
Litter/Rubbish Pickup	351	0	0	2	353
Herbicide Spraying (hrs)	41	14	8	3	66
Mulching (cm^3)	0	0	0	0	0
Garden Maintenance	0	0	0	0	0
Garden Refurbishment	0	0	0	0	0
Top Dressing (hrs)	0	0	0	0	0
Aeration of Fields	0	0	0	0	0
Sharps Pickup	0	0	0	0	0
Pathway Requests	28	9	3	0	40
Tractor Road Verge (Sites)	28	16	6	23	73
Tractor Servicing Parks and Reserves (Sites)	71	48	73	56	248
Cemetery	0	0	0	0	0
Fire Hazard Reduction	2	2	0	0	4
Road Crews Servicing Parks	0	0	0	0	0
Refilling of Sandpits	0	0	0	0	0

HORTICULTURE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Servicing of Parks and Reserves Sites	60	82	54	49	245
Road Verges – Sites	63	52	45	39	199
Community/Childcare Centre's – Sites	24	19	19	18	80
Cemetery	0	0	0	0	0
Tractors Servicing Sporting Fields	70	49	91	66	276
Litter/Rubbish Pickups (hrs)	61	80	52	59	252
Herbicide Spraying (hrs)	46	60	49	48	203
Mulching – Quantity M^3	10	66	0	0	76
Garden Maintenance – Sites	77	49	69	68	263
Garden Refurbishment – Sites	9	3	3	0	15
Top Dressing – Sites (tonne)	4	0	0	2	6
Aeration of Fields – Sites	7	0	3	0	10
Sharps Pickups – Quantity	0	0	0	0	0
Miscellaneous Requests (hrs)	0	0	0	0	0
Refilling of Sandpits	0	0	0	0	0
Plumbing	61	28	40	39	168
Fit Goal post sleeves	0	0	0	0	0
Cricket Wicket Maintenance	56	70	92	67	285

HORTICULTURE ACTIVITIES

HORTICULTURE

Williamson Road, Ingleburn - Median Maintenance - The spraying of the weed infestation within the median area between Henderson Road and Campbelltown Road was recently completed by Council's weed control contractor.

Appin Road, Campbelltown - Historic Silos - The planting of 11 advanced trees adjacent to the historic silos was recently carried out. The planting area was heavily mulched to assist in retention of soil moisture.

Stromeferry Reserve, St Andrews - Sound Wall - 100 hedging plants were recently delivered for planting in front of the sound wall at the southern end of the above reserve.

Akuna Road, Bradbury - Refurbishment of Roundabout Landscaping - 8 advanced trees and 400 groundcover plants were recently delivered for the planting out of the two roundabouts during the autumn period.

Morgan's Gate Bridge - Campbelltown Road, Campbelltown - Horticulture staff were recently involved in the extensive trimming back of trees and shrubs at this location. The removal of a number of dead species on the northern approach to the bridge was also undertaken.

OPEN SPACE

Sarah Redfern Oval, Minto - Goal Posts - Installation of goal posts on the number 1 soccer field was recently carried out.

Blinman Park, Glenfield - Aeration - Aeration of the playing field was recently undertaken to assist in water infiltration into the playing surface.

Playing Field Goalmouths - Turfing - Bensley Reserve Soccer Fields and the Fullwood Park Rugby League field were re-turfed around the goalmouth areas. A total of 150m^2 of turf was laid at both fields.

Fullwood Reserve, Claymore - Irrigation System - Upgrading and reactivation of a manual irrigation system on the rugby league playing field was recently carried out.

