Minutes of the Ordinary Meeting of the Campbelltown City Council held on 18 August 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 P Hawker
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 Hawker, **Seconded** Councillor Mead that the **APOLOGY** from Councillor Greiss be received and accepted.

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

2. CONFIRMATION OF MINUTES

2.1 Minutes of the Ordinary Meeting of Council held 21 July 2015

It was **Moved** Councillor Hawker, **Seconded** Councillor Glynn that the Minutes of the Ordinary Meeting of Council held 21 July 2015, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

6. CORRESPONDENCE

6.1 Mr Jai Rowell MP - State Member for Wollondilly

Attachments

1. copy of email from Mr Jai Rowell MP - State Member for Wollondilly (contained within this report)
2. copy of Council's letter (contained within this report)

Response to Council's letter regarding the proposed relocation of the Ingleburn and Campbelltown RMS Registry Offices.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 18 August 2015 **(Borg/Brticevic)**

That the Officer’s Recommendation be adopted.

Council Resolution Minute Number 149

That the Officer’s Recommendation be adopted.

ATTACHMENT 1

From: ElectorateOffice Wollondilly [mailto:ElectorateOffice.Wollondilly@parliament.nsw.gov.au]
Sent: Tuesday, 14 July 2015 11:05 AM
To: Council
Subject: RMS Registries at Ingleburn and Campbelltown

Dear Ms Deitz,

Thank you for your correspondence of 22nd June 2015 in which you have requested my support for Council's campaign to retain the RMS Registry Offices at Campbelltown and Ingleburn.

Further to receiving your correspondence, I have written to The Hon Duncan Gay MLC, Minister for Road, Maritime and Freight in support of your request to keep the RMS Registry Offices open.

Please be assured that as soon as I receive advice from the Minister, I will contact you again.

Yours Sincerely,
Jai Rowell MP

Member for Wollondilly

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

campbelltown
city council

22 June 2015

Mr Jai Rowell MP
Member for Wollondilly
P O Box 1005
TAHMOOR NSW 2573

Dear Mr Rowell

RMS Registries at Ingleburn and Campbelltown

Council at its meeting of 9 June 2015 resolved to write to you requesting your support for Council's campaign to retain the RMS Registry Offices at Campbelltown and Ingleburn within the Campbelltown LGA, particularly as Campbelltown was recently declared a Regional City Centre.

Council is committed to working cooperatively with the NSW Government in promoting Campbelltown as a Regional City and along with the local community would greatly appreciate your support to retain these important State Government services within the Campbelltown LGA.

If you require any further information please contact the Director City Works, Wayne Rylands, on 4645 4636.

Yours sincerely

LDeitz

Lindy Deitz
Acting General Manager

ECM Doc 39656610

Civic Centre Queen Street Campbelltown PO Box 57 Campbelltown NSW 2560 DX5114
Telephone 02 4645 4000 Facsimile 02 4645 4111 TTY 02 4645 4615
Email council@campbelltown.nsw.gov.au Web www.campbelltown.nsw.gov.au
ABN 31 459 914 087

6.2 Service NSW

Attachments

1. copy of letter from Service NSW (contained within this report)
2. copy of Council's letter (contained within this report)

Response to Council's letter regarding the proposed relocation of the Ingleburn and Campbelltown RMS Registry Offices.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 18 August 2015 **(Borg/Brticevic)**

That the Officer’s Recommendation be adopted.

Amendment **(Oates/Borg)**

1. That the information be noted.

2. That due to the ambiguity of the letter received from Service NSW that Council again write to the Minister seeking clarification of the long term future of the Ingleburn and Campbelltown motor registries.

Council Resolution Minute Number 150

That the above amendment be adopted.

ATTACHMENT 1

Service NSW
Level 2, 66 Harrington Street
The Rocks NSW 2000
GPO Box 7057
Sydney NSW 2001
info@service.nsw.gov.au
13 77 88
www.service.nsw.gov.au
ABN 37 552 837 401

Our ref: D15-1897

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

JUL30'15 08:05:05 RCVD

Dear Ms Deitz

Thank you for your correspondence to the Minister for Finance, Services & Property (and similarly to the Minister for Road and Freight of 22 June 2015) about the Ingleburn and Campbelltown motor registries. As this matter falls within Service NSW, the Minister has asked me to respond directly to you.

Service NSW is setting a new era in customer service delivery in NSW. Since July 2013 until July 2015, Service NSW has served more than 18 million customers across three channels – digital, phone and a network of one stop shops. Customers can access more than 800 transactions at Service NSW with at least 30 per cent of all transactions now being done via the digital channel – a number set to increase over the next decade.

In responding to the growing customer appetite for online services, Service NSW is working with key agencies such as Roads and Maritime Services' to improve the digital experience and make it easier for customers to transact online. When customers do have to see us face to face, we are designing a physical network of strategically placed one stop shops and other points of presence to enable customers to access, not just motor registry transactions, but a host of other government services all under the one roof.

As you would be aware, Service NSW has located a site in the Macarthur region in the growing area of Gregory Hills subject to council approval. The centre will be open for extended trading hours, have access to a wide range of transactions and will act as a major driver testing hub for the region. In fact it will be the largest heavy vehicle testing facility in the Sydney region. The Macarthur Service Centre is expected to attract more than 1,200 customers a day. We are confident the proposed service centre will be a major success with customers just as the centres in Liverpool, Wetherill Park, Blacktown and many more have been.

Service NSW is also exploring other points of presence that may be required in the Macarthur region. We will continue to keep staff, customers and the wider community, including the council, informed of our plans.

If you would like further information, you are welcome to contact Ms Shoshana Wall, Director Corporate Relations at Service NSW on (02) 8059 2211.

Yours sincerely,

Glenn King
Chief Executive Officer
24.07.15

ATTACHMENT 2

campbelltown
city council

22June 2015

The Hon Dominic Perrottet MP
Minister for Finance, Services and Property
GPO Box 5341
SYDNEY NSW 2001

Dear Mr Perrottet

RMS Registries at Ingleburn and Campbelltown

Council at its meeting of 9 June 2015 resolved to write to you requesting that the NSW Government retain the RMS Registries currently located at Ingleburn and Campbelltown.

Council makes this request due to the NSW Government's recent declaration of Campbelltown/Macarthur as a Regional City Centre and the need to ensure that all regional level facilities remain in the City of Campbelltown, especially at locations where they can be easily accessed by public transport.

Council is committed to working cooperatively with the NSW Government in promoting Campbelltown as a Regional City and along with the local community would greatly appreciate your consideration to retain these important State Government services within the Campbelltown LGA.

If you require any further information please contact the Director City Works, Wayne Rylands, on 4645 4636.

Yours sincerely

LDeitz

Lindy Deitz
Acting General Manager

ECM Doc 39656610

Civic Centre Queen Street Campbelltown PO Box 57 Campbelltown NSW 2560 DX5114
Telephone 02 4645 4000 Facsimile 02 4645 4111 TTY 02 4645 4615
Email council@campbelltown.nsw.gov.au Web www.campbelltown.nsw.gov.au
ABN 31 459 914 087

3. DECLARATIONS OF INTEREST

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

Pecuniary Interests

Nil

Non Pecuniary – Significant Interests

Nil

Non Pecuniary – Less than Significant Interests

Councillor Chanthivong advised that as a member of the NSW State Parliament he will seek legal advice regarding his need to declare an interest on any issues that may potentially involve the NSW State Government. Councillor Chanthivong noted that if issues arise where 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 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 Lake - Planning and Environment Committee - Item 3.3 - Construction of nine two-storey dwellings - No.17 Lyndia Street, Ingleburn - Councillor Lake advised that one of the applicants is known to him.

Other Disclosures

Nil

Reports of the Planning and Environment Committee Meeting held at 7.30pm on Tuesday, 11 August 2015.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

ITEM	TITLE	PAGE
1.	WASTE AND RECYCLING SERVICES	3
1.1	Outcome of the 2015 Chemical CleanOut Event	3
2.	ENVIRONMENTAL PLANNING	5
2.1	Outcome of the Public Exhibition of the Australian White Ibis Management Plan - Lake Mandurama	5
2.2	Planning Proposal - Amundsen St Leumeah	35
3.	DEVELOPMENT SERVICES	55
3.1	Development Services Section Statistics June 2015	55
3.2	Council's Monitoring and Reporting obligations of Variations to Development Standards allowed under State Environmental Planning Policy No. 1 - Development Standards (SEPP 1)	57
3.3	Construction of nine two-storey dwellings - No. 17 Lyndia Street, Ingleburn	59
4.	COMPLIANCE SERVICES	118
4.1	Legal Status Report	118
4.2	North Area Alcohol Free Zones	128
5.	GENERAL BUSINESS	143
20.	CONFIDENTIAL ITEMS	143
20.1	Confidential Report Directors of Companies	143

Minutes of the Planning and Environment Committee held on 11 August 2015

Present

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 Strategy - 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
Manager Governance and Risk - Mrs M Dunlop
Executive Assistant - Mrs D Taylor

Apology

(Rowell/Thompson)

That the apology from Councillor Greiss be received and accepted.

CARRIED

Also in Attendance

At the conclusion of the City Works Committee meeting the following Councillors attended the Planning and Environment Committee Meeting:

Councillor Borg - until the conclusion of item 3.3
Councillor Brticevic - until the conclusion of item 3.3
Councillor Hawker - until the conclusion of item 3.3
Councillor Mead - for the remainder of the meeting.

Chairperson

In the absence of the Chairperson Councillor Greiss, Deputy Mayor, Councillor Rowell, chaired the meeting.

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. WASTE AND RECYCLING SERVICES

1.1 Outcome of the 2015 Chemical CleanOut Event

Reporting Officer

Manager Waste and Recycling Services

Attachments

Nil

Purpose

To provide Council with an update on the results of the 2015 Household Chemical CleanOut event.

History

Council, in partnership with the NSW Environment Protection Authority (EPA), hosts an annual Household Chemical CleanOut event. This event provides residents with the opportunity to drop off hazardous household items for safe disposal and recycling free of charge.

Report

The Household Chemical CleanOut event was held on 11 and 12 July 2015 at Council's Waste Depot at Junction Road, Leumeah. As in previous years, the collection and recycling of the chemicals dropped off by residents during the event was facilitated by ToxFree Solutions Limited, a contractor appointed by the EPA.

Council supported the event in several ways, the first of which was to coordinate the promotion of the event throughout the Campbelltown Local Government Area. This promotion included advertising in local newspapers, inclusion on Council's website, insertion of a flyer in Council's rates mail-out, inclusion in the winter edition of Compass and eNewsletters, radio advertising and advertisements on bus shelters.

Council was also responsible for coordinating the Traffic Management Plan required for the changed traffic conditions in place along Junction Road for the duration of the event. In this regard, two qualified traffic marshals were provided by Council to ensure compliance with the Traffic Management Plan during the event, and to monitor traffic flow into and out of the site. A Council Ranger was also provided to liaise with members of the public and ToxFree staff, and to resolve potential conflicts.

The 2015 event saw 1514 residents utilise the service (905 on Saturday and 609 on Sunday). A 34% increase from last year, this represents a record participation rate in the event's history in Campbelltown.

The outstanding attendance rate at this year's event can be attributed to Council's extensive advertising campaign. A survey conducted with participants indicated that the most popular means by which they became aware of the event were:

- Rates mail-out: 39.9% of participants
- Newspaper: 31.1% of participants
- Internet: 12.7% of participants.

Residents dropped of a total of 64,151 kilograms, an average of just over 42 kilograms per drop-off.

The most commonly dropped off products (by weight) included:

- Water-based paints (29.5%)
- Oil-based paints (17.4%)
- Oils (15.9%)
- Lead-acid batteries (12.4%)
- Gas cylinders (10.3%).

While the event was run in a most efficient manner, the unprecedented take-up rate by residents resulted in participants at times experiencing delays of up to 20 minutes, with traffic at times queuing up to the roundabout at Peter Meadows Road. With the Community Recycling Centre's (CRC) anticipated opening in the first quarter of 2016, it is hoped that such queuing will not occur again in the future, as residents will be able to drop their items off at the CRC all-year round, rather than at a one-off annual event.

Officer's Recommendation

That the information be noted.

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

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 **(Rowell/Kolkman)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 151

That the Officer's Recommendation be adopted.

2. ENVIRONMENTAL PLANNING

2.1 Outcome of the Public Exhibition of the Australian White Ibis Management Plan - Lake Mandurama

Reporting Officer

Manager Environmental Planning

Attachments

Draft Australian White Ibis Management Plan for Lake Mandurama, Ambarvale (contained within this report)

Purpose

To advise Council of the outcome of the public exhibition of the draft Australian White Ibis (AWI) Management Plan for Lake Mandurama, Ambarvale and to seek Council's adoption of the AWI Management Plan.

History

At its meeting held on 21 April 2015, Council considered a report on a draft AWI Management Plan for Lake Mandurama, Ambarvale and resolved:

1. That Council support the public exhibition of the draft Management Plan for Australian White Ibis at Lake Mandurama, Ambarvale.

2. That Council support the application for a Section 121 Occupier's Licence to Harm Fauna in New South Wales under the *National Parks and Wildlife Act 1974*.

3. That Council receive a further report on the exhibition of the draft Management Plan which also addresses funding options.

Report

Public Exhibition

The draft AWI Management Plan (the draft Plan) for Lake Mandurama, Ambarvale was placed on public exhibition for one month (from Tuesday 5 May 2015 until Friday 5 June 2015) at the following locations:

- Council's Civic Centre
- All Council libraries
- Council's website.

The exhibition of the Plan was advertised in the public notices section of the Campbelltown Advertiser and the Macarthur Chronicle. Details of the public exhibition were also mailed out to 121 residents who border Lake Mandurama directly and interested residents who enquired about the issue during the preparation of the plan.

Submissions Received

During the public exhibition period Council received three submissions from the community, each of the submissions commented on the increase in number of pest birds and decline of native bird species in the area and welcomed Council responding to the issue. The table below presents an overview of the issues raised in the submissions and how the plan addresses these concerns.

Issue Raised	Management Response as per Plan
AWI are observed removing rubbish from bins in the area making public spaces untidy	All bins within the reserve will be replaced with closed lid bins and the condition of the area will continue to be monitored
Concern about the removal of Willow (Salix spp) from Lake Mandurama Reserve	Some of the Willow may be removed from the area to discourage AWI from nesting at the site. The removal of Willow will be offset through revegetation with native canopy species less suited to roosting. The nesting habits of the AWI will continue to be monitored.
Reducing availability of nesting material from surrounding properties	Education will be undertaken with the surrounding residents, park users and community at large through the installation of signage, production of brochures and updating of Council's website

Licencing

Following the commencement of the public exhibition of the plan during June 2015, Council officers submitted an application to the NSW National Parks and Wildlife Service (NPWS) for an occupier's licence to harm fauna in NSW under Section 121 of the NSW *National Parks and Wildlife Act 1974*. The draft Plan was submitted as an attachment to the application (for consideration by NSW NPWS), providing details of how population management, community education and monitoring activities will be undertaken for consideration by NSW NPWS.

Council has since been advised that its application for a Section 121 Licence to harm fauna under the auspice of the draft AWI Management Plan Lake Mandurama, Ambarvale was successful.

Implementation

The draft Plan proposes management objectives and a range of actions for active management of the AWI population at Lake Mandurama Reserve, Ambarvale. Management actions proposed under the plan include:

- egg oiling during the breeding season and nest burning outside the breeding season to assist in managing the population humanly
- removing dead carcasses and undertaking nest burning to minimising fouls odours generated by AWI
- reduce AWI feeding opportunities by replacing all rubbish bins at the reserve with closed lid bins

- community education through the installation of signage, production of brochures and updating of Council's website
- environmental improvement through removal of exotic vegetation
- monitoring AWI impact, population size and the effectiveness of management actions.

It is envisaged that subject to Council's endorsement, implementation of the actions of the draft Plan will commence promptly to ensure appropriate issues are addressed prior to the AWI breeding season. Council will engage the services of a contractor to undertake on ground activities such as egg oiling and collection and disposal of carcasses under a separate licence held by the contractor.

AWI Management Plan Budget

In order to achieve the activities outlined within the draft Plan, Council will need to allocate sufficient funds towards its implementation. A large number of the actions listed within the draft Plan are already funded through Council's existing operational budget, such as the replacement of the bins at the reserve.

However, some actions will require additional funds, in this regard the amount of $6,000 has been allocated for feral animal management in the 2015/16 budget. Funding requirements for the implementation of the plan will continue to be reviewed as the plan is delivered.

Conclusion

The draft AWI Management Plan Lake Mandurama, Ambarvale was placed on public exhibition for a period of one month. Three submissions from the community were received during the exhibition period. Council officers are of the view that the draft Plan, in its current form, adequately addresses the issues raised in the submissions and as such no changes to the publicly exhibited management plan are considered necessary.

The draft AWI Management Plan has been developed in consultation with various government agencies and organisations to determine the most effective actions to sufficiently manage the AWI population at the site. The prompt implementation of actions within the draft Plan, will ensure the impact of AWI on the community is reduced, whilst providing best value outcomes for Council and the environment.

The draft AWI Management Plan for Lake Mandurama Reserve, Ambarvale will be reviewed annually upon submission of the NPWS licence application to ensure that it remains relevant and appropriate in regards to best management practices, knowledge and understanding of the species.

Officer's Recommendation

That Council adopt the draft Australian White Ibis Management Plan for Lake Mandurama as attached to this report.

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

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 **(Rowell/Kolkman)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 151

That the Officer's Recommendation be adopted.

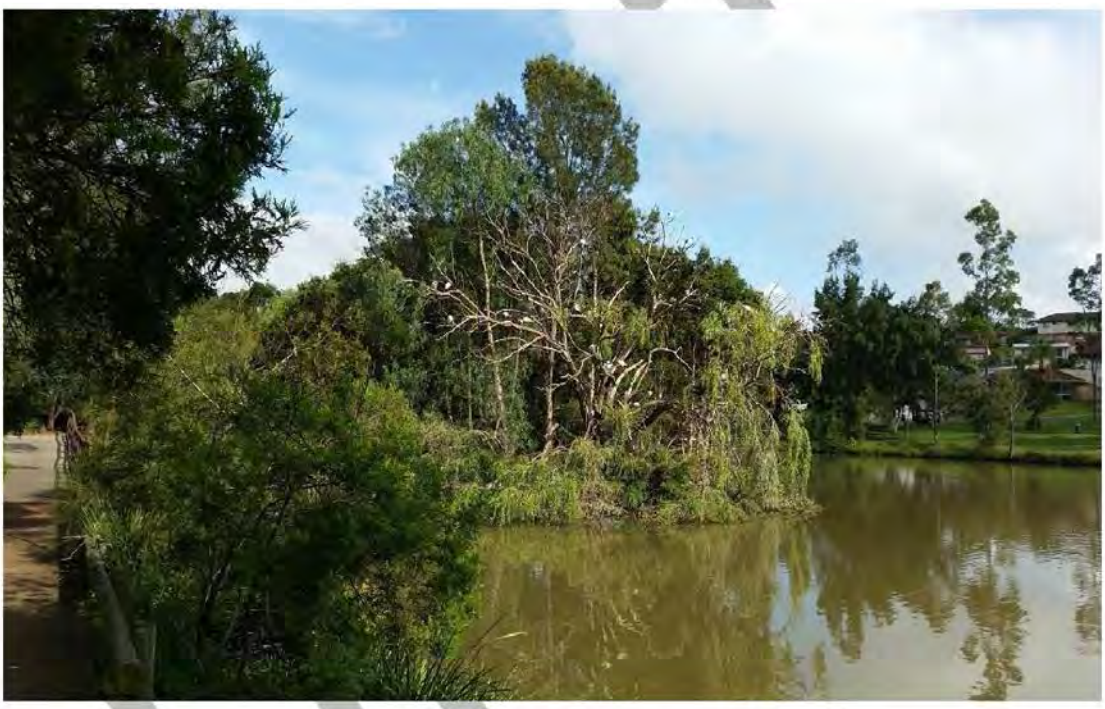
ATTACHMENT 1

campbelltown
city council

Management Plan for

Australian White Ibis (*Threskiornis molucca*)

Lake Mandurama, Ambarvale



April 2015

Table of Contents

1. Executive Summary
2. Introduction
3. AWI Management
4. AWI Distribution
   4.1 AWI in South-Western Sydney
   4.2 AWI in Campbelltown
5. Site Description
6. Site Significance
   6.1 Historical
   6.2 Environmental
   6.3 Landscape
   6.4 Aboriginal significance
   6.5 Community and Recreation
7. Site Issues
8. Colony composition
9. Site Management & Actions
   9.1 Past Management Actions
   9.2 Site Management Objectives
   9.3 Site Management Action Plan
10. Description of Management Actions
   10.1 Reduce breeding success
   10.3 Reduce Exotic Vegetation
   10.4 Reduce Odours
   10.5 Maintain Site and Surrounds
   10.6 Control AWI Feeding Opportunities
   10.7 Community education
   10.8 Monitoring of AWI population
   10.9 Support Research Opportunities
11. Review of AWI Management Plan
12. Glossary
13. References

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List of Figures and Tables

Figure 1. Adult AWI and juvenile in nest .....
Figure 2. AWI sites in the Campbelltown LGA .....
Figure 3. Management area covered under this plan .....
Figure 4. Lake Mandurama as a farm dam as pictured in aerial photography from 1956 .....
Figure 5. The series of three dams in the area as pictured in aerial photography from 1972 .....
Figure 6 Lake Mandurama as pictured from Cleopatra Drive from wooden boardwalk .....

Table 1. Licence requirements for AWI management .....
Table 2. AWI issues identified at Lake Mandurama Reserve .....
Table 3. Results of AWI colony counts undertaken at Lake Mandurama Reserve .....
Table 4. AWI Action Plan for Lake Mandurama Reserve .....

DRAFT

1. Executive Summary

The Australian White Ibis (AWI) is a common native avian species, it is therefore protected in New South Wales (NSW) under the NSW *National Parks and Wildlife Act 1974*. The eastern seaboard of Australia is considered an important refuge for AWI populations displaced from traditional inland breeding sites through years of drought and ecologically damaging water management practices.

During 2014 the AWI population at Lake Mandurama Reserve, Ambarvale significantly increased affecting the local environment, public amenity and prompting management action response from Council.

Council has developed this Management Plan for AWI at Lake Mandurama Reserve, Ambarvale to ensure that it is meeting legislative requirements for managing a native species in an urban area and to assist in managing:

- AWI in the area in a strategic and sustainable way
- conflict between AWI and the local community
- impacts of AWI on the local environment.

This plan identifies the site management objectives and makes recommendations for active management of the AWI population at Lake Mandurama Reserve, Ambarvale. Management actions proposed under this plan include population reduction through egg oiling and nest burning, community education, environmental improvement through removal of exotic vegetation and monitoring to understand the AWI population, their impacts and the effectiveness of management actions.

This management plan is proposed to be implemented over the next three years at the conclusion of this time its need and appropriateness will be determined. In the interim it will be reviewed on an annual basis and/or when significant changes in legislation or management direction warrant a review.

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2. Introduction

The AWI is distinguishable by its almost entirely white body plumage and black head and neck. The head is featherless with a long black down-curved bill around 16 centimetres in length. Adult birds have a tuft of cream plumes on the base of the neck. During the breeding season the skin on the under-surface of the wing changes from dull pink to dark scarlet. Young birds are similar to adults with slightly smaller, shorter bills.

In flight, flocks of AWI form distinctive V-shaped flight patterns. Breeding season usually occurs from June to February, with between one and three clutches per season. AWI nest in large colonies, often with the Straw-necked Ibis. Eggs incubate for 23 days on average.

The AWI can be observed in all but the driest habitats. Traditional breeding locations for this species were inland wetlands such as the Macquarie Marshes, however modifications to the hydrology of these wetlands over the last two decades have resulted in dramatic reductions in populations in these areas and populations have increased in the Eastern seaboard. Natural preferred habitats include swamps, lagoons, floodplains and grasslands, but it has also become a successful inhabitant of urban parks and gardens.

The AWI traditionally diet on both terrestrial and aquatic invertebrates, however they are increasingly feeding on human food waste. Many AWI populations have learnt to exploit human food waste in urban environments. As a result AWI are becoming more common in urban areas and less common in their natural habitat.

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Figure 1. Adult AWI and juvenile in nest

3. AWI Management

Since 2004 AWI have expanded their roosting and nesting sites in the Sydney Region. The large number of AWI in urban areas has affected public amenity, aircraft safety, water quality and biodiversity, creating conflict with local communities and prompting the need for management of AWI in the Sydney Region.

During 2009/10 relevant government organisations including local Councils, NSW NPWS and the Centennial Parklands Trust formed an AWI Regional Task Force with the aim of developing a Sydney Regional Ibis Management Plan. This document is now in the form of a working draft plan awaiting adoption by the NSW Government.

The working draft Sydney Regional Ibis Management Plan categorises colonies of AWI into three different types based on their population size with corresponding different management strategies and licensing requirements applicable for each colony category (see Table 1).

As AWI are a native species a licence is required under the *National Parks and Wildlife Act 1974* before any intervention can be undertaken. Where local government authorities, private organisations or landholders determine the need to manage breeding AWI colonies, a Section 121 Occupier's Licence to Harm Fauna in NSW must be obtained from NSW National Parks & Wildlife Service (NPWS). In addition a Section 120, General Licence must be obtained for anyone carrying out works resulting in harm.

For colonies of greater than 50 birds the landowner must also prepare a detailed site management plan.

Table 1. Licence requirements for AWI management

Colony Category	Population size	Management/licensing requirements
Small colony	<50 individuals	• A Section 120 General Licence under the *National Parks and Wildlife Act 1974* for persons harming protected fauna (for contractors undertaking works) • A Section 121 Occupier's Licence under the *National Parks and Wildlife Act 1974* for landholders, authorising works to be undertaken on specific lands
Medium-large colony	>50 individuals	• A Section 120 General Licence under the

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		National Parks and Wildlife Act 1974 for persons harming protected fauna (for contractors undertaking works) • A Section 121 Occupier's Licence under the *National Parks and Wildlife Act 1974* for landholders, authorising works to be undertaken on specific lands • Development of a Site Management Plan for the species
Refuge colony	Specific colonies determined by the NSW Government eg Lake Annan, Lake Gillawarna	• A Section 120 General Licence under the *National Parks and Wildlife Act 1974* for persons harming protected fauna (for contractors undertaking works) • A Section 121 Occupier's Licence under the *National Parks and Wildlife Act 1974* for landholders, authorising works to be undertaken on specific lands • Development of a Site Management Plan for the species, specifying that at least 50% of active nests will be left undisturbed during control activities.

The working draft Sydney Regional Ibis Management Plan recommends that a Sydney Region population of at least 6,500 AWI individuals be maintained. If the population falls below this number the management strategies for colonies will be reviewed.

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4. AWI Distribution

4.1 AWI in South-Western Sydney

Within the South Western Sydney Region large AWI colonies are present at:

- Spring Farm ARRT Facility
- Lake Annan in Mt Annan, Camden.
- Lake Gillawarna, Georges Hall
- Eastern Creek ARRT facility, Eastern Creek.

As waste processing facilities close down or modify their practices the AWI move looking for sources of food and suitable habitat in different areas, thus establishing new colonies which commonly result in community and environmental conflicts.

4.2 AWI in Campbelltown

Within Campbelltown emerging colonies of AWI have been observed at Lake Mandurama Reserve, Ambarvale and Eagle Farm Reserve, Eagle Vale.

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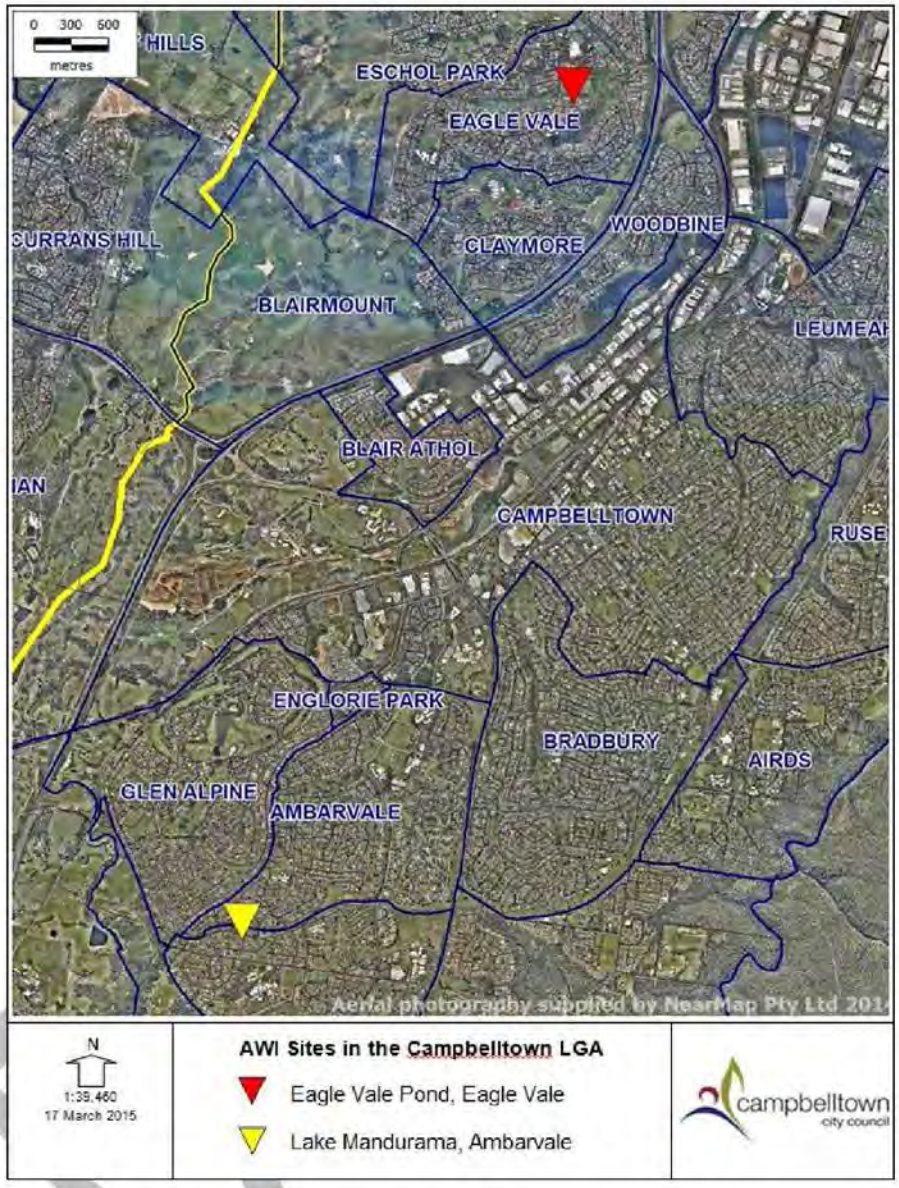

Figure 2. AWI sites in the Campbelltown LGA

AWI have been known to roost within Lake Mandurama Reserve, Ambarvale in small numbers alongside a range of other bird species over the past few years. Until 2014 there have been no recorded effects on the environment, surrounding residents and park users.

However during 2014 population numbers were observed to significantly increase, prompting concern from local residents and park users regarding the damage to vegetation in the area, the loud noises emanating from the nesting birds and the odours generated from concentrated fouling in nesting areas.

5. Site Description

This Management Plan applies to the area of Lake Mandurama and the surrounding reserve (Lot 1552 DP 709072). A map identifying the area covered by the Plan is provided in Figure 3 below. The area covered by the Plan encompasses 35,900m^2 and is herein referred to as Lake Mandurama Reserve.

Lake Mandurama Reserve is located in the suburb of Ambarvale approximately five kilometres from the Campbelltown CBD. The lake was constructed in or around the 1950s as a farm dam. In the early 1990s it was converted into water quality control pond, in-line with Spring Creek, to capture run-off from construction in the surrounding suburb. The lake is 1.5 hectares in size and contains a refuge island which is around 1000m^2 in area.

The lake is adjacent to a passive recreational space which is part of the reserve, which includes a small playground and park area. The site is in close proximity to residences and is bordered by, Cleopatra Drive, Crisparkle Drive, Haredale St, Darnay Place and Jasper Place.

Figure 3. Management area covered under this plan

6. Site Significance

6.1 Historical

The waterbody now known as Lake Mandurama was constructed in or around the 1950's to serve as a farm dam for Bishop's Farm (see Figure 4), which encompassed the area.

The suburb itself was named after the old Ambarvale farm which despite popular belief, actually stood on the other side of Appin Road where the suburb of St Helens Park is now. Still, as Ambarvale was one of the oldest property names to be used south of Campbelltown, the Council decided to apply to use the name and the Geographical Names Board approved it in 1976. It was March 1972, that the state government had first approved the farm land for urban development and, by the end of 1975, the first homes were under construction.

Figure 4. Lake Mandurama as a farm dam as pictured in aerial photography from 1956

In the early 1970's a series of three dams was established on the site and surrounds, in line with what is now called Spring Creek. Council's photography from 1972 shows three dam walls with the largest occurring adjacent to what is now known as Crisparkle Drive (see Figure 5).

Figure 5. The series of three dams in the area as pictured in aerial photography from 1972

In the early 1990's the lake was utilised to ameliorate impacts from construction of the surrounding suburb, to trap sediment and assist in protecting water quality of the creek and downstream river. The refuge island was installed at this time to provide a refuge for fauna and to add additional lake edge for macrophyte plants to assist in preventing erosion and to aid water purification.

6.2 Environmental

Lake Mandurama Reserve is home to a significant variety of plants and animals. Plant species found within the area include: She-Oak (*Casuarina Glauca),* Spiny Headed Mat Rush (*Lomandra longifolia*), Honey Myrtle *(Melalueca decora),* Sydney Green Wattle *(Acacia parramattensis),* Water Gum (*Tristaniopsis laurina*), various Eucalyptus spp as well as exotic species such as *Willow Spp* and African olive. Within the lake there are naturally occurring pockets of reeds (*Juncus*, *Baumea*) which provide ideal roosting habitat for birds. Additionally in 2013 Council constructed floating reed beds within the lake to assist in water filtration, species planted include: *Baumea articulate*, *Phragmites australis*, *Schoenoplectus validus*, *Eleocharis sphacelata*, *Cyperus exaltus* and *Carex appressa*.

In regard to fauna, the area is predominately populated by bird species, including: Black Swans (*Cygnus atratus*), Purple Swamp Hens (*Porphyrio porphyrio melanotus),* Masked Lapwing Plovers *(Vanellus miles*), Domestic Goose (*Anser anser domesticus* or *Anser cygnoides),* Australian Wood Duck (*Chenonetta jubata*) and Little Black Cormorants *(Phalacrocorax sulcirostris)*.

The small refuge island within the lake is vegetated with a range of trees and shrubs and offers protection from predators to a range of birds particularly during breeding season for roosting. The

island was strategically placed at the inflow of the dam in a central location to disperse the flow of water and reduce short circuiting of the water movement around the lake.

The lake forms part of the highly modified headwaters of Spring Creek, it now serves as a stormwater quality improvement device for the surrounding catchment (60 hectares). Overflow water from the lake immediately proceeds downstream through two water quality improvement devices (one currently under construction), to a modified channel and ultimately to Spring Creek and the Georges River. Water quality monitoring is undertaken routinely within the lake and the results indicate that water quality within the lake is variable but is generally indicative of a small waterbody in an urban catchment.

6.3 Landscape

The site is surrounded by residential housing, suburban roads and a series of detention basins downstream. The natural soil at the site has been highly disturbed, particularly at the time the lake was constructed. Plantings on the refuge island are representative of the Ecological Community of River Flat Eucalyptus Forest, however noxious and exotic weed species have become established on the island also. The surrounding landscape of the site is open parkland with the dominant tree species of the areas bordering the lake being *Eucalyptus Spp* and *Casurina Glauca*. A small remnant of Cumberland Plain Woodland ecological community has been mapped approximately 180 metres upstream of the lake.

6.4 Aboriginal significance

Council is still awaiting confirmation of the aboriginal cultural and heritage significance of the site from the Tharrawal Aboriginal Land Council. As outlined previously, this area has been heavily developed for residential purposes and associated landscaping. However, it is not intended as part of this plan to disturb the soil. If in the future soil disturbance is required consultation and guidance will be sort from the NSW government.

A search of the OEH Aboriginal Heritage Information Management System was undertaken on Tuesday 10 March 2015, it was noted that no aboriginal sites or places were recorded or declared in or near Lake Mandurama Reserve, Ambarvale (Lot 1552 DP 709072).

6.5 Community and Recreation

Recreational use of the reserve is limited to the boardwalk and the perimeter of the lake for passive activities including walking, sitting, and bird watching. There is children's playground equipment within the reserve and a concrete path around the southern and eastern perimeter of the lake. Due to the relative inaccessibility of the refuge island from the mainland there is no recreation activity on the island. The area is predominately used by local residents within walking distance. Aspect depictions of the lake and reserve are provided in Figures 6 and 7.

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Figure 6 Lake Mandurama as pictured from Cleopatra Drive from wooden boardwalk

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7. Site Issues

As stated previously, until 2013 AWI inhabited Lake Mandurama Reserve in small numbers (<10). Since 2013 this number has steadily increased, with counts of around 75 birds recorded on some occasions (see section 8 - Colony Composition).

A significant number of nests have been observed in the trees on the refuge island, particularly in *Willow spp*. AWI have also been observed on the mainland around the perimeter of the lake and in particular foraging through the bins at the reserve and on the floating reedbed, which has been decimated over the last 12 months.

AWI appear to be attracted to the area as it provides safe roosting opportunities, on the refuge island and the floating reed bed as well as ample food sources.

Since AWI numbers have increased at the site recreational activities have been detrimentally impacted by the damage caused to the general appeal of the reserve including aesthetics of vegetation and grassed areas within the reserve and foul smells associated with defecation and breeding. Whilst water quality results do not presently indicate any recent adversarial impacts from the AWI it is anticipated that over time nutrient levels will increase. Community feedback about the AWI has been negative, Council has received a significant number of complaints from park users and local residents either not wanting to use the reserve or concerned about the direct and indirect impact to their properties.

The following table outlines issues that have been identified as associated with AWI and their current applicability to Lake Mandurama Reserve.

Table 2. AWI issues identified at Lake Mandurama Reserve

Potential issues with AWI	Relevant to site?	Comments
Smell	✓	Offensive odours have been experienced at the site, assumed to be associated with bird defecation and decaying organic matter from rotting carcasses/eggs.
Noise	✓	Noise levels have increased at the site. Calls from the birds are observed primarily around sunrise and sunset.
Water quality	×	Water quality monitoring is undertaken on a monthly basis. To date no impacts attributed to the bird population have been observed.
Fauna displacement	×	Avifauna such as Cattle Egret, Little Black Cormorant, Black Swans and Purple Swamp Hens and Masked Lapwing Plovers still co-exist and breed on the island and in the reed pockets within the lake.

		Previous numbers are unknown.
Vegetation destruction	✓	Vegetation on the island is being intensively used by AWI to make nests. Many of the larger trees have been stripped bare of foliage. Some residents have reported that AWI have collected large quantities of twigs from their gardens to aid nest building.
Public nuisance	✓	AWI have been observed foraging in local bins. Their presence has been a deterrent to the public using recreational facilities based on perceived aggressiveness and threatening size, particularly towards young children.
Public health	✓	Faecal matter and decaying organic matter poses a risk to public health, in particular children. Increase in nutrients within the lake may result in blue-green algae blooms.
Public image	✓	The presence of AWI (and associated problems) is contributing to a declining image of Lake Mandurama and its public amenity.
Ecological sensitivity	✓	The site is located approximately two kilometres upstream of the natural waters of Spring Creek. At this location the creek is bordered by Shale Sandstone Transition Forest (a critically endangered ecological community). A remnant patch of Cumberland Plain Woodland is also mapped approximately 150 metres upstream. It is possible that water quality impacts from the colony could negatively impact on these ecological assets however given the distance and opportunities for water quality treatment it is unlikely.

8. Colony composition

AWI colony counts are designed to determine the number of AWI colonising at a given site. Council commenced colony counts in September 2014 at Lake Mandurama Reserve. All counts were undertaken from the perimeter of the lake due to WHS restrictions and available equipment. The results of colony counts undertaken to date are provided in Table 3.

Table 3. Results of AWI colony counts undertaken at Lake Mandurama Reserve

Date	Time started	Time finished	Total chicks on-site (a)	Total adults on-site (b)	# AWI flying in (c)	# AWI flying out (d)	Total adults (b+c–d=e)	Colony population (a+e)
8/9/14	nr	nr		62				62
9/9/14	nr	nr		55				55
18/9/14	4.30pm	6.00 pm	12	42	nr	nr	42	54
3/10/14	1.30pm	2.30pm	11	47				58
15/10/14	3.30pm	4.30pm	11	51				62
4/11/14	6.00pm	7.30 pm	9	39	19	4	54	63
19/11/14	11.30am	12.30pm	13	46				59
4/12/14	11.30am	12.30pm	11	52				63
23/12/15	6.30pm	8.00pm	15	44	18	6	56	71
12/1/15	6:45pm	8.15pm	12	48	18	5	61	73
28/1/15	11.30am	12.30pm	11	61				72

nr = not recorded / not observable

9. Site Management & Actions

Council recognises that the AWI colony at Lake Mandurama Reserve is not a geographically isolated issue but part of a South-Western Sydney region-wide AWI population. The working draft Sydney Regional Ibis Management Plan did not acknowledge the Lake Mandurama colony, however based on the colony categorisation under the plan, the colony would be considered a medium colony (greater than 50 individuals).

Due to the environmental damage, public health and nuisance issues arising from the AWI colony at Lake Mandurama, the 'do nothing' approach is not considered adequate. Moreover, as indicated above, the population dramatically increased in one season, it is uncertain if this trend will continue, particularly as a result of changes and reductions in other food resources. If an increase in population does continue it would most likely result in even more significant environmental and social impacts.

9.1 Past Management Actions

In response to resident's feedback Council has undertaken regular colony population counts of the AWI population at Lake Mandurama. Council has also consulted with other affected Council's such as Bankstown, Camden and Fairfield to assist in determining the most effective management actions.

Council's outdoor staff undertake regular maintenance activities of the reserve and grassed areas surrounding Lake Mandurama which also includes the collection of any dead birds, however the data regarding numbers of carcasses removed is unavailable. Once collected the dead birds are taken to a Council facility for collection and disposal by a specialised contractor.

9.2 Site Management Objectives

This site specific management plan aims to enable Council to effectively mitigate site specific negative impacts associated with AWI by providing comprehensive and clear guidelines for on-site management. Objectives of this plan are:

1. Manage the AWI colony within Lake Mandurama Reserve, in order to achieve/ restore a sustainable balance between the environment, recreational users, and local residents.
2. Increase community understanding of AWI.
3. Address environmental impacts to Lake Mandurama Reserve from AWI.
4. Manage public health impacts of the AWI colony at Lake Mandurama Reserve.

5. Monitor the AWI colony at Lake Mandurama Reserve to ensure appropriate and effective management practices are employed for the colony.

9.3 Site Management Action Plan

With the above objectives in mind a series of management strategies and corresponding actions have been developed to assist in achieving these objectives. These actions will be delivered over the three year life of the management plan and their effectiveness will be monitored and reviewed on an ongoing basis.

These strategies and actions are specified in the action plan in Table 4 below. Further details about each of the actions are provided in Section 10.

Table 4. AWI Action Plan for Lake Mandurama Reserve

Objective #	Management Strategy	Management Action	Timeframe	Responsibility	Comment
1	Reduce breeding success	Undertake egg oiling program during breeding season	Fortnightly during breeding season (July – February)	Council to engage contractor	Section 120 and 121 licences to be obtained. Ensure chicks are not present or adjacent to nests.
		Undertake nest burning outside breeding season	April – June each year	Council to coordinate RFS and SES to undertake pile burns on the island.	Application to be made to EPA for an ecological burn. Ensure animals are not present in nests
2	Reduce exotic vegetation	Undertake bush regeneration and weed treatment, particularly on refuge island	April – Dec 2015	Council to engage contractor	To be removed during non-breeding season
3	Reduce odours	Remove decaying egg/ carcasses routinely	Fortnightly inspections and removal during breeding season (July – February)	Council to engage contractor	
		Undertake nest burning outside breeding season	March – June each year	Council to coordinate RFS and SES to undertake pile burns on the island.	Application to be made to EPA for an ecological burn. Ensure animals are not present in nests
4	Maintain site and surrounds	Manage litter and food waste within the area through inspections, rubbish removal, bin clearing and grass mowing	Bins are emptied on a daily basis and park maintenance (mowing) undertaken on a monthly basis.	Council	
5	Control AWI feeding opportunities	Replace bins within Lake Mandurama Reserve with steel caged, covered waste bins	April – Dec 2015	Council	
		Encourage residents not to over-fill household bins	Ongoing	Council	Through comprehensive education campaign
6	Revegetation of native species	Removal of exotic vegetation.	April - Dec 2015	Council or Council Contractor	
		Planting of native species	Spring and Autumn as needed annually	Council or Council Contractor	Using species representative of River Flat Eucalypt Forest

		Protection of vegetation on floating reed bed	June – August 2015	Council	Explore deterrence options such as bird spikes, cages
7	Undertake community education campaign	Design and install signage around the perimeter of lake discouraging litter and feeding of birds	June – Dec 2015	Council	
		Design and distribute brochures for community on AWI, their impacts and appropriate behavioural practices	June – Dec 2015	Council	
		Update Council's website to include information about AWI, their impacts and appropriate behavioural practices	June 2015	Council	
8	Monitor AWI population	Undertake population counts of AWI colony at Lake Mandurama Reserve	Population counts undertaken fortnightly during breeding season (June – February) and monthly during the rest of the year	Council Council contractor	
		Participate in statewide surveys to assist in national management of species	October/ November annually	Council	Survey of Lake Mandurama Reserve colony undertaken annually in conjunction with statewide survey
9	Support research opportunities	Investigate research opportunities to achieve a better understanding of AWI.	Ongoing	Council	Participate in proposed University of Wollongong "Waterbird parasites and pathogens: disease threats in urban wetlands project" if project proceeds

10. Description of Management Actions

A detailed description of each of the management actions is provided below. These should only be performed by adequately trained personnel wearing the necessary personal protective equipment (PPE) and in accordance with protocol and procedures to be developed under an operational plan.

If at any time, an AWI (of any age) is harmed while performing any of these management actions, they must be immediately taken to a wildlife carer or a registered veterinary.

10.1 Reduce breeding success

Egg oiling - involves the coating of unhatched eggs with household cooking oil. The oil blocks air exchange through the pores of the egg preventing it from hatching. Egg-oiling is viewed as an environmentally safe and socially preferable to culling adult birds. Studies have shown that egg-oiling is 98-100% effective at preventing eggs hatching. Oiling can be conducted at any time during the 23 day incubation period and in 30% of cases parent AWI continued to brood the eggs for up to 54 days longer than the normal incubation period. This time spent brooding on unviable eggs reduces the opportunity for further egg laying.[1]

Egg-oiling is considered to be a humane method of euthanasia and has been deemed an acceptable method by ecological authorities both nationally and internationally. Locally, egg oiling has been previously undertaken by both Bankstown, Camden and Fairfield Councils and they found it to be an effective management strategy. Thus far each council has engaged the services of a qualified contractor to undertake the oiling exercise.

Nest Burning - burning of AWI nests aims to reduce the availability of nesting habitat by destroying unused nests outside of the breeding season with all material piled in strategic locations on the island for pile burning in accordance with the RFS Guidelines for Pile Burning. Nest burning also reduces the amount of odour that is generated from the area, which will provide long term benefit to local residents. The nests that are heavily contaminated with faecal material and abandoned will be targeted as a priority.

Due to the disturbance and loss of nesting materials (once an ecological burn has been implemented), the AWI are likely to disperse and look for food and nesting materials in nearby locations.

To assist residents in this regard, an education campaign will be implemented simultaneously to provide residents with simple ideas how they can discourage AWI from visiting their properties, cleaning up vegetation debris from their front yards and making them less attractive to the AWI. This is described in more detail within Section 10.7 – Community Education.

10.3 Reduce Exotic Vegetation

Regular inspections and surveys at Lake Mandurama have identified AWI to be predominately nesting within exotic vegetation such as *Willow Spp*. Removal of exotic vegetation including *Willow Spp*, African Olive and African Boxthorn from the refuge island will assist in promoting native biodiversity and reducing favourable nesting habitat.

Vegetation removal and weed treatment will be undertaken in a mosaic pattern to ensure that habitat remains for the AWI and other avifauna and to promote the resilience of the remaining native vegetation. Any exotic tree species supporting active AWI nests will be left in situ to ensure that they have the best chance of survival. All exotic species larger than 100mm in diameter that are not in risk of falling into the water will be drilled and injected with Glyphosate herbicide to ensure that they can still provide habitat for fauna species in the short term whilst native species are encourage to fill the void. All weed species less than 100m diameter will be cut and painted using Glyphosate herbicide and left on island as habitat piles or placed in open locations for pile burning whilst nest burning is undertaken.

10.4 Reduce Odours

AWI nests are associated with foul odours as they are heavily contaminated with decaying organic material (eg eggs) and faecal matter. In addition when AWI breeding colonies reach high densities, on-site mortality of individuals of any age is inevitable. The resulting carcass decomposition adds to the odour associated with AWI breeding colonies.

Nest burning will assist in removing organic material and faecal matter thereby reducing odours. Prompt removal of decaying carcasses will help to reduce these odours and can be performed while on-site for other activities such as breeding restriction.

Inspection for carcasses and subsequent removal will be undertaken on a fortnightly basis, whilst other management activities are conducted.

10.5 Maintain Site and Surrounds

Council will endeavour to manage litter and waste at Lake Mandurama Reserve and surroundings to ensure that the availability of unnatural food sources for AWI is kept to a minimum. This includes ongoing regular mowing of grassed areas and regularly emptying bins to prevent overflow.

10.6 Control AWI Feeding Opportunities

One of the main sources of food and attraction to the site for AWI is human food waste. Currently the bins provided for the public at Lake Mandurama Reserve are not enclosed allowing birds (especially AWI) to forage for food in the bins. The current general waste bins at the reserve will be replaced with steel caged, covered waste bins to reduce access to the bins from animals other than humans.

10.7 Community education

Community education is an integral part of successful AWI management as many common practices such as feeding wildlife and incorrect disposal of rubbish greatly contribute to increased feeding opportunities. The community education campaign developed under the management plan will address community understanding of the species, human relationship and behavioural change. Education around conservation of native species is also important as many members of the general community may not be aware that AWI are a native species and may not understand why they have taken refuge in urban areas similar to Lake Mandurama Reserve within the Sydney Basin.

A public education campaign will be developed to address issues including:

- Biology of the species
- Impacts of the species
- Council's management actions
- Overfilling of household bins
- Bird feeding and rubbish dumping
- Management of vegetation on private property, to reduce foraging for nesting material.

Actions implemented through the education campaign will include:

- Development and distribution of education material such as brochures, stickers for bins, schools packages and media articles
- Installation of signage around the reserve area
- Update of Council's website with recommended behavioural practices for the public to discourage the presence and breeding of AWI
- Issue of a media release an annual basis prior to the breeding season to encourage residents to report AWI breeding sites and to increase awareness of the issues associated with urban AWI populations.

Creating community awareness of public feeding and general AWI issues can also be integral in communicating important and useful information about foraging, roosting and breeding sites within the area. It will also aid in community acceptance of this Management Plan.

10.8 Monitoring of AWI population

Monitoring of the Lake Mandurama Reserve AWI colony and reporting to the NPWS is required under the conditions of the Section 121 Occupier's Licence under the *National Parks and Wildlife Act 1974.* In addition it is appropriate to evaluate and assess the effectiveness of management actions prescribed within this management plan.

As indicated in the action table Council will engage a contractor to undertake egg oiling and decaying egg and carcass removal on a fortnightly basis during breeding season. The contractor will also collect and record data relating to their activities including roost counts, egg counts, the number of eggs oiled, number of carcasses removed and general population counts. This will be supplemented by monthly population counts by Council staff throughout the year.

An annual census of the colony is to be undertaken in conjunction with the OEH annual community survey of the AWI population across Australia to be held October/November each calendar year. This helps to accurately calculate the population within the Sydney Basin and guide statewide management direction which may impact on licence conditions.

10.9 Support Research Opportunities

Council will endeavour to support research opportunities through local schools, TAFE and universities as they arise. This will greatly assist in better understanding the species whilst also helping to guide appropriate management actions into the future.

11. Review of AWI Management Plan

This AWI Management Plan for Lake Mandurama Reserve, Ambarvale will be reviewed annually to ensure that it remains relevant as management techniques, knowledge and ability advance in management of the species. This will also include a review of the efficiency and effectiveness of the management actions specified within Section 9 of this plan.

Significant legislative or policy changes affecting the management of native species and/or changes in recommended practices for the management of native species will also trigger a review of this plan.

12. Glossary

Phrase/Word	Definition
AWI	Australian White Ibis
Dispersal	The moving of individuals away from each other or away from a particular site.
Foraging	The process of searching for and obtaining food or materials for nests.
Roosting	The process of birds congregating overnight at a specific place for rest and protection from predators.
NPWS	NSW National Parks and Wildlife Service
OEH	Office of Environment and Heritage

13. References

Eco Sure (2009), *Sydney Basin Australian White Ibis Regional Management Plan*, Prepared for NSW National Parks and Wildlife Service.

Camden Council (2013), *Australian White Ibis Management Plan for Australian White Ibis at Lake Annan, Mt Annan*.

Martin, JM, French, K, Major, RE (2007), 'The pest status of Australian white ibis (Threskiornis molucca) in urban situations and the effectiveness of egg-oil in reproductive control', *Wildlife Research*, 34(4), pp319-324.

2.2 Planning Proposal - Amundsen St Leumeah

Reporting Officer

Manager Environmental Planning

Attachments

1. Location Plan (contained within this report)
2. Landscape Concept Plan and draft indicative allotment layout (contained within this report)
3. Draft Planning proposal (contained within this report)

History

The land contained within the planning proposal is located at the southern end of the area generally known as 'The East Edge Scenic Protection Lands' which is an area located adjacent to the eastern boundary of the Campbelltown Urban Area, and is separated from an extensive regional open space network (that runs along the Georges River) by a reservation for the Georges River Parkway.

There have been numerous representations to Council in the past about the possibility of rezoning the East Edge Scenic Protection Lands to allow for further subdivision.

On 10 May 2004, Council notified the (then) Department of Planning (DoP), of its intention to prepare a Local Environmental Plan (LEP) to rezone the East Edge Scenic Protection Lands, and sought the DoP's requirements in relation to the Local Environmental Strategy (LES).

In a letter dated February 2006, the DoP advised that:

> "the Department would not support a Local Environmental Plan based on a Local Environmental Study that was limited to investigating only one option – that of reducing the subdivision standard to one hectare, unless this was found to be the only one that satisfactorily addressed all issues."

Council subsequently advised the affected land owners of the DoP's response. The land owners raised concerns about the cost of a full LES, which would be significantly higher than that of an LES to only investigate the one hectare option.

On 26 October 2006, senior representatives from Council and the DoP met with the Minister for Planning to discuss the possibility of limiting the scope of the LES to investigate the one hectare only option. The Minister confirmed the Department's position, that any LES for the land would need to consider a range of options (including urban). Council was also invited to work collaboratively with the DoP to refine the scope of the LES but on the basis of a range of options being considered.

At its meeting on 21 November 2006, Council considered a report on the matter and resolved:

"1. That Council refund the landowners (who made contributions towards the preparation of the Natural Conservation Assessment Study of the Edge Scenic Protection Lands) to the amount of the remaining funds held by Council.

2. That Council not proceed with the Draft LEP amendment seeking the proposed rezoning of the Edge Scenic Protection Lands.

3. That Council investigate the alignment of the urban zoned boundary as it affects the western edge of the Edge Scenic Protection Lands, as part of the Comprehensive LEP, noting that the extent of any potential options for zoning alterations will be minor.

4. That the development of the Campbelltown Comprehensive LEP include consideration of urbanising suitable portions of the Edge Scenic Protection Areas for ecologically sustainable developments west of the western edge of Bensley Road forming the boundary between potentially urbanised land and the environmental protection zone.

5. That Council inform interested parties of the decision."

Following the meeting, a Rescission Motion was lodged. At the following Council meeting on 12 December 2006, the Rescission Motion was carried and a further amendment was moved via a Notice of Motion:

> "That a decision in this matter be deferred and that in accordance with the usual practice for the LEP this matter be the subject of a workshop by Councillors where all land uses in the Campbelltown area be considered and report back to Council."

On 30 January 2007, a presentation was made to Councillors about the Preliminary Findings of the Draft Campbelltown Local Planning Strategy. The Edge Scenic Protection Lands were discussed as part of this presentation.

On the 18 October 2011, Council considered a report on the "Draft Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands" which indicated:

> "In some places in the East Edge Scenic Protection Lands, a further increase in the density of development may also be possible providing that the detailed subdivision design and subsequent siting of buildings will not compromise the bushland qualities of the landscape, especially when other issues such as bushfire protection for any dwellings is addressed."

On the 10 April 2012, Council considered a report titled "Supplementary Report on Future Planning Directions for the East Edge Scenic Protection Lands" which specifically discussed the subject site. In this regard the report stated:

> "Landscape Unit E-LU5 contains some land (particularly in the north western part of the landscape unit) that is of low conservation value, as the land is largely cleared. A landowner in this area who has land fronting Amundsen Street, Leumeah, and a property developer with an interest in that land, have made regular enquiries about the possible future rezoning of the land for residential use over at least the last five years. This land is mostly clear of vegetation as the land was previously used for farming. The assumption could be made that the land is therefore suitable for urban development, however, this land is located on the ridgeline and it therefore visually prominent. Most parts of the land also drain towards the Georges River. These are some of the reasons why residential zoning, urban development or subdivision to 4000m^2, is not appropriate in other parts of the Edge Lands.
>
> However, it could be argued that the part of the land with direct frontage to Amundsen Street (namely part of Lot 1 DP 795498 and part of Lot 2 DP 126471) could be potentially be suitable for some increase in development density. The existing lots are respectively 1.84 hectares and 2.4 hectares in size.
>
> This site is generally cleared and a significant portion drains away from the Georges River (directly). Land on the opposite side of Amundsen Street is developed for urban housing.
>
> It is considered from initial investigation that some additional new lots may potentially be able to be created on that part of the land which drains away from the Georges River towards Amundsen Street and where no significant vegetation exists.
>
> Any such development proposal for that part of the land would need to be more fully investigated and achieve a master planned outcome including:
>
> - drainage of stormwater from development to Amundsen Street and away from the Georges River
> - connection to mains sewer
> - no new dwellings or outbuildings to be located on that part of the land, east of the ridgeline that traverses the site
> - that part of the site between the ridgeline and Hansens Road to be revegetated with appropriate endemic species reflective of existing endangered ecological communities in the locality, in accordance with a vegetation rehabilitation/management plan, taking appropriate account of the management of bushfire risk
> - a limit on the height of any future development to one storey only
> - the design, siting and finish (materials and colours) of buildings and structures undertaken in such ways to minimise the visual prominence of development.

> As Lots 1 and 2 were previously used for farming, an appropriate site contamination assessment would need to be carried out to establish whether or not any parts of the land need to be remediated. Such assessment would need to be carried out as part of the more detailed site investigation.
>
> If Council were to support the investigation of additional limited development on the existing cleared land fronting Amundsen Street, in the terms described above, it would need to be made clear that such development is not a precedent for its consideration of other proposals for further encroachment into other parts of the Edgelands, for further subdivision and urban development.
>
> Any such detailed investigation would need to be at no expense to Council and be submitted for formal consideration as soon as possible to enable co-ordination with Council's consideration of the preparation of the Comprehensive LEP."

Council subsequently resolved:

> "That Council advise the owners of Lot 1 DP 795498 and Lot 2 DP 126471, Amundsen Street Leumeah, that it is prepared to consider the submission of a detailed investigation into the possible future development (for residential purposes) of part of the land, but only in accordance with the terms set out in the above report, and that such submission shall be received by Council by no later than 30 June 2012."

Since that time Council staff have been working with the land owner and their consultants to identify the suitability and capability of the land for further residential development. While a preliminary submission was received within the specified timeframe, it was considered prudent to consider additional key constrains on the land being the heritage significance of the old farmhouse and the impact on the visual landscape, prior to preparing a more detailed planning proposal.

Detailed technical reports on these matters were completed in November 2013 and November 2014 respectively and form part of the submitted preliminary planning proposal recently lodged to rezone Lot 1, DP 795498, Lot 2, DP 126471, No 82 - 102 Amundsen Street Leumeah and Lot 1, DP 709918, No. 86 Amundsen Street Leumeah, to permit the development of the site for residential purposes. A location map of the proposed site is provided in Attachment 1.

As investigations into the suitability and capability of this land were progressing independently of the CLEP 2014, it was decided that the most effective way to progress this matter was by way of a separate planning proposal. Subsequently this site was listed as a 'Deferred Matter' in the draft CLEP 2014. Consequently Council received a preliminary planning proposal on behalf of the land owners in December 2014 and staff have since worked with the applicant to progress the planning proposal to this stage.

Councillors received a briefing on the proposed rezoning at Council's briefing night on 28 July 2015.

Report

Property Description:	Lot 1, DP 795498, Lot 2, DP 126471, No 82 - 102 Amundsen Street Leumeah
Owner:	Mrs Jessie Maude Newham and Mrs Edith Marie Clarke
Property Description:	Lot 1, DP 709918, No. 86 Amundsen Street Leumeah
Owner:	Mr William Leslie Toole and Mrs Alexandra Toole
Applicant:	Michael Brown Planning Strategies

Council has received a preliminary planning proposal, on behalf of the two property owners, to rezone land at Amundsen Street Leumeah, to permit the development of the site for residential purposes.

The Site

The subject site includes Lot 1, DP 795498, and Lot 2, DP 126471, No 82 - 102 Amundsen Street Leumeah, owned by Mrs J. Newham and Mrs E. Clarke, and Lot 1, DP 709918, No. 86 Amundsen Street Leumeah, owned by Mr W. Toole and Mrs A. Toole. The site is bounded by Leumeah Rd to the south, Hansens Rd to the east, Amundsen Street to the west and residential development within the suburb of Leumeah to the north as shown in Attachment 1.

The land uses that abut the site include Biehler Reserve on the southern side of Leumeah Road; three large residential lots (ranging in size from 10,400m^2 to 20,000m^2) on the eastern side of Hansens Road; 13 rear facing standard residential lots set back approximately 15 metres from Amundsen Street to the west (these premises front Wyangala Crescent) and the Leumeah Baptist Church to the north. The total area of the subject site is 4.36 hectares.

Historically the site has been predominantly used for agricultural and grazing purposes and more recently for horse agistment. The site contains three main dwelling houses, one of which was the original farmhouse and has been the subject of a heritage assessment.

The site is currently vegetated with open grassland with some scattered trees located along the eastern boundary. The terrain is undulating and is dominated by a ridgeline along the western side of the site and a 2m-3.5m deep cutting abutting the Leumeah Road boundary.

Zoning

The current zoning of the subject site is 7(d4) - Environmental Protection, 2ha minimum under the provisions of Campbelltown (Urban Area) LEP 2002. The draft CLEP 2014 lists the site as a 'Deferred Matter'. The preliminary planning proposal aims to rezone the subject land to a residential zone and provide for subdivision into approximately 36 residential allotments (zoned R2 – Low Density Residential) with a range of allotment sizes from 500m² to 720m² and two allotments (zoned R5 – Large lot Residential) of 9778m^2 and 9435m^2. The proposal only seeks to amend the zoning of No.86 Amundsen Street with no plans being made for subdivision of this 1574m² lot at this stage. The proposal would result in a net increase of 35 lots with an estimated population of approximately 123 people.

Key Planning Issues

Visual

The site was identified in the draft report entitled "Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands" prepared in 2011 for Council by Paul Davies Pty Ltd in association with Geoffrey Britton (the Visual Study). The site is part of Unit 5 (E-LU5) in the Visual Study.

As mentioned above Council considered a report on the Visual Study at its meeting on 10 April 2012 and indicated that any such development proposal for that part of the subject land would need to be more fully investigated and achieve a master planned outcome including:

- drainage of stormwater from development to Amundsen Street and away from the Georges River
- connection to mains sewer
- no new dwellings or outbuildings to be located on that part of the land, east of the ridgeline that traverses the site
- that part of the site between the ridgeline and Hansens Road to be revegetated with appropriate endemic species reflective of existing endangered ecological communities in the locality, in accordance with a vegetation rehabilitation/management plan, taking appropriate account of the management of bushfire risk
- a limit on the height of any future development to one storey only
- the design, siting and finish (materials and colours) of buildings and structures undertaken in such ways to minimise the visual prominence of development.

With the above criteria in mind the applicant commissioned a detailed visual and landscape assessment of the land by HLS Pty Ltd (Landscape Architects) to conduct a site specific analysis of the site. The assessment recommends that the inclusion of the following design recommendations in the development will ensure that any visual effects will be minimised.

- Ensure Hansens Road is retained as a "Rural Road Construction standard" on the western verge, to maintain trees and reduce adverse visual impacts
- Ensure driveway locations and crossovers to the bushland interface lots are located to minimise vegetation removal.(It should be noted that only one access from Hansens Road is proposed)
- Installation of a rural style (post and rail or similar) fence, max 1200mm high, from the Hansens Road Roundabout splay, along the length of the Hansens Road frontage
- Preparation of a landscape plan for each future rural residential dwelling providing for a bushland setting and planting at the frontage of each dwelling
- Planting of the 8m wide dense native vegetation strip with canopy trees across the site for visual amenity value, plus a 7m wide cleared zone against rear fences. Plant at a density of 1/3m^2 as per section "7.1 Suggested Plant List"
- Retention of a 30m wide vegetation zone along the Hansens Road frontage of the "bushland interface" lots
- Planting of a 15m wide canopy zone with trees at 1/3m^2, on the roundabout splay to maintain views through trees to larger lot housing beyond, typical of the "bushland interface" within the unit

- Trees to be protected as per AS 4970-2009 Protection of Trees on Development Sites.
- Engage an Arborist to investigate health and determine Tree Protection Zones of two remaining large Eucalypts near the building envelope in larger lots to assist in locating buildings outside TPZs of large healthy trees
- In larger lots, site future dwellings within the nominated building zone, amongst the isolated scattered trees to enable the retention of all trees
- Buildings in larger lots are to be single storey, built in recessive colours to integrate with the bushland, with no high contrast colours or materials
- Planting of a 3m wide native screen planting strip at the top of the earth bank cutting along Leumeah Road to create a permanent screen in this location to replace short-lived wattles. Fence the developed side of the strip with 1800mm high lapped and capped timber fence for safety reasons
- Increase the planting in the 15m wide verge on the western side of Amundsen Street, within an 8m zone, 7m from rear fences, to fill gaps in the scattered tree planting and to create a softer ridgeline. This will also provide some screening between new residential lots and the rear of existing lots on Wyangala Crescent
- Where possible, minimise vegetation clearing for visual reasons. Plant at a density of 1/25m^2 (at 5m intervals) as per section 7.1
- Locate services outside of the existing vegetated western verge of Hansens Road
- Minimise clearing for overhead electricity and telecommunication lines where lines cross the verge
- A maximum built height of 8.5m is recommended for those dwellings on the ridgeline, to ensure their visual impacts are minimised with screening by the proposed 15m high canopy trees.

These recommendations were used to produce a Landscape Concept Plan which resulted in the development of a draft indicative allotment plan (both in attachment 2), which will be refined and potentially modified based on the results of the required additional studies should the preliminary planning proposal progress.

Considering Council's criteria and the recommendations of the site specific visual and landscape analysis the following assessment can be made:

Stormwater Drainage – whist this is discussed in further detail below, it is consider that the proposal can achieve Council's criteria and would be subject to further detailed analysis should the preliminary planning proposal progress.

Connection to mains sewer - whist this is discussed in further detail below, it is consider that the proposal can achieve Council's criteria and would be subject to further detailed analysis should the preliminary planning proposal progress.

No structures east of the ridgeline – whilst it is proposed that approximately half of the standard residential allotments and two large lot residential allotments will be located beyond the ridge line the visual and landscape analysis recommends significant vegetative screening and building height controls to address any impacts. A building height of 8.5m is proposed, however this will not limit the height of a residential building to one storey as required by Council and a more appropriate building height would be 6.5m. These matters can be further refined should the preliminary planning proposal progress.

Revegetation of the site east of the ridgeline – The visual and landscape study recommends revegetation with appropriate endemic species reflective of existing endangered ecological communities in the locality. The location of vegetation on site will need to be further addressed as part of the management of bushfire risk which is recommended to be a required additional report should the preliminary planning proposal progress.

Building height of one storey – as discussed above a building height of 6.5m rather than the proposed 8.5m would be required to achieve this criteria and this will be refined should the preliminary planning proposal progress.

Building design, siting and finish – the visual and landscape assessment requires a landscape plan for each large residential allotment, a building height of one storey with recessive and no high contrasting building colours to be used. These controls along with a number of other building standards recommended by the visual and landscape assessment will (should the preliminary planning proposal progress) be incorporated into a site specific Development Control Plan for the site.

Therefore it is considered that given the above the issues of visual and landscape impacts can be addressed by way of additional controls which will be formalised and incorporated in future LEP and DCP amendments should the preliminary planning proposal progress.

Flora and Fauna

The site has been used for agricultural purposes for many years, and particularly for horse agistment and cattle grazing, which has resulted in only scattered canopy trees associated with Shale Sandstone Transition Forest on the eastern side of the ridge. It is proposed to retain (and supplement) as much existing significant vegetation as possible via the creation of the proposed large lots. While there have been no sighting of threatened species at the site there is the potential for Koalas and the Cumberland Plain Land Snail to exist on site.

At this stage, no assessment of potential threatened species has been undertaken; however, it is recommended that the Gateway Determination require a flora and fauna study to be completed.

Transport and Access

The draft indicative allotment layout proposes access to the majority of lots within the site via Amundsen Street which is a local road. The section of Amundsen Street which abuts the subject site currently contains a bitumen road without formalised kerb and gutter. The upgrade of this section of Amundsen Street will take place as part of any future subdivision applications of the land should the planning proposal progress.

Heritage - Non Indigenous

The subject lands are not listed as containing a heritage item, however, the farmhouse on Lot 2 DP 126471 No 102 Amundsen Street has some historical connections with the development of the area. In this regard John Oultram (Council Heritage and Design Consultant) undertook an assessment of the dwelling. The following summarises that assessment:

- The property is not representative of the early development of the area being built in 1928
- The property is representative of the type of Inter War smallholding found in many areas of outer Sydney that were purchased by local workers for hobby farms
- The house is of very limited significance
- The property would not meet the threshold for listing as a heritage item in the LEP
- The house and property have no features of note that would require retention.

The report recommends that, if the cottage is to be demolished:

1. It be the subject of archival photographic recording in accordance with the Heritage Branch guidelines for digital capture.

2. An oral history be taken from the current occupier of the property detailing its later history, development and use.

3. These records (and a copy of this report) be lodged with a suitable archive (e.g. the Local History Library).

Given the above it is considered subject to the above recommendations being implemented by the applicant that non-indigenous heritage is not a constraint to the future rezoning of the land.

Heritage - Indigenous

At this stage detailed investigation into indigenous heritage have not been undertaken however further investigation and consultation with Aboriginal stakeholders would be required as part of the preparation of documentation to support the proposed rezoning of the site, should Council decide to support the proposal. A search of the Office of the Environment and Heritage Aboriginal Heritage Information Management System has shown that there are no records of Aboriginal sites or places in or near the site.

Servicing

Initial investigations have indicated that the adjacent residential areas are serviced with water, sewer, stormwater drainage and electricity. However, further confirmation would be required prior to the rezoning of the subject land. With the exception of the two large residential lots, which are suitably sized to accommodate stormwater disposal on site, all of the remaining lots fall way from the Georges River.

Community Infrastructure

Given the minimal impact in population resulting from the proposed rezoning it is considered that the additional demand on services could be accommodated within the existing community services/facilities in adjoining suburbs (e.g. schools and playing fields).

Land Contamination

At this stage detailed investigation into land contamination have not been undertaken however further investigation would be required to confirm that there is no contamination on the site and confirm its suitability for residential development, should Council decide to support the proposal.

Conclusion

The rezoning of the subject site presents an opportunity for the delivery of additional residential land within the Campbelltown LGA.

The planning proposal process under which this rezoning is being considered, is designed to ensure that preliminary information provided in support of the planning proposal (rezoning), is provided to a level that enables the Council to make a decision on whether or not the proposal has sufficient merit for progression through to the Department of Planning and Environment's Gateway Panel.

The Gateway Panel's purpose is to make a decision (determination) on whether or not the draft planning proposal lodged by the Council has sufficient merit to move to stage 2 of the process, being the detailed assessment and exhibition stage. As this planning proposal is in the first stage of the planning proposal assessment process, Council needs to be initially satisfied that the proposal has sufficient merit, before such a proposal is forwarded to the Gateway for its determination.

In this regard, based on the information provided by the applicant to date, Council officers have deemed it appropriate to prepare a draft planning proposal for Council's consideration and subject to the endorsement of the Council, its lodgement with the Department of Planning and Environment for determination by the Gateway Panel (see draft planning proposal at Attachment 3).

On receipt of a draft planning proposal, the Gateway Panel will consider the draft proposal and will determine whether or not the draft proposal should proceed to full assessment and exhibition, and if so, under what circumstances. If the draft planning proposal is supported by the Gateway Panel and it determines that the proposal can proceed to the next stage, then the Gateway determination will advise what further studies are required, which State or Commonwealth Public Authorities will need to be consulted, and the times within which the various stages of the procedure for the making of the proposed rezoning plan (LEP) are to be completed, including the sequencing of the public exhibition. These studies will need to address in detail, the key planning issues discussed in this report, e.g. flora and fauna, bushfire risk, indigenous heritage, contamination and any additional matters required by the Gateway Panel.