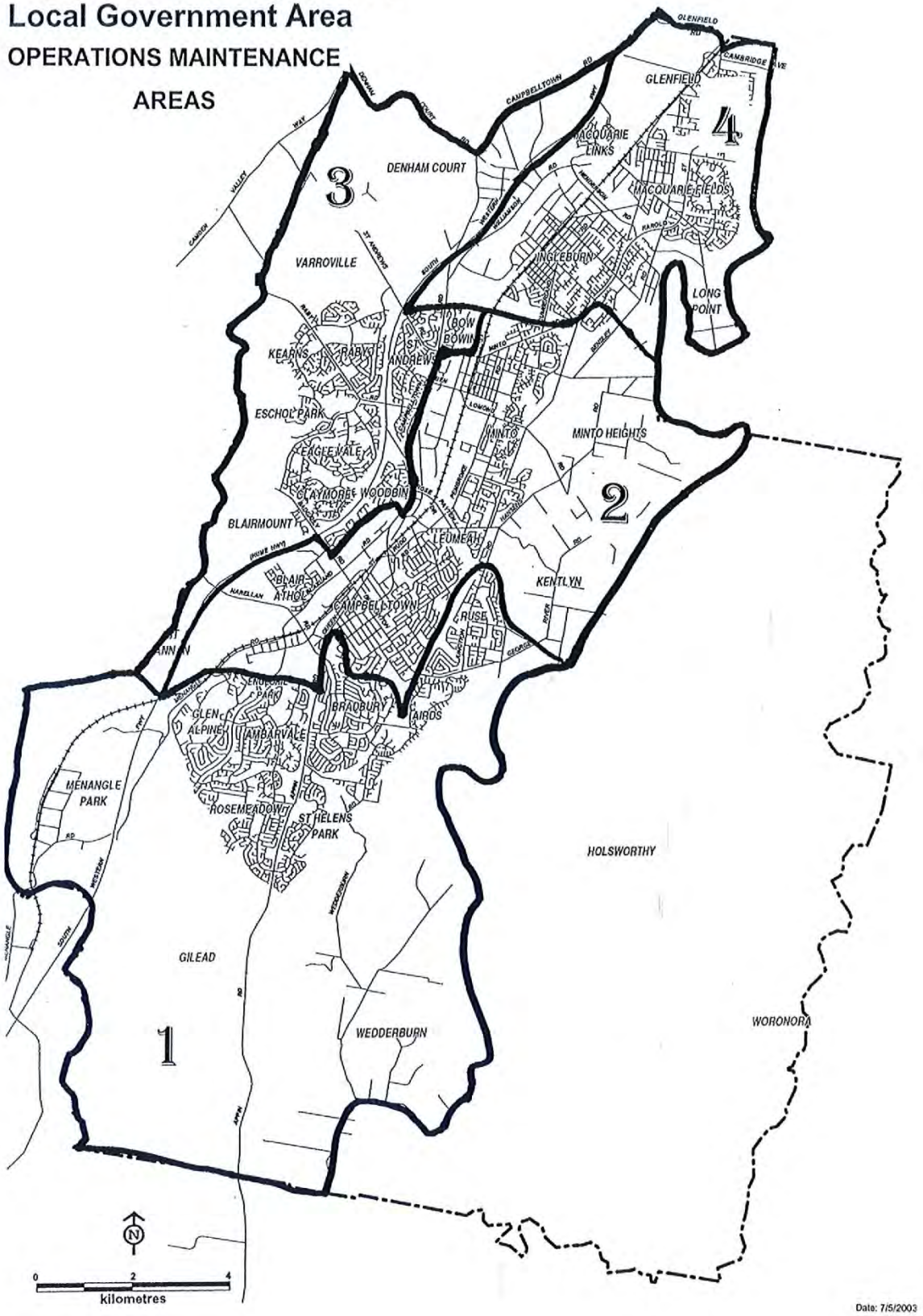
COUNCIL TREE INSPECTIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Contract	24	6	11	19	60
Council	151	108	89	88	436
Termites	1	3	3	1	8
Plumber - Sewer Chokes	0	0	0	0	0
N/A	12	8	4	5	29
HOLD	4	1	1	1	7
Total	192	126	108	114	540

PRIVATE PROPERTY TREE INSPECTIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Private Trees	20	12	12	18	62

Campbelltown City Council
Local Government Area
OPERATIONS MAINTENANCE AREAS



Date: 7/5/2003

ROADS AND DRAINAGE

A. HEAVY PATCHING - Roads And Footpaths

This resource has been heavy patching for the month of January 2015. During this period Heavy Patching and Minor Patching were combined due to annual leave.