Where the draft planning proposal is supported by both the Council and the Gateway Panel, subject to the applicant satisfying the conditions of any Gateway approval, a further report will be prepared for Council's consideration prior to the public exhibition of any planning documentation for this proposed rezoning.

Officer's Recommendation

1. That Council forward the draft planning proposal for the rezoning of Lot 1, DP 795498, Lot 2, DP 126471 and Lot 1, DP 709918, Amundsen Street, Leumeah, to the Department of Planning and Environment for a Gateway Determination.

2. That Council advise the applicant of Council's decision.

Committee's Recommendation: (Oates/Lound)

That the Officer's Recommendation be adopted.

CARRIED

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

Voting against the Committee's Recommendation: Nil.

Council Meeting 18 August 2015 (Hawker/Thompson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 152

That the Officer's Recommendation be adopted.

Voting for the Council Resolution were Councillors: Borg, Brticevic, Chanthivong, Dobson, Glynn, Hawker, Kolkman, Lake, Lound, Matheson, Mead, Oates, Rowell and Thompson.

Voting against the Council Resolution: Nil.

ATTACHMENT 1

Location Plan
Proposed Rezoning of Land - Amundsen Street LEUMEAH

ATTACHMENT 2

Part 1 - Landscape Concept Plan

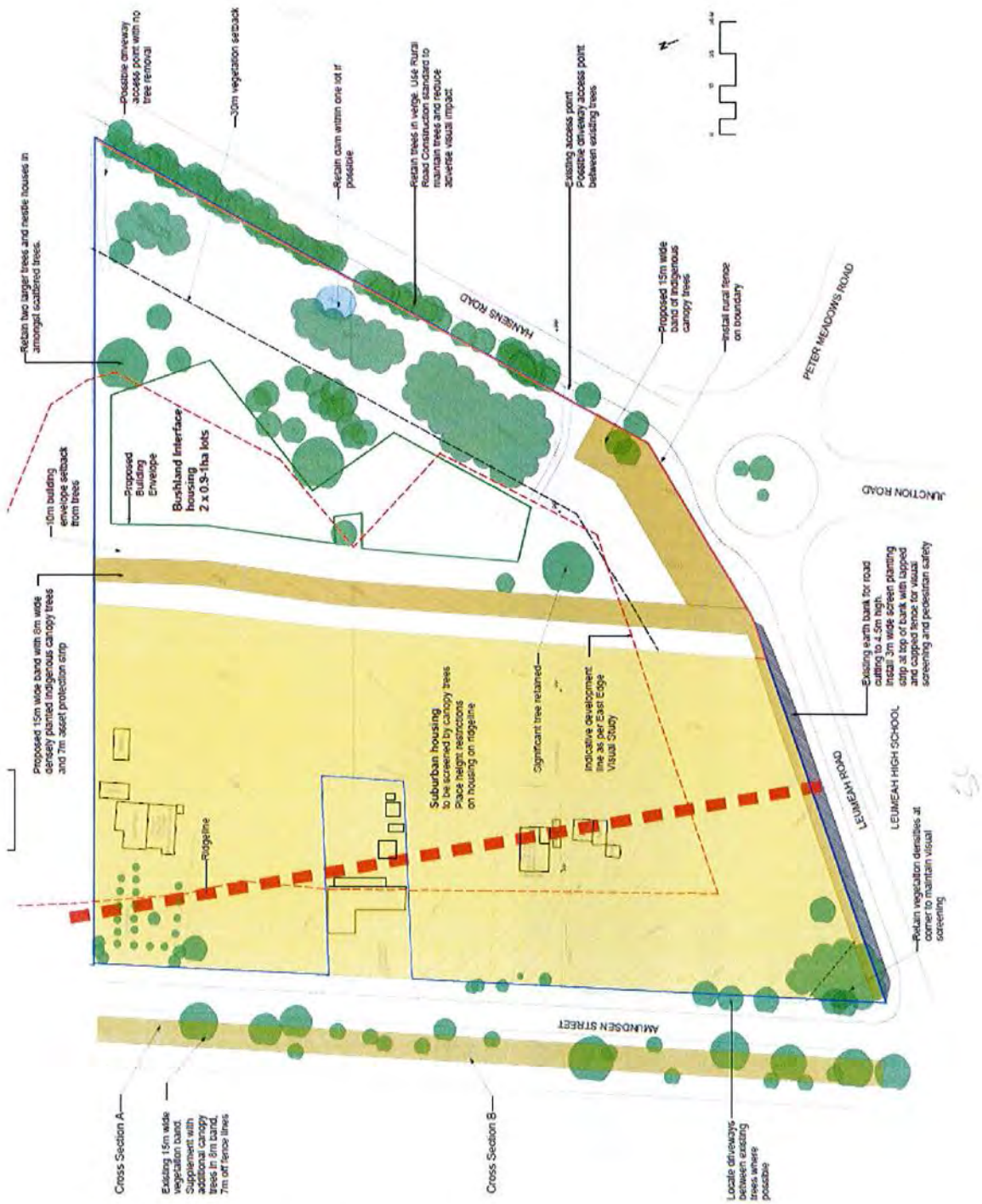
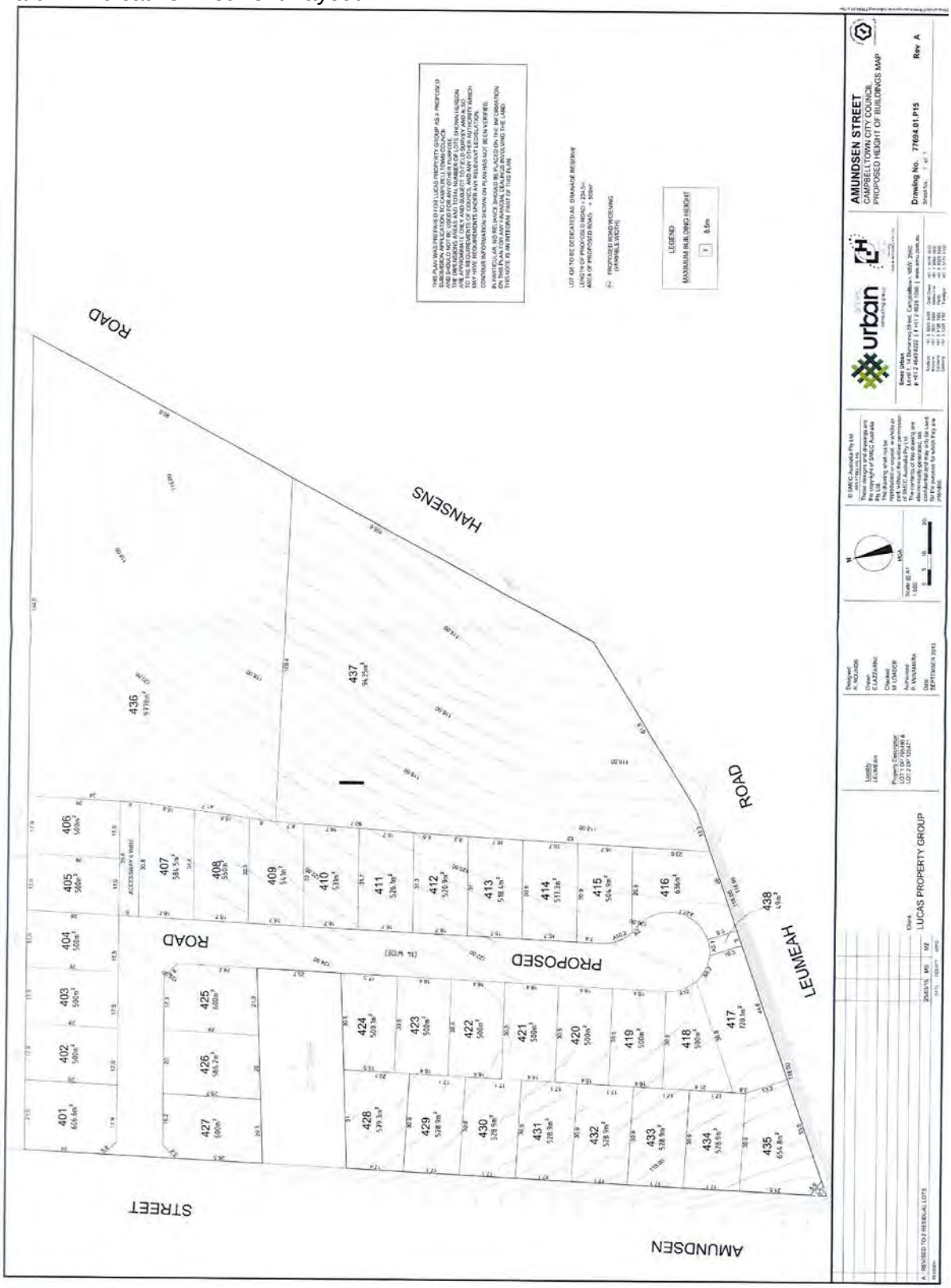


Figure 7 : Landscape Concept Plan

Part 2 - Indicative Allotment Layout



ATTACHMENT 3

Planning Proposal

Subject: 1. Draft Campbelltown (Urban Area) Local Environmental Plan 2002 – Amendment No 29 – Leumeah or
2. Draft Campbelltown Local Environmental Plan 2014 – Amendment No. 1

Part 1 – Objectives or Intended Outcomes

The objective of this planning proposal is to enable 43,624m^2 of environmental protection land at Leumeah to be developed for approximately 35 residential allotments.

Part 2 – Explanation of the Provisions

The planning proposal applies to land at Leumeah known as Lot 1, DP 795498, Lot 2, DP 126471 and Lot 1, DP 709918, Amundsen Street, Leumeah. A location map is shown at attachment 1.

The subject site is currently zoned Environmental Protection under the provisions of Environmental Planning Instrument (EPI) *Campbelltown (Urban Area) Local Environmental Plan 2002* (CLEP 2002) with a minimum residential subdivision standard of 2 hectares. A copy of the existing zoning map is shown at attachment 2.

The main EPI for the Campbelltown Local Government Area is *Campbelltown (Urban Area) Local Environmental Plan 2002* (CLEP 2002) which is currently being incorporated into the draft Campbelltown Local Environmental Plan 2014 (CLEP 2014). The subject site is currently listed as a 'Deferred Matter' under the draft CLEP 2014.

Depending on the timing of the completion of the draft CLEP 2014 this planning proposal may become an amendment to CLEP 2014.

A number of detailed technical studies would be required to be prepared to inform a final planning proposal. These would include the following matters:

- Flora and fauna
- Transport and access
- Indigenous heritage
- Bushfire risk
- Contamination
- Geotechnical conditions
- Infrastructure, Stormwater and Sewer Services

The outcome of these studies would be used to define the zone boundaries and applicable planning controls within the subject site, and the final planning proposal would include the proposed amendments to CLEP 2002 or draft CLEP 2014 that would be required to accommodate these changes.

Part 3 – Justification

Section A – Need for the planning proposal

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

While the planning proposal is not a result of any strategic study or report, it will however deliver on a number of outcomes consistent with both state and local government planning documents including:

- Conservation and enhancement of the natural landscape
- Utilization and embellishment of existing physical and human infrastructure
- Contributing housing stock to help meet housing targets provided in the Sydney Metropolitan Strategy
- Promoting housing choice and diversity thereby responding to the needs of Campbelltown's community.

As noted in Part 2 further technical studies will be prepared to ensure that the subject site is capable of being developed for residential purposes.

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

Council is towards the end of the process of preparing a comprehensive local environmental plan (CLEP 2014) under the provisions of the Standard Instrument – Principal Local Environmental Plan, to cover the entire Campbelltown Local Government Area. As sufficient information to justify the change in zoning of the land was not available at the time of advertising the CLEP 2014 it was considered that the best means of achieving the rezoning of the land was via an independent planning proposal. Depending on timing of the progress of CLEP the proposal is to either amend *Campbelltown (Urban Area) Local Environmental Plan 2002* or CLEP 2014.

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

The planning proposal would result in a modest increase in the supply of new housing located on the eastern boundary of the Campbelltown urban area, and within close proximity to the major regional city centre of Campbelltown/Macarthur. This is compatible with the State Government's desire for the release of additional residential land on the fringes of existing urban areas.

There will be no need for new infrastructure to service the proposed additional 35 residential allotments beyond that provided by the developer. This development will therefore be at no cost to Government at any level.

It is anticipated that the net community benefit of the planning proposal in providing much needed housing for the population growth of Sydney would outweigh any implementation and administration costs involved.

Section B – Relationship to strategic planning framework

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

Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 (MPS) recognises that there will be a need for 770,000 additional homes by 2036.

Draft South West Subregional Strategy

The draft South West Subregional Strategy (SWSS) aims to provide 24,653 additional dwellings by 2031, with 4,700 of these dwellings proposed to be developed in greenfield sites within the Campbelltown LGA.

A Plan for Growing Sydney (New Metro Plan)

This Plan was announced on 14 December 2014 and contains a number of key actions, goals and directions to drive Sydney's growth to 2031.

Of relevance to this planning proposal is Goal 2: A city of housing choice, with homes that meet our needs and lifestyles. Under Goal 2 there are four Directions as follows:

Direction 2.1: Accelerate housing supply across Sydney
Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs
Direction 2.3: Improve housing choice to suit different needs and lifestyles
Direction 2.4: Deliver timely and well planned greenfield precincts and housing

As this planning proposal aims to provide 35 residential allotments on the eastern boundary of the Campbelltown urban area, it is considered that it is consistent with the aims of the MPS, draft SWSS and the New Metro Plan.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The planning proposal is not inconsistent with the *Campbelltown 2025 Looking Forward* long term town planning strategy, nor with the draft *Local Planning Strategy,* as the planning proposal seeks a rezoning outcome that is consistent with the surrounding land uses. The planning proposal is also not inconsistent with Campbelltown's draft *Community Strategic Plan 2012 - 2022*, which contains an objective of a strong local economy.

Council's Residential Strategy accompanies a suite of planning documents to support draft CLEP 2014. The Strategy has the following recommendations:

"The Residential Strategy Review and this emergent Strategy indicate that future dwelling targets for 2031 can be achieved with current zonings, their minor rationalisation and the release of identified greenfields and incremental phasing of new centres and transit focused infill growth nodes.

Additionally, the need for diverse housing forms, adaptable housing and more affordable housing should be acknowledged."

It is considered that the proposed development of the land is consistent with the above recommendations as this Planning Proposal seeks to rezone for a range of residential purposes via a minor rationalisation of existing zones using a master planning approach.

6. Is the planning proposal consistent with applicable state environmental planning policies?

It is considered that the planning proposal is consistent with all applicable state environmental planning policies (SEPPs) being:

SEPP No 55 – Remediation of Land

SEPP No 60 – Exempt and Complying Development

SEPP Affordable Rental Housing 2009

SEPP, Building Sustainability Index – BASIX 2004

SEPP Exempt and Complying Development Codes 2008

SEPP Housing for Seniors or People with a Disability 2004

Deemed SEPP No 2 (SREP 2) – Georges River Catchment

However, please note that the technical studies required to be prepared to inform the final planning proposal for public exhibition purposes, would address the issue of consistency with all relevant SEPPs.

7. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

It is considered that the planning proposal is either consistent or justifiably inconsistent with all applicable s117 directions being:

1.5 Rural Lands

2.1 Environment Protection Zones

2.3 Heritage Conservation

3.1 Residential Zones

3.3 Home Occupations

3.4 Integrating Land Use and Transport

4.4 Planning for Bushfire Protection

6.1 Approval and Referral Requirements

6.3 Site Specific Provisions

7.1 Implementation of the Metropolitan Plan for Sydney 2036).

Please also note that the technical studies required to be prepared to inform the final planning proposal for public exhibition purposes would address the issue of consistency with all relevant s117 directions.

Section C – Environmental, social and economic impact.

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

The ecological values of the subject site are highly degraded due to extensive clearing, and continuing agricultural activities. However, the site does exhibit some canopy trees consistent with Shale Sandstone vegetation, which is proposed to be retained and supplemented with additional plantings. Whilst there have been no sightings of threatened species on site there is the potential for Koalas and the Cumberland Plain Land Snail to exist on site. These issues would be addressed in the relevant technical studies required for the final planning proposal.

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

Other likely environmental effects such as bushfire hazard would be addressed within the relevant technical studies required for the final planning proposal.

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

The planning proposal aims to provide additional housing within easy access of the regional city centre of Campbelltown/Macarthur. It also aims to provide additional housing adjacent to existing residential areas within easy access to public transport services / routes, and community facilities and amenities. With the limited number of additional lots created it is considered that the additional demand on services could be accommodated within the existing community services/facilities in adjoining suburbs (e.g. schools and playing fields).

Section D – State and Commonwealth interests.

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

Initial investigations have noted that the adjoining residential areas adjoining this site can be serviced with water, sewer, stormwater drainage, electricity and telecommunication facilities. However, the relevant technical studies required for the final planning proposal would address availability of adequate public infrastructure to service the proposed future development of this site.

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

This issue should be addressed when Council receives the gateway determination as part of the community consultation phase of the planning proposal.

Part 4 – Community Consultation

It is considered that a public exhibition period of a minimum of 28 days should be undertaken, however ultimately this will be a matter for the Gateway Determination.

3. DEVELOPMENT SERVICES

3.1 Development Services Section Statistics June 2015

Reporting Officer

Acting Manager Development Services

Attachments

Development Services application statistics for June 2015 (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 June 2015 as they affect the Development Services section.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Matheson/Lound)

That the Officer's Recommendation be adopted.

CARRIED

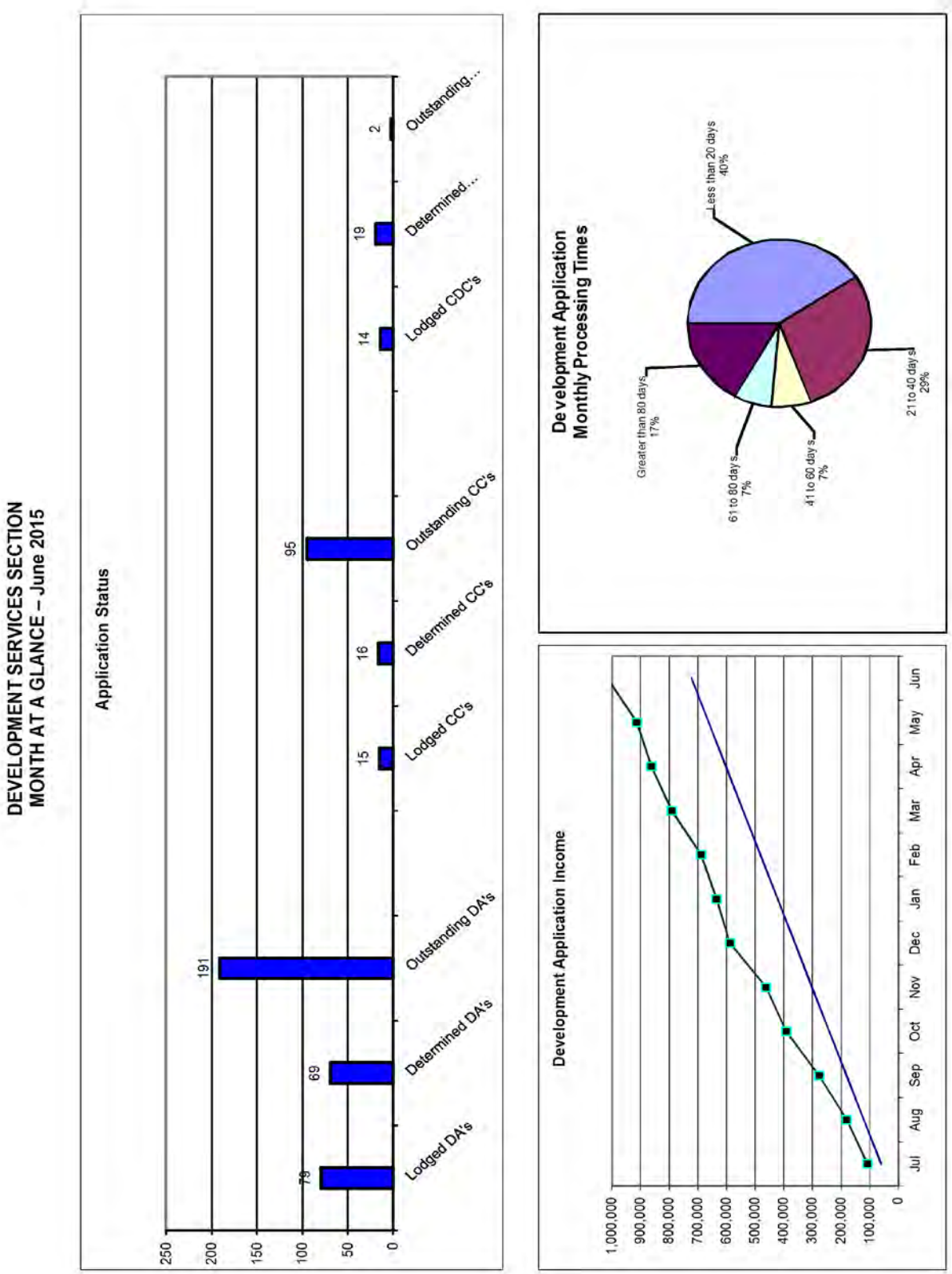
Council Meeting 18 August 2015 (Rowell/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 151

That the Officer's Recommendation be adopted.

ATTACHMENT 1



3.2 Council's Monitoring and Reporting obligations of Variations to Development Standards allowed under State Environmental Planning Policy No. 1 - Development Standards (SEPP 1)

Reporting Officer

Acting Manager Development Services

Attachments

SEPP 1 variations approved for the period April to June 2015 (contained within this report)

Purpose

To advise Council of development applications approved for the period 1 April 2015 to 30 June 2015 that involved a variation of a development standard allowed under the relevant provisions of the State Environmental Planning Policy No. 1 - Development Standards (SEPP 1 applications).

Report

In accordance with the NSW Department of Planning and Environment's (DPE) requirement for all SEPP 1 applications to be reported to Council, the attachment to this report provides details of all SEPP 1 applications that were determined within the period stated above.

Further to the above, a copy of the attachment to this report was included in the quarterly report to the DPE and the information is also made available to the public under the SEPP 1 register on Council's website.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Matheson/Kolkman)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 153

That the Officer's Recommendation be adopted.

ATTACHMENT 1

SEPP 1 Variations 1 April to 30 June 2015

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
3122/2014/DA-I	301	808825		8	Williamson Road	INGLEBURN	2565	12: Industrial	LEP 2002	4(a) - General Industry Zone	Clause 37 Setbacks within industrial areas	The buildings are within the required 30m setback area but are proposed to be heavily screened by prolific landscape treatment including tree and shrub plantings on an earth mound. In the scale of the locality and the physical structure of the buildings within the required setback, the variation was not considered to be significant.	50%	Council	8/05/2015
2327/2014/DA-C	503	714753		6	Grange Road	LEUMEAH	2560	12: Industrial	LEP 2002	4(b) - Industry B Zone	Clause 37 Setbacks within industrial areas	Building is partially completed and has never been occupied. The variation is required for functionality and safety to allow the adaption and use of the building. The variation does not increase floor space, bulk or scale of building.	8.30%	Council	21/04/2015

3.3 Construction of nine two-storey dwellings - No. 17 Lyndia Street, 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. Shadow diagrams (contained within this report)
5. Elevations (contained within this report)
6. Colour perspective drawing (contained within this report)
7. Floor plan (distributed under separate cover – confidential for privacy reasons)

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 objections received in response to the public exhibition and notification of the application.

Property Description	Lot 36 DP 13118 No. 17 Lyndia Street, Ingleburn
Application No	2775/2014/DA-MAH
Applicant	Multiplan Constructions Pty Ltd
Owner	Mr Ramy Maher Youssef and Mrs Nevine Magdy Youssef
Provisions	Campbelltown 2025 - Looking Forward
	State Environmental Planning Policy (Affordable Rental Housing) 2009
	Seniors Living Policy: Urban Design Guidelines for Infill Development
	Campbelltown (Urban Area) Local Environmental Plan 2002
	Draft Campbelltown Local Environmental Plan 2014
	Campbelltown (Sustainable City) Development Control Plan 2014
Date Received	19 November 2014

History

An inspection was undertaken of the subject site on Tuesday 28 July 2015 by Councillors and Council officers which both the applicant and objectors were invited to attend. The inspection was attended by representatives of the applicant as well as those objecting to the application. A number of issues were raised at the inspection. All of the issues raised form part of the assessment of this proposal.

The application is now presented to Council for its consideration.

Report

This application has been made pursuant to the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009. It proposes the construction of nine two-storey dwellings, with two dwellings (units 4 and 6, making up 21.6% of the proposed gross floor area) to be used for the purpose of affordable housing and be managed by a registered community housing provider for 10 years. The application proposes a common driveway from Lyndia Street that accesses the nine proposed dwellings. Eight of the proposed dwellings have three bedrooms and one has four bedrooms. All of the proposed dwellings would have their own courtyards, and a communal open space area would be provided towards the rear of the site. Landscaping is proposed to be provided within the front setback of the development, within the rear courtyards of the dwellings, along the common driveway, and adjacent to the front entries of dwellings.

The subject site is located on the north-western side of Lyndia Street, and is rectangular in shape. The site has an area of 1821m², with a frontage of 20.115 metres. It is adjoined to the north, west and south by single dwellings in Lyndia and Desmond Streets. Further to the north-east of the site (within Michael Place) is a multi-dwelling development containing 15 dwellings.

1. Vision

'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 education, employment and entrepreneurial opportunities.

The application is consistent with the above strategic directions as the proposal would provide a housing product that would enable the City to grow by providing affordable housing opportunities as well as providing employment opportunities within the construction industry.

Some of the relevant desired outcomes of the strategic directions included in Campbelltown 2025 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 development is consistent with desired outcomes within Campbelltown 2025 specifically in relation to providing a development that is functional and of a high quality design, and one that matches the environmental capacity and capability of the site.

2. Planning Provisions and 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.

2.1 State Environmental Planning Policy (Affordable Rental Housing) 2009

This application proposes an 'infill' affordable housing development under the provisions of the Affordable Housing SEPP. The aims of the SEPP are as follows:

Aims of Policy

(a) to provide a consistent planning regime for the provision of affordable rental housing

(b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards

(c) to facilitate the retention and mitigate the loss of existing affordable rental housing

(d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing

(e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing

(f) to support local business centres by providing affordable rental housing for workers close to places of work

(g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

The application is consistent with objectives (b), (d), (e) and (f), as it would facilitate the delivery of new affordable rental housing to be managed by a registered community housing provider, in a location that is highly accessible to nearby local business centres.

Affordable housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument. Under the Affordable Housing SEPP, a household is taken to be a very low income household, low income household or moderate income household if the household:

(a) has a gross income that is less than 120 per cent of the median household income for the time being for the Sydney Statistical Division (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent, or

(b) is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.

Development Standards for In-fill Affordable Housing

Control	Required	Proposed	Compliance
Development to which Division applies	This Division applies to development for the purposes of dual occupancies, multi dwelling housing or residential flat buildings if the development concerned is permitted with consent under another environmental planning instrument, and the development is on land that does not contain a heritage item that is identified in an environmental planning instrument, or an interim heritage order or on the State Heritage Register under the *Heritage Act 1977*. Despite subclause (1), this Division does not apply to development on land in the Sydney region unless all or part of the development is within an accessible area - accessible area means land that is within either: • 800m walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates	Multi-dwelling housing is permissible with consent under the CLEP The site does not contain any heritage items	Yes Yes Yes

Control	Required	Proposed	Compliance
	• 400m walking distance of a bus stop used by a regular bus service (within the meaning of the *Passenger Transport Act 1990*) that has at least one bus per hour servicing the bus stop between 6.00am and 9.00pm each day from Monday to Friday (both days inclusive) and between 8.00am and 6.00pm on each Saturday and Sunday.	The site is within 300m of a bus stop on the 873 (Ingleburn to Minto) route on Chester Road. This route operates within the times specified. The site is therefore within an accessible area.	
Floor Space Ratios	This clause applies to development to which this Division applies if the percentage of the gross floor area of the development that is to be used for the purposes of affordable housing is at least 20%. The maximum floor space ratio for the development to which this clause applies is the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which the development is to occur, plus a bonus over that of: (If the existing maximum floor space ratio is 2.5:1 or less) …0.5:1 if the percentage of the gross floor area of the development that is used for affordable housing is 50% or higher… OR where the gross floor area to be used for affordable housing is less than 50%, the maximum floor space ratio that applies to the land = the maximum floor space ratio that applies to the land (0.55:1 or 55%) + the gross floor area of the proposed affordable housing (0.216:1 or 21.6%)	The application indicates that 21.6% of the gross floor area is to be used for the purposes of affordable housing. The existing maximum floor space ratio that applies to the site is 0.55:1 (dwelling house) The existing maximum floor space ratio = 0.55:1 Doesn't apply as the gross floor area = 21.6% As the gross floor area of the development that will be used for affordable housing is 21.6%, and the maximum applicable floor space ration for the site is 55%, then a maximum allowable floor space ratio of 76.6% or 0.766:1 (0.55:1 + 0.216:1) applies to the development.	Yes

Control	Required	Proposed	Compliance
		The proposed development has a floor space ratio of 0.52:1.	Yes
Standards that cannot be used to refuse consent	A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:		
	Site area If the site area on which it is proposed to carry out the development is at least 450m^2.	The subject site has an area of 1821m².	Yes
	Landscaped area If at least 30% of the site area is to be landscaped.	30.3% is proposed to be landscaped	Yes
	Deep soil zones If, in relation to that part of the site area (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed:		
	• there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the site area (the deep soil zone), and	The area available for deep soil planting is greater than 15% of the site area.	Yes
	• each area forming part of the deep soil zone has a minimum dimension of 3m, and	Areas forming part of the deep soil zone are at least 3m wide.	Yes
	• if practicable, at least two-thirds of the deep soil zone is located at the rear of the site area.	The deep soil zones are spread throughout the site within the dwellings' courtyards.	Satisfactory
	Solar access If living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of three hours direct sunlight between 9.00am and 3.00pm in mid-winter.	All of the proposed dwellings receive the minimum solar access required.	Yes
	Parking If at least 0.5 parking spaces	14 parking spaces are required based on the	Yes

Control	Required	Proposed	Compliance
	are provided for each dwelling containing one bedroom, at least one parking space is provided for each dwelling containing two bedrooms and at least 1.5 parking spaces are provided for each dwelling containing three or more bedrooms	number of bedrooms within the proposed dwellings. 14 parking spaces have been provided.	
	Dwelling size If each dwelling has a gross floor area of at least: 95m^2 in the case of a dwelling having three or more bedrooms	All proposed three bedroom dwellings are greater than 95m²	Yes
Design Requirements	A consent authority must not consent to development to which this Division applies unless it has taken into consideration the provisions of the Seniors Living Policy: Urban Design Guidelines for Infill Development	Assessment of the proposal against the provisions of the Seniors Living Policy: Urban Design Guidelines for Infill Development is outlined later in this report. The proposal is consistent with the provisions of these standards	Yes
Subdivision	Land on which development has been carried out under this Division may be subdivided with the consent of the consent authority	Strata subdivision of the multi-dwelling development is proposed.	Yes

Character of Local Area

Under the provisions of the Affordable Rental Housing SEPP, a consent authority must not consent to a development for the purpose of in-fill affordable housing unless it has taken into consideration whether the design of the development is compatible with the character of the local area. Accordingly, an assessment of the proposal in terms of various aspects of its built form is outlined below:

- Building height – All of the proposed dwellings would be two-storeys in height, which is consistent with the height of several existing dwellings and multi-dwelling developments within the surrounding locality as well as the maximum storey limit permitted under the Campbelltown (Sustainable City) Development Control Plan 2014 for multi-dwelling developments. In addition, the maximum building height above natural ground level would be 7.4 metres, which is less than the maximum building height permitted (9.5 metres) under the Campbelltown (Sustainable City) Development Control Plan 2014 for dwellings and multi-dwelling developments. The height of the proposed development is not inconsistent with that of surrounding dwellings and the height of future dwellings anticipated by the applicable DCP height controls, and is considered to be satisfactory.

- Building bulk and scale/site coverage – The scale of the overall development as measured by its floor space ratio is compliant with the provisions of the Affordable Housing SEPP, which allows the proposed infill affordable housing development to achieve the maximum floor space ratio applicable to residential development permissible on the land, plus a maximum bonus of up to 0.5:1. In this case, the floor space ratio applicable to the proposed development is 0.766:1 (see table above). The proposed development has a floor space ratio of 0.52:1, which is far less than that allowed. The proposed development would be comprised of two separate buildings, with three breaks in the first floor component of the development, which would ensure that the visual bulk of the development is minimised. Under the Campbelltown (Sustainable City) Development Control Plan 2014, there is no site coverage ratio for a multi-dwelling development, however were a multi-dwelling development proposed on the site that was not proposed under the Affordable Housing SEPP, no development standard would prevent such a development from having a site coverage ratio as per that of the proposed development. The proposed site coverage ratio is similar to that of existing multi-dwelling developments within the vicinity of the site. In this regard, the bulk, scale and site coverage of the proposed development is considered to be compatible with the existing and future character of the local area.

- Setbacks – The front, side and rear setbacks of the proposed development are entirely consistent with those specified by the Campbelltown (Sustainable City) Development Control Plan 2014 for multi-dwelling developments, and entirely consistent with (or greater than) those of surrounding multi-dwelling developments. In this regard, the proposed development has a front setback of 5.5 metres, side setbacks of at least 1.5 metres, a ground floor rear setback of 5 metres, and a first floor rear setback of 10.05 metres. Accordingly, the setbacks of the proposed development are consistent with the character of the local area.

- The proposed setbacks allow for adequate spatial relief between the proposed dwellings and adjoining dwellings, noting that some of the dwellings adjoining the subject site have lesser rear setbacks (to the subject site) than what is currently required than the SCDCP. The proposed setbacks also allow for adequate spatial relief between the proposed dwellings and the street, as well as adequate solar access to the proposed and adjoining open space areas and adequate landscaping within the setback and private open space areas. In this regard, the setbacks of the proposed development are considered to be compatible with the existing and future character of the local area.

- Architectural style/materials – The proposed dwellings would be constructed predominantly of brick and rendered brick, which would be visually compatible with the surrounding residential development, which contains a wide range of architectural styles and several examples of brick and rendered bricks dwellings. The proposed dwellings would have pitched roofs, which is compatible with those of surrounding dwellings. An architectural outcome similar to that proposed under this application would not be unexpected were a multi-dwelling development to be constructed on the site without the use of the Affordable Housing SEPP provisions. In this regard, the architectural style of the proposed development is considered to be compatible with the existing and future character of the local area.

- Landscaping/Fencing – The proposed landscaping treatment is satisfactory and adequately softens the visual impact of the development. Landscaping is proposed to be provided within the front, side and rear setback areas of the development, as well as a strip of landscaping spanning the full length of the site along the proposed common driveway. This is considered to be consistent with or greater than the landscaping provided by other developments in the vicinity of the site, and appropriate for the site in question.

Affordable Housing – 10 Year Restriction

Under the provisions of the Affordable Rental Housing SEPP, a consent authority must not consent to a development for the purpose of in-fill affordable housing unless conditions are imposed by the consent authority to the effect that:

- For 10 years from the date of the issue of the occupation certificate:
  - The dwellings proposed to be used for the purposes of affordable housing will be used for the purposes of affordable housing, and
  - all accommodation that is used for affordable housing will be managed by a registered community housing provider.
- A restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, that will ensure that the above requirements are met.

Accordingly, a condition will be imposed on the development consent requiring 21.6% of the gross floor area to be used for the purposes of affordable housing, and managed by a registered community housing provider, for a period of 10 years from the date of the issue of the occupation certificate. A condition of consent will also require the registration of a restriction on the title of the land that will ensure that these requirements are met.

2.2 Seniors Living Policy: Urban Design Guidelines for Infill Development

An assessment of the proposal against these guidelines (as required by the provisions of the Affordable Housing SEPP) is presented below:

Design Principle and Better Practices Required	Proposed
Responding to Context	
Street Layout and Hierarchy What is the pattern and hierarchy of streets in the local area? Are there opportunities for introducing new streets or lanes? How does the built form vary between different types of streets? What are the patterns of planting in the streets and gardens? What are the typical front setbacks and building heights? Where are there anomalies to any of these patterns and why?	The site is large in the context of surrounding allotments, and there are other large allotments that could have a similar form of development constructed on them.

Design Principle and Better Practices Required	Proposed
Block and Lots What are the predominant block and lot patterns? How have these changed over time (for example by subdivision and amalgamation)? What are the typical lot sizes, shape and orientation? Which lots are better for intensification and which are not? Is amalgamation necessary to support future development? Are there any corner sites, sites with two street frontages, or sites that are relatively wide or shallow and are therefore more suitable for intensification?	The subject site is large in comparison to surrounding sites, however there are other large sites in the surrounding area that have not been subdivided. In the surrounding area there are large sites that have had medium density developments constructed on them.
Built Environment Look for buildings that have a good relationship to the street or characteristics that contribute positively to neighbourhood character. Do buildings have a consistent scale and massing? Is there a regular rhythm of spaces between them? What are the atypical buildings? Should particular streetscapes and building types by further development or discouraged?	A two-storey development is in keeping with the character of the surrounding developments. The proposed front setback is 5.5 metres, which is similar to that of adjacent properties. The middle units (2-7) have been provided with gaps in the two-storey component to reduce massing.
Trees Where are the significant trees and landscapes in the neighbourhood? Are there street trees, and is so what species and spacing? What are the patterns of planting in the front and rear gardens? Could new development protect and enhance existing vegetation?	A flora and fauna assessment has determined that the existing trees on the site are not significant enough to warrant being retained. The proposed landscaping would enhance the development and consists of locally endemic species.
Policy Environment What are the key characteristics of an area as identified by the Council? How might these be accommodated in the design of new development for the area? Are there any special character areas, view corridors, vistas, landscaped areas, or heritage buildings or precincts that should be considered?	The proposed development is consistent with the applicable DCP setback and height controls, and similar in character to recently constructed surrounding multi-dwelling development.
Site Planning and Design	
Objectives: • To minimise the impact of new development on neighbourhood character • To retain existing natural features of the site that contribute to neighbourhood character • To provide high levels of amenity for new dwellings • To maximise deep soil and open space for mature tree planting, water percolation and residential amenity • To minimise the physical and visual dominance of car parking, garaging and vehicular circulation	The proposed development would be consistent with the existing neighbourhood character, which contains multi-dwelling developments. Retaining existing vegetation would not be practical or necessary. Proposed dwellings would have high level of amenity - north facing private yards with ample solar access and landscaping. Ample amount of open space and deep soil zones would be provided. Most car parking would be screened by landscaping and buildings.

Design Principle and Better Practices Required	Proposed
• To provide housing choice through a range of dwelling sizes.	A range of dwelling sizes is proposed
General • Site design should be driven by the need to optimise internal amenity and minimise impacts on neighbours. These requirements should dictate the maximum development yield • Cater for the broad range of needs from potential residents by providing a mix of dwelling sizes and dwellings both with and without assigned car parking. This can also provide variety in massing and scale of built form within the development.	Private and common open space is sufficient. Setbacks to neighbouring properties are satisfactory. Mix of dwelling sizes provided. All proposed dwellings have car parking.
Built Form • Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage to a street • Parts of the development towards the rear of the site should be more modest in scale to limit the impacts on adjoining properties • Design and orient dwellings to respond to environment conditions: – Orient dwellings on the site to maximise solar access to living areas and private open space – Locate dwellings to buffer quiet areas within the development from noise.	Two dwellings face the street, which is the maximum number of dwellings that could be located at the front of the site. Rear portion of development is two storeys – consistent with height limit. Solar access to dwellings is compliant with ARH SEPP. The development would not be adversely affected by noise.
Trees, Landscaping and Deep Soil Zones • Maintain existing patterns and character of gardens and trees: - Retain trees and planting on the street and in front setbacks to minimise the impact of new development on the streetscape - Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid-block deep soil planting - Retain large or otherwise significant trees on the other parts of the site through sensitive site planning - Where it is not possible or desirable to retain existing trees, replace with new mature or semi-mature trees. • Improve amenity by increasing the proportion of the site that is landscaped area by: - Increasing the width of the landscaped areas between the driveways and boundary fences, and between driveways and new dwellings - Providing pedestrian paths - Reducing the width of driveways - Providing additional private open space above the minimum requirements - Providing communal open space - Increasing front, rear and/or side setbacks - Providing small landscaped areas between	There are no existing trees that are located in what would be the front setback or rear setbacks of the development. It is not practical to retain existing trees on the subject site. The trees are not significant enough to warrant them being retained. Existing trees are inconveniently located and not significant, and cannot be retained. Several new mature and semi-mature trees to be provided. Adequate landscaping is to be provided between driveways and fences and between driveways and dwellings. Pedestrian access along driveway is adequate. Driveway widths are not excessive. Private open space for some units is above the minimum requirements. Communal open space is to be provided. Front setbacks compliant with DCP. Adequate landscaping provided between

Design Principle and Better Practices Required	Proposed
garages, dwelling entries, pedestrian paths, driveways, etc. • Provide deep soil zones for absorption of run-off and to sustain vegetation, including large trees: - It is preferable that at least 10% of the site area is provided as a single area at the rear of the site, where there is opportunity to provide a mid-block corridor of trees within a neighbourhood - Where the pattern of neighbourhood development has deep soil planting at the front of the site, it may be desirable to replicate this pattern. • Minimise the impact of higher site cover on stormwater runoff by: - Using semi-pervious materials for driveways, paths and other paved areas - Using on-site detention to retain stormwater.	garages, dwelling entries, pedestrian paths, driveways, etc. Adequate deep soil zones provided. 5% of the site area would be provided as a single area at the rear of the site. Deep soil zones are provided within the front setback, and within rear courtyards. Adequate amount of pervious area on the site to limit stormwater runoff. On-site detention not required.
Parking, garaging and vehicular circulation • Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approached to garages • Where possible maintain existing crossing and driveway locations on the street.	10 car parking spaces to be provided in garages and four uncovered, including two visitor spaces. Better solar access outcome from new driveway location and building locations.
Impacts on Streetscape	
Objectives: • To minimise impacts on the existing streetscape and enhance its desirable characteristics • To ensure that new development, including the built form, front and side setbacks, trees, planting and front fences, is designed and scale appropriately in relation to the existing streetscape • To minimise dominance of driveways and car park entries in the streetscape • To provide a high level of activation and passive surveillance to the street.	Streetscape presentation satisfactory – integrates with existing development. Setbacks and landscaping would be consistent with DCP and sympathetic to adjoining development. Landscaping would screen driveways and parking areas. Driveway contains bend to avoid gun barrel effect. Proposed front dwelling faces street and adequately activates street frontage.
General • Respond to the desired streetscape character by: - Locating and designing new development to by sympathetic to existing streetscape patterns (building siting, height, separation, driveway locations, pedestrian entries, etc.) - Providing a front setback that relates to adjoining development.	Proposed development would be sympathetic to existing streetscape patterns (building siting, height, separation, driveway locations, pedestrian entries etc). Front setback would be equal to or greater than those of adjoining developments.
Built Form • Reduce the visual bulk of a development by: - Breaking up the building massing and articulating building facades - Allowing breaks in rows of attached dwellings	Massing is broken up by providing gaps in two storey component and having two separate buildings. Breaks proposed in two storey component of front building, and break provided between front and back buildings.

Design Principle and Better Practices Required	Proposed
- Using variation in materials, colours and openings (doors, windows and balconies) to order building facades with scale and proportions that respond to the desired contextual character - Setting back upper levels behind the front building façade - Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses - Reducing the apparent bulk and visual impact of a building by breaking down the roof into smaller roof elements - Using a roof pitch sympathetic to that of existing buildings in the street - Avoiding uninterrupted building facades including large areas of painted render.	Variety of colours and materials is proposed, and openings provide sufficient fenestration. This is not required by the DCP. Second storeys within roof space and dormer windows are not prevalent within the existing streetscape. The roof form has sufficient articulation. The roof pitch of the dwellings would be consistent with buildings in the street. Building form would be broken up – two separate buildings are proposed, and gaps in the two-storey component.
Trees, Landscaping and Deep Soil Zones • Retain existing trees and planting in front and rear setbacks and the road reserve. Where this is not possible or not desirable use new planting in front setback and road reserve, and plant in front of front fences to reduce their impact and improve the quality of the public domain.	There are no existing trees that are located in what would be the front setback or rear setbacks of the development. New planting is proposed to take place within the front setback of the development and within the courtyards of the dwellings.
Residential Amenity • Clearly design open space in front setbacks as either private or communal open space • Define the threshold between public and private space, for example by level change, change in materials, fencing, paving and/or signage • Design dwellings at the front of the site to address the street • Provide a high quality transition between the public and private domains by: - Designing pedestrian entries where possible to be directly off the street - For rear residents, providing a pedestrian entry that is separate from vehicular entries - Designing front fences to provide privacy where necessary, but also to allow for surveillance of the street orienting mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings - Locating and treating garbage storage areas with switchboards so that their visual impact on the public domain is minimised.	Open space within front setback would belong to front dwelling. Change between private and public space defined by fence. The front dwelling faces Lyndia Street. Entries to individual dwellings from street not practical due to site shape. Unit 1 would have its own entry. This would not be practical. Front fence would allow for privacy but also for surveillance and good aesthetic outcomes Waste storage areas would be screened by landscaping.
Parking, garaging and vehicular circulation • Avoid unrelieved, long, straight driveways that are visually dominated by: - Varying the alignment of driveways to avoid a 'gun barrel' effect - Setting back garages behind the	Bend in driveway eliminates gun barrel effect. Garages would not be visible from the street.

Design Principle and Better Practices Required	Proposed
predominant building line to reduce their visibility from the street - Considering alternative site designs that avoid driveways running the length of the site	The full length of the driveway would not be visible from the street.
• Minimise the impact of driveways on streetscape by: - Terminating vistas with trees, vegetation, open space or a dwelling, not garages or parking - Using planting to soften driveway edges - Varying the driveway surface material to break it up into a series of smaller spaces (for example delineate individual dwellings) - Limiting driveway widths on narrow sites to single carriage width with passing points - Providing gates at the head of driveways to minimise visual pull of the driveway	Landscaping within the front setback would obscure view of the full driveway length. Proposed planting softens driveway edges. Not necessary. The driveway width is appropriate as its full length is obscured by landscaping. Gates at head of driveway not necessary, however front fencing is proposed.
• Where basement car parking is proposed, minimise the impact of the entry by: - Reducing the width where possible to single vehicle width rather than double - Locating it to one side of the site, not at the centre where it is visually prominent - Recessing it from the main building façade - Where a development has a secondary street frontage, providing vehicular access from the secondary street - Providing security doors to avoid the appearance of a 'black hole' in the streetscape - Returning façade material into the visible area of the car park entry. • Locate or screen all parking to minimise visibility from the street.	No basement car parking is proposed. No car parking would be visible from the street.
Impacts on neighbours	
Objectives: • To minimise impacts on the privacy and amenity of existing neighbouring dwellings • To minimise overshadowing of existing dwellings and private open space • To retain neighbours' views and outlook to existing mature planting and tree canopy • To reduce apparent bulk of development and its impact on neighbouring properties • To provide adequate building separation.	Privacy/amenity satisfactory – setbacks are sufficient. Overshadowing of adjoining dwellings would be minimal. Existing trees would not be retained as they are not significant enough. Bulk would be broken up by having two distinct buildings and gaps in the two storey component of the front building. Adequate building separation proposed.
Built Form • Design the relationship between buildings and open space to be consistent with the existing patterns in the block: - Where possible maintain the existing orientation of dwelling 'fronts' and 'backs' - Where the dwelling must be orientated at 90 degrees to the existing pattern of	Surrounding multi-dwelling developments have similar building/open space relationships. Not possible as the site is a different size and alignment to all adjoining properties. No overlooking impacts would be apparent, as privacy screening angled upwards would be

Design Principle and Better Practices Required	Proposed
development, be particularly sensitive to the potential for impact on privacy of neighbours.	implemented on first floor windows.
• Protect neighbours' amenity by carefully designing bulk and scale of the new development to relate to the existing residential character, by example: - Setting upper storeys back behind the side or rear building line.	The bulk and scale of the development would be reduced by having gaps in the two storey component of the building.
• Reduce the visual bulk of roof forms by breaking down the roof into smaller elements, rather than having a single uninterrupted roof structure	Roof form would be broken up by the gaps in the two storey component of the building.
• Design second storeys to reduce overlooking of neighbouring properties, for example by: - Incorporation them within the roof space and providing dormer windows - Offsetting openings from existing neighbouring windows or doors.	No overlooking impacts would be apparent, as privacy screening angled upwards would be implemented on first floor windows.
• Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks.	No unrelieved walls would face side and rear boundaries.
Trees, Landscaping and Deep Soil Zones	
• Use vegetation and mature planting to provide a buffer between new and existing dwellings	Satisfactory landscaping provided to all boundaries.
• Locate deep soil zones where they will provide privacy between new and existing dwellings	Deep soil zones would allow planting of large trees to improve privacy.
• Planting in side and rear setbacks can provide privacy and shade for adjacent dwellings	Satisfactory landscaping provided within setbacks.
• For new planting, if possible, use species that are characteristic of the local area.	Most species are from Campbelltown Native Gardening Guide.
Residential Amenity	
• Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation	Shadowing impact of proposal on neighbouring properties would be minimal.
• Design dwellings so that they do not directly overlook neighbours' private open space or into existing dwellings	Adequate distance between proposed and existing dwellings would be provided. Adjustable upward facing/horizontal louvered screens would prevent overlooking.
• When providing new private open space minimise negative impacts on neighbours, for example by: - Locating it in front setbacks where possible - Ensuring that it is not adjacent to quiet neighbouring uses, for example bedrooms - Designing dwellings around internal courtyards - Provide adequate screening	Open space location is determined by unit locations.
• Where side setbacks are not large enough to provide useable private open space, use them to achieve privacy and soften the visual impact of new development by planting screen vegetation.	Satisfactory landscaping provided within setbacks.
Parking, garaging and vehicular circulation	
• Provide planting and trees between driveways and side fences to screen noise and reduce	Landscaping to be provided near driveway and along property boundaries.

Design Principle and Better Practices Required	Proposed
visual impacts • Position driveways so as to be a buffer between new and existing adjacent dwellings.	The driveway would form a buffer between new and existing adjacent dwellings.
Internal Site Amenity	
Objectives: • To provide quality useable private and communal open spaces for all residents • To provide dwellings that have distinct identity and safe entries • To provide safe and distinct pedestrian routes to all dwellings and communal facilities • To ensure adequate solar access to living areas and private open space • To reduce the dominance of parking, garaging and vehicular circulation space on the internal character of new development.	Communal open space is useable, private and contains facilities. All dwellings would have safe entries. Pedestrians would access the dwellings via the driveway. Each dwelling would have adequate solar access to living areas and private open space. Car parking spaces would not be visible from the street. A bend has been proposed in the driveway to eliminate gun barrel effect.
Built form • Design dwellings to maximise solar access to living areas and private open spaces • In villa or townhouse style developments, provide dwellings with a sense of individual identity through building articulation, roof form and other architectural elements, and through the use of planting and building separation • Provide buffer spaces and/or barriers between the dwellings and driveways, or between dwellings and communal areas • Use trees, vegetation, fencing, or screening devices to establish curtilages for individual dwellings • Design dwelling entries so that they are clear and identifiable from the street or driveway • Provide a buffer between public/communal space and private dwellings • Provide a sense of address for each dwelling • Dwellings are orientated to not look directly into other dwellings.	Each dwelling would have adequate solar access to living areas and private open space. Variety of colours and materials are proposed to be used. Variation to building form between dwellings is proposed. Buffer planting to be provided between the dwellings and the driveway. Vegetation and fencing establishes curtilages of dwellings. Dwelling entries are clear and identifiable from the driveway. Landscaping and fencing provided as buffer. Sense of address provided for each dwelling by using different styles. Fences would prevent overlooking between dwellings.
Parking, Garaging and Vehicular Circulation • Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths: - Where this is not possible use physical separation, planting, screening devices or louvres to achieve adequate privacy. • Avoid large uninterrupted areas of hard surface (driveways, garages, walls). Small areas of planting can break these up and soften their 'hard edge' appearance • Screen parking views and outlooks from dwellings • Reduce the dominance of areas for vehicular circulation and parking by considering: - Single rather than double width areas with passing bays	Some bedrooms are located adjacent to the driveway, however there would be a landscape buffer between the bedrooms and driveway. Sufficient planting would be provided to break up hard edges. Views of parking spaces from dwellings would be screened by landscaping. Double aisle required due to number of dwellings proposed. Communal parking provided in addition to

Design Principle and Better Practices Required	Proposed
- Communal car courts rather than individual garages - Single rather than double garages - Tandem parking or a single garage car port in tandem - The provision of some dwellings without any car parking for residents without cars.	single garages. No double garages. All single garages – no double garages. Tandem parking provided for units. All dwellings have car parking.
Residential Amenity • Provide distinct and separate pedestrian and vehicular circulation on the site: - Where this is not possible shared driveway/pedestrian paths should be wide enough to allow a vehicle and a wheelchair to pass safely - Provide pedestrian routes to all public and semi-public areas including lobbies, dwelling entries, communal facilities and visitor parking spaces. • Ensure that adequate consideration is given to safety and security by: - Avoiding ambiguous spaces in building and dwelling entries that are not obviously designated as public or private - Minimising opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks - Clearly identifying thresholds between public and private spaces (for example by level change, change in materials, fencing, planting and/or signage). • Provide private open space that: - Is generous in proportion and adjacent to the main living areas of the dwelling (living room, dining room or kitchen) - Is orientated predominantly north, east or west to provide solar access - Comprises multiple spaces for larger dwellings - Uses screening for privacy but also allows casual surveillance when located adjacent to public or communal areas (including streets and driveways) - Provides both paved and planted areas when located at ground level - Retains existing vegetation where practical - Uses pervious pavers where private open space is predominantly hard surfaced, to allow for water percolation and reduced runoff. • Provide communal open space that: - Is clearly and easily accessible to all residents and easy to maintain - Incorporates existing mature trees and vegetation to provide additional amenity for	A vehicle and a wheelchair would be able to pass along the main driveway section. Sufficient pedestrian access is available to all dwellings and communal open space. Satisfactory – no ambiguous spaces proposed. No concealment opportunities proposed. Distinction between public and private spaces is obvious. Private open space is adjacent to living areas and complies with guidelines. Private open space is oriented to the north or west. Some dwellings have larger courtyards. Private open space areas would be screened by fences. Paved and planted areas would be provided. Not practical to retain existing vegetation. Private open space is predominantly grass. Easily accessible to all residents and easy to maintain. Landscaping provided in communal open space area

Design Principle and Better Practices Required	Proposed
all residents - Includes shared facilities such as seating areas and barbeques to permit resident interaction. • Site and/or treat common service facilities such as garbage collection areas and switchboard to reduce their visual prominence to the street or to any communal open space.	Play equipment to be provided. Waste storage areas have satisfactory appearance from communal areas, and would be screened by landscaping.

The table above demonstrates that the proposal is consistent with the Seniors Living Policy: Urban Design Guidelines for Infill Development.

2.3 Campbelltown (Urban Area) Local Environmental Plan 2002

The subject site is zoned 2(b) - Residential B Zone under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002. The proposed development is defined as multi-dwelling housing and is permissible with Council's development consent within the zone.

The proposal is consistent with several zone objectives, particularly:

(a) To make general provision for land to be used for housing and associated purposes
(b) To permit the development of a range of housing types
(c) To encourage a variety of forms of housing that are higher in density than traditional dwelling houses, including accommodation for older people and people with disabilities, in locations which are accessible to public transport, employment, retail, commercial and service facilities
(d) To allow development which:

  (i) Is compatible with residential use
  (ii) Is capable of visual integration with the surrounding buildings
  (iii) Serves the needs of the surrounding population without conflicting with the residential intent of the zone
  (iv) Does not place demands on services beyond the level reasonably required for residential use.

Except as otherwise provided by this plan, consent must not be granted for development on land within this 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 this zone.

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.

2.4 Draft Campbelltown Local Environmental Plan 2014

The application was lodged after the commencement of the exhibition of the Draft Campbelltown Local Environmental Plan 2014 on 12 June 2014. Accordingly, under Section 79C(1)(a)(ii), the provisions of the draft Plan must be taken into consideration in the assessment of the application. An assessment of the application against the relevant provisions of the Plan is presented below:

Zoning

The draft zoning of the subject property under the Draft CLEP 2014 is R2 – Low Density Residential. Multi-dwelling housing is permissible within the R2 zone.

The objectives of the R2 zone are as follows:

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

Height of Buildings

Under the draft CLEP 2014, the maximum building height applying to the subject site is 8.5 metres. The proposed development would comply with this draft standard.

Minimum lot size for residential development and certain other development

Under the draft CLEP 2014, multi-dwelling housing in the R2 zone would require a minimum lot size of 1,000m². The subject site would comply with this standard as it has a site area of 1,821m².

Floor space ratio

The proposed floor space ratio under the draft CLEP for multi-dwelling housing in the R2 zone is 0.45:1. However, the floor space ratio for in-fill developments under the Affordable Housing SEPP would prevail over the draft CLEP's floor space ratio standards.

The above assessment shows that the proposed development is consistent with the draft standards of the draft CLEP 2014.

2.5 Campbelltown (Sustainable City) Development Control Plan 2014

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 affect any of Campbelltown's important views and vistas.

Sustainable building design – A BASIX certificate has been submitted in respect of the proposed development, and rainwater tanks are included as part of the proposal. BASIX commitments have been shown on the plans. The relevant energy, water and thermal comfort targets would be met by the proposed development.

Landscaping – The landscape plan submitted makes provision for an adequate amount of landscaping within the front setback of the development, within the courtyards of the dwellings and along the common driveway. The proposed landscaping incorporates a mixture of plants and trees. The majority of the species to be used have been selected from the Campbelltown Native Gardening Guide.

Cut, fill and floor levels – The amount of cut and fill would not exceed 1.0 metre above or below natural ground level, consistent with the requirements of the SCDCP. The proposed development would be constructed at or near natural ground level throughout the site.

Waste Management – The application was referred to Council's Waste and Recycling Services section for assessment of the waste management and disposal aspects of the proposed development. Council's Waste Officer advised that the site has insufficient street frontage for kerbside presentation of both general waste bins and recycling/organics bins for the number of dwellings proposed. Accordingly, Council's garbage truck will need to access the complex to collect general waste, which would be stored in two 1,100 litre waste bins. Residents would present their own recycling and organics bins to the street on alternate weeks for collection. A bin storage facility is proposed to be located towards the front of the site, which would be screened by landscaping. The applicant will be required to demonstrate that the driveway would be of sufficient thickness to accommodate a Council garbage truck without damaging the concrete, and provide public indemnity insurance to Council, indemnifying Council in respect of any damage to the concrete attributable to Council's garbage trucks. Recommended conditions of consent addressing these matters have been included in Attachment 1.

Stormwater – The proposed dwellings would drain to the kerb in Michael Place via an easement that passes through Nos. 7 and 9 Michael Place. The application was referred to Council's Flooding Engineers and Development Engineers, and was found to be satisfactory subject to the imposition of certain conditions of consent, which have been included within the recommended conditions in attachment 1.

Part 3 - Dwelling Houses, Narrow Lot Dwellings, Multi Dwellings and Residential Subdivision

Part 3 - Dwelling Houses, Narrow Lot Dwellings, Multi Dwellings and Residential Subdivision of the SCDCP sets out development standards for certain residential development within the City of Campbelltown. An assessment of the proposed development against the relevant development standards is detailed below:

Control	Required	Proposed	Compliance
Streetscape design requirements	Building design to complement character of streetscape.	Building design complements character of streetscape (including other two storey dwellings).	Yes
	Built form relates to natural landform / setting.	Built form relates to natural landform / setting.	Yes
	On-site parking to reduce visual prominence.	Garages not considered to be visually prominent.	Yes

Control	Required	Proposed	Compliance
	Garage doors to be no wider than 50% of the width of the building.	Garage doors not visible from street.	Yes
Architectural requirements for multi dwellings	A distinctive architectural outcome that unifies the range of building elements and diversity within the development and which also harmonises with surrounding development. Incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines. Incorporation of façade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements. Provision of windows and active spaces in the building ends, to provide additional security and visual interest.	The front dwelling facing Lyndia Street has a high quality design with a range of building elements, which would harmonise with surrounding development. Variations in roof heights and distinct breaks in the first floor component break up ridge lines. Each dwelling has architectural differences when viewed from the common driveway. The proposed dwellings have a sufficient amount of windows to create visual interest and passive surveillance.	Yes Yes Yes Yes
Building Height	Must not exceed two storeys. Height shall not exceed 7.2m at the upper most ceiling measured from existing ground level. Height shall not exceed 9.5m at the upper most roof height measured from existing ground level.	Proposed development is two storeys. Maximum height to upper most ceiling from ground level would be 5.6m. Maximum height to upper most roof height from ground level is 6.8m.	Yes Yes Yes
Car Parking and Access	Minimum of one undercover garage space per dwelling. One visitor space for every two units (six required for 11 dwellings).	All dwellings have an undercover garage space. Two designated visitor car parking provided.	Yes No, however the proposal complies with the car parking provisions of the Affordable Rental

Control	Required	Proposed	Compliance
			Housing SEPP
	Parking space dimensions of 2.5m by 5.5m, with end spaces having a width of 2.7m.	All spaces are 2.5m wide. End spaces have width of 2.7m.	Yes
	Garage space – minimum dimensions of 3m X 6m.	All dwellings have 3m X 6m garages.	Yes
	Driveway grades to comply with AS2890.1.	Capable of complying.	Yes
	Minimum driveway width at street kerb for access to three or more dwellings – 5m.	5m (to be widened to 5.5m for two-way access).	Yes
	Multi dwellings shall not incorporate vehicular access that utilises any gate structure /mechanism other than access to basement car parking.	No gates proposed.	Yes
	Driveways longer than 30m in length as viewed from the street shall be avoided.	The driveway contains a bend so as not to appear longer than 30m when viewed from the street.	Yes
Visual privacy	Windows of habitable room/balcony shall not directly face adjoining balcony/window/open space within 6m. Any window of a habitable room located on an upper level shall: i. be offset by 2m to limit views between balconies and windows; or ii. have a sill height of 1.7m above the floor level; or iii. be splayed to avoid direct views between windows; or iv. have fixed translucent glazing in any part of the window within 1.7m of the floor level	All first floor north-facing bedrooms would be fitted with external louvered privacy screens, that are only able to be angled upwards or horizontally (not downwards) to prevent overlooking of adjoining properties. The proposed balconies of dwellings 1 and 9 face towards the street and do not directly overlook adjoining properties.	Yes

Control	Required	Proposed	Compliance
Solar access	Living areas to have northern orientation. 20m² of private open space to receive three hours of solar access on 21 June between 9.00am and 3.00pm. Development shall have regard to the solar access of adjoining properties.	Living areas have northern orientation Open space of all dwellings to receive compliant solar access. All adjoining dwellings would continue to receive ample solar access to their living areas and open space areas.	Yes Yes Yes
Floor Space Ratio	0.45:1	0.52:1	No, however the proposal complies with the maximum floor space ratio of 0.776:1 applicable under the Affordable Rental Housing SEPP
Bedroom to floor space ratio	0.4:1	All dwellings <0.4:1	Yes
Landscaping	No more than 30% of the area forward of the building alignment shall be hardstand area. Minimum 20% of site area available for deep soil planting.	27% hardstand Greater than 20% of the site area would be available for deep soil planting.	Yes Yes
Allotment size/location	Min. 700m² Not within 50m of cul-de-sac head	1821m² Not within 50m of cul-de-sac head	Yes Yes
Allotment width	Min. of 22.5m at 5.5m back from front boundary. Min. 10m at street kerb between extended side boundaries.	20.115m Greater than 10m	No Yes
Density	Two dwellings for the first 700m² and one dwelling per 300m² thereafter (minimum of 3,400m² required for 11 dwellings).	1821m²	No, however the proposal complies with the minimum site area and maximum floor space ratio applicable under the Affordable Rental Housing SEPP
Setback from Primary Street Boundary	5.5m	5.77m	Yes
Garage Setback	6m	6m	Yes
Side setbacks	0.9m ground floor 1.5m first floor	1.5m 1.5m	Yes Yes

Control	Required	Proposed	Compliance
Rear setback	5m ground floor 10m first floor	Minimum of 5m Minimum of 10m	Yes Yes
Private Open Space	Located behind primary building setback.	Provided behind prescribed building alignment.	Yes
	Minimum area of 60m² per unit.	All dwellings except one have less than 60m² of open space.	No
	Minimum width of 3m.	Min. width > 3m for each unit.	Yes
	Minimum levelled area of 5m x 5m.	Minimum area of 5m x 5m not provided for most dwellings.	No
	Direct access from living room.	All dwellings have direct access from living rooms.	Yes
	Any communal open space or recreation facility shall be designed and constructed to: i. Ensure safe access by the occupants	Safe access provided	Yes
	ii. Prevent access by members of the public	Not visible from the street – far from street	Yes
	iii. Provide for the safety and wellbeing of children.	Play equipment provided. Natural surveillance possible.	Yes
Waste Storage	Development incorporating more than six dwellings shall make provision for an appropriately sized communal waste facility that is centrally located and provides convenient access for occupants and collection contractors.	Communal waste facilities are proposed for general waste, and the dwellings would store their own recycling and organic waste bins. The communal waste bins will be collected onsite.	Yes
	Bin storage areas must be:		
	• Behind primary building alignment	Behind primary building alignment	Yes
	• No more than 25m from the street	Less than 25m from street	Yes
	• Covered, contain a	Condition of consent	Yes

Control	Required	Proposed	Compliance
	hose connection and impervious floor connected to sewer	for communal waste facility to be covered and contain a hose and sewer connection.	
	• More than 3m from opening in dwelling or property boundaries	More than 3m from proposed dwellings, however located adjacent to property boundary.	No, however bin storage room location selected to satisfy Council's waste collection requirements
	• Designed to complement the development	Condition of consent to use same bricks as the dwellings	Yes
	• Sufficient to accommodate a 140L bin and two 240L bins.	Sufficient space to accommodate three bins per dwelling is provided.	Yes
Subdivision of multi dwelling housing	Must be strata title.	Strata subdivision of the proposed dwellings is proposed.	Yes

Private Open Space

The SCDCP states that each dwelling in a multi-dwelling development shall have a minimum area of 60m², and shall include a minimum area of 5.0 metres x 5.0 metres. The subject proposal fails to comply with these standards. In this regard, only one of the nine proposed dwellings would have a private open space area that is greater than 60m², and only two of the nine proposed dwellings would have an area of 5.0 metres x 5.0 metres within their private open space areas.

The Affordable Rental Housing SEPP contains no development standard in respect of the minimum size or width of private open space for multi-dwelling developments. However, the Urban Design Guidelines for Infill Development, which the SEPP requires that Council consider, refer to the private open space requirements of the Housing for Seniors of People with a Disability SEPP (a minimum of 15m² per dwelling with a minimum area of 3.0 metres x 3.0 metres). In this regard, compliance with the lesser standards of the Urban Design Guidelines for Infill Development would appear to be consistent with the objectives of the Affordable Housing SEPP, as less private open space would be likely to make a dwelling more affordable. As the proposed development complies with the private open space standards referred to by the Urban Design Guidelines for Infill Development, Council should not insist on the proposed development achieving compliance with the private open space standards of the SCDCP, and it is considered in this instance that the proposed variation should be accepted.

Allotment Width

The SCDCP states that a multi-dwelling development containing three or more dwellings shall only be permitted on a site that has a width at the front building line of 22.5 metres. The subject site has a width of 20.115 metres, and therefore fails to comply with the subject development standard. It should be noted that the Affordable Rental Housing SEPP has no site width standard for in-fill multi-dwelling housing.

Council's site width standard aims to ensure that a multi-dwelling development has sufficient space for a common driveway, a row of dwellings, and the private open space areas to be sited in a linear configuration that is perpendicular to the street. The site width control is particularly important, given that Council's private open space standard for multi-dwellings requires each dwelling to have an area of 5.0 metres x 5.0 metres. However in the present case, where affordable housing is proposed under the Affordable Rental Housing SEPP, the Urban Design Guidelines for Infill Development refer to the private open space requirements of the Housing for Seniors of People with a Disability SEPP (minimum of 15m² with a minimum area of 3.0 metres x 3.0 metres). As the required width of private open space is less than that stipulated under Council's DCP, the site width becomes less critical. The application demonstrates that the site is capable of accommodating a common driveway, a row of dwellings, and private open space for each dwelling that complies with the relevant numerical standards, in a configuration that allows for ample solar access, landscaping and adequate vehicular manoeuvring. Therefore, it is considered not unreasonable to vary the allotment width requirement in this instance.

Part 11 – Vegetation and Wildlife Management

The proposed development involves the removal of 13 trees from the site. An arborist report submitted with the application identifies 18 trees as part of the assessment that could be impacted by the proposal (13 on the subject site, two within the Lyndia Street road reserve, and three located in the adjoining residential properties). The report contains recommendations for minimising impacts on the trees to be retained.

In accordance with Part 11 of the SCDCP 2014, the removal of, or impact on, native flora or fauna requires that a Flora and Fauna Assessment be prepared by an appropriately qualified person in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessments Guidelines and Field Survey Methods and submitted to Council for assessment. A Flora and Fauna Assessment was prepared by the applicant's environmental consultant and submitted to Council for review.

The flora assessment determined the site consisted of two vegetation communities, Landscape Gardens, and Cumberland Plain Woodland (CPW) Canopy Only.

The CPW (Canopy Only) vegetation community occurs mostly in the north-western portion of the subject site. CPW is listed as a Critically Endangered Ecological Community (CEEC) under the *Threatened Species Conservation Act* (TSC 1995) and also under the *Environment Protection and Biodiversity Conservation Act* (EPBC 1999). This vegetation community consists of a total of eight trees that are representative of CPW. Shrub and ground layers indicative of CPW have been cleared and are not present at the site. The habitat assessment determined that the subject site does not provide suitable or likely habitat for any threatened flora species. The flora assessment concludes that the loss of the eight trees representative of CPW at the subject site would not be considered to cause a significant impact upon the CEEC, and that a species impact statement is not required for the proposal.

The fauna assessment was undertaken based on desktop analysis, threatened species records and habitat attributes observed during the flora assessment. Particular attention was given to search for potential threatened fauna species habitat, including Cumberland Plain Land Snail habitat, presence of hollow bearing trees, and any other likely important habitat in the immediate surrounds.

The fauna assessment found the following potential habitat present on site:

- One hollow bearing tree present with one small hollow with an opening of approximately 5cm observed in a broken branch
- Nectar producing tree species, principally Ironbarks, Redgums and Grey Box.
- Six E. tereticornis koala feed species. (It was noted that these were not accessible to Koala due to urban development and fencing)

Threatened fauna species considered to have potential suitable habitat present within the site included Grey-headed Flying-fox (potential), Little Lorikeet (low), Swift Parrot (low), and the Eastern Bentwing-bat (unlikely).

The fauna assessment determined that there was no likely breeding or otherwise important habitat present for the above considered threatened fauna species, and concluded that there would be no likely significant impact on any threatened fauna species with potential to occur on site.

The Flora and Fauna Assessment recommends that any landscaping on site should include species native to the CPW CEEC and include ground covers to limit erosion and to encourage local fauna use. It also recommends that the removal of the single hollow bearing tree be undertaken under the guidance of a fauna ecologist or experienced wildlife carer so that any fauna, if present, may be effectively recovered and relocated. The recommendations of the flora and fauna assessment report have been incorporated into the recommended conditions of consent in Attachment 1.

The Flora and Fauna Assessment was reviewed by Council's Environmental Planning section and was found to be satisfactory.

3. Public Participation

The application was notified to nearby and adjoining residents for two separate 14 day periods (one for the original proposal and one for the amended plans). Council received written individual submissions from the occupants of 58 properties. Council also received a petition against the proposal with 102 signatures from the residents of 60 properties, many of whom also wrote an individual submission. The submissions and petition raised the following issues:

Issue - The proposed development has insufficient car parking. Each proposed dwelling could have two or more cars. Residents of the development will have to park on the street, and this would cause traffic congestion and safety problems.

Comment - The Affordable Housing SEPP specifies that Council cannot refuse a development application on the basis of car parking if at least 1.5 parking spaces are provided for each dwelling containing three or more bedrooms. Based on the nine dwellings proposed, each with three or four bedrooms, 14 car parking spaces are required, and 14 car parking spaces are proposed to be provided. Council therefore cannot insist on additional on-site car parking being provided.

Issue - The proposed development would cause an increase in traffic, which would affect the safety of children walking to school. Children will no longer be able to play in the street.

Comment - The increase in traffic volumes from the proposed development would not be so great as to affect safety, and would still be within the levels expected for a local road. An equivalent increase in traffic volumes within the vicinity of the site could occur as a result of several smaller permissible developments. The likely increase in traffic movements expected as a result of the development is not a sufficient reason for refusal.

Issue - The proposed driveway is dangerous as it has only a single lane for entering and exiting the development.

Comment - A recommended condition of consent would require the front portion of the driveway to be widened to 5.5 metres, in order to allow two-way vehicular access into and out of the site.

Issue - Construction of the development would create safety issues for children walking past the site to school.

Comment - The developer would be required to secure the site with fencing in accordance with the relevant legislation.

Issue - The frontage of the site is too narrow and there is insufficient space for the waste bins to be presented for kerbside collection.

Comment - The application was referred to Council's Waste and Recycling Services section for assessment of the waste management and disposal aspects of the proposed development. Council's Waste Officer advised that the site has insufficient street frontage for kerbside presentation of both general waste bins and recycling/organics bins for the number of dwellings proposed. Accordingly, Council's garbage truck will need to access the complex to collect general waste, which would be stored in two 1,100 litre waste bins. Residents would present their own recycling and organics bins to the street for collection. A bin storage facility is proposed to be located towards the front of the site, which would be screened by landscaping. There is sufficient width at the kerb for the presentation of nine bins, which is the maximum number of bins that would be required to be presented at the kerb at any one time.