Activity	Area 1	Area 2	Area 3	Area 4	Total
Road repairs (heavy patching) (M^2)	50	89	61	40	240
Road restorations (M^2)	0	0	0	0	0
AC Base Course Total (T)	8	12	14	10	44

B. MINOR PATCHING - Roads And Footpaths

Activity	Area 1	Area 2	Area 3	Area 4	Total
Pot holes (no.)	127	214	234	177	752
Edge breaks (LM)	12	13	7	10	42
Restorations (M^2)	0	0	0	0	0
Car parks pot holes (no.)	0	0	0	0	0
Trip Hazard Footpaths (no.)	8	0	0	0	8
Total	147	227	241	187	802

C. ROADS RESERVE OPENING & RESTORATIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Vehicle crossings constructed	6	10	9	5	30
Telstra Inspections	15	11	6	2	34
Sydney Water inspections	6	10	19	4	39
Endeavour Energy Inspections	1	3	2	4	10
Gas Inspections	3	22	7	6	38
Customer & Road Opening requests	2	9	7	3	21

D. MULTI FUNCTIONAL VERGE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Cleaning of gross pollutant trash racks	17	7	1	12	37
Pits cleaned by hand or suction	44	135	77	141	397
Tail out drains/headwalls	4	38	16	6	64
Removal of waste matter (CBM)	44	64	14	102	224
Flushing of stormwater lines (LM)	900	2450	1000	700	5050
Underpass (drainage) cleaning	1	0	0	0	1
Trip hazards/footpath hazards	9	40	10	23	82
Dead animals removed	3	8	11	14	36
Parra webbing drainage	5	8	1	8	22
Sign retrievals and straightening	0	5	0	0	5
Syringes	8	456	3	10	477
Deliver and set up at venues	0	2	0	2	4
Paver repairs (M^2)	0	0	0	0	0
Oil/ paint spill/debris on road	4	4	2	6	16
Median cleaning/poisoning (LM)	257	18	49	1041	1365
Guide Posts	2	27	0	0	29
Total	1298	3262	1184	2065	7809

E. STREET ACCESSORIES - Sign Manufacturer

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory signs	3	20	10	16	49
Street signs	20	20	51	15	106
Ordinance signs	3	22	6	4	35
Directional signs	2	4	3	2	11
Warning signs	0	18	10	0	28
Community signs	0	20	2	4	26
Various council signs	24	28	30	24	106
Council special events	0	30	3	0	33
Banners/ Posters	0	0	0	0	0
Various Stickers / Labels	8	73	10	30	121
Graffiti Preventative Works	0	0	0	0	0
Total	60	235	125	95	515

Sign Erection

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory signs	158	184	128	21	491
Street signs	33	31	11	41	116
Ordinance signs	46	48	15	7	116
Directional signs	20	20	6	10	56
Warning signs	60	51	15	6	132
Community signs	15	17	2	2	36
Various council signs	0	0	0	0	0
Banner / Bin Installation	9	17	2	3	31
Graffiti Removal (M^2)	5	9	21	9	44
Works orders (traffic)	1	2	5	1	9
Bollard replacement/ repair	31	32	30	13	106
Line Marking/Car Park (M^2)	0	0	10	2	12
Total	378	411	245	115	1149

F. FOOTPATH RECONSTRUCTION PROGRAM 2014 – 2015

35% complete.

G. NEW FOOTPATH CONTRUCTION PROGRAM 2014- 2015

55% complete.

H. KERB AND GUTTER RECONSTRUCTION 2014 – 2015

53% complete.

I. ROADS PROGRAM 2014 – 2015

Stage 1 - 74% complete.

J. OPERATIONS MINOR WORKS

Gunners Soccer Club, Car Park Restoration – 100% complete.

PAMPS Program – 10% complete.

Campbelltown Sports Stadium, Entrance Improvements – 30% complete.

Culvert Maintenance Program – 10% complete.

Raby After School Centre, Refurbishment – 70% complete.

K. CAPITAL WORKS

Heritage Park, Stage 2 (Improvements and landscaping) - 85% complete.

Eagle Vale Drive, Stage 3 (Widening and Roundabout) - 45% complete. (On hold pending RMS scope confirmation)

Smith's Creek, Formalisation - 75% complete.