Issue - The proposed children's playground (common open space area) within the development is too small. The children may therefore play in the street, which increases the chance of a car accident.

Comment - There is no minimum size applicable for a common open space area. The size of the proposed common open space area is sufficient to allow play equipment to be installed.

Issue - There is environmentally sensitive vegetation on the site, which provides habitat for wildlife. The removal of the vegetation would remove the habitat and harm the wildlife.

Comment - The flora assessment submitted with the application determined that the site contains Cumberland Plain Woodland (CPW) Canopy Only. The CPW (Canopy Only) vegetation community occurs mostly in the north-western portion of the subject site. CPW is listed as a Critically Endangered Ecological Community (CEEC) under the *Threatened Species Conservation Act* (TSC 1995) and also under the *Environment Protection and Biodiversity Conservation Act* (EPBC 1999). This vegetation community consists of a total of eight trees that are representative of CPW. Shrub and ground layers indicative of CPW have been cleared and are not present at the site. The habitat assessment determined that the subject site does not provide suitable or likely habitat for any threatened flora species. The flora assessment concludes that the loss of the eight trees representative of CPW at the subject site would not be considered to cause a significant impact upon the CEEC, and that a species impact statement is not required for the proposal.

The fauna assessment found the following potential habitat present on site:

- One hollow bearing tree present with one small hollow with an opening of approximately 5cm observed in a broken branch
- Nectar producing tree species, principally Ironbarks, Redgums and Grey Box
- Six E. tereticornis koala feed species. (It was noted that these were not accessible to Koala due to urban development and fencing).

Threatened fauna species considered to have potential suitable habitat present within the site included Grey-headed Flying-fox (potential), Little Lorikeet (low), Swift Parrot (low), and the Eastern Bentwing-bat (unlikely). The fauna assessment determined that there was no likely breeding or otherwise important habitat present for the above considered threatened fauna species, and concluded that there would be no likely significant impact on any threatened fauna species with potential to occur on site.

The Flora and Fauna Assessment recommends that any landscaping on site should include species native to the CPW CEEC and include ground covers to limit erosion and to encourage local fauna use. It also recommends that the removal of the single hollow bearing tree be undertaken under the guidance of a fauna ecologist or experienced wildlife carer so that any fauna, if present, may be effectively recovered and relocated. The recommendations of the flora and fauna assessment report have been incorporated into the recommended conditions of consent in Attachment 1.

I**ssue** - The development would cause privacy problems. The windows of the development would look into the yards of dwellings, and there are no privacy screens proposed. The number of first floor windows should be reduced. The proposed privacy louvres would be insufficient.

Comment - The south-facing first floor windows of the development would be far enough away from the adjoining properties so as to mitigate overlooking concerns over the properties to the south of the site. The first floor north-facing bedrooms would all be fitted with external louvred privacy screens, that are only able to be angled upwards or horizontally (not downwards) to prevent overlooking of adjoining properties.

Issue - The proposed development would increase the noise levels to neighbouring properties, because of the density of the development.

Comment - There is no evidence to suggest that the density of the proposed development would increase the noise levels within the vicinity of the site to levels that would affect the amenity of surrounding residents.

Issue - The density of the proposed development is out of character with the area. The other multi-dwelling complexes in the area are all single storey and do not have such a high density. There are not many other two storey dwellings in the street.

Comment - There are at least five two-storey dwellings within the vicinity of the site, and two-storey multi-dwelling complexes can be found in Jaclyn street, Chester Road, and backing onto Drumalbyn Street. The density of the development (number of dwellings) is a function of the development's compliance with the relevant development standards contained within the Affordable Rental Housing SEPP.

Issue - The proposed development may lead to vandalism of existing properties and crime in the area. Additional security would need to be provided to existing homes.

Comment - There is no evidence to suggest that the proposed development would lead to vandalism of existing properties and crime in the area.

Issue - The proposed development would cause depreciation in the value of surrounding properties.

Comment - There is no evidence to suggest that the proposed development would cause depreciation in the value of surrounding properties.

Issue - The development would create a fire hazard as the fire brigade would not be able to access the property in the event of a fire.

Comment - The maximum width of a NSW fire truck is 2.5 metres, and it requires a minimum carriageway width of 4.0 metres for general appliance access. Both Lyndia Street and the proposed common driveway would be able to accommodate a fire truck for general appliance access. The truck requires a minimum width of 6.0 metres in order to extend its stabilisers for aerial appliance access. The proposed development would contain several areas that are greater than 6 metres wide and could therefore accommodate a fire truck for aerial appliance access.

Issue - People may use the proposed common driveway to look over back fences into the pools of other properties. Higher fencing is required.

Comment - It is unlikely that people would trespass into the common driveway for the purpose of looking into neighbouring properties, and it is beyond the scope of the assessment of this application to deal with such matters.

Issue - The setback of the development to adjoining properties is insufficient.

Comment - The side setbacks of the proposed development are entirely consistent with those specified by the Campbelltown (Sustainable City) Development Control Plan 2014 for multi-dwelling developments, and entirely consistent with (or greater than) those of surrounding multi-dwelling developments. In this regard, the proposed development has side setbacks of at least 1.5 metres to the northern property boundary, and the majority of the proposed development would have a side setback greater than 1.5 metres. The proposed setbacks allow for adequate spatial relief between the proposed dwellings and adjoining dwellings, noting that some of the dwellings adjoining the subject site have lesser rear setbacks (to the subject site) than what is currently required than the SCDCP.

Issue - Time restrictions for the common open space area are requested, as well as not having items that would allow children to climb over the boundary fence.

Comment - Council does not impose conditions with such specificity concerning the manner in which communal open space may be used. In the event that concerns relating to noise pollution and trespassing arise, they would need to be addressed by the Police.

Issue - Placing large numbers of disadvantaged people in one place would decrease social cohesion.

Comment - It should be noted that only two of the proposed dwellings would be used for the purpose of affordable housing for a period of 10 years, to be managed by a registered community housing provider (not Housing NSW). All of the other dwellings would be privately owned. It should also be noted that people who reside in affordable housing are not necessarily socioeconomically disadvantaged, with affordable housing generally targeted at key workers/families such as emergency services, teachers and Council workers.

Issue - Overcrowding within the proposed development would negatively affect the amenity of children living within the complex.

Comment - Children living within the proposed dwellings would all have access to a private courtyard as well as a communal open space area.

4. Conclusion

The proposed development has been assessed against the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979. The proposal has been found to satisfy the relevant State Environmental Planning Policies and the relevant provisions of Campbelltown (Urban Area) Local Environmental Plan 2002. The proposal is generally compliant with the relevant provisions of Campbelltown (Sustainable City) Development Control Plan 2014, and where non-compliances are present, these are considered to be justified. It is considered that the overall social and economic impacts of the proposed development would be positive, and that potential impacts on the natural and built environments have and will be mitigated through design measures. The application was publicly exhibited and notified on two occasions to a significant number of surrounding residents. Written submissions from 58 households were submitted as well as a petition with signatures from 60 households, raising a number of issues. It is considered that all of the matters raised in the submissions have been addressed through design measures and operational conditions of consent. The site's location, zoning and configuration make it suitable for the proposed development, and the proposal is considered to be in the broad interests of the general public. Accordingly, this report recommends the approval of the application.

Officer's Recommendation

That development application 2775/2014/DA-MAH for the construction of nine two-storey dwellings at No. 17 Lyndia Street Ingleburn be approved, subject to the conditions detailed in Attachment 1 of this report.

Committee Note: Mr Hitchcock, Mr Shirley, Mr Pearce, Mr Ogdon, Mr Carruthers and Mr Willis addressed the Committee in opposition to the development.

Mr Zappia and Mr Youssef addressed the Committee in favour of the development.

Committee's Recommendation: (Oates/Lound)

That development application 2775/2014/DA-MAH for the construction of nine two-storey dwellings at No. 17 Lyndia Street Ingleburn be refused for the following reasons:

i. It is an inappropriate development that seriously impinges on the amenity and quality of life of the existing neighbouring residents and is out of character in this street
ii. Insufficient parking allocation for residents and visitors which will impact on the surrounding streets on a daily basis possibly creating safety issues
iii. Inadequate provision for waste storage and collection
iv. Does not meet community expectations and standards in terms of bulk, scale and height, visual and environmental amenity
v. Only 1/5 of this development will be for affordable housing.

CARRIED

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

Voting against the Committee's Recommendation was Councillor: Kolkman.

Council Meeting 18 August 2015 (Oates/Glynn)

That development application 2775/2014/DA-MAH for the construction of nine two-storey dwellings at No. 17 Lyndia Street Ingleburn be refused as the development proposal:

i. is an over development of the site that will result in a significant adverse impact on the amenity and quality of life of the existing neighbouring residents
ii. fails to provide sufficient on site visitor parking which will result in an adverse impact on the amenity and safety of the local street network
iii. fails to provide adequate facilities for the storage and collection of waste bins
iv. is inconsistent with community expectations and standards in terms of bulk and scale, visual and environmental amenity
v. is not considered to be an affordable housing development as it offers only two of the nine proposed dwellings for affordable housing
vi. is not sited on an allotment of sufficient width to adequately support such a development
vii. is inconsistent with the desired character of the area
viii. is not in the public interest.

Council Resolution Minute Number 153

That the above Council Resolution be adopted.

Voting for the Council Resolution were Councillors: Borg, Brticevic, Chanthivong, Dobson, Glynn, Hawker, Lake, Lound, Matheson, Oates, Rowell and Thompson.

Voting against the Council Resolution were Councillors: Kolkman and Mead.

ATTACHMENT 1

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
1339-DA-01 to DA-03 inclusive (all Issue C)	Planspec Building Design	April 2015
1339-DA-07 Issue B	Planspec Building Design	April 2015
1339-DA-09 Issue A	Planspec Building Design	August 2015
1407/SW1.1-B and 1407/SW1.2-B	AJC Design	April 2015
3938 Sheet 1 of 1	Monaco Designs PL	May 2015
Colour and Materials Schedule	Planspec Building Design	April 2015
Arboricultural Impact Assessment	Urban Forestry Australia	January 2015
Flora and Fauna Assessment	Travers Bushfire and Ecology	April 2015

2. Flora and Fauna

The applicant must ensure that all recommendations made by Urban Forestry Australia in the Flora and Fauna Assessment report dated April 2015 are implemented in the design and construction stages of the project, including but not limited to avoiding any level changes in areas in close proximity to potentially sensitive offsite trees (Tree 13 and Tree 14), and that landscaping and other works are done in accordance with the arboricultural recommendations made in the report (installation of appropriate protective devices such as fencing and mulching).

3. Affordable Housing

For 10 years from the date of the issue of the occupation certificate:

- Dwellings 4 and 6 (comprising 21.6% of the gross floor area of the development) shall be used for the purposes of affordable housing

- All accommodation that is used for affordable housing shall be managed by a registered community housing provider

- The operator of the site shall provide Council with an annual Tenancy Audit Report at the end of each financial year. The Tenancy Audit Report shall review the Affordable Rental Housing tenants to ensure that the occupancy of dwellings 4 and 6 satisfy the State (Affordable Rental Housing) 2009 requirements criteria.

4. 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.

5. Contract of Insurance (residential building work)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This clause does not apply:

a. To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or

b. To the erection of a temporary building.

6. Notification of *Home Building Act 1989* Requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:

a. In the case of work for which a principal contractor is required to be appointed:

   i. The name and licence number of the principal contractor, and
   ii. The name of the insurer by which the work is insured under Part 6 of that Act.

b. In the case of work to be done by an owner-builder:

   i. The name of the owner-builder, and
   ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notification of the updated information.

7. 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 consistent with BASIX requirements.

a. All landscaped areas on site should, where possible, include species native to the Cumberland Plain Woodland Critically Endangered Ecological Community, including ground covers to limit erosion and to encourage local fauna use.

b. All plants shall be vigorous and well established, free from disease and pests, of good form, consistent with species or variety, hardened off, not soft or forced, with large healthy root systems with no evidence of root curl, restriction or damage.

c. All trees are to be staked and tied with a minimum of three hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

d. Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.

e. Minimum 75mm depth of organic mulch shall be placed within an area 500mm radius from the base of trees. Mulch shall be free from deleterious and extraneous matter, including soil, weeds, rocks, twigs and the like and shall be placed so that it is not in contact with the stem of the plant.

8. Removal of Hollow-Bearing Tree

The removal of the single hollow-bearing tree (Tree No.0 on the tree plan) must be undertaken under the guidance of a fauna ecologist or experienced wildlife carer such that any fauna, if present, may be effectively recovered and relocated.

9. 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.

10. Privacy Screens

The first floor window privacy screens identified on the approved plans shall be designed so that views out of the windows are only horizontal or upward. The depth of the louvres shall be such that downward views out of the windows are not possible. The louvres shall be moveable and shall only be able to be moved to a horizontal or upward-facing position.

11. Garbage Room

The garbage storage room identified on the approved plans shall comply with the following requirements:

a. The room shall be fully enclosed including a roof 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.

e. The finishes/materials of the garbage storage room shall be the same as those used for the construction of the dwellings.

12. Fencing

A 1.8 metre high fence shall be erected on the site's side and rear boundaries behind the front building alignment and between each required courtyard at the sole cost of the developer. 'Colorbond' style metal fences that face a public space are not permitted.

13. Switchboards/Utilities

Switchboards, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

14. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1 and AS 2890.2 (as amended).

Driveways shall be constructed using decorative paving materials such as pattern stencilled concrete, coloured stamped concrete or paving bricks. The finishes of the paving surfaces are to be non-slip and plain concrete is not acceptable.

All driveways in excess of 20 metres in length shall be separated from the landscaped areas by the construction of a minimum 150mm high kerb, dwarf wall or barrier fencing.

15. Lighting

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of Australian Standard 4282 (as amended) so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

16. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in the Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2.

17. Rubbish/Recycling Bin Storage

The rubbish, recycling and green waste bins shall not be stored within vehicle parking, vehicle manoeuvring areas, driveway or landscaped areas.

The bin(s) shall only be stored in accordance with the approved plans.

18. 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.

19. 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 (e.g. the flushing of toilets), in accordance with the approved plans.

20. 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
c. The private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works.

21. Garbage Bin Collection

The two 1100 litre garbage bins are to be collected onsite and shall not be transported to the street, roadway or footpath for collection.

22. Evidence of Public Indemnity Insurance

Each year the body corporate must furnish Council with a copy of its reviewed public indemnity insurance policy, valid for the next 12 months, to satisfy Council that in the event of a claim arising, a suitable public indemnity insurance policy is in place to respond to the claim.

23. Vehicular Access

Vehicles accessing the site shall comply with the following requirements:

a. All vehicular entries and exits shall be made in a forward direction.

A traffic sign shall be placed adjacent to the driveway at the entrance to the property, advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

24. Car Parking Spaces

14 car parking spaces, two of which are to be marked as visitor spaces, shall be designed, sealed and line marked, in accordance with Australian Standards 2890 (as amended).

25. Storage of Recycling and green Waste Bins

Dwellings 1, 7 and 8 shall store their recycling and green waste bins on their respective premises when not awaiting collection and not within the communal garbage room.

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.

26. 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.

27. 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.

28. Design of Common Driveway

The applicant shall engage a suitably qualified structural engineer to design the proposed driveway. The structural engineer shall certify that the driveway has been designed taking into account the use of the driveway by a 24 tonne waste collection vehicle. The structural details of the driveway shall be shown on the engineering drawings and submitted to Council for approval prior to Council or an accredited certifier issuing a Construction Certificate.

29. Waste Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, the relevant provisions of Council's Waste Management Plan is to be completed to the satisfaction of Council.

30. 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.

31. 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.

32. Stormwater Management Plan

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 from the site to the stormwater system in the existing drainage easement at the rear northern corner of the subject property. All proposals shall comply with the Campbelltown (Sustainable City) DCP - Volumes 1 and 3.

33. Existing Drainage

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit design details and related calculations for the analysis of the existing drainage system in the drainage easement at the northern corner of the subject property where it is proposed to discharge stormwater, to determine whether the existing system has sufficient capacity to adequately convey the increased flows. In case the capacity of the existing drainage system is not adequate to accommodate the additional stormwater flows, the applicant shall reconstruct the existing drainage system in accordance with the approved design plans. All proposals shall comply with the Campbelltown (Sustainable City) DCP - Volumes 1 and 3.

Written approval from Council shall be required for any proposed work on public land. Inspection of such works 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.

34. Dilapidation Report

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a dilapidation report for all buildings on lands that adjoin the subject works.

35. 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 applicants expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

36. Section 94A Developer Contribution - Community Facilities and Services

Prior to Council or an accredited certifier issuing a Construction 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.

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. 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.

44. Footpath and Vehicular Crossing Levels

Prior to the commencement of any work, footpath and vehicular crossing levels are to be obtained from Council by lodging an application on the prescribed form.

45. Demolition of Existing Dwelling

Prior to the commencement of any other works, the existing dwelling and all other improvements on the land shall be demolished in accordance with the conditions of this consent.

46. 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.

47. Fencing

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

48. Geotechnical Reference

Prior to the commencement of any works, a certificate prepared by the designing structural engineer certifying that the design is in accordance with the geotechnical investigation of the site shall be submitted to the PCA. The designing structural engineer shall also nominate a site classification in accordance with AS2870 – Residential Slabs and Footings.

49. Structural Engineer Details

Prior to the commencement of any works, the submission to the principal certifying authority of all details prepared by a practicing structural engineer.

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.

50. 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.

51. 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.

52. 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.

53. 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 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.

54. 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.

55. 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.

56. 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.

57. 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.

58. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. 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.

59. Compliance with Council Specification

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. Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2

c. 'Soils and Construction (2004) (Bluebook)

d. Relevant Australian standards and State Government publications.

60. Footpath

The footpath adjoining the subject land shall be regraded, topsoiled and turfed in accordance with levels to be obtained from Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels.

61. 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.

62. 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.

63. Redundant Laybacks

All redundant layback/s shall be reinstated to conventional kerb and gutter to Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2.

64. 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: Under this subheading, for the purpose of issuing an occupation certificate, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

65. Public Indemnity Insurance – Waste Collection

The applicant shall indemnify Council and its contractors and agents against any claims, proceedings, actions or demands arising from or in relation to any damage howsoever caused to the road surface, paving or drainage within the Development by the operation by Council or its contractors or agents in the collection of domestic waste except to the extent that such damage results from any misconduct or negligent act or omission of Council or its contractors or agents.

Prior to the issue of an occupation certificate, the applicant shall provide Council with a copy of its public liability insurance policy valid for 12 months to satisfy Council that in the event that such a claim arises, a public liability insurance policy is in place to respond to any claim arising. Each year the body corporate must furnish Council with a copy of its renewed public liability insurance policy valid for the next 12 months to satisfy Council that in the event that such a claim arises, a public liability insurance policy is in place to respond to any claim arising.

66. 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.

67. Completion of External Works Onsite

Prior to the principal certifying authority issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority.

68. Subdivision Certificate

Prior to the principal certifying authority issuing a subdivision certificate, a final occupation certificate is required to be issued for all buildings on the land.

69. Final Inspection – Works as Executed Plans

Prior to the principal certifying authority issuing any occupation certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans for drainage works in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements detailed in the Campbelltown (Sustainable City) DCP Volume3 (as amended).

70. Restoration of Public Roads

Prior to the principal certifying authority issuing any occupation certificate, the 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.

71. 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.

72. Service Authorities

Prior to the principal certifying authority issuing a subdivision certificate, two copies of all servicing plans shall be forwarded to Council in accordance with the following:

Written advice from Sydney Water, Integral Energy and where applicable the relevant gas company, shall be submitted, stating that satisfactory arrangements have been made for the installation of either service conduits or street mains in road crossings, prior to the construction of the road pavement. All construction work shall conform to the relevant authorities specification/s.

The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

73. BASIX

Prior to the principal certifying authority issuing an occupation certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed.

74. Council Fees and Charges

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

75. Structural Engineering Certificate

Prior to the principal certifying authority issuing an occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings and relevant SAA Codes and is structurally adequate.

76. House Numbers

Prior to the principal certifying authority issuing a subdivision certificate, house numbers shall be stencilled onto the kerb at appropriate locations with black letters / numbers, 75mm high on a white background using an approved pavement marking grade paint.

For all new additional lots created, please contact Council’s Land Information Unit on 4645 4465 to ensure the correct house number is stencilled.

77. Restriction on the Use of Land

a. Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the *Conveyancing Act*, for:

i. Restriction as to user - burdening the Body Corporate with the responsibility to maintain the proposed on-site detention system.

The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. Design plans and work as executed plans shall show affected lots marked with Council approved symbols. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

b. Prior to the principal certifying authority issuing an Occupation Certificate, the applicant shall create a restriction as to user, registered against the title of the property of land under Section 88E of the *Conveyancing Act 1919*:

i. for 10 years from the date of the issue of the Occupation Certificate, dwellings 4 and 6 are to be used for the purpose of affordable housing and be managed by a registered community housing provider.

The applicant shall liaise with Council regarding the required wording. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

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. Smoke Alarms

From 1 May 2006 all NSW residents must have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the Principal Certifying Authority a certificate certifying compliance with AS 3000 and AS 3786.

Advice 3. Retaining Walls

A separate development application shall be submitted and approved for any retaining walls that exceed 0.9 metres in height.

Advice 4. Filling on Site

Council's records in respect of this lot indicate that varying depths of filling covers the natural ground surface.

Advice 5. 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 6. 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 7. 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 8. Strata Linen Plan and Copies

Should Council be nominated as the principal certifying authority for the strata subdivision, an original linen plan (and if required an original 88B Instrument) together with four copies of each shall be submitted to Council prior to the release of the subdivision certificate.

Advice 9. Linen Plan Checking Fee

Where Council is the principal certifying authority a linen plan checking fee is payable on submission of the linen plan of subdivision to Council. The exact amount will be calculated at the rate applicable at the time of release of the linen plans.

Advice 10. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2.

Advice 11. 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 12. Rain Water Tank

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

Advice 13. 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.

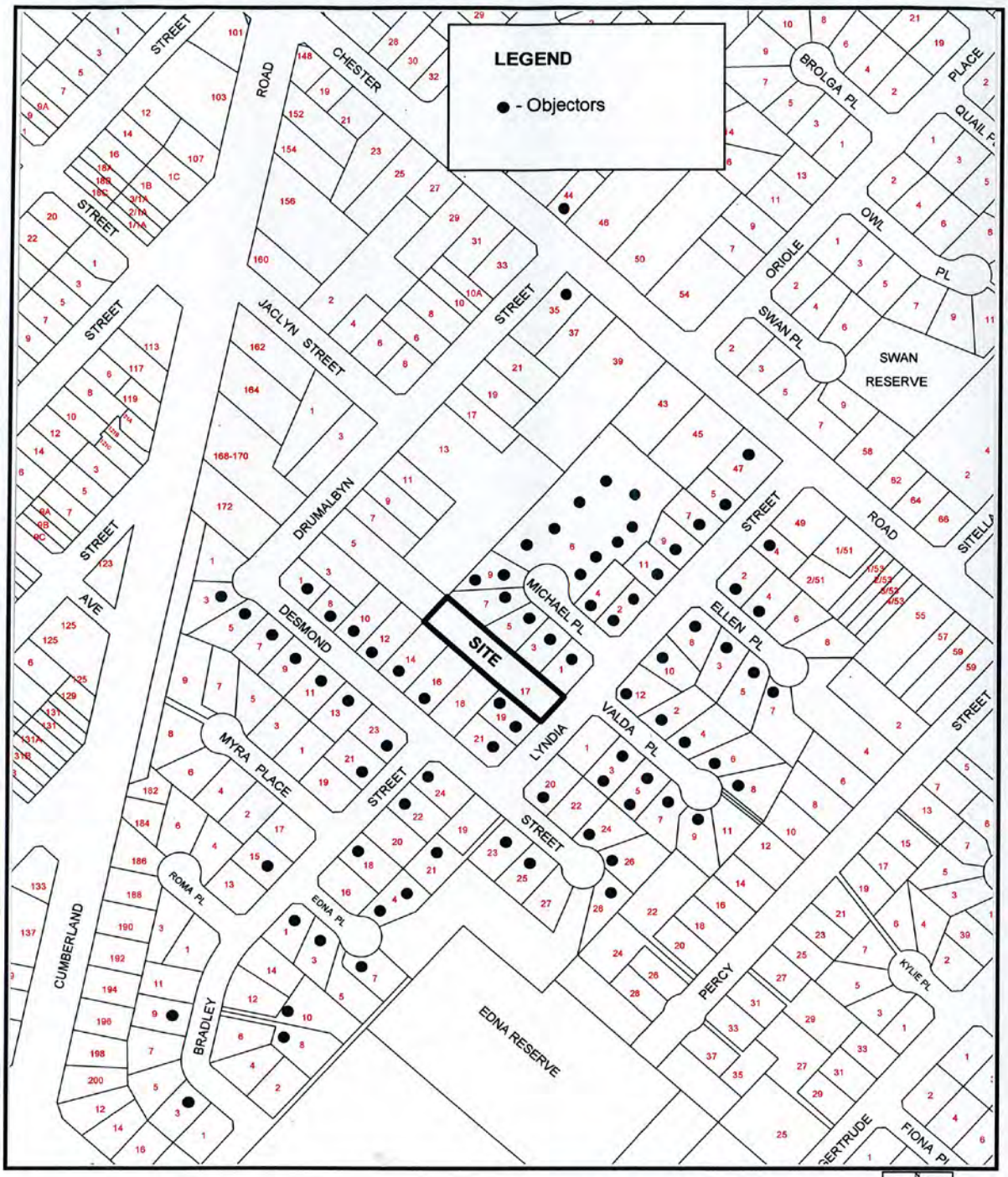
Advice 14. *Telecommunications Act 1997* (Commonwealth)

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

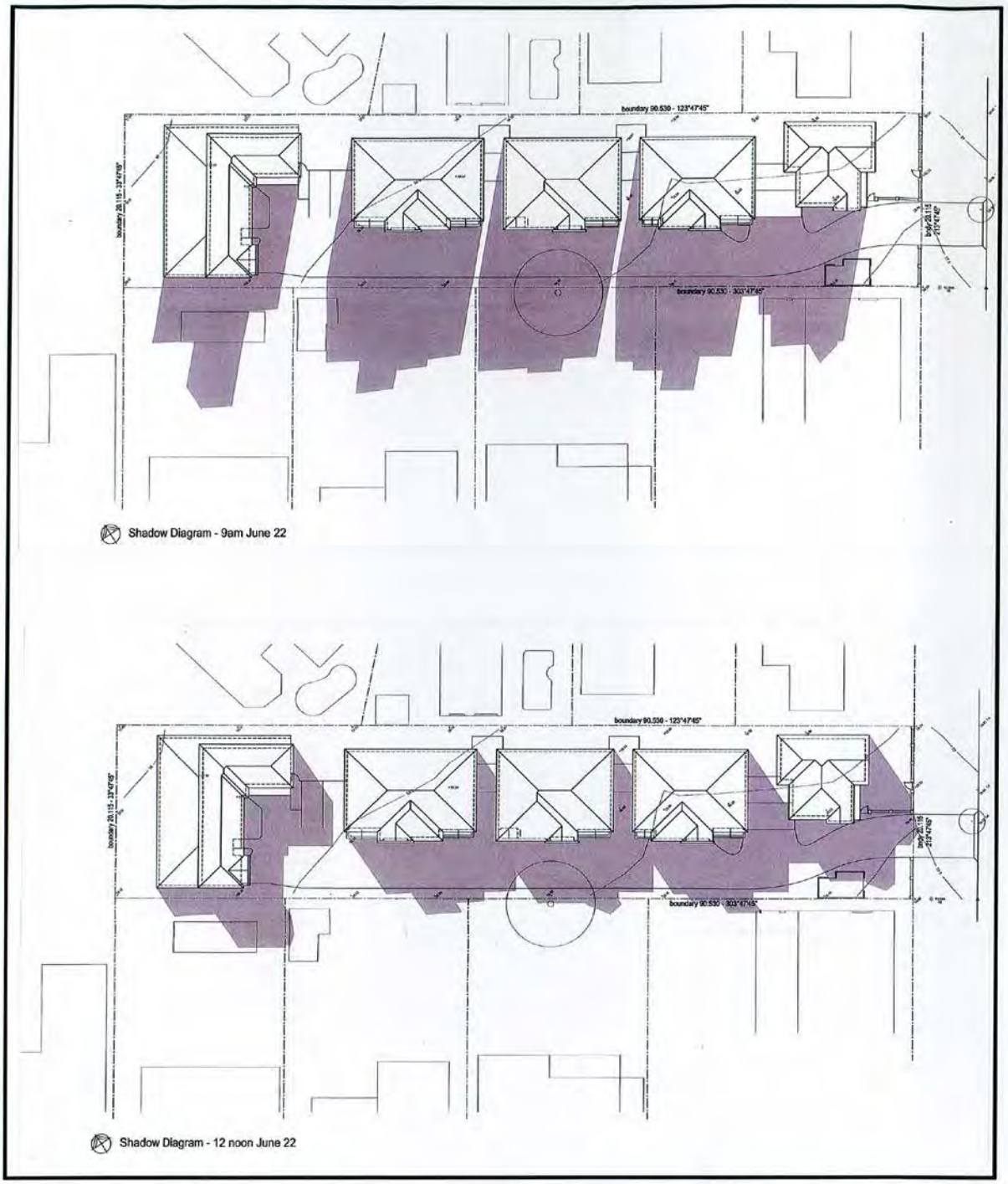


LOCALITY PLAN

SUBJECT: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF NINE TWO STOREY DWELLINGS AND STRATA SUBDIVISION. LOT 36 DP 13118 - No. 17 LYNDIA STREET, INGLEBURN.

ATTACHMENT 3

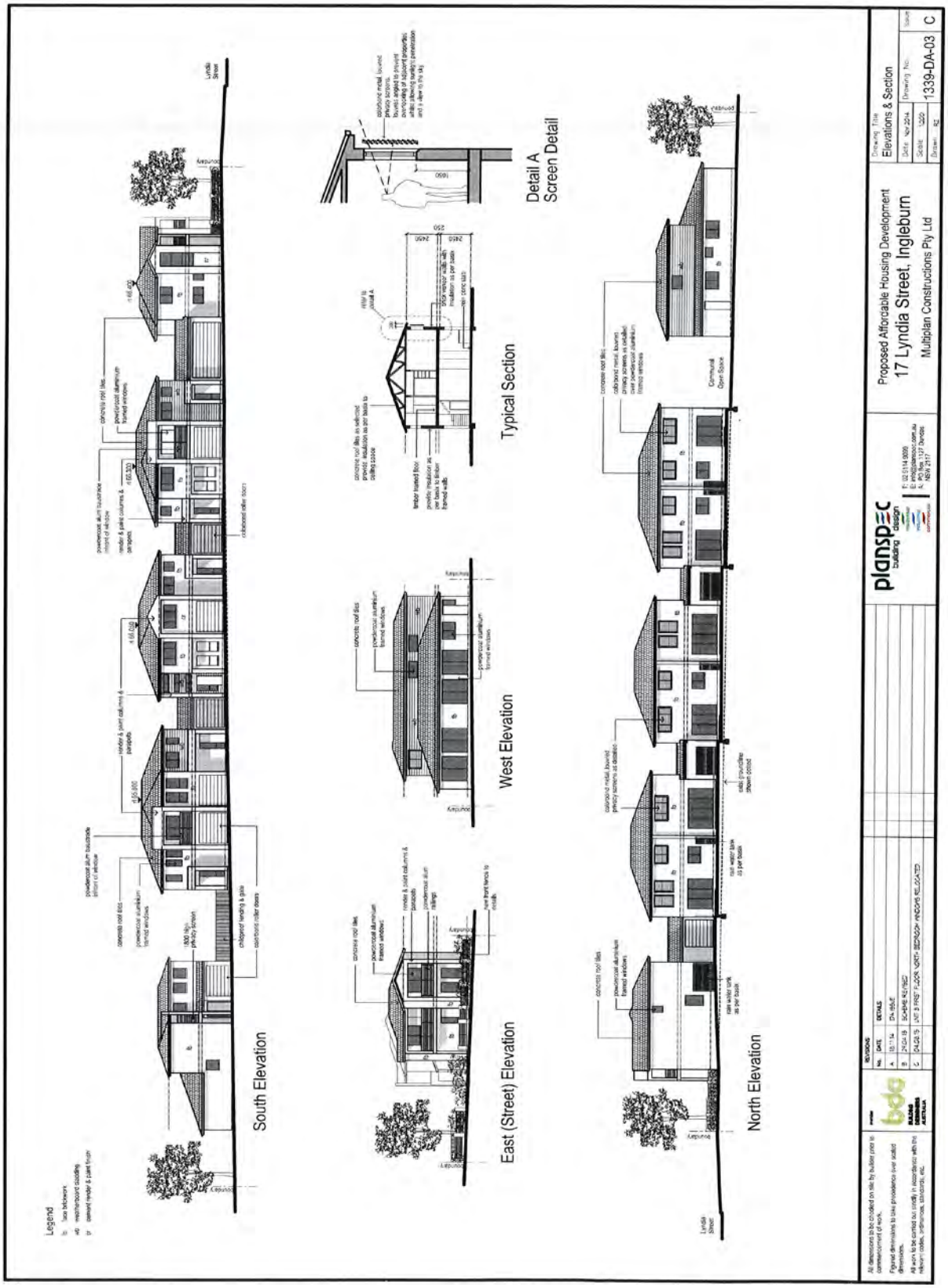
ATTACHMENT 4



SHADOW DIAGRAM

SUBJECT: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF NINE TWO STOREY DWELLINGS AND STRATA SUBDIVISION. LOT 36 DP 13118 - No. 17 LYNDIA STREET, INGLEBURN.

ATTACHMENT 5



ATTACHMENT 6

Coloured Perspective Drawing

ATTACHMENT 7

Floor plan – Confidential for privacy reasons.

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 2015-2016 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: (Thompson/Kolkman)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 151

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 24/07/2015)	**3**
Total completed Class 1 DA appeal matters (as at 24/07/2015)	**0**
Costs from 1 July 2015 for Class 1 DA appeal matters:	**$35,879.07**

1 (a)	**RAMM INVESTMENTS PTY LIMITED**
Issue:	An appeal against Council's refusal of development application No. 1473/2012/DA-MAH that sought consent for construction of 26 two-storey dwellings and construction of a cul-de-sac in Collis Place, Minto.
Property:	Lot 101 DP 1044069, 124 Minto Road, Minto.
Property Owner:	Ramm Investments Pty Limited
Council File:	Development Application No: 1473/2012/DA-MAH
Court Application:	Filed on 27 March 2015 - File No. 10275 of 2015
Applicant:	Ramm Investments Pty Limited
Costs Estimate:	$25,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Costs to date:	$16,908.65
Status:	Ongoing – listed for directions hearing on 4 and 5 August 2015.
Progress:	The Applicant filed an appeal in the Land and Environment Court of NSW against Council's refusal of development application No. 1473/2012/DA-MAH that sought consent for construction of 26 two-storey dwellings and construction of a cul-de-sac in Collis Place, Minto. The matter was listed for first directions hearing on 24 April 2015. On 24 April 2015, the Registrar made certain procedural directions and adjourned the proceedings to 14 May 2015 for section 34 conciliation conference. On 14 May 2015, no agreement was reached at the conciliation conference; accordingly, the Commissioner made certain procedural directions and adjourned the proceedings to 21 May 2015, and then further adjourned the proceedings to 2 June 2015 for callover hearing listing before the Registrar. On 2 June 2015, the Registrar made certain procedural directions and adjourned the proceedings to 4 and 5 August

	2015 for directions hearing commencing on-site.
1 (b)	**FLIP OUT (CASTLE HILL) PTY LTD**
Issue:	An appeal against Council's refusal of development application No. 2014/2013/DA-C that sought consent for construction of fitout and use of premises for recreation facility.
Property:	Lot 17 DP 1113810, 31 Mount Erin Road, Campbelltown.
Property Owner:	Mr Vijay Sood and Mrs. Nutan Sood
Council File:	Development Application No: 2014/2013/DA-C
Court Application:	Filed on 19 May 2015 - File No. 10429 of 2015
Applicant:	Flip Out (Castle Hill) Pty Ltd
Costs Estimate:	$20,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Costs to date:	$3,249.53
Status:	Ongoing – listed for conciliation conference on 7 August 2015.
Progress:	The Applicant filed an appeal in the Land and Environment Court of NSW against Council's refusal of development application No. 2014/2013/DA-C that sought consent for construction of fitout and use of premises for recreation facility. The matter was listed for first directions hearing on 17 June 2015. On 17 June 2015, the Registrar made certain procedural directions and adjourned the proceedings to 7 August 2015 for section 34 conciliation conference.
1 (c)	**Anne McCusker and Flossiy Rutter T/as Garden Homes**
Issue:	An appeal against Council's refusal of development application No. 1603/2014/DA-DW that sought consent for construction of a single storey dwelling.
Property:	Lot 9 DP 242894, Lot 2 DP 629721, 512 Appin Road Gilead.
Property Owner:	Mr Gregory James Messer, Mr David James Messer, and Mr Stephen Wayne Messer
Council File:	Development Application No: 1603/2014/DA-DW
Court Application:	Filed on 25 May 2015 - File No. 10449 of 2015
Applicant:	Anne McCusker and Flossiy Rutter T/as Garden Homes

Costs Estimate:	$22,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Costs to date:	$3,722.13
Status:	New matter – listed for directions hearing on 24 July 2015.
Progress:	The Applicant filed an appeal in the Land and Environment Court of NSW against Council's refusal of development application No. 1603/2014/DA-DW that sought consent for construction of a single storey dwelling. The matter was listed for first directions hearing on 23 June 2015. On 23 June 2015 the Registrar made certain procedural directions and adjourned the proceedings to 24 July 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 24/07/2015)	**1**
Total completed Class 1 and 2 appeal matters (as at 24/07/2015)	**0**
Costs from 1 July 2015 for Class 1 and 2 appeal matters:	**$0.00**

2 (a)	**FLIP OUT (CASTLE HILL) PTY LTD**
Issue:	An appeal against Council's order 1 & 12 in the table to section 121B of the Environmental Planning and Assessment Act 1979 requiring the occupier Flip Out (Castle Hill) Pty Ltd to cease use of the property at 31 Mount Erin Road, Campbelltown, as a recreation facility and to restore the property to the condition it was prior to the unauthorised occupation.
Property:	Lot 17 DP 1113810, 31 Mount Erin Road, Campbelltown.
Property Owner:	Mr Vijay Sood and Mrs. Nutan Sood
Council File:	Council Order 503/2015/N-EPA
Court Application:	Filed on 19 May 2015 - File No. 10427 of 2015
Applicant:	Flip Out (Castle Hill) Pty Ltd
Costs Estimate:	$20,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
Costs to date:	$0.00
Status:	Ongoing – appeal adjourned until further direction pending outcome of appeal in respect of Development Application

	2014/2013/DA-C – see item 1(b) of this report.
Progress:	The Applicant filed an appeal in the Land and Environment Court of NSW against Council's order 1 & 12 in the table to section 121B of the Environmental Planning and Assessment Act 1979 requiring the occupier Flip Out (Castle Hill) Pty Ltd to cease use of the property at 31 Mount Erin Road, Campbelltown, as a recreation facility and to restore the property to the condition it was prior to the unauthorised occupation. The matter was listed for first directions hearing on 17 June 2015. On 17 June 2015, the parties, by consent, notified the Court that agreement had been reached to seek adjournment of the proceedings pending the outcome of the appeal in respect of Development Application 2014/2013/DA-C. The Registrar made those directions.