Beverley Road and Tyler Street Campbelltown, Drainage Works – 45% complete.

PLUMBERS ACTIVITIES REPORT

Irrigation Works - Council's irrigation team has been involved in maintenance activities and system checks across the LGA, works have involved changing sprinkler heads, repairing leaks, pump systems, damaged pipes, wiring problems and testing of systems.

WORKSHOP ACTIVITIES REPORT

Vehicles/Plant and Equipment, reported here, are items that have accrued abnormal downtime due to awaiting parts/service from suppliers or priorities.

Plant No	Item	Reason - Area of Repair	Repairer	Down Time Hrs
9773.02	Mitsubishi tipper truck	Replace front suspension and A/C repairs	CCC Workshops and Supplier	48hrs
9787.05	Mazda BT50	Fuel tank leak – Warranty	Supplier	48hrs
9169.02	Kubota Mower	Drive unit and radiator damaged	CCC Workshops and Supplier	120hrs
9561.02	John Deere Tractor	PTO not engaging	CCC Workshops and Supplier	80hrs
9704.02	Ford Tractor	Rear axle oil leak	CCC Workshop and Supplier	40hrs
9816.02	Garbage Compactor	Accident damage	Smash repairers	48hrs

The following is a breakdown of the work performed since the last report **24 November 2014 – 1 February 2015.**

9773.02	Mitsubishi tipper had suspension issue. Front springs were removed and sent to supplier to be strengthened and reset. Front shock absorbers were replaced, reassembled and a wheel alignment undertaken by supplier. The A/C unit was tested and the vehicle is back in service.
9787.05	The Mazda BT50 utility was sent to the supplier with a leaking fuel tank. The repairs were carried out under warranty and the vehicle is back in service.
9169.02	The Kubota mower snapped its transmission drive shaft causing major damage to the radiator. Delivery of the replacement parts were delayed due to the Christmas period. The unit has been reassembled, tested and placed back in service.
9561.02	Tractor had a faulty rear sensor. Delivery of the replacement sensor took longer than normal due to the dealer shut down over the Christmas period. The sensor has been fitted and tractor is back in service.
9704.02	The rear axle on the Ford tractor was leaking oil. The unit was stripped and found to have worn bearings and seals. Parts have been fitted and returned to service.

9816.02	The Hino garbage compactor had panel damage and was sent to the panel beater for repairs. The truck was off the road for 5 days. The vehicle has returned and is back in service.

All previous reported repairs have been completed and vehicles/plant are back in service.

Tyre Repairs	**190**
Services carried out	**78**
Repairs to trucks	**164**
Repairs to heavy plant	**34**
Repairs to trailers	**69**
Tractors/implements	**103**
SES repairs	**7**
RFS repairs	**11**
Small plant repairs	**129**
Repair to cars	**19**
Repairs to mowers	**197**
Repairs to sweepers	**18**
Pathway requests (completed)	**41**

Of the reported repairs above 97 were out in the field.

Workshops Solar panels have currently added **50,584** kWh back to the grid.

The Workshop has also carried out the following duties:

- Manufacture and repair of gates, locks and lock boxes.
- Manufacture and installation of various pit frames and covers.
- Installation of drain covers and frames for 14 pits in Woodbine at Kanbyugal Reserve.
- Manufacture of various baulks.
- Fence repairs around Campbelltown.
- Manufacture and installation of pipe railings around culverts.
- Repairs to amenities doors at Rosemeadow.
- Repairs to fencing at Macquarie Fields tennis courts.

HAZARD REDUCTION PROGRAM

Hazard Reduction Burning

Scheduled burns

No planned hazard reduction burning has been conducted in the reporting period.

Unscheduled burns

A total of 3 unplanned fire events occurred during the reporting period, 2 within Macquarie Fields and 1 within Airds.

Asset Protection Zone Maintenance

Mechanical Works

26 hazard reduction slashing sites were completed in the reporting period, totalling an area of 23.94 hectares with over 620 assets protected.

Manual works

Manual bushfire hazard reduction works have commenced at Leumeah and Ruse along the Smiths Creek Corridor.

Fire Trails

No fire trail maintenance has been undertaken during the reporting period.

Fire Trail Gates

1 damaged gate was repaired and 1 lock replaced during the reporting period.

FACILITIES SUPPORT SERVICES

Customer Requests	
Sporting Clubs with overdue keys	28 clubs with 154 keys outstanding
Key access renewals, issues, alarm codes and access	750
Request for access to Council Reserves	9

ASSETS AND SUPPLY SERVICES

Procurement and Contract Management Services

Tenders/Quotes/Expressions of Interest and Agreements:

- T14/13 Synthetic Turf Lynwood Park
- T14/23 Construction of St Helens Park Skate Park
- Q14/38 Environmental Monitoring Lynwood Road
- Q14/41 Floodplain Risk Management Consultancy(Quotations sought through Local Government Procurement Panel Contract)
- Q15/01 Development of a Waste Education App
- Q15/02 Playground Repairs
- Q15/03 Playground Equipment Inspections
- EOI14/03 3D Modelling
- EOI14/05 Queen Street Footpath Reconstruction
- T15/02 Eagle Vale Drive Upgrade

- T15/03 Collect and Transport Wastewater
- T15/04 Painting Services
- T15/05 Bulk Materials
- T15/06 Website Development
- T15/07 Pest Control Services
- T15/08 Grab Truck
- Q15/10 Pyrotechnics being prepared

Tenders/Quotes currently advertised:

- T15/01 Employee Assistance Program
- Q15/07 Fitness Equipment at Raby Oval
- Q15/04 Gutter Cleaning
- Q15/08 Concrete Channel and Headwall Maintenance
- Q15/09 Stabilisation of Wedderburn Road

Tenders/Quotes currently under evaluation:

- Q14/32 Greg Percival Library Photovoltaic System
- Q14/24 Supply and Install Playground Equipment (Quotations sought through Local Government Procurement Panel Contract)
- Q15/06 Demolition of Council Buildings
- EOI14/02 Aerial Photography

ASSET MANAGEMENT

Roads

- Visual, Roughness and Rutting condition data for roads has been checked and updated into SMEC. All the treatments for 2014-2015 have also been updated.
- The Road Works Program 2015-2016 has been generated. All segments and its treatment listed in the Road Work Program 2015-2016 have been validated on-site. First draft of the Road Work Program 2015-2016 has been finalised.
- Additional Road Program Stage 1I, 5C, 5D & 6E have been awarded.
- In-house Road Visual Inspection is 73% completed.

Car Parks

- The 2014–2015 Car Park Inspection Program is 15% completed.
- First draft of the Car Park Program 2015-2016 is in progress.

Bridge and Culvert

- Footpaths on Bridges Programs (pre-cast and cast in-situ) are 50% completed.
- Expansion joint repair at Henderson Road Bridge is completed.
- Concrete repair work at Old Leumeah Road Culvert, Gould Road Bridge and Henderson Road Bridge is completed.
- Steel rail replacement work at Henderson Road Bridge is completed.
- Expansion joint repair and handrail replacement at Milton Park Pedestrian Bridge are completed.
- Repair work at Hurricane Drive Corrugated Steel Culvert and Pembroke Park Pedestrian Bridge is in progress.
- Quotation for timber post replacement and Terminal work at Airds Road Bridge has been sent to 5 contractors for their quotations.
- Specification preparation for Safety Barrier Height Adjustment work at Therry Road Bridge is in progress.

Kerb and Gutter

- Kerb and Gutter Stage 5, 2014-2015 has been finalised and ready to send out for quotation.
- Kerb and Gutter condition inspection is 30% completed in Ingleburn and 10% of inspection completed in Ruse.
- Road work related kerb and gutter inspection for 2015-2016 program has been 30% completed.

Stormwater

- 377 pits, pipes and headwalls have been inspected in various locations around Campbelltown Local Government Area and updated in Council's Asset Management System.
- Concrete reconstruction and repair work Stage 1 for stormwater assets is out for public quotation.
- Stormwater program (lintels and pit reconstruction work) Stage 2 is out for quotation.