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 24/07/2015)	**0**
Total completed Class 4 matters (as at 24/07/2015)	**0**
Costs from 1 July 2015 for Class 4 matters	**$0.00**

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 24/07/2015)	**0**
Total completed Class 5 matters (as at 24/07/2015)	**0**
Costs from 1 July 2015 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 24/07/2015)	**0**
Total completed Class 6 matters (as at 24/07/2015)	**0**
Costs from 1 July 2015 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 24/07/2015)	**0**
Total completed Appeal matters (as at 24/07/2015)	**0**
Costs from 1 July 2015 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 24/07/2015)	**8**
Total completed Local Court Matters (as at 24/07/2015)	**0**
Costs from 1 July 2015 for Local Court Matters	**$0.00**

File No:	LP23/15 – Penalty Notice Court Election
Offence:	Stop on/near pedestrian crossing.
Act:	*Road Rules 2014*
Costs to date:	$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Ongoing – Listed for hearing on 28 August 2015
Progress:	Matter was before the Court for first mention on 16 June 2015, where the defendant did not enter a plea. The Registrar adjourned the proceedings to 30 June 2015 for plea mention. On 30 June 2015 the defendant entered a not guilty plea. The Registrar adjourned the proceedings to 28 August 2015 for hearing.

File No:	LP26/15 – Penalty Notice Court Election
Offence:	Stop on/near pedestrian crossing.
Act:	*Road Rules 2014*
Costs to date:	$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Ongoing – Listed for hearing on 31 August 2015
Progress:	Matter was before the Court for first mention on 7 July 2015, where the defendant entered a not guilty plea. The Registrar adjourned the

	proceedings to 31 August 2015 for hearing.
File No: **Offence:** **Act:**	LP27/15 – Penalty Notice Court Election Double Park. *Road Rules 2014*
Costs to date:	$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Ongoing – Listed for hearing on 21 August 2015
Progress:	Matter was before the Court for first mention on 7 July 2015, where the defendant entered a not guilty plea. The Registrar adjourned the proceedings to 21 August 2015 for hearing.
File No: **Offence:** **Act:**	LP28/15 – Penalty Notice Court Election Deposit litter (cigarette butt) from vehicle. *Protection of the Environment Operations Act*
Costs to date:	$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	New matter
Progress:	Listed for first mention on 21 July 2015.
File No: **Offence:** **Act:**	LP29/15 – Penalty Notice Court Election Park contrary to control sign / road marking. *Road Rules 2014*
Costs to date:	$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	New matter
Progress:	Listed for first mention on 4 August 2015.
File No: **Offence:** **Act:**	LP30/15 – Penalty Notice Court Election Stop on path/strip in built-up area. *Road Rules 2014*
Costs to date:	$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	New matter

Progress:	Listed for first mention on 11 August 2015.

File No:	LP31/15 – Penalty Notice Court Election
Offence:	Stop in bus zone (school zone).
Act:	*Road Rules 2014*
Costs to date:	$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	New matter
Progress:	Listed for first mention on 4 August 2015.

File No:	LP32/15 – Penalty Notice Court Election
Offence:	Disobey no parking control sign (school zone).
Act:	*Road Rules 2014*
Costs to date:	$0.00 – Matter being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	New matter
Progress:	Listed for first mention on 11 August 2015.

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 24/07/2015)	**1**
Costs from 1 July 2015 for advice matters	**$1,500.00**

9. Legal Costs Summary

The following summary lists the Planning and Environment Division's net legal costs for the 2015/2016 period.

Relevant attachments or tables	Costs Debit	Costs Credit
Class 1 Land and Environment Court - appeals against Council's determination of Development Applications	$35,879.07	$0.00
Class 1 and 2 Land and Environment Court - appeals against Orders or Notices issued by Council	$0.00	$0.00
Class 4 Land and Environment Court matters - non-compliance with Council Orders, Notices or prosecutions	$0.00	$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
District Court appeal matters	$0.00	$0.00
Local Court prosecution matters	$0.00	$0.00
Matters referred to Council's solicitor for legal advice	$1,500.00	$0.00
Miscellaneous costs not shown elsewhere in this table	$0.00	$0.00
Costs Sub-Total	$37,379.07	$0.00
Overall Net Costs Total (GST exclusive)	**$37,379.07**	

4.2 North Area Alcohol Free Zones

Reporting Officer

Manager Compliance Services

Attachments

Maps of Alcohol Free Zones for Claymore (as amended), Glenfield, Ingleburn, Macquarie Fields, Minto, Minto (Zone 2) (as amended), Raby and St Andrews (contained within this report)

Purpose

To obtain Council's approval to re-establish and amend eight Alcohol Free Zones that are located within the north area of the Campbelltown City LGA and that are due to expire on 24 December 2015, including a proposed extension of the Claymore and Minto (2) zones.

History

The *Local Government Act 1993* (the Act) provides Council with the ability to establish an Alcohol Free Zone (AFZ) to promote the safe use of roads, footpaths and public car parks (including privately owned shopping centre car parks) without interference from anti-social behaviour caused by people consuming alcohol in public/semi-public areas. The object of an AFZ is to enable early intervention by the enforcement authority (i.e. NSW Police) to prevent incidents involving serious crime resulting from the consumption of alcohol in public/semi-public places.

Any person living or working within the Local Government Area (LGA), the local police or a local community group can make an application for an AFZ. Once established, an AFZ prohibits the drinking of alcohol within the specified zone. A proposal to establish an AFZ must, in all cases, be supported by evidence that the consumption of alcohol has compromised the public's use of those footpaths, roads or car parks. The maximum duration of an AFZ is four years although it may be re-established upon following the same procedure that was used to establish the zone.

Report

The management and operation of an AFZ is a collaborative approach between Council and Police Local Area Commands. Council's role is to administer the establishment and sign posting of the zones, whilst the Police have responsibility for enforcement.

The procedure that Council must follow prior to resolving to declare an AFZ, is outlined in the *The Local Government Act 1993* and is summarised as follows:

1. Publish a notice in one or more local newspapers advising of Council's intention to establish the alcohol free zone and inviting public submissions. The minimum period for lodging representations is 14 days after publication of the notice.

2. Consider any submissions received, and where it is decided to declare the zone, advise:

    - The Anti Discrimination Board
    - The Officer in charge of the Police Station nearest to the zone
    - The liquor licensees and secretaries of registered clubs whose premises adjoin or are adjacent to the proposed zone
    - Any known group that might be affected by the creation of the AFZ
    - Council must give each of the abovementioned notified organisations or persons at least 30 days to make written submissions.

3. Consider any submissions received and where it is decided to proceed with the declaration, notify that decision (whether as originally proposed or as amended), in a local newspaper at least seven days in advance of the proposed date of commencement.

4. Signpost the area in accordance with the Act.

Re-establishment of existing Alcohol Free Zones

The following zones that are subject of this report are proposed to be re-established. The specific streets covered by the zones are shown in Attachment 1 to this report and are listed below:

Claymore:

Dobell Road (between Gould Road and western boundary of Claymore Public School)
Gidley Crescent (between Dobell Road and southern boundary of Davis Park)
Gould Road (between Boyd Street and Dobell Road)

Glenfield:

Belmont Road (between Railway Parade and Hosking Crescent)
Hosking Crescent
Magee Lane
Railway Parade (between Chesham Parade and Belmont Road)
Trafalgar Street (between Railway Parade and Baldwin Avenue)
Waterloo Place

Ingleburn:

Boots Lane
Cambridge Street
Carlisle Street (between Cambridge Street and Suffolk Street)

Cumberland Road (between Cambridge Street and Suffolk Street)
Ingleburn Road (between Macquarie Rd and Suffolk Street)
Macquarie Road (between Ingleburn Road and Oxford Road)
Nardoo Street (between Oxford Road and Suffolk Street)
Norfolk Street
Oxford Road (between Ingleburn Road and Lionel Street)
Palmer Street (between Norfolk Street and Suffolk Street)
Salford Street
Suffolk Street

Macquarie Fields:

Berrigan Crescent
Brooks Road (between Victoria Road and Parliament Road)
Clematis Place
Eucalyptus Drive (between Hibiscus Crescent and Rosewood Drive and between Rosewood Drive and Maple Place)
Harold Street (between Parliament Road and Victoria Road)
Maple Place
Mulga Place
Risdoni Way
Rosewood Drive (between Harold Street and Eucalyptus Drive)
Rubida Way
Saligna Way
Victoria Road (between Brooks Road and Mary Street)

Minto:

Burrows Lane
Erica Lane
Kent Street (between Stafford Street and Redfern Road)
Minto Road (between Stafford Street and Redfern Road)
Pembroke Road (between Stafford Street and Redfern Road)
Redfern Road
Ruth Place
Stafford Street
Surrey Street (between Stafford Street and Redfern Road)
Susan Place
Unnamed lane 6.1w (between Erica Lane and Surrey Street)
Unnamed lane 6.1w (between Ruth Place and Redfern Road)
Somerset (from Wiltshire Street north 200m)

Minto (Zone 2):

Ben Lomond Road (from Pembroke Road to Selwyn Avenue)
Selwyn Avenue
Perisher Circuit
Snowy Avenue
Longhurst Road (from Selwyn Avenue to Ben Lomond Road)
Curruthers Street
Trickett Street

Gawler Avenue
Glass House Street (from Trickett Street to Ellery Street)
Gardiner Street
Patching Close
Smart Close
Tate Place
Edward Edgar Street
Blane Street
Norman Dunlop Crescent
Jenner Street
Lind Street
Minto (Zone 2) Continued:

Lemon Tree Crescent
Harrison Place
Ellery Street
Woodroffe Street
Guernsey Avenue (from Longhurst Road to Durham Street)
Durham Street (from Guernsey Avenue to Pembroke Road)
Pembroke Road (from Durham Street to Ben Lomond Road)
Monaghan Street
Brookfield Road
Car Parks of Minto Marketplace

Raby:

Hurricane Drive (between Thunderbolt Drive and Sunderland Drive)
Shuttleworth Avenue
Spitfire Drive
Sunderland Drive
Thunderbolt Drive (between Hurricane Drive and Shuttleworth Avenue)

St Andrews:

Ballantrae Drive (between Arisaig Place and St Andrews Road)
Stranraer Drive (between Ballantrae Drive and Aberfeldy Crescent)
Cupar Place
Deveron Place

Requests to vary existing Alcohol Free Zones

An email was received from a member of a local community group requesting that the Claymore Alcohol Free Zone be extended to include the following locations:

- Claymore Community Centre and Gumnut building (Gould and Dobell Roads, Claymore, between Fullwood Place and Abrahams Way)
- Mission Australia (Lot 507 Dobell Road, behind Claymore Shopping Centre)

The email states that the abovementioned buildings are targeted areas for vandalism as they are not in sight from the main roads, and that staff at the Claymore Community Centre are cleaning up broken bottles on a weekly basis.

As noted earlier in the report, the Local Government Act provides Council with the capacity to establish AFZ's for the safe use of roads, footpaths and public car parks. In addition, where public housing open space is adjacent to a public place which is to be declared an Alcohol Free Zone, the public space may be included in the AFZ by the Council, providing Council obtains the consent of the NSW Land and Housing Corporation and the NSW Police.

In view of the above request it is proposed the current zone be amended to extend the zone along Dobell Road to the intersection of Fullwood Place, Claymore (as shown in the AFZ map at attachment 1). In addition, it is considered the request to extend the zone marginally along Gould Road from the intersection of Boyd Street to Abrahams Way and along Boyd Street to Leigh Crescent will be of limited effect and that as a preferred alternative, consideration be given to including the adjoining public housing open space in lieu (as shown in the AFZ map at attachment 1). NSW Police and NSW Land and Housing have both indicated their support for the proposed alternative extension of the existing Claymore AFZ.

Further, an Alcohol Free Zone application was received from a person working in the Macquarie Fields area, requesting that an AFZ be created to include Saywell Road (adjoining the property at 46 Saywell Road and in the vicinity of Atchison and Parliament Roads).

The Alcohol Free Zone application states that there is an issue with staff from the office at 50 Saywell Road being harassed by a local person who is loitering and drinking alcohol near the BWS retail liquor outlet which is at the rear of the office where the toilets are located.

This application refers to an isolated situation and as the Police have general powers to deal with matters of harassment and move persons on if causing public nuisance, Council may wish to consider whether the establishment of an AFZ to create a new zone in Macquarie Fields, in such circumstances, is warranted.

It is intended to seek further comment from NSW Police Macquarie Fields LAC as to the merits of this application or otherwise, and details of the response is intended to be provided at or prior to the Planning and Environment Committee Meeting of 11 August, 2015.

In addition, a general business item was raised in the City Works Committee Meeting of 12 May 2015, suggesting that consideration be given to making Redfern Park Minto an Alcohol Free Zone in light of anti-social behaviour and vandalism in the vicinity. The Crime Coordinator of the NSW Police Macquarie Fields Local Area Command has since reviewed reports held by Police regarding incidents in the vicinity of Redfern Park and confirmed their support of extending the zone to include Redfern Park. Accordingly, it is recommended that the Minto (Zone 2) AFZ be extended to include Redfern Park, Minto.

Conclusion

The abovementioned zones are due to expire on 24 December 2015 and accordingly, in the interest of continuing to promote the safe use of the roads, footpaths and car parks within the zones and reduce the potential for alcohol related incidents, it is proposed these zones be re-established and extended as proposed in the body of the report and as shown on the attached plans (Attachment 1).

Further, it is recommended that Council proceed to publicly notify its intention to re-establish the AFZ's that are the subject of this report, including the proposed extension of the Claymore zone, and the Minto (Zone 2) AFZ as outlined above in the body of the report.

The creation of a new zone in Macquarie Fields to include Saywell Road (adjoining the property at 46 Saywell Road and in the vicinity of Parliament and Atchison Roads) is not recommended as it relates to an isolated situation and the police have sufficient powers to move on a person that is causing public nuisance.

Officer's Recommendation

1. That a notice be placed in a local paper inviting submissions from any person or group, in response to Council's intention to re-establish and amend Alcohol Free Zones over the streets, car parks, public housing open areas and footpaths detailed in Attachment 1 to this report for the proposed Alcohol Free Zones of:

   (a) Claymore (as amended)
   (b) Glenfield
   (c) Ingleburn
   (d) Macquarie Fields
   (e) Minto
   (f) Minto Zone 2 (as amended)
   (g) Raby
   (h) St Andrews.

2. That all submissions received during the exhibition period be reported to Council.

3. That the creation of a new zone in Macquarie Fields to include Saywell Road (adjoining the property at number 46) and in the vicinity of Atchison and Parliament Roads not be recommended as it relates to an isolated situation which is able to be regulated separately by the NSW Police; and the applicant be informed of the reasons for this accordingly.

4. That should no submissions be received during the exhibition period, advice be given and comment be sought on Council's intention to re-establish and or amend Alcohol Free Zones over the areas specified in Recommendation 1 above to:

   (a) The Anti Discrimination Board
   (b) The Officer in charge of the Police Station nearest to the zone
   (c) The liquor licensees and secretaries of registered clubs whose premises border on or adjoin or are adjacent to the proposed zone
   (d) Any known group or organisation that might be affected by the creation of the Alcohol Free Zone.

5. That a further report be provided to Council on the re-establishment and amendment of the Alcohol Free Zones specified in Recommendation 1 at the completion of the period for comment by the organisations/groups listed in Recommendation 4.

Committee's Recommendation: **(Oates/Thompson)**

That the Officer's Recommendation be adopted.

CARRIED

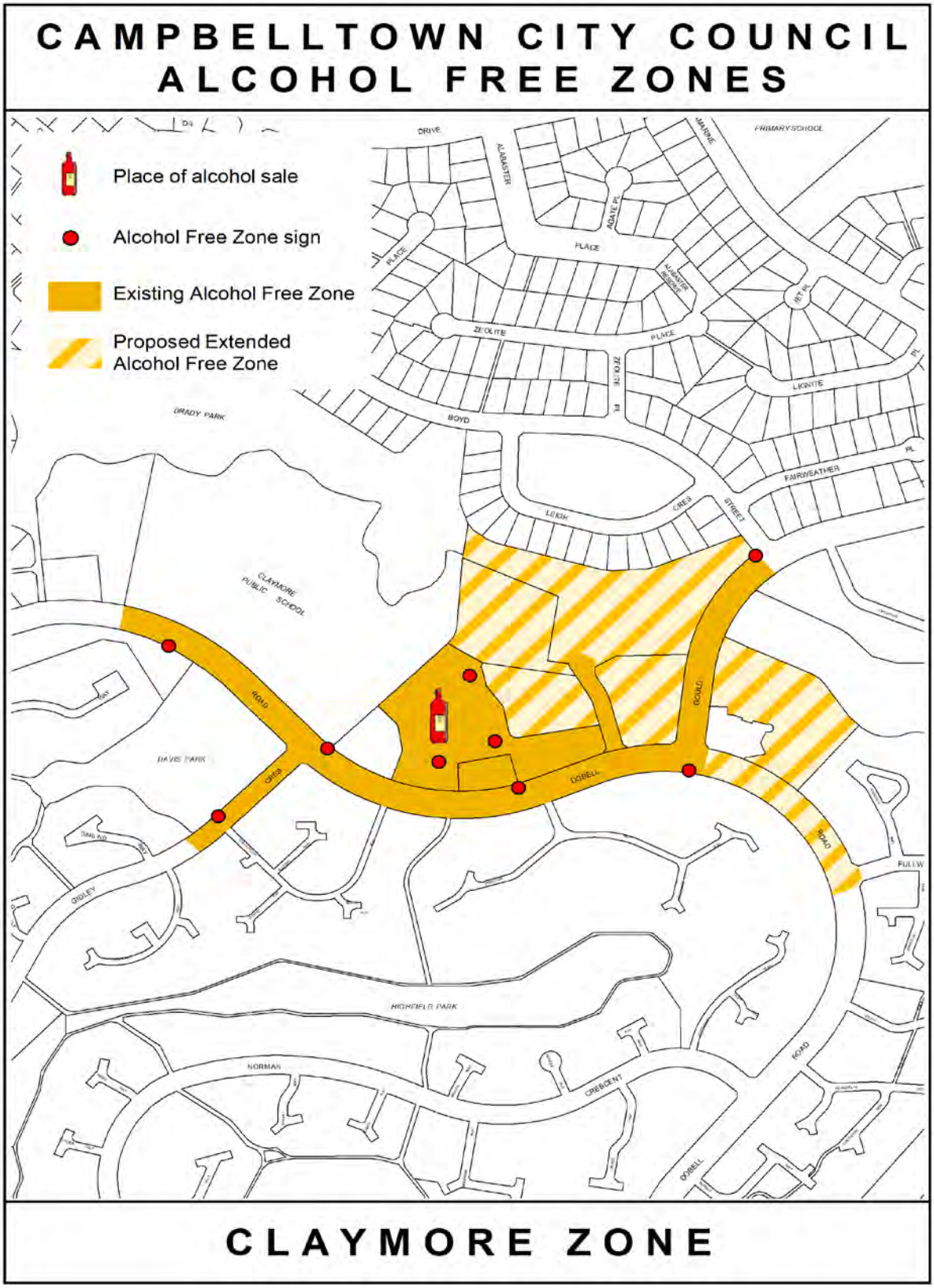
Council Meeting 18 August 2015 (Rowell/Kolkman)

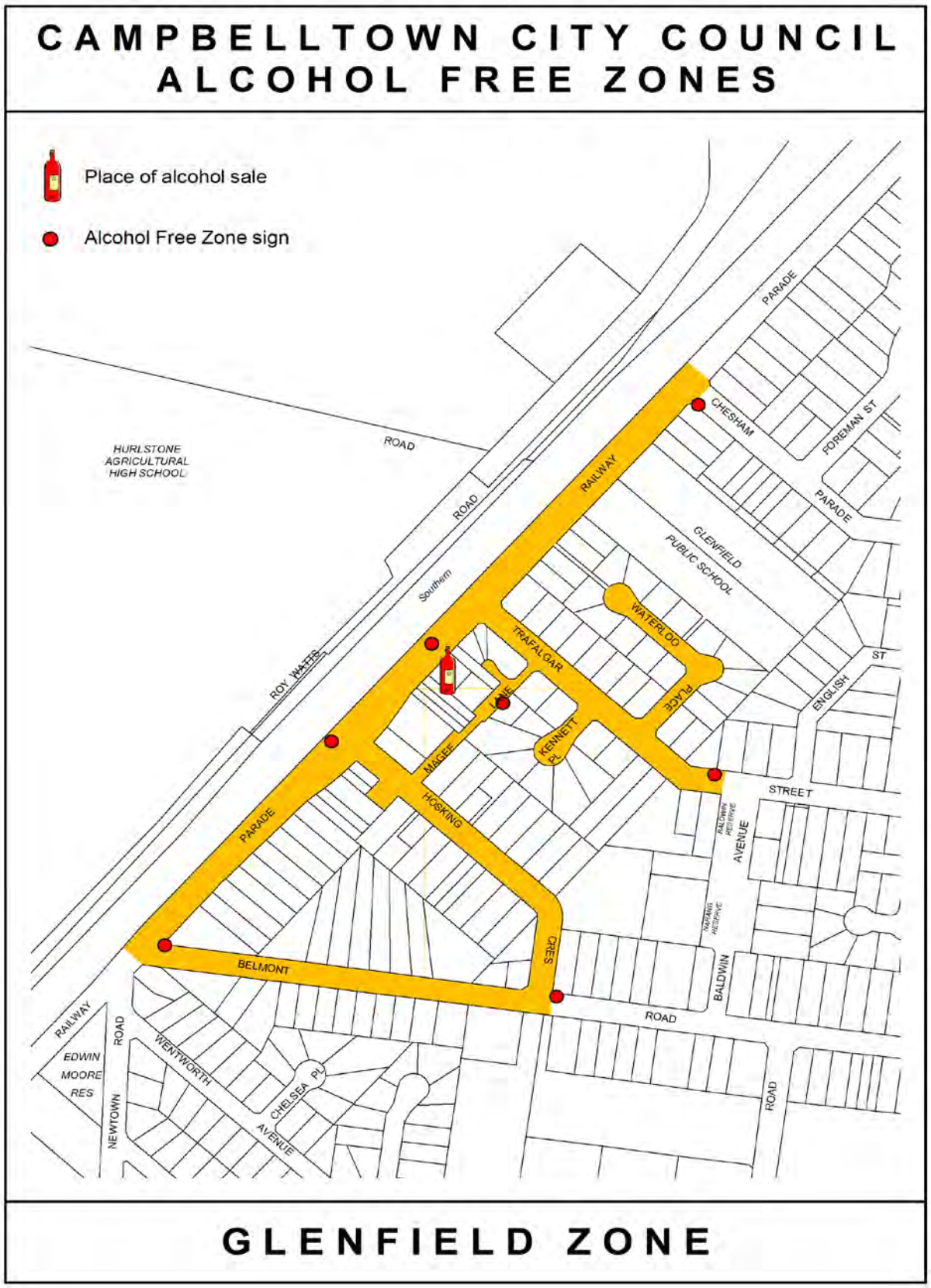
That the Officer's Recommendation be adopted.

Council Resolution Minute Number 151

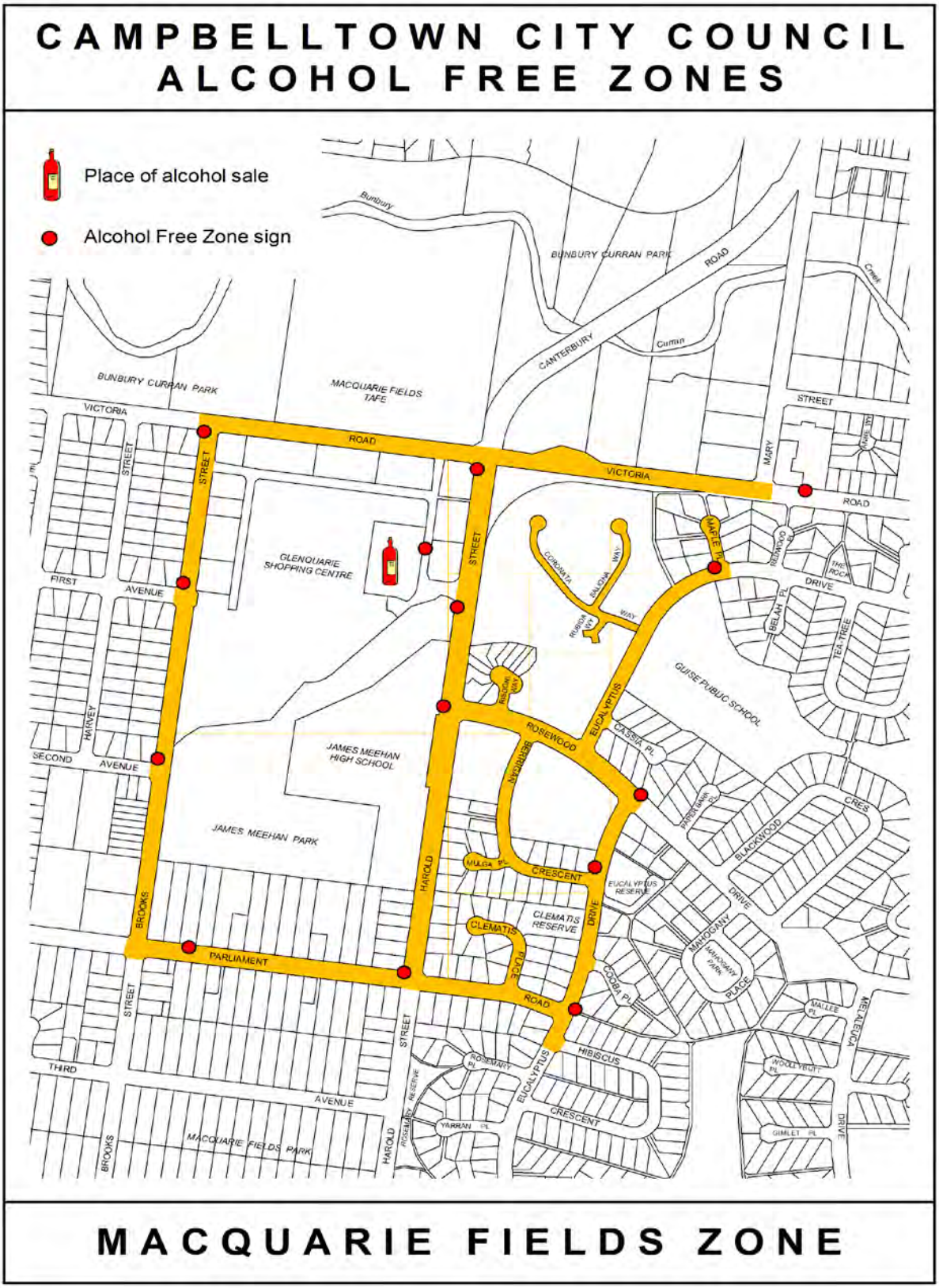
That the Officer's Recommendation be adopted.

ATTACHMENT 1

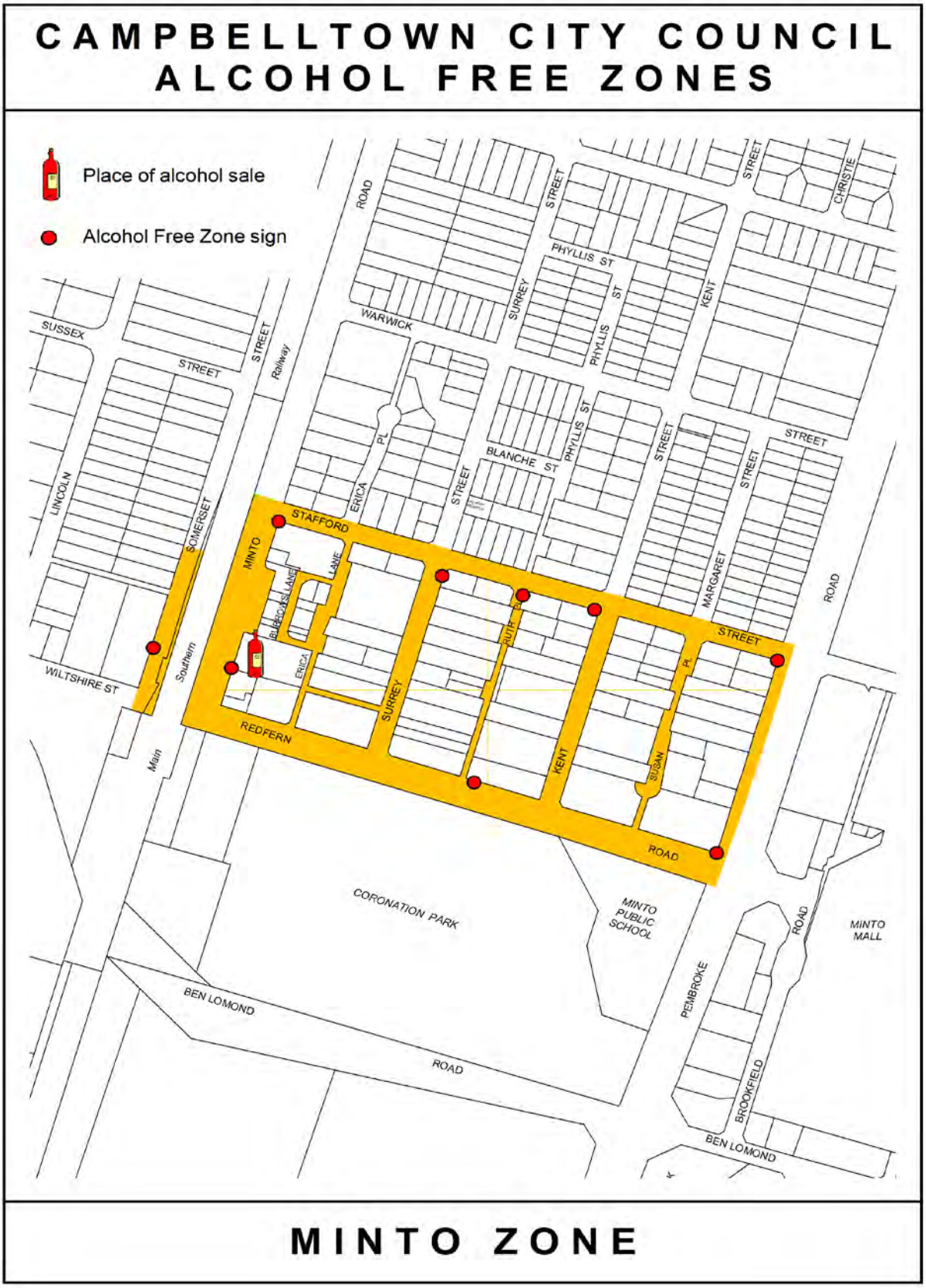


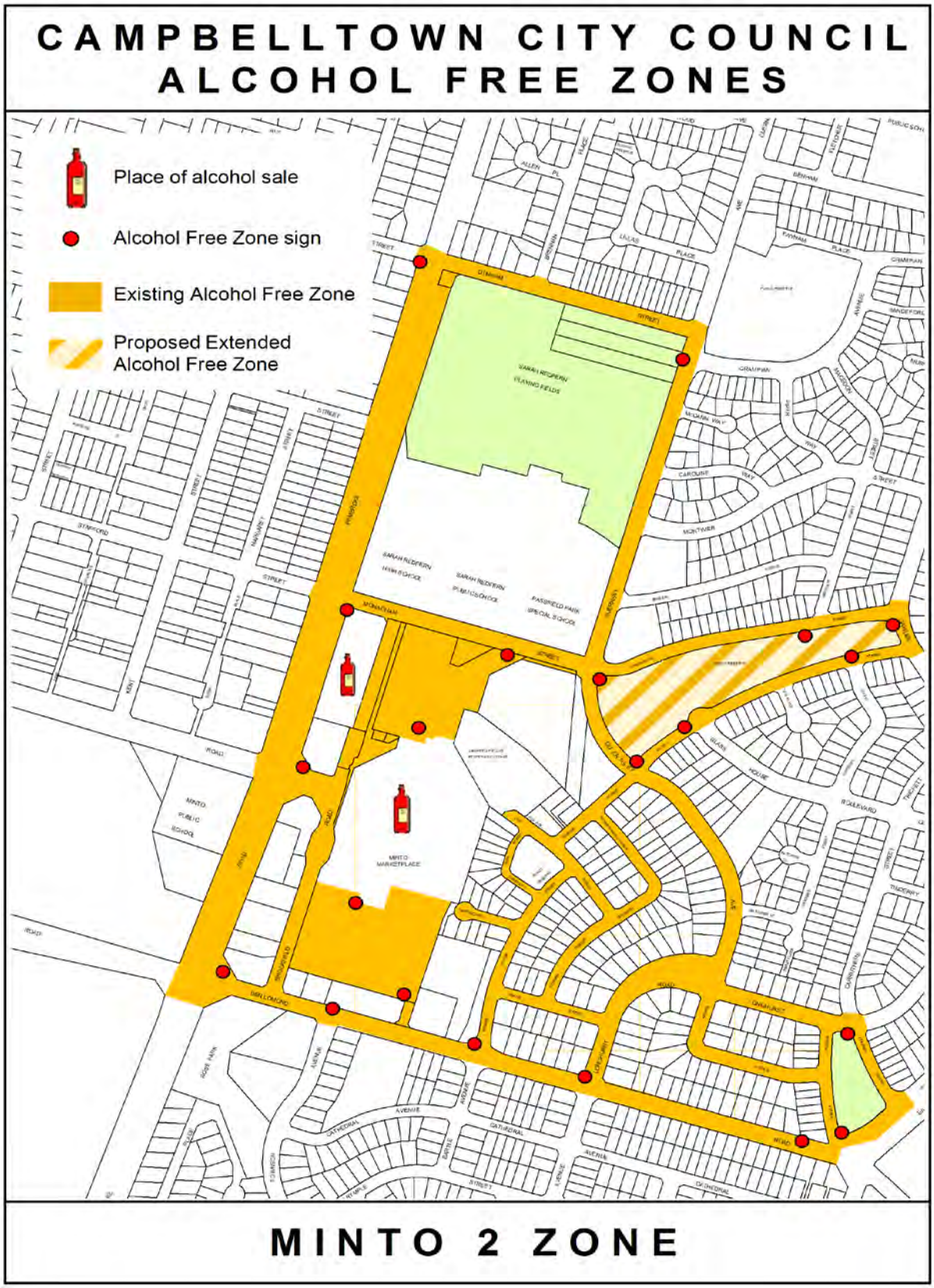

CAMPBELLTOWN CITY COUNCIL
ALCOHOL FREE ZONES
Place of alcohol sale
Alcohol Free Zone sign
HURLSTONE AGRICULTURAL HIGH SCHOOL
ROAD
ROAD
Southern
RAILWAY
ROY WATTS
PARADE
CHESHAM
FOREMAN ST
PARADE
GLENFIELD PUBLIC SCHOOL
WATERLOO
PLACE
TRAFALGAR
LANE
KENNETT PL
MAGEE
HOSKING
PARADE
ENGLISH
ST
STREET
AVENUE
BALDWIN
ROAD
CRES
BELMONT
RAILWAY
ROAD
EDWIN MOORE RES
NEWTOWN
WENTWORTH
AVENUE
CHELSEA PL
ROAD
GLENFIELD ZONE

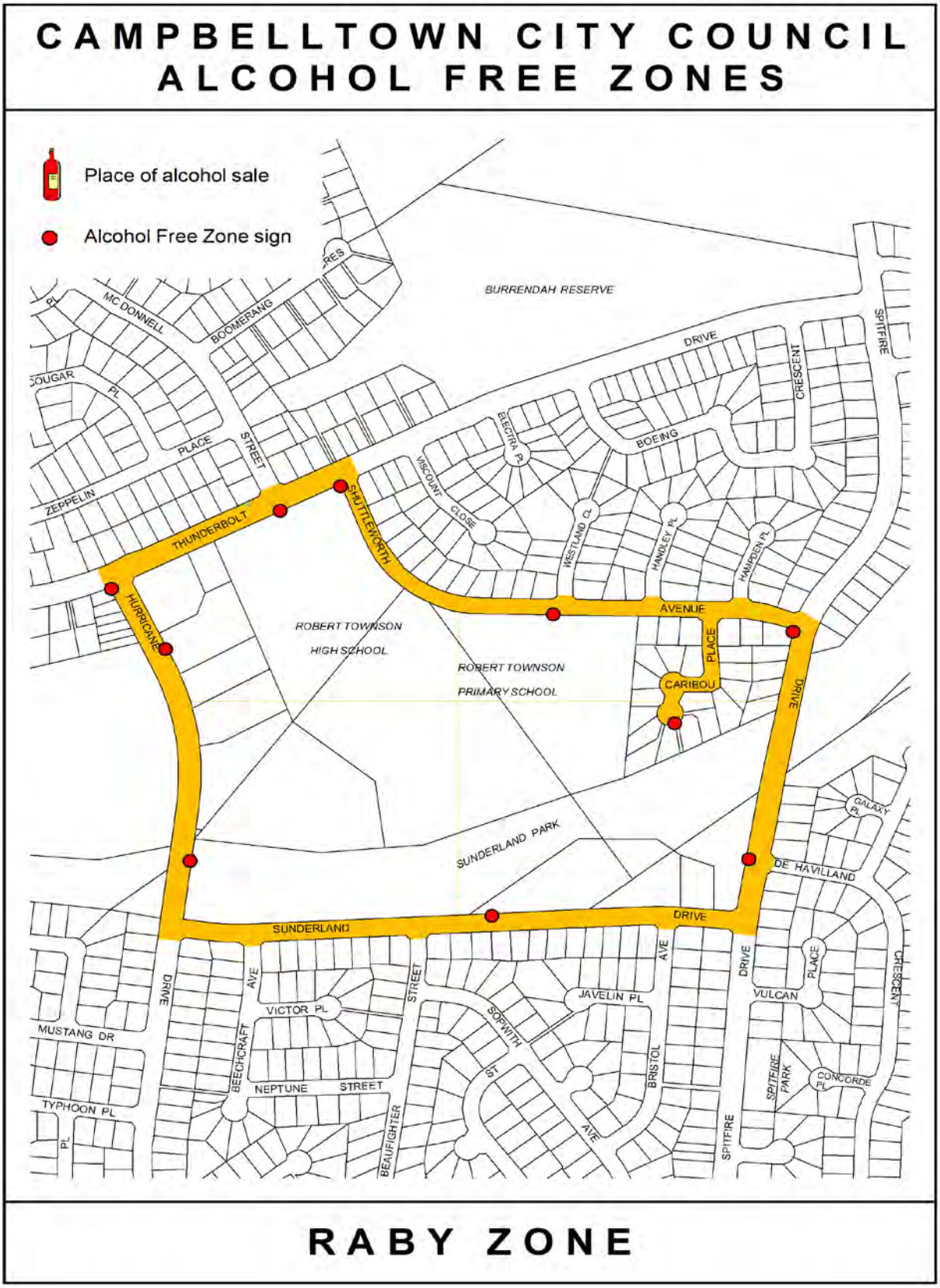
CAMPBELLTOWN CITY COUNCIL
ALCOHOL FREE ZONES
Place of alcohol sale
Alcohol Free Zone sign
Regulatory sign:
Alcohol, Skateboarding & Cycling
LOUISE
AVENUE
ROAD
Railway
MACQUARIE
ROAD
ROAD
STREET
CAMBRIDGE
STANLEY
AVENUE
INGLEBURN
NORWICH
ROAD
Southern
ROAD
MACQUARIE
BOOTS
LANE
CARLISLE
STREET
STREET
ROAD
OXFORD
BOOTS
SALFORD
STREET
HALLOWAY PARK
LANE
Main
STREET
NORFOLK
STREET
CUMBERLAND
STREET
STANLEY
INGLEBURN
INGLEBURN PUBLIC SCHOOL
ROAD
LIONEL
ROAD
AUBREY
SUFFOLK
STREET
STREET
STREET
NARDOO
STREET
LIONEL
CARLISLE
AUBREY
STREET
PALMER
CUMBERLAND
INGLEBURN ZONE

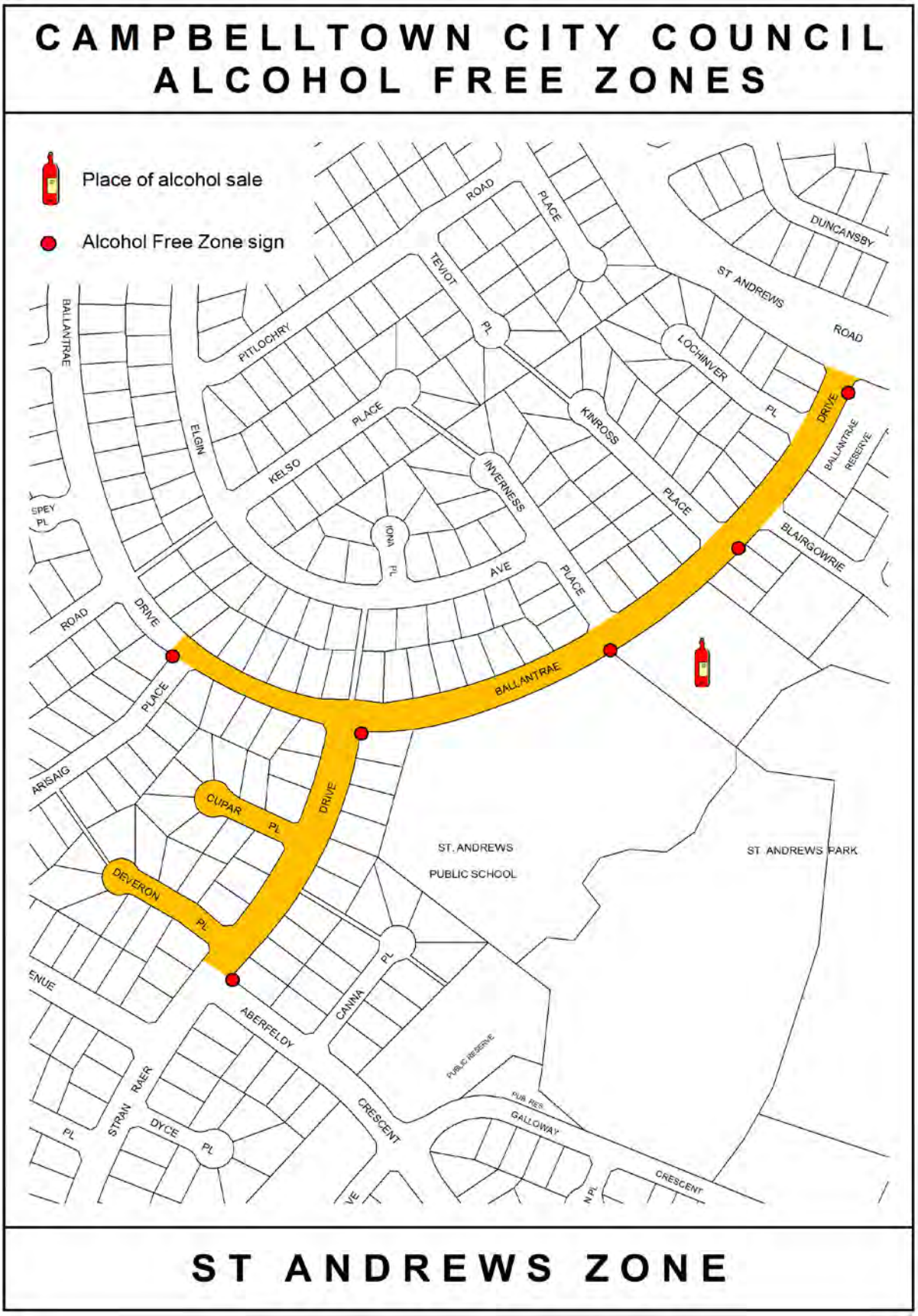


MACQUARIE FIELDS ZONE


CAMPBELLTOWN CITY COUNCIL
ALCOHOL FREE ZONES
Place of alcohol sale
Alcohol Free Zone sign
STAFFORD
REDFERN
ROAD
MINTO
LANE
ERICA
SURREY
KENT
SUSSEX
STREET
Railway
WARWICK
PHYLLIS ST
BLANCHE ST
MARGARET
CHRISTIE
LINCOLN
SOMERSET
WILTSHIRE ST
Southern
Main
CORONATION PARK
MINTO PUBLIC SCHOOL
MINTO MALL
PEMBROKE
BROOKFIELD
BEN LOMOND
MINTO ZONE


CAMPBELLTOWN CITY COUNCIL
ALCOHOL FREE ZONES
Place of alcohol sale
Alcohol Free Zone sign
Existing Alcohol Free Zone
Proposed Extended Alcohol Free Zone
MINTO 2 ZONE


CAMPBELLTOWN CITY COUNCIL
ALCOHOL FREE ZONES
Place of alcohol sale
Alcohol Free Zone sign
BURRENDAH RESERVE
MC DONNELL
BOOMERANG
COUGAR
PL
PLACE
STREET
ZEPPELIN
THUNDERBOLT
HURRICANE
SHUTTLEWORTH
VISCOUNT
CLOSE
ELECTRA PL
WESTLAND CL
HANDLEY PL
HAMPDEN PL
BOEING
DRIVE
CRESCENT
SPITFIRE
AVENUE
PLACE
CARIBOU
DRIVE
ROBERT TOWNSON
HIGH SCHOOL
ROBERT TOWNSON
PRIMARY SCHOOL
SUNDERLAND PARK
GALAXY PL
DE HAVILLAND
SUNDERLAND
DRIVE
DRIVE
AVE
VICTOR PL
STREET
JAVELIN PL
AVE
DRIVE
PLACE
VULCAN
CRESCENT
MUSTANG DR
BEECHCRAFT
NEPTUNE
STREET
SOPWITH
ST
BRISTOL
AVE
SPITFIRE PARK
CONCORDE PL
TYPHOON PL
PL
BEAUFIGHTER
SPITFIRE
RABY ZONE


CAMPBELLTOWN CITY COUNCIL
ALCOHOL FREE ZONES
Place of alcohol sale
Alcohol Free Zone sign
ST ANDREWS ZONE
BALLANTRAE DRIVE
BALLANTRAE ROAD
PITLOCHRY PLACE
TEVIOT PL
ROAD
PLACE
DUNCANSBY
ST ANDREWS ROAD
LOCHINVER PL
KINROSS PLACE
INVERNESS AVE
PLACE
KELSO PLACE
IONA PL
ELGIN
SPEY PL
BALLANTRAE RESERVE
BLAIRGOWRIE
ARISAIG PLACE
CLIPAR PL
DEVERON PL
ST. ANDREWS PUBLIC SCHOOL
ST ANDREWS PARK
CANNA PL
ABERFELDY CRESCENT
PUBLIC RESERVE
GALLOWAY CRESCENT
STRAN RAER
DYCE PL

5. GENERAL BUSINESS

Nil.

Confidentiality Motion: (Kolkman/Thompson)

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: (Thompson/Matheson)

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 8.48pm.

T Rowell
CHAIRPERSON

Reports of the City Works Committee Meeting held at 7.30pm on Tuesday, 11 August 2015.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

ITEM	TITLE	PAGE
1.	TECHNICAL SERVICES	3
1.1	Traffic Committee	3
1.2	Lighting in Dog Leash Free Areas	20
1.3	Milton Park - Consolidation of Passive and Active Recreation Facility	22
1.4	LED Street Lighting Update	25
2.	OPERATIONAL SERVICES	28
No reports this round		28
3.	ASSETS AND SUPPLY SERVICES	28
3.1	T15/15 Air Conditioning Services	28
4.	EMERGENCY SERVICES	33
No reports this round		33
5.	GENERAL BUSINESS	33
5.1	Extension of Dob in a Dumper initiative	33
21.	CONFIDENTIAL ITEMS	33
21.1	Confidential Report Directors of Companies - City Works	33

Minutes of the City Works Committee held on 11 August 2015

Present

Councillor S Dobson (Chairperson)
Councillor F Borg
Councillor G Brticevic
Councillor W Glynn
Councillor P Hawker
Councillor C Mead
Director Business Services - Mr M Sewell
Director City Works - Mr W Rylands
Acting Director Community Services – Ms J Uluibau
Acting Manager Assets and Supply Services - Mr W Miller
Manager Compliance Services - Mr P Curley
Acting Manager Customer Service - Ms M James
Acting Manager Education and Care Services - Ms G Vickers
Manager Emergency and Facility Management - Mr R Blair
Manager Executive Services - Mr N Smolonogov
Manager Financial Services - Mrs C Mears
Manager Healthy Lifestyles - Mr M Berriman
Manager Information Management and Technology - Mrs S Peroumal
Manager Operational Services - Mr A Davies
Manager Property Services - Mr J Milicic
Manager Technical Services - Mr K Lynch
Policy and Governance Coordinator - Ms J Warner
Executive Assistant - Mrs K Peters

Apology

(Hawker/Brticevic)

That the apology from Councillor Chanthivong be received and accepted.

CARRIED

Acknowledgement of Land

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

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 16 July 2015 (contained within this report)
2. Minutes of the Campbelltown Traffic Committee Meeting of 16 July 2015 (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 16 July 2015.

Report

RECOMMENDATIONS OF THE LOCAL TRAFFIC COMMITTEE ON 16 JULY 2015

Reports Listed for Consideration

LTC 15/19 Longhurst Road, Minto - Installation of Traffic Calming Devices

That Council design and install traffic calming devices in Longhurst Road between Guernsey Avenue and Ben Lomond Road, Minto.

LTC 15/20 Airds Bradbury Urban Renewal: Signs and line marking Stage 2

1. That Council approve the signs and line marking for roads covered by Airds Bradbury Urban Renewal Stage 2.

2. That Council not approve the treatment at the intersection of Wheatley and Riverside Drive.

Late Items

NOTE: This next item was dealt with at the Council Meeting on 21 July 2015.

LTC 15/21 Kellerman Drive, St Helens Park - Service Station Development

1. That the Committee discuss the proposal for the right turn bay in Kellerman Drive, St Helens Park to access the proposed service station on the corner with Appin Road traffic signals.

2. That if there is any further development on the site the developer would be required to provide traffic studies to support the right turn lane for the increased development.

Note: Council at its meeting on 21 July 2015 made the following amendment:

1. That the recommendations of the Local Traffic Committee and Campbelltown Traffic Committee as detailed in the Minutes of the meeting held on 11 June 2015 be adopted with the exception of LTC item 15/14.

2. That in relation to item 15/14, Council concur with the Traffic Committee recommendation from its meeting held 16 July 2015 with respect to:

   a) the proposal for the right turn lane in Kellerman Drive, St Helens Park to access the proposed service station on the corner with Appin Road traffic signals.

   b) if there is any further development on this site the developer would be required to provide traffic studies to support the right turn lane for the increased development.

RECOMMENDATIONS OF THE CAMPBELLTOWN TRAFFIC COMMITTEE ON 16 JULY 2015

Reports Listed for Consideration

CTC 15/16 School Zone Flashing Lights

That the information be noted.

General Business

CTC 15/17 Traffic Lights - Corner of Broughton Street and Moore Oxley Bypass

That the Roads and Maritime Services representative investigate the concerns raised regarding right turn movements with traffic heading east-west along Broughton Street and report back to the Traffic Committee.

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 16 July 2015 be adopted.

Committee's Recommendation: (Hawker/Borg)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Dobson/Hawker)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 154

That the Officer's Recommendation be adopted.

ATTACHMENT 1

LOCAL TRAFFIC COMMITTEE MINUTES

16 July 2015

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 15/19	**Longhurst Road, Minto- Installation of Traffic Calming Devices**
LTC 15/20	**Airds Bradbury Urban Renewal: Signs and line marking Stage 2**
6.	**LATE ITEMS**
LTC 15/21	**Kellerman Drive, St Helens Park - Service Station Development**
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 16 July 2015

1. ATTENDANCE

Campbelltown City Council
Councillor G Greiss (Chairperson)
Director City Works - Mr W Rylands
Manager Technical Services - Mr K Lynch
Coordinator Traffic and Road Design - Mr A Arora
Team Leader Traffic Investigation - Mr F Sirc
Project Design Engineer - Ms S Nepal
Administrative Assistant - Mrs S Lambert

Roads and Maritime Services
Ms K Russell

Police Representatives
Senior Constable M Davies

Bus Companies
Interline - Mr J Oliveri
Busabout - Mr S Burridge

Representatives of Local Members of Parliament
Mr R James

Acknowledgement of Land

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

2. APOLOGIES

Nil

3. CONFIRMATION OF MINUTES

The Minutes of the previous meeting held on 11 June 2015 were recommended to the City Works Committee on 14 July 2015 and adopted by Council on 21 July 2015.

4. BUSINESS ARISING FROM MINUTES

No reports this round

5. REPORTS LISTED FOR CONSIDERATION

LTC 15/19 Longhurst Road, Minto- Installation of Traffic Calming Devices

Previous Report: LTC 15/6

Electorate: Macquarie Fields

Author Location: Traffic and Road Design Unit

Attachments

1. Design plan for traffic calming devices (Option 1)
2. Feedback of Community Consultation

Background (16/7/2015)

On 12 March 2015, a report was presented to the Local Traffic Committee with two options for resolving ongoing safety concerns due to speeding vehicles on Longhurst Road, Minto (between Guernsey Avenue and Ben Lomond Road). It was recommended by the Committee that consultation be undertaken with the affected residents for Option 1 and the outcome be presented back to the Committee for a final decision.

Consultation letters were mailed out to the affected residents in May 2015. Council has not received any concerns regarding this proposal with 3 residents giving positive support to the proposal (refer attachment 2).

It is recommended that the traffic calming devices be designed and installed as per the proposal.

Council Officers will review the performance of these devices should concerns arise.

Officer's Recommendation

That Council design and install traffic calming devices in Longhurst Road between Guernsey Avenue and Ben Lomond Road, Minto

Discussion (16/7/2015)

The Committee discussed the matter and supported the recommendation as presented.

Recommendation of Local Traffic Committee

That Council design and install traffic calming devices in Longhurst Road between Guernsey Avenue and Ben Lomond Road, Minto

LTC 15/20	**Airds Bradbury Urban Renewal: Signs and line marking Stage 2**
Previous Report:	LTC 14/26 CTC 14/14
Electorate:	Campbelltown
Author Location:	Traffic and Road Design Unit

Attachments

1. Locality Site Plan showing location Stage 2 Airds Bradbury
2. Extract proposed bus route Airds Bradbury Urban Renewal AECOM Study

3-6 Linemarking and Signage Plans – Stage 2

Background (16/7/2015)

Council has received signs and line marking plans for Stage 2 of Airds Bradbury development, which are presented to the Committee for its endorsement.

The Airds Bradbury Urban Renewal development area contains approximately half of existing roads and the rest as new roads. Stage 2 is similar in principle, with the extensions of existing Nandewar Place and Heathfield Place into Avenues.

Stage 2 of the development extends from Stage 1B serviced by a 11.6m collector road from the new roundabout, currently being constructed on Georges River Road. This new Road No. 1 (Wheatley Drive), follows a route through these stages and joins the existing Riverside Drive under stop sign control. Although this revised proposal differs from the Master Plan it provides a more direct route for buses along Riverside Drive.

Council Officers have reviewed the submitted plans and noted the key features as follows;

1. Stop sign controls are proposed for 6 T-intersections (refer Attachments 3,4 and 5).

2. The T-intersecton of Nandewar Avenue and Jensen Way is not controlled by signs (refer attachment 3).

3. The angle bend in Road No 82 (Jacka Street) is provided with no stopping restriction and yellow edge lines (refer attachment 4, diagram 3).

4. No stopping signs are provided at road narrowing points.

In regards to the treatments at the intersections of Riverside Drive and Wheatley Drive, Council Officers are requesting further clarifications on the;

a. Continuity of the existing on road cycleway through the intersection and

b. the location of the bus stop/shelter in Riverside Drive, which appears to be in conflict with movements of right turn rigid vehicles out of Wheatley Drive.

It is recommended that in reference to points 1 to 4 noted above the signs and line markings for Airds Bradbury Urban Renewal Stage 2 be approved.

It is further recommended that the treatment at the intersection of Wheatley Drive and Riverside Drive not be supported because of the on road cycleway and the location of the bus stop/shelter.

Officer's Recommendation

1. That Council approve the signs and line markings for roads covered by Airds Bradbury Urban Renewal Stage 2.

2. That Council not approve the treatment at the intersection of Wheatley and Riverside Drive.

Discussion (16/7/2015)

Following discussion on a number of key issues identified in the report it was agreed that the treatment at the intersection of Wheatley and Riverside Drive be further investigated and reported back to the Committee.

Recommendation of Local Traffic Committee

1. That Council approve the signs and line markings for roads covered by Airds Bradbury Urban Renewal Stage 2.

2. That Council not approve the treatment at the intersection of Wheatley and Riverside Drive.

6. LATE ITEMS

LTC 15/21 **Kellerman Drive, St Helens Park - Service Station Development**

Previous Report: LTC 15/14

Electorate: Campbelltown

Author Location: Traffic and Road Design Unit

Attachments

1. Locality sketch plan showing location of service station
2. Signs and line marking plan (4043: Drwg.4034-CC-03 Rev. C)
3. RMS Traffic Signal Plan Site 3813 Issue C
4. Truck Turning Path Plan – Left turn into Kellerman Drive
5. Right turn bay Civil Works Plan

Background (16/7/2015)

The Local Traffic Committee at its meeting of 11 June 2015 considered a proposal for the treatment of a right turn bay in Kellerman Drive, St Helens Park to access a proposed service station and convenience store on the corner of Appin Road and Kellerman Drive.

In presenting the sign and line marking details to the Committee, discussions led to issues raised by the Roads and Maritime Services on the feasibility of the right turning bay. It was recommended that the matter be deferred pending further information from the Roads and Maritime Services.

With the details as previously presented, it is recommended that the matter be brought back to the Committee for further discussion.

Background (11/6/2015)

Transportation and traffic planning consultants on behalf of the developer for the proposed service station and convenience store, Lot 5210 (DP 1193880), on the corner of Appin Road and Kellerman Drive has forwarded a set of plans that includes a plan for signs and line markings associated with access alterations to the site off Kellerman Drive, St Helens Park.

The proposed development includes the construction of a service station and convenience store building, internal access driveway, landscaped gardens, parking spaces, ingress and egress works. The site is on the south east corner of the intersection and is bounded by Appin Road and Kellerman Drive with central medians on each leg. The median in Kellerman Drive is associated with its sag point and there is limited sight distance for vehicles turning in and off this section of the road.

The developer has proposed two driveways off Appin Road which will cater only for southbound traffic. No changes will be made to the median on Appin Road. Alterations to the

median in Kellerman Drive was approved by Council for access purposes with a condition that the right turn bay must comply with Austroads and relevant design guide lines.

The driveway access on Kellerman Drive is proposed on the furthest eastern border of the property allowing for a protected right turn bay catering for 4 to 5 cars. Due to the location of the driveway and internal access road, Council had conditioned the development so that articulated and heavy rigid vehicles servicing the site shall not enter from Kellerman Drive at any time.

The consultant has proposed the following in relation to the access in and out of Kellerman Drive;

1. The existing median in Kellerman Drive between Appin Road and the driveway access will be replaced by a 0.9m wide and median including a 'bull nose' entry for a length of 12m (approximately) into Kellerman Drive. The width of the westbound carriageway will be reduced from 5.5m to 5.1m so as to provide a 3.3m wide eastbound through lane and a 3m right turn lane (as per the attachment 2).

   The 'bull nose' island treatment will be partially mountable (50mm high) to allow for safe turning movement of vehicles including buses especially from Appin Road left into Kellerman Drive.

2. 'No Stopping' restriction on both sides of Kellerman Drive.

4. Trucks prohibited signs (R6-10-2) at the entry of Kellerman Drive.

5. 'No Right Turn' (R2-6 R) and No Left Turn (R2-6 L) with supplementary 'Vehicles Under 6m Excepted' signs for east bound and west bound traffic at the access entrance off Kellerman Drive.

6. 'No U Turn' signs at the median opening for eastbound traffic (compliance to the conditions of consent).

7. E4 median edge line on the southern side of the median, east of the driveway. This delineation is required to line the edge of westbound traffic with the edge of the new revised median on the west side of the driveway. The new median will be offset by 0.4m.

8. 'Keep Clear' delineation at the driveway for westbound traffic.

It is recommended to the Committee that the signs and line marking plan Drawing No. 4034-CC-03 for the median alterations in Kellerman Drive be endorsed.

Plans for the access on Appin Road are not presented as part of this report but will be assessed by the Roads and Maritime Services as the road is a State Classified road.

It should be noted that the consultant has forwarded a revised traffic signal plan to RMS (Attachment 3) showing a T1 turning line across the intersection to direct traffic from the median lane in Fitzgibbon Lane to the kerbside of Kellerman Drive for their approval.

Council Officers have identified a concern with larger service vehicles travelling through the development site wishing to turn left out of the driveway into Kellerman Drive. These vehicles due to their turning sweep path are unable to make the turn. In addition, due to the

alignment of the internal circulating road, vehicles may need to prop at the driveway to allow larger vehicles to travel through. It is recommended that signs be installed within the property preventing trucks and services vehicles exiting onto Kellerman Drive.

Officer's Recommendation

That the Committee discuss the proposal for the right turn bay in Kellerman Drive, St Helens Park to access the proposed service station on the corner with Appin Road traffic signals.

Discussion (16/7/2015)

The report is again presented to the Traffic Committee for further consideration.

Following further discussion it was agreed that if there is any further development on the site the developer would be required to provide traffic studies to support the right turn lane for the increased development.

Recommendation of Local Traffic Committee

1. That the Committee discuss the proposal for the right turn bay in Kellerman Drive, St Helens Park to access the proposed service station on the corner with Appin Road traffic signals.

2. That if there is any further development on the site the developer would be required to provide traffic studies to support the right turn lane for the increased development.

7. GENERAL BUSINESS

No reports this round

8. DEFERRED ITEMS

No reports this round

There being no further business the meeting closed at 9.15am.

G Greiss
CHAIRPERSON

ATTACHMENT 2

CAMPBELLTOWN TRAFFIC COMMITTEE MINUTES

16 July 2015

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

2. APOLOGIES

3. CONFIRMATION OF MINUTES

4. BUSINESS ARISING FROM MINUTES

5. REPORTS LISTED FOR CONSIDERATION

CTC 15/16 School Zone Flashing Lights

6. LATE ITEMS

No reports this round

7. GENERAL BUSINESS

CTC 15/17 Traffic Lights - Corner of Broughton Street and Moore Oxley Bypass

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 16 July 2015

1. ATTENDANCE

Campbelltown City Council
Councillor G Greiss (Chairperson)
Director City Works - Mr W Rylands
Manager Technical Services - Mr K Lynch
Coordinator Traffic and Road Design - Mr A Arora
Team Leader Traffic Investigation - Mr F Sirc
Project Design engineer - Ms S Nepal
Administrative Assistant - Mrs S Lambert

Roads and Maritime Services
Ms K Russell

Police Representatives
Senior Constable M Davies

Bus Companies
Interline - Mr J Oliveri
Busabout - Mr S Burridge

Representatives of Local Members of Parliament
Mr R James

Acknowledgement of Land

An Acknowledgement of Land was presented by the Chairperson Councillor Greiss

2. APOLOGIES

Nil

3. CONFIRMATION OF MINUTES

The Minutes of the previous meeting held on 11 June 2015 were recommended to the City Works Committee on 14 July 2015 and adopted by Council on 21 July 2015.

4. BUSINESS ARISING FROM MINUTES

No reports this round

5. REPORTS LISTED FOR CONSIDERATION

CTC 15/16 School Zone Flashing Lights

Previous Report: CTC 13/37

Electorate: Campbelltown

Author Location: Traffic and Road Design Unit

Attachments

Nil

Background (16/7/2015)

Roads and Maritime Services advised Council in May 2015 that the following school zones were scheduled to receive school zone flashing lights in the week beginning 4 May 2014.

- Glenfield Public School
- Eagle Vale High School
- Campbelltown Performing Arts High School
- John Warby Public School
- John Therry Catholic High School/Our Lady Help of Christians Catholic Primary School
- Lomandra School
- St Peters Anglican Primary School
- Briar Road Public School
- Airds High School
- Leumeah Public School
- Thomas Acres Public School
- Curran Public School
- Guise Public School
- Macarthur Adventist College
- Robert Townson Public School
- Al-Faisal College - Campbelltown Campus
- Campbellfield Public School
- The Grange Public School

Following inspection by Council Officers it was observed that the new flashing lights have been provided at these locations.

Officer's Recommendation

That the information be noted.

Discussion (16/7/2015)

The Committee discussed the matter and supported the recommendation as presented.

Recommendation of Campbelltown Traffic Committee

That the information be noted.

6. LATE ITEMS

No reports this round

7. GENERAL BUSINESS

CTC 15/17 **Traffic Lights - Corner of Broughton Street and Moore Oxley Bypass**

Previous Report: Nil

Electorate: Campbelltown

Author Location: Traffic and Road Design Unit

Attachments

Nil

Discussion (16/7/2015)

The Manager Technical Services advised that concerns have been raised regarding right turn movements with traffic heading east-west along Broughton Street and requested that Roads and Maritime Services undertake a safety audit to determine if improvements could be made.

The Manager Technical Services advised the RMS that there is a speed camera at this location.

The RMS representative advised that the matter would be investigated and reported back to the Traffic Committee.

Officer's Recommendation

That the Roads and Maritime Services representative investigate the concerns regarding right turn movements with traffic heading east-west along Broughton Street raised and report back to the Committee.

8. DEFERRED ITEMS

No reports this round

There being no further business the meeting closed at 9.25am.

G Greiss
CHAIRPERSON

1.2 Lighting in Dog Leash Free Areas

Reporting Officer

Manager Technical Services

Attachments

Nil

Purpose

To provide Council with an update on the lighting within Council Dog Leash Free Areas.

History

Council at the meeting of 9 June 2015 resolved that a report be presented investigating the cost and feasibility of installing lighting in all designated Dog Leash Free Areas across the Local Government Area (LGA).

Council currently has five dog leash free areas. The latest was recently opened at Milton Park.

Report

A review of the facilities indicates that solar lights have been installed at three of the five Dog Leash Free Areas and these have been installed as a result of specific requests. The lighted Dog Leash Free Areas are at St Helens Park, Minto and Raby.

In order to determine the patronage at the Dog Leash Free Areas Council has been installing cameras at each site. The Dog Leash Free Areas will be analysed to determine the number of visits and the time of the visits. This will allow Council to determine both the need for more facilities, the size and type of facilities as well as the extent of lighting that may be required.

Currently the Dog Leash Free Areas are generally opened from 6.00am through to 8.00pm though this may vary slightly due to the run schedule of the contractor doing opening and closing of Council facilities.

The information gathered will determine if the facilities could be opened longer in order to cater for the various work schedules of users of these facilities.

Once the data has been collected from all Council's current Dog Leash Free Areas an overall strategy will be developed and reported to Council indicating the need for further Dog Leash Free Areas and the types of facilities that could be provided (including lighting). In determining this strategy possible locations within the LGA will be considered. A review of facilities within other local government areas will be carried out along with community consultation to further form the strategy.

Officer's Recommendation

That a draft strategy for the provision of Dog Leash Free Areas that will include the installation of lighting, within the Campbelltown Local Government Area be developed and reported to Council.

Committee's Recommendation: (Glynn/Brticevic)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Dobson/Hawker)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 154

That the Officer's Recommendation be adopted.

1.3 Milton Park - Consolidation of Passive and Active Recreation Facility

Reporting Officer

Director City Works

Attachments

Locality Plan (contained within this report)

Purpose

To provide information to Council regarding the feasibility of consolidating a passive and active recreation facility in the vicinity of Milton Park to service the northern end of the city, potentially including a leash free area.

Report

Council at its meeting of 17 March 2015, requested a report on the feasibility of consolidating a passive and active recreation facility in the vicinity of Milton Park to service the northern end of the city, potentially including a leash free area.

Milton Park is a significant recreation area, over 30 hectares in size. It currently consists of a rugby league field, two soccer fields, six softball fields, a Council compound, a couple of formalised car parks, a new amenity facility, a newly constructed leash free area and a large amount of bushland and grassed areas.

The complex issues pertaining to the usage of Milton Park require considerable thought to ensure coordination of the varied usage requirements in order to maximise the opportunities of the site and ensure the park is reaching its full potential.

As such, it is proposed that Council prepare a draft Master Plan for Milton Park, in consultation with the community, all affected organisations that currently utilise the facilities. As part of the Master Planning process, the draft Master Plan including the outcomes of the community consultation will be provided to Council for consideration and input at a future briefing. The draft Master Plan will provide a clear vision for Milton Park, what mix of activities are best suited to the whole recreation area, better direction on what actions are required to improve the quality of services and a timetable for the improvements.

Subject to Council's acceptance of the draft Master Plan, it should then be placed on public exhibition before a further report comes back to Council.

Officer's Recommendation

1. That a draft Master Plan be prepared for Milton Park, Macquarie Fields.

2. That the draft Master Plan be placed on public exhibition, for a period of 28 days, in accordance with Council's Communications Strategy.

3. That following the public exhibition period, a further report be tabled with Council for the consideration of the Master Plan for Milton Park, Macquarie Fields.

Committee's Recommendation: **(Borg/Mead)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 **(Dobson/Hawker)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 154

That the Officer's Recommendation be adopted.

ATTACHMENT 1

N

1:6,215
30 July 2015

Milton Park

DISCLAIMER: This map has been produced from Council records. If you intend to rely on the information shown you should contact Campbelltown City Council for verification. This map should not be reproduced without permission.

campbelltown city council

1.4 LED Street Lighting Update

Reporting Officer

Manager Technical Services

Attachments

Nil

Purpose

To provide Council with an update on the feasibility and cost benefit of upgrading the current street lighting to LED (Light Emitting Diodes).

History

Council at its meeting of 29 July 2014 requested a report regarding the feasibility and cost benefit of replacing the existing lighting within the Local Government Area (LGA) with LED lighting.

While the street lighting is currently owned by Endeavour Energy it is Council that is responsible for providing a street light service to the community under the *Local Government Act 1993* and the *Roads Act 1993*. Currently there is no clear governance framework around the street lighting service that is provided. As a result, the interests of Council and the utility authorities has been progressively diverging.

This situation has been exacerbated in recent years by the service providers rapidly increasing tariffs for aging infrastructure that is not being adequately maintained. In addition to this, there is an emergence of LED as a more efficient and cost effective lighting source. There has been, and continues to be, a strong local government desire to take advantage of the safety, environmental and cost gains that this new technology offers as many other organisations are implementing around the world.

Currently, there are many different charges associated with street lighting and each lighting type is charged at a different rate. The charges put in place by the utility company are regulated by the Australian Electricity Regulator with limited input by local government. The utilities currently charge councils for any light they request to be removed and this charge is based on the serviceable life remaining on the pole and luminaire. This charge is only meant to be applicable if the utility funded the installation of the pole and luminaire.

Report

At present, Campbelltown City Council pays for the maintenance and energy provision to the 16,000 street lights in the LGA that are owned by Endeavour Energy. Council pays approximately $3.3m per year for these street lighting services. High population growth expected in the LGA over the next decade is expected to add some 4000 street lights to those that Council is responsible for and this will possibly rise to some 7000 additional lights by 2030. It can be seen that if the status quo was maintained, Council's costs would increase by approximately 50%, not accounting for any CPI or other street light rate increases.

There are generally two categories of street light known as 'P' and 'V' category. "P" category is generally used in minor streets and pedestrian areas whilst 'V' category lighting is for main roads and public open spaces where a higher level of lighting is desired. Currently Endeavour energy has approved LED lighting for only 'P' category light with trials commencing on 'V' category lighting. These trials are envisaged to take at least a further two years to complete with no timeframe as to when an LED luminaire will be approved.

To determine the costs associated with converting the current permissible lights to LED is very difficult for staff to determine due to the complexity of who initially funded the installation of the street lighting, along with accurately determining the various charges associated with each lighting type. To assist Council in determining the feasibility and change over costs associated a specialist consultant was engaged to examine the various charges, how they are impacting Council's business, and what options are available for Council to obtain a better street lighting service.

Around the world, LED street lighting is now being widely rolled-out on all categories of roads to cut costs, improve safety and reduce environmental impacts. LED can broadly cut street lighting energy consumption by 50% for a typical mix of legacy lighting and there are also significant maintenance benefits because of the low failure rates and long-lives of LED's. Overall, LEDs have been assessed as having at least a 20% lower total cost of ownership than traditional lighting types with the gap progressively widening over time.

If Council was to replace the whole street lighting network with LED, Endeavour Energy would not accept responsibility for maintaining the lights other than in the 'P' category areas as it has not approved any LED 'V' category fittings. The benefit in changing part of the network over to LED is questionable as to the overall cost benefit and Council lighting network charges would still be controlled by Endeavour Energy.

The review undertaken by the specialist consultant to date indicates that the transitioning of the whole street lighting network to LED would provide the best and most cost effective benefit to Council.

The NSW Government went to the March 2015 election seeking a mandate to privatise the electricity distribution network serving Campbelltown City Council. This presents local government with best opportunity to seek street lighting network reforms and a number of NSW councils have already made representation to government about these reforms.

The specialist consultant is now working with staff to prepare further information for Council consideration to own and operate its own street lighting network providing the opportunity to competitively put the service to the open market. It is anticipated that the specialist consultant will complete their report in the coming months.

Council has already taken on the full ownership of the street lighting network on the recently completed section of Farrow Road and is currently seeking costs to own and operate the network on the soon to be commenced Eagle Vale Drive upgrade. An LED upgrade to both of these locations will provide Council with a trial on the benefits of such an approach. Council officers have also undertaken discussions with the developer of the Willowdale Estate about the option to undertake a similar trial on the street lighting network within the estate.

Costing on a wider scale approach and the need for Council to approach government to seek reform to the street lighting network as part of the privatisation of the electricity distribution network are currently being finalised. A report will be presented to Council in the coming months that will provide more comprehensive information on the benefits and costs of a wide scale conversion of the street lighting network to LED and Council taking ownership of this new asset.

Officer's Recommendation

1. That the information be noted.

2. That a further report be tabled for Council consideration upon completion of the specialist consultant's investigations on possible large scale reforms to the street lighting network and on the option of converting the complete network to an LED solution and possible Council ownership of the network.

Committee's Recommendation: **(Hawker/Glynn)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 **(Dobson/Hawker)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 154

That the Officer's Recommendation be adopted.

2. OPERATIONAL SERVICES

No reports this round

3. ASSETS AND SUPPLY SERVICES

3.1 T15/15 Air Conditioning 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 air conditioning services and recommend that Council accept the tender submitted by Ultimate 1 Air Conditioning Pty Ltd.

History

Council had in place a contract for air conditioning services which has ended. As Council continues to require 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 four years.

Advertising of Tenders

Tenders were advertised in The Sydney Morning Herald, The Macarthur Advertiser and The Macarthur Chronicle in the weeks commencing 18 and 25 May 2015. 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 nominated resources, including supervisor details, a management plan for recruiting staff and vehicle/equipment specifications
- 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 9 June 2015. Thirteen on-time responses were received from the following organisations:

- A.G. Coombs (NSW) Pty Ltd
- Airadvice Pty Ltd
- Austech Airconditioning Services Pty Ltd
- Chill Tech Services Pty Ltd
- Hi Air Australia Pty Ltd
- Innovative Air Solutions Pty Ltd
- Nu-Tech Airconditioning Pty Ltd
- Quirks Australia Pty Ltd
- Ram Airconditioning Pty Ltd
- Trilogy Servicing Pty Ltd
- Ultimate 1 Air Conditioning Pty Ltd
- Ultra Refrigeration Pty Ltd
- Velocity Air Pty Ltd

Evaluation Process

The Evaluation Panel, consisting of officers from Assets and Supply and Governance and Risk evaluated the tenders against the following weighted assessment criteria:

- experience of the company
- nominated 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 tradesperson hourly rate and the accumulation of the preventative maintenance annual cost over a four year period, applying indexation to Consumer Price Index if nominated.

Short Listing

The Request for Tender process allows for a short listing process to occur at Council's discretion. This process excludes a Tender from further consideration at any stage of the evaluation process on a range of conditions, as follows:

- it is found not to comply with the Conditions of Tendering
- it is evaluated as not meeting or addressing a criteria
- it is found to be unacceptable in terms of effectiveness against the evaluation criteria
- it is evaluated as representing a greater than acceptable price
- it is found to be presenting unacceptable risk
- it is evaluated as not achieving a satisfactory standard.

The Evaluation Panel elected to short list on the condition of representing a greater than acceptable price. The Tender Evaluation Panel determined this would ensure Council can perform the requirements of the contract within the budgeted amount, and anticipated that any tendered rate that is over this amount would not be considered unless none of the shortlisted companies met the requirements of the tender.

Organisations Not Short Listed

As a result of the short listing process, the following companies are not recommended as they submitted a more than acceptable tradesperson rate and the Tender Evaluation Panel did not see any added value or benefit in recommending a more expensive tenderer:

- A.G. Coombs (NSW) Pty Ltd
- Chill Tech Services Pty Ltd
- Hi Air Australia Pty Ltd

- Quirks Australia Pty Ltd
- Ultra Refrigeration Pty Ltd
- Velocity Air Pty Ltd.

Short Listed Organisations

The following organisations were shortlisted:

- Airadvice Pty Ltd
- Austech Airconditioning Services Pty Ltd
- Innovative Air Solutions Pty Ltd
- Nu-Tech Airconditioning Pty Ltd
- Ram Airconditioning Pty Ltd
- Trilogy Servicing Pty Ltd
- Ultimate 1 Air Conditioning Pty Ltd.

Evaluation of Short Listed Organisations

Ultimate 1 Air Conditioning Pty Ltd provided the best response to Council and is recommended for the provision of air conditioning services as they:

- provided satisfactory details of their company experience, particularly as they relate to the Services
- provided satisfactory details of the nominated resources
- tendered competitive pricing to Council
- provided satisfactory work, health, safety and environmental documentation
- provided referees that confirmed their standard of service.

Airadvice Pty Ltd, Innovative Air Solutions Pty Ltd, Nu-Tech Airconditioning Pty Ltd and Trilogy Servicing Pty Ltd are not recommended as they tendered a more expensive price than the recommended tenderer.

Austech Airconditioning Services Pty Ltd and Ram Airconditioning Pty Ltd are not recommended as they:

- did not provide satisfactory details of their company experience
- did not provide satisfactory details of their nominated resources
- tendered a more expensive hourly rate than the recommended tenderer

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 Ultimate 1 Air Conditioning Pty Ltd for the provision of air conditioning services for a period of four years.

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/Brticevic)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Dobson/Hawker)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 154

That the Officer's Recommendation be adopted.

4. EMERGENCY SERVICES

No reports this round

5. GENERAL BUSINESS

5.1 Extension of Dob in a Dumper initiative

Committee's Recommendation: (Brticevic/Borg)

That Council investigate the feasibility of extending the Dob in a Dumper initiative to include abandoned, dumped and unregistered vehicles left on public streets.

CARRIED

Council Meeting 18 August 2015 (Dobson/Hawker)

That the Committee's Recommendation be adopted.

Council Resolution Minute Number 154

That the Committee's Recommendation be adopted.

Confidentiality Motion: (Brticevic/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: (Borg/Hawker)

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 7.47pm.

S Dobson
CHAIRPERSON

Reports of the Community Services Committee Meeting held at 5.30pm on Tuesday, 11 August 2015.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

ITEM	TITLE	PAGE
1.	COMMUNICATIONS AND MARKETING	3
1.1	Campbelltown Commemorates post event report	3
2.	COMMUNITY RESOURCES AND DEVELOPMENT	8
2.1	Seniors Week 2016 Funding Application	8
2.2	Six monthly progress report against the Delivery Program	10
2.3	Gardening Service	34
2.4	Heart Foundation 2015 Go Red For Women Community Grants Program	36
2.5	2015 NAIDOC Week Evaluation	38
3.	CULTURAL SERVICES	40
3.1	Ministry for the Arts Grant Submission - Contemporary Performance Program	40
3.2	2015 APRA AMCOS Art Music Awards	42
4.	CUSTOMER SERVICE	44
No reports this round		44
5.	EDUCATION AND CARE SERVICES	44
No reports this round		44
6.	HEALTHY LIFESTYLES	44
6.1	Renaming Macquarie Fields Leisure Centre	44
6.2	South West Sydney Academy of Sport Funding Increase	46
6.3	Roads and Maritime Services Grant Application Campbelltown Bicycle Education Centre	48
7.	LIBRARY SERVICES	50
No reports this round		50
8.	GENERAL BUSINESS	50
22.	CONFIDENTIAL ITEMS	50
No reports this round		50

Minutes of the Community Services Committee held on 11 August 2015

Present

Councillor T Rowell (Chairperson)
Councillor W Glynn
Councillor D Lound
Councillor M Oates
Councillor R Thompson
Acting Director Community Services - Mrs J Uluibau
Director Strategy - Mr J Lawrence
Manager Communications and Marketing - Mrs B Naylor
Manager Community Resources and Development - Mr B McCausland
Manager Cultural Services - Mr M Dagostino
Acting Manager Customer Service - Ms M James
Acting Manager Education and Care Services - Ms G Vickers
Manager Healthy Lifestyles - Mr M Berriman
Manager Library Services – Mrs D Abbott
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 Matheson and Brticevic be received and accepted.

CARRIED

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 Campbelltown Commemorates post event report

Reporting Officer

Manager Communications and Marketing

Attachments

1. feedback received from Briar Road Public School (contained within this report)
2. feedback received from Ingleburn Public School (contained within this report)

Purpose

To provide Council with an update on the Campbelltown Commemorates event held on 24 April 2015.

Report

Campbelltown Commemorates was held on Friday 24 April 2015, in partnership with local RSL Sub Branches. The event formed part of Council's commitment to commemorating the Anzac Centenary through a range of initiatives previously reported to Council, such as events, videos, banners, intergenerational projects and memorials.

The event, which ran from 10.00am to 2.00pm was originally planned for Koshigaya Park, however due to several days of inclement weather in the lead up to the event, a decision was made to relocate to The Cube, Campbelltown Catholic Club.

Aimed at providing students with an opportunity to reflect on, and learn more about our military history, its costs and its impacts on our country, Campbelltown Commemorates began with a march of returned servicemen and women, a speech by the Mayor and a formal Anzac commemorative service which included a live bugle call.

A significant part of the event was the inclusion of a mass choir performance which saw local schools perform a special Anzac commemorative song. In 2014 Council was approached by a3 - Australian Arts Alive to share an original choral composition they had commissioned as part of the Anzac Centenary. ‘Here You Lie (Side by Side)’ was partly inspired by the words of M.Kemal Ataturk (Founder of the Turkish Republic in 1923) which are on the ANZAC Memorial at Gallipoli. They hoped that choirs across the country would perform it at events scheduled as part of local commemorations.

In acknowledgement of our schools being important stakeholders in the local community, with the students representing the future of the city, Council invited all local primary and high schools to participate in a mass choir to sing this moving tribute to the Anzacs at the event. More than 150 students from a number of schools across the Campbelltown Local Government Area (LGA) performed the song, a heartfelt performance which was also supported by Sweet Tonic Singers Inc.

To mark the Anzac Centenary, Council produced a significant commemorative plaque to be presented to each school in the Campbelltown LGA and a number of appropriate organisations, including both local RSL Sub Branches. Each plaque was handmade and individually numbered, reflecting the importance of the Anzac Centenary to our country. The plaques were presented by the Mayor as part of the formal proceedings. Council staff have received a number of positive comments about the plaques from the recipient schools and organisations, with many saying the plaques would be incorporated into their own Anzac displays.

Campbelltown Commemorates also provided a platform to showcase the outcomes of the Adopt a Digger project, a partnership between local veterans, volunteers, schools and youth groups. The project called on participants to research a World War 1 veteran who was a resident of Campbelltown at that time.

The projects were presented using a number of mediums including dance, story boards, interactive displays digital media and artworks. This intergenerational initiative was a fantastic way for young people to learn more about Campbelltown's military history through the personal stories of our service men and women. Schools and local organisations who participated in the project included Thomas Acres Public School, Woodland Road Public School, St Peters Primary School, Ingleburn High School, Eagle Vale High School, Ingleburn High School and Boystown.

Other activities on the day included poppy making, a historic vehicle display which included a Saracen troop carrier and other military vehicles, food experiences, family history searches and a WWI uniform dress up activity. Interactive displays by Campbelltown RSL Sub Branch, Ingleburn RSL Sub Branch, Macarthur Legacy, Campbelltown and Ingleburn RSL Women’s Auxiliary, Dredges Cottage Veterans Recreation Centre and the Campbelltown Steam and Machinery Museum were also a very popular part of the event, which saw more than 800 people attend across the day.

As part of Council's documentation of Anzac Centenary activities across the LGA, a short video was produced to capture the activities of the day. This video will made available on Council's website and can currently be viewed at https://youtu.be/QJ9PVGUNtWI. A copy of this video will also be sent to every school in the LGA.

Campbelltown Commemorates was a very special and meaningful event that showcased the true spirit of the Anzacs, as well as the local schools and organisations who participated on the day.

Officer's Recommendation

That the information be noted.

Committee’s Recommendation: **(Thompson/Oates)**

That the Officer’s Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 155

That the Officer's Recommendation be adopted.

ATTACHMENT 1

From: Anderson, Tammy [mailto:[redacted]]
Sent: Tuesday, 28 April 2015 8:21 PM
To: Amanda King
Subject: Thank You - Briar Road Public School

Hi Amanda,

On behalf of my staff, students and community I wanted to pass on our sincere thanks to the council. The 100th Anniversary Anzac event was well organised and run. To receive such a significant plaque was an added bonus. Our staff presented the plaque to our school captains as part of our school Anzac events which were also held on Friday. The students absolutely loved the story and meaning of the plaque.

We were very honoured to be part of the wider school community events and have proudly placed our plaque on display for the school community.

Thank you Campbelltown Council for your support of our wonderful school.

Regards,

Tammy Anderson

Principal
Briar Road Public School
'Courage and Determination'

Phone: [redacted]
Fax: [redacted]
Email: [redacted]

ATTACHMENT 2

-----Original Message-----
From: Overell, Courtney [mailto:[redacted]]
Sent: Friday, 24 April 2015 6:52 PM
To: Amanda King
Subject: RE: Campbelltown Commemorates - risk assessment

Hi Amanda,

I just wanted to say thank you so much for having us today. It was such a great event for the students to attend and they all had a great time. The service was so moving and truly beautiful to see, the displays were excellent and it was great to have so much interaction for the students. It's great to be part of such a caring and thoughtful council.

Thanks again on behalf of Ingleburn Public School.

Kind regards,

Courtney Overell
Relieving Assistant Principal
Sports Coordinator
Ingleburn Public School
Phone: [redacted]
Email: [redacted]

2. COMMUNITY RESOURCES AND DEVELOPMENT

2.1 Seniors Week 2016 Funding Application

Reporting Officer

Manager Community Resources and Development

Attachments

Nil

Purpose

To seek Council's endorsement of a $5000 funding application from the NSW Department of Family and Community Services under the Seniors Week Grants Program to assist in the development of activities and events scheduled for Seniors Week 2016.

Report

Seniors Week is an annual state-wide community event that celebrates the valuable contribution seniors make to our community. Contributory state grants of up to $5000 are available to local government, community organisations and community groups to enable them to provide relevant Seniors Week activities.

The overall theme for 2016 Seniors Week which will be held from 1-10 April 2016 is 'Be Inspired'.

Preliminary discussions with local seniors groups and various Council sections have identified a proposed project which would focus on a community initiative, encouraging seniors to participate in training opportunities to develop skills in their areas of interest.

This would be achieved through working in partnership with sections of Council, agencies and local seniors to develop a series of workshops that focus on environment, health and technology to be showcased at Seniors Week.

The project aims to provide an opportunity for older people to learn new skills, be socially connected and interact more easily with the community, family and friends. It also creates opportunities for seniors to mix or socialise with new people from diverse backgrounds and maintain social participation to support good health and wellbeing. The project will also include project management training to provide participants with the tools needed to engage and deliver the information and skills learnt to the broader community. Workshops will provide a platform to promote Council services and facilities for local seniors to gain knowledge and connect to available resources whereby Council will work in partnership with other groups or agencies.

Officer's Recommendation

1. That Council endorse the application of $5000 funding for 2016 Seniors Week from the NSW Department of Family and Community Services to provide a seniors event as part of the wider 2016 Seniors Week program in Campbelltown.

2. That subject to notification of success, the Funding Agreement from the NSW Department of Family and Community Services be accepted and signed by the General Manager on behalf of Council.

Committee's Recommendation: (Glynn/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 155

That the Officer's Recommendation be adopted.

2.2 Six monthly progress report against the Delivery Program

Reporting Officer

Manager Community Resources and Development

Attachments

Campbelltown City Council six monthly progress report against the 2013-2017 Delivery Program, January - June 2015 (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. The principle activities of Council are defined as the services and functions it provides to the community as detailed in the 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 Council's services and function towards meeting the community's objectives detailed in the Community Strategic Plan.

Highlights from within the progress report include:

- the renewal of six community playgrounds under the renew-connect-revitalise program
- the completion of the Fit for the Future submission
- the ongoing expansion of eServices
- the introduction of the Leadership Excellence Program for Coordinators.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Thompson/Oates)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 155

That the Officer's Recommendation be adopted.

ATTACHMENT 1

campbelltown
city council

2013-2017 Delivery Program

Six Monthly Progress Report

January -June 2015

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

A sustainable environment

Strategy - 1.1 Promotion of sustainability

Function - 1.1.1 Management of activities to support organisational sustainability	Status

• Council continues to monitor its progress toward a sustainable organisation through the use of Sustainability Accounting Tool which offers cost and consumption information on six key areas of sustainability – electricity, gas, water, paper, waste and vehicle fleet.
• Council's Sustainability Committee continued to meet periodically to discuss and facilitate a diverse range of sustainable initiatives. These initiatives involve the development of policies, the design and implementation of on-ground works, the expenditure of funds and project accounting.
• Council's Sustainability Committee Working Parties continued to develop and implement projects of strategic relevance to their vision statements including:
  ○ Sustainable Council: Development of a Sustainable Council intranet page to share, inform, educate and consult with Council staff on a range of sustainable projects and initiatives.
  ○ Sustainable Catchments: Design and implementation of projects – *'Lets get Quirky'* and *'Catchments Connecting Communities'*.
• Council has undertaken an assessment on the energy use and efficiency of Campbelltown Arts Centre
• Council has engaged a contractor to install an 85 kW solar system on Greg Percival Library with the aim of reducing energy consumption at the facility by more than 40%.
• Preparation of health checks to monitor the consumption of water and energy at major facilities and across the organisation.
• Update of Council's Sustainable Events Management Policy.
• Preparation of a Sustainability Strategy.
• Development of 'Sustainable Council' branding to unite sustainability initiatives across the organisation.
• Development of a Sustainable Paper Authorised Statement to guide the reduction of paper across the organisation.
	➡

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 approximately 300 residents attending. Workshops topics included: o green cleaning o worm farming and composting o garden to table cooking- summer salads and stir-fries o simple and easy native gardening o keeping chickens at home o no dig gardens and mulching o winter vegetable gardens o microwave cooking o green cleaning o worm farming and composting o garden to table cooking- Preserving o garden to table cooking- slow food cooking o microwave cooking • Council coordinated a number of community clean up days at Council reserves, including Clean Up Australia Day. Through the events participants collected around 50 bags of rubbish as well as large items such as mattresses and vacuum cleaners. • Council assisted the Airds Community Change Makers (CCM) receive a Keep Australia Beautiful Litter Grant. The grant is currently being implemented throughout the community, delivering clean up events, and educational workshops to the community. • Council provided environmental education services and advice through events such as the regional Powerful Owl information evening and the Catch-a-Carp competition. • International Composting Awareness Week events were held at Council's child care centres and local libraries • Council provided environmental education workshops to local primary schools focusing on catchment protection and improvement in partnership with the Keep Australia Beautiful Enviromentors Program and the Australian Museum. • Council has been working with local primary schools to produce drain stickers educating the community on catchment health and litter reduction through its Waterwise Waterways program • Council in partnership with NSW Health and Community Greening Australia has delivered a regional environmental education program for schools called Kitchen Garden Workshop. • The Catchments Connecting Communities program with Campbelltown Performing Arts High School has allowed students to develop actions to improve Marsden Park wetland and Ingleburn Reserve. • Overall, Council has been engaging with 13 schools in the Campbelltown LGA through a number of environmental education activities. • Ongoing promotion of environmental issues and events through media and displays. • Development of environmental educational signage for parks and reserves. • Preparation of school resources such as the environmental education plan. • Production of environmental event calendars. • Environmental education workshops were held at Council and private child care centres, including activities such as composting and recycling workshops. • Preparation of a revised Environmental Education Strategy.	➡

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 for the Part 5 Assessment Manual under the Environmental Planning and Assessment Act 1979 continued. • Council continued to support the operation of Bushcare groups. • The implementation of the Tree Swap Program continued. • Aquatic weed control was undertaken across 62 kilometres of waterway. • Council initiated a bush regeneration project in the Smith's Creek catchment aimed at enhancing Koala habitat. • Work continued on the preparation of a Koala Plan of Management. • A draft Biodiversity Strategy has been prepared. • Council continued to assess Development Applications for impacts on Campbelltown's natural resources and identify measures to ameliorate the impacts. • Council successfully obtained funding for a bush regeneration team under the federal governments Green Army Program. • The Georges River Combined Council's Committee in partnership with Council successfully obtained funding under the federal governments Biodiversity Funding Program for a team of aboriginal bush regenerators. • Conservation Volunteers Australia in partnership with Council obtained funding through the NSW Environmental Trust to undertake volunteer bush regeneration and koala surveys at two Council reserves. • Council initiated an Indian Myna Bird Action Program in partnership with local men's sheds, to educate residents about the pest bird species and reduce their impacts on human health and the environment. Since its inception a total of 15 education workshops have been completed. • Council installed 29 signs in koala habitat areas across the LGA to encourage drivers to be alert for koalas. • Review and update of Ingleburn Plan of Management in consultation with local school students was undertaken. • The Weed Action Program continued to be implemented. • Ongoing habitat enhancement at Noorumba Reserve continued. • Council was successful in applying for grant funding for natural resource conservation and enhancement projects at several reserves. • Surveys for Green and Golden Bell Frogs were completed. • A Biobanking feasibility study was undertaken at key reserves across the LGA. • Council participated in the Regional Koala Stakeholder group.	→

Service 1.2.2 - Regulation of environmental compliance	Status
• Council received and investigated 395 customer requests relating to illegal building and development (185), pollution (168) and rubbish dumping (42). • Council issued 80 notices/orders under the Environmental Planning and Assessment Act 1979 (63) and the Protection of the Environment Operations Act, 1997 (17). • A total of 75 penalty notices were issued in relation to Environmental (68) and Land Use(7) offences	→

A sustainable environment

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 Council's Committee and its programs. • Council constructed a wetland in the upper Spring Creek catchment in partnership with greater Sydney Local Land Services with the aim of improving water quality within the Georges River catchment. • The second annual Catch-a-Carp competition was held on Sunday 22 March 2015 at Eagle Vale Pond, Eagle Farm Reserve, Eagle Vale. The event saw over 500 registered participants and many spectators coming along to enjoy the event. A total of 45 carp were caught across the three and a half hours of fishing. • Preliminary designs for waterway improvement works in Quirk Reserve, Bradbury were developed.	➡

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 draft Campbelltown Local Environmental Plan 2014 (CLEP 2014) was endorsed by Council at an extraordinary meeting of Council on 28 April 2015. The CLEP 2014, adopts new planning controls based on state-wide standards and consolidates a range of planning instruments across the LGA, and is with the NSW Department of Planning and Environment for final preparation.
• Council's Sustainable City Development Control Plan Volume 1 continues to be reviewed in light of the progress of CLEP 2014.
• Land use planning to rezone land continued for:
  ○ Mt Gilead – a proposal to rezone land from rural to residential with the creation of approximately 1700 lots and associated supporting infrastructure was placed on public exhibition for 60 days from 28 April 2015.
  ○ Menangle Park – discussions continue with relevant state government agencies regarding the provision and upgrade of regional road infrastructure to support the creation of approximately 3400 lots and associated local infrastructure.
  ○ Glenlee – work continues with the proponent and Camden Council over this cross boundary proposal to rezone the existing coal placement site to industrial land.
  ○ Blairmount – a planning proposal which arose from the state governments Owner Nominated Site Scheme is being further investigated.
  ○ Amundsen Street, Leumeah – a planning proposal to rezone land from scenic protection to residential with the creation of an additional 35 lots was lodged with Council.
  ○ Campbelltown Road, Denham Court – a proposal to include an additional permitted use as a service station (with restrictions on the size of vehicles) was approved by Council and the Department of Planning and Environment.
  ○ Glenfield Tip – technical studies to support the rezoning of land from rural to industrial are continuing.
• The Management of the Local Heritage Fund continued.
	➡

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 456 Development Applications (DA) and 443 Construction Certificates (CC) and 363 Complying Development Certificates (CDC) were determined within the reporting period.
• The net median DA assessment/determination timeframe was 31 days.
• DA's determined had a total capital works value of over $269m. Of the DA's lodged:
  ○ 38 had a value of more than $1m
  ○ 21 had a value of more than $2m
  ○ 5 had a value of more than $10m
  ○ 2 had a value of greater than $20m.
• CC's determined had a total capital works value of over $344m.
• CDC's determined had a total capital works value of over $62m.
	➡

Service 2.2.2 - Support of MACROC	Status
• Council continued to support and actively participate as a member of 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 final recommendations of the Macarthur Regional Tourism Strategy 2012-2015 were reported to Council during this period. Highlights achieved since the strategy was adopted include more than 27 media familiarisation tours of Macarthur with travel journalists and editors from a range of newspapers and publications, a number of segments filmed with Channel 7's Sydney Weekender program, increase in the number of likes for the Visit Macarthur Facebook page from 6500 in July 2014 to more than 9000 in June 2015. Work also commenced on the Macarthur Destination Management Plan 2015-2019 during this time.	➡

Service 2.3.2 - Promotion of City centres	Status
• In order to help encourage business growth within key CBDs, Council continued to work with local businesses throughout the LGA. • Ongoing regular parking enforcement of public parking areas continued to encourage 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 was implemented which included more than 350 sections equivalent 562,684m^2 of roads. The high profile road projects include: o Norfolk Street of Ingleburn o Eucalyptus Drive of Macquarie Fields o Sark Grove of Minto o Junction Road of Ruse • Repair projects were completed on 11 car parks including o Lindesay Street Car Park o Bicycle and Road Safety Educational Centre Car Park o Macquarie Fields Railway Station Car Park o Campbelltown Sports Stadium Car Park o Campbelltown Art Centre Car Park o Leumeah Station Car Park • Bridge and culvert work included o Expansion Joint Replacement at Henderson Road Bridge o Safety Barrier Repair Work at Airds Road and Therry Road Bridges o Corrosion Repair at Hurricane Drive Culvert o Culvert Replacement works at Pembroke Park Bridge. • More than 2200m of kerb and gutter was reconstructed across the LGA. • Reactive maintenance was carried out to street furniture such as signs, seats, bins and fences. • Beverley Road, Campbelltown is being extended between Warby Street and Chamberlain Street. • A contract has been awarded for final length of the duplication of Eagle Vale Drive with works due to commence in August 2015.	➡

Service 3.1.2 - Provision of a stormwater and drainage network	Status
• The Annual Stormwater Maintenance Program for pits, culverts, gross pollutant devices was completed. Work also included cleaning and maintenance of creeks, rivers, and water bodies. • Council's capital improvement program on stormwater structures like pits, lintels and drop structures reconstruction program for 2014-2015 was completed. Including works carried out at drop structures at Cary Grove, Minto and Williamson Road, Ingleburn. • Drainage upgrade works have been completed in Beverley Road Campbelltown.	➡

Service 3.1.3 - Management of city traffic network	Status
• A Traffic study has commenced for the Ingleburn CBD.	➡

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

• The annual programs for installation of new footpath and cycleways, and reconstruction existing footpath and cycleways were completed. More than 5400m^2 of footpaths was reconstructed including:
  ○ the Bicycle and Training Centre, Campbelltown
  ○ Guernsey Avenue, Minto.
• New cycleways have been provided in Airds Road Leumeah and Fitzgibbon Lane Rosemeadow.
• Council was successful in obtaining grants to provide three new sections of cycleway in the LGA.
	➡

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 provides 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. • A review to rationalise services at the three Council Long Day Care services in Minto and Ingleburn Occasional Care was conducted. Council endorsed the recommendation to cease being the provider of child care at Parklands Early Learning Centre and Ingleburn Occasional Care and close the services as of 18 December. Council will explore external providers to provide child care at the two sites. • 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
• The library service continues to provide a range of programs including those aimed at improved literacy, culturally and linguistically diverse (CALD) community, seniors, children and young adults. • Campbelltown Library Service was selected as one of 13 NSW libraries to participate in a pilot program, Tech Savvy Seniors for CALD Communities, a NSW Government (through partners Office for Ageing and the State Library of NSW) and Telstra initiative. The popular weekly sessions were run consecutively over four weeks in each of three languages Cantonese, Hindi and Arabic. • Summer and Autumn school holiday programs continue to be popular with over 1400 children and young adults attending programed activities. • A record 575 children from 0 to 16yrs participated in Summer Reading Club. • The Books for Babies program continues to provide strong support for early childhood literacy with over 540 Books for Babies bags, containing a high quality picture book by a well-known Australian author together and literacy support information, distributed to local families with new babies in the six month period. • Over 8400 new items were added to the collection during the period including books, audio-visual material, periodicals and e-resources.	➡

A safe, healthy and connected community

Service 4.1.3 - Provision of sport and recreational services	Status
• Campbelltown Sports Stadium continued to host Wests Tigers National Rugby League (NRL), hosting two matches in this reporting period. Both Sydney FC and Westerns Sydney Wanders (A-League) played at the stadium during this period providing elite level sporting events for the community. NSW State Cup and local football matches as well as school, zone, regional and state athletics carnivals were also held during this time. • Ten residents of Campbelltown were selected to represent Australia and were considered eligible for financial assistance from Council. • Council facilitated sporting ground requirements for sporting clubs in the provision of sport activities. • Planning is underway for the appointment of independent consultants to write two new strategic planning documents. The Strategic Sport and Recreation Strategy and the Strategic Play Space Strategy will position Council to provide sport, active and passive recreation, play and leisure for the Campbelltown community for the long term. Both plans will help guide Council for the next 15 years in providing infrastructure and programs for the community. The strategies will provide a planning framework for areas such as sporting fields, aquatics, play grounds, cycleways, indoor facilities, stadia and other areas of sport and recreation services. • The Bicycle Education Centre hosted 38 school programs, 84 private bookings and the school holiday programs in the January, and April school holidays had 2,860 visitors. • 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.	→

Service 4.1.4 - Provision of services to targeted community groups	Status
• Skate workshops were held for young people attending Council's skate parks • Seniors Week, Youth Week, Community Forums on a variety of topical issues, International Women's Day, and Fishers Gig youth music festival heats were held. • Macarthur Community Options commenced preparations and training for the new Regional Assessment Services which are to commence operation on 1 July 2015. • Local community groups received $7500 for community projects. • Residents were engaged in projects to promote positive community spirit, access to local services and involvement in community activities. • The 2015 Ian Porter Scholarship and Brenton Banfield Medical Scholarship were awarded whereby Council provides assistance and access to academically able individuals from the Campbelltown LGA who through economic, social or other disadvantage have difficulty in participating in University study.	→

A safe, healthy and connected community

Service 4.1.5 - Operation of the Campbelltown Arts Centre	Status
• Visual Arts programs completed include a major group exhibition entitled When the Ocean Turns to Dust which profiled Council's Art collection. Friends Annual, Big Blue Arts celebrating local artists and solo exhibitions Rebecca Baumann and Brendan van Hek. • Dance programs included the creative developments Deborah Brown and Lucy Phelan and the annual NAISDA professional develop workshop for local young Indigenous dancers. • Music programs completed included a presentation by Liam Viney and Anna Grinberg. Astronomy Class with Srey Channthy conducted a cross cultural residency with a performance. Pixel Sounds festival was held with a workshop program for young people and Indigenous musician Leah Flannigan performed. • Performance programs completed included creative developments by Extraordinary/Ordinary with Liam Benson, Kay Armstrong and Marter Dei School and Swarm curated by Branch Nebular. • Public education programs completed include hosting more than 10 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 continued to be supplied throughout the LGA, with total tonnages of domestic waste continuing to grow in line with population growth. Campbelltown City Council had a total landfill diversion rate of 72 per cent. This exceeded the NSW government target of 66 per cent. • Council again hosted the annual Household Chemical Cleanout Day in partnership with the NSW EPA, with a significant attendance rate.	➡

Service 4.1.7 - Provision of community safety programs	Status
• During the reporting period 137 school zones were patrolled resulting in the issue of 227 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. • Council conducted seven after hours truck parking patrols were conducted resulting in the issue of 53 penalty notices. • Road safety programs continue to be implemented with programs including log book run, U-Turn the wheel, child restraint fitting days and safety messages to the community via variable message boards. • Council along with the local police continue to run pop up stalls in shopping centres where information is provided to the community on practical ways to protect your property.	➡

A safe, healthy and connected community

Service 4.1.8 - Provision of animal care services	Status
• Councils Animal Care Facility continued to operate with: ○ 871 dogs seized, surrendered or abandoned and impounded. ○ 753 dogs sold or released to owners or rescue organisations. ○ 610 impounded cats seized, surrendered or abandoned and impounded. ○ 20 impounded cats sold or 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. • Council continues to support The Australian Red Cross mobile blood donation clinics each month by distributing promotional resources and responding to general public enquiries. • Weekly Health Focus articles continued to appear in the Macarthur Advertiser newspaper. • A total of 905 Regulated Health Premise inspections were conducted during the report period, incorporating inspections of food premises (727), public health premises including cooling towers, hairdressers, beauty salons and body/ear piercing establishments (92) and domestic/commercial wastewater management systems (86).	➡

Service 4.1.10 - Emergency bushland management	Status
• Council continues to support the ongoing planning through the Macarthur Bushfire management to reduce the risks associated with Bushfires in the Campbelltown area. • Ongoing hazard reduction works across the LGA continued. • Development of a roadside vegetation management plan for the LGA is underway.	➡

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

• Playground / Play space improvements have been made considering public feedback, utilisation of natural shade and local needs, in the following areas:
  ○ Hyacinth Reserve, Macquarie Fields. Playground refurbishment and minor relocation to include natural shade.
  ○ Manooka Reserve, Bradbury. Playground refurbishment with shade sails constructed.
  ○ Ingleburn Reserve, Ingleburn. Playground refurbishment with shade sail constructed.
  ○ Eschol Park Sports Complex, Eschol Park. Playground refurbishment and minor relocation to utilise natural shade.
  ○ Heathfield Reserve, Raby. Playground refurbishment with shade sails constructed.
  ○ Bington Reserve, Glen Alpine. Playground refurbishment with shade sails constructed.
• Upgrades to park furniture, has been undertaken to provide users with a safe, clean and accessible environment.
• Safety audits were conducted with emphasis placed on addressing any issues due to vandalism, damage and destruction of any public assets.
• Council maintained the cleanliness of its public spaces through the collection of litter and illegal dumping, street sweeping, emptying of litter bins and the cleansing of CBD areas.
• The annual mowing and gardening maintenance programs for roads, reserves, parks and other facilities was completed
• Findings to improve the different parking areas in Campbelltown CBD have been provided.
	➡

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, eight civic functions were successfully organised, along with four major community events, a number of award programs and regular citizenship ceremonies. • Major events were Australia Day celebrations, Ingleburn Alive, the Mayor's Charity Race Night, as well as the annual recognition ceremony for high achieving students in the Higher School Certificate and the opening of the new playground at Ingleburn Reserve as part of Council's city-wide improvement program, Renew-Connect-Revitalise. • Council consults with the community through a variety of means to get feedback on each event, including social media, and staff regularly research for ideas to improve event offerings and appeal to a broad audience. • There were 2300 registered entrants in the Campbelltown City Challenge Walk 2015 