Parks and Public Spaces

- Inspections have been carried out at 25 parks and reserves throughout the Local Government Area including Leumeah and Raby with all conditions and actions updated in Council's Asset Management System.
- 2015-2016 Parks and Public Spaces program has been drafted and is awaiting approval.

Building Inspections

- Building inspections have been carried out at Bow Bowing Tennis Courts, Macquarie Fields Leisure Centre and Mawson Park with conditions and actions updated in Council's Asset Management System.
- 2015-2016 Building - Special Rate Variation and Annual programs have been drafted and are awaiting approval by Management.

Playground Equipment

- Playground equipment repairs were undertaken at Koshigaya, Marsden Park and the Bicycle Education Centre.
- Marsden Park fitness equipment refurbishment complete.
- Playground Program 2014-2015 - Tenders for 10 playgrounds have closed and are currently being evaluated.
- The 2015-2016 Playground programs have been drafted and awaiting approval.
- Operational Inspections by KICO Playground Inspections have been conducted and examined with a number of reactive issues at Pembroke Park, Rizal Park and Marsden Park sent to contractors for quotation.

Internal Assets– Electrical Testing and Tagging

- Electrical equipment has been tested and tagged at various locations including Parklands Early Learning Centre, Minto Early Learning Centre and Ingleburn Community Hall with 133 items tested and all items updated into Council's Asset Management system.

Asset Management System, Grants and Reports

- Fuel efficiency and Plant utilisation reports for December 2014 have been sent.
- Roads and Maritime Services monthly report for January 2015 has been sent.
- Four out of five Roads to Recovery projects for 2014-2015 are now completed.

BUILDING MAINTENANCE/CONSTRUCTION PROGRAM

Reactive Maintenance

There were 421 reactive maintenance requests during the months of January and February 2015.

Building Program Maintenance and Renew Connect Revitalise Program (RCR)

- **Campbelltown Sports Stadium West Grandstand** - Toilet (Stage 1 and 2) are now completed.
- **Campbelltown Sports Stadium Eastern Side** - A new ticket box has been installed adjacent to the existing building. Works are now completed.
- **Ambarvale Community Centre** - Kitchen refurbishment works are completed.
- **Ambrosia NHC** - Toilet refurbishment are now completed.
- **Eagle Vale Central** - Sauna refurbishment works is now completed. Urgent works to repair the balance tank and expansion joints in the pool are also completed.
- **Macquarie Fields Indoor Sporting Complex** - Extensive renovation works to this Centre are all complete, inclusive of front wall rendering and new concrete entrance works.

- **Milton Park Rugby Amenities** - Works are continuing inclusive of concrete piering, drainage and plumbing works. Structural steel is due to be erected shortly, weather pending.
- **Bradbury Oval Amenities** - Works are progressing according to schedule. Drainage and plumbing works are continuing on site.
- **Waminda Oval** - Construction of the canteen and toilets are now complete. Demolition of the old amenity block and restoration of the surrounding land is completed.
- **Bicycle Education Centre** - Addition works to this centre inclusive of new toilets and storeroom are completed.
- **Mawson Park Exeloo** - A new Exeloo has been installed and the old amenities block demolished. Restoration works to the surrounding lands are complete. A new groundsman shed is under construction adjacent to the baby health centre.
- **Pembroke Park Exeloo** - Plans to install a new Exeloo have commenced. Site preparation including power and plumbing are currently underway.

11. REPORT OF DIRECTOR COMMUNITY SERVICES

11.1 ClubGRANTS Category 3 Fund - Update

Attachments

Nil

Report

Council at the meeting of 11 November 2014 endorsed two funding applications to NSW Trade & Investment, for up to $500,000 each under the ClubGRANTS Fund Category 3, for an extension to Minto Indoor Sports Centre and the installation of a splash park at the Gordon Fetterplace Aquatic Centre.

The ClubGRANTS Category 3 Fund is managed by the Office of Liquor, Gaming & Racing within NSW Trade & Investment and supports the development of high quality, accessible, sustainable and well used community large scale infrastructure projects. In line with the State Government's commitment in 'NSW 2021' to increasing participation in sport, recreational, arts and cultural activities in rural and regional NSW, and supporting healthy lifestyles, the focus in 2014/15 will be on development and enhancement of sport, recreation and cultural facilities.

On 5 February 2015, the Member for Campbelltown, Mr Bryan Doyle MP announced that Campbelltown City Council was successful in the application for $500,000 for an extension of Minto Indoor Sports Centre to accommodate community needs.

The funds will be used to extend one of the halls to comply with futsal playing requirements, as well as providing additional space for other indoor sports. An additional change room and storage facilities will also be constructed.

The redevelopment of Minto Indoor Sports Centre will ensure the centre has the capacity to host major state and national sport competitions.

Officer's Recommendation

That the information be noted.

Council Meeting 17 February 2015 **(Borg/Lound)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 21

That the Officer's Recommendation be adopted.

11.2 NSW Waratahs V the Chiefs Trial Match

Attachments

Nil

Report

On Friday 6 February 2015, a Super Ruby trial match between the NSW Waratahs and the Chiefs from New Zealand was held at Campbelltown Sports Stadium. The trial match showcased former Minto local and duel international Israel Folau up against the New Zealand duel international Sonny Bill Williams. Many of Folau's and Williams' Wallaby and All Black team mates took part in the trial match.

This was the only trial match that the NSW Waratahs had prior to their Super Rugby campaign and it drew strong support. This was also the only time that the NSW Waratahs will play the Chiefs this season, unless they meet in the finals. The match, which was won by the NSW Waratahs 38-36, kicked off at 7.30pm with a curtain raiser held prior to the main game between GenBlue and the Australian Barbarians. Game day statistics provided to Council indicated that the vast majority of the 5,103 spectators were from the Macarthur region.

Council officers worked closely with Campbelltown Harlequins, the local rugby club to ensure that the there was strong support from the local and regional rugby community.

This was the third time in six weeks that Campbelltown Sports Stadium has hosted a sporting team from outside Australia, after hosting China's and Oman's National Football Teams for a trial match prior to the Asian Cup. Hosting these matches continues to cement Campbelltown Sports Stadium's ability to hold high level sporting events.

Officer's Recommendation

That the information be noted.

Council Meeting 17 February 2015 **(Glynn/Lound)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 22

That the Officer's Recommendation be adopted.

12. REPORT OF DIRECTOR PLANNING AND ENVIRONMENT

No reports this round

13. QUESTIONS WITH NOTICE

Nil

14. ANSWERS TO QUESTIONS WITH NOTICE

Nil

15. RESCISSION MOTION

No rescission motion this round

16. NOTICE OF MOTION

16.1 Audio Recording Council Meetings

Councillor Mead has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 17 February 2015.

1. That Council audio record Ordinary and Extraordinary meetings of Council and place all non-confidential parts of the meeting on the Council website.

2. That if the General Manager believes that part of a Council meeting if published is likely to result in legal action against Council, the General Manager may remove that part of the recording from the version published on the website, and must report the removal to Council at the next Ordinary meeting of Council.

Council Meeting 17 February 2015 **(Mead/Thompson)**

That the Recommendation be adopted.

Amendment: **(Greiss)**

That Council audio record Ordinary and Extraordinary meetings of Council and place all non-confidential parts of the meeting on the Council website.

The Amendment **LAPSED** - due to the lack of a seconder.

LOST

A **Division** was called in regard to Item 16.1 - Audio Recording Council Meetings with those voting for the Motion being Councillors Dobson, Greiss, Matheson, Mead, Rowell and Thompson.

Voting against the Motion were Councillors Borg, Brticevic, Chanthivong, Glynn, Kolkman, Lake, Lound and Oates.

18. PRESENTATIONS BY COUNCILLORS

18.1 Presentations by Councillors

1. Councillor Greiss welcomed all to the first Council meeting of 2015.

2. Councillor Greiss advised that he recently represented the Mayor at the 6, 7, 8 and 9 NSW Division National Serviceman's Award. Councillor Greiss noted that this was a well organised event and an excellent ceremony and suggested that the Mayor forward an appreciation letter on behalf of Council.

3. Councillor Lake thanked staff for their efforts in accommodating and assisting with training for the recent Chinese visit for the Asian Cup, noting that they were particularly impressed by Campbelltown's stadium.

4. Councillor Lake referred to the recent visit of the Pakistan Cricket team to train at Raby Oval and thanked all staff involved in the event, noting the high standard of Council's facilities to hold such international events.

5. Councillor Lake referred to the upcoming Inter Dominion to be held at Menangle Park Paceway on Sunday 1 March 2015 noting that this is a huge event that will bring many people in to the Campbelltown Local Government Area.

RESOLUTIONS FROM THE CONFIDENTIAL SECTION OF THE ORDINARY MEETING OF COUNCIL HELD 17 FEBRUARY 2015

Confidentiality Recommendation

It was **Moved** Councillor Borg, **Seconded** Councillor Greiss that the Council in accordance with Section 10A of the *Local Government Act 1993,* resolve to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Council's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

Planning and Environment Committee

20.1 Confidential Report Directors of Companies

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Council Meeting (Glynn/Thompson)

That the information be noted.

Council Resolution Minute Number 25

That the information be noted.

City Works Committee

21.1 Confidential Report Directors of Companies - City Works

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Council Meeting (Lound/Brticevic)

That the information be noted.

Council Resolution Minute Number 25

That the information be noted.

Community Services Committee

No reports this round

Corporate Governance Committee

23.1 Lots 410 & 411 DP624993 Eagle Vale Drive, Eagle Vale

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Council Meeting (Thompson/Rowell)

1. That Council approve the purchase of Lots 410 and 411 DP 624993 Eagle Vale Drive, Eagle Vale on the terms outlined in this report.

2. That all documentation associated with the purchase of the subject properties being Lots 410 and 411 DP 624993 be executed under the Common Seal of Council, if required.

3. That Council classify the subject properties as 'operational' land upon purchase.

Council Resolution Minute Number 25

1. That Council approve the purchase of Lots 410 and 411 DP 624993 Eagle Vale Drive, Eagle Vale on the terms outlined in this report.

2. That all documentation associated with the purchase of the subject properties being Lots 410 and 411 DP 624993 be executed under the Common Seal of Council, if required.

3. That Council classify the subject properties as 'operational' land upon purchase.

23.2 Confidential Information relating to an item in Corporate Governance

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Council Meeting (Lound/Kolkman)

That the information be noted.

Council Resolution Minute Number 25

That the information be noted.

23.3 Lease Suite 5 Milgate Arcade, Queen Street Campbelltown

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Council Meeting (Oates/Glynn)

1. That Council approve a new lease over Suite 5 Milgate Arcade Queen Street, Campbelltown to the prospective tenant based on the terms and conditions outlined in the body of this report.

2. That all documentation associated with the lease be executed under the Common Seal of Council.

Council Resolution Minute Number 25

1. That Council approve a new lease over Suite 5 Milgate Arcade Queen Street, Campbelltown to the prospective tenant based on the terms and conditions outlined in the body of this report.

2. That all documentation associated with the lease be executed under the Common Seal of Council.

24. General Special Item

24.1 Renewal of Employment Contract - Director Planning and Environment

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(A) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

(a) personnel matters concerning particular individuals (other than councillors).

Council Meeting (Lound/Borg)

1. That the Acting General Manager enter into a new Contract of Employment with the Director Planning and Environment on behalf of Council as follows:

   Director Planning and Environment end date: 30 September 2017.

2. That the contract be in the form of the Standard Model Contract required by the Office of Local Government on the existing Terms and Conditions of Employment.

Council Resolution Minute Number 25

1. That the Acting General Manager enter into a new Contract of Employment with the Director Planning and Environment on behalf of Council as follows:

   Director Planning and Environment end date: 30 September 2017.

2. That the contract be in the form of the Standard Model Contract required by the Office of Local Government on the existing Terms and Conditions of Employment.

CONFIRMATION OF COUNCIL'S ORDINARY MEETING MINUTES

At the Council Meeting held 17 March 2015 the following Council minutes were adopted:

There being no further business at the meeting of 17 February 2015, the meeting closed at 8.55pm.

Confirmed by Chairperson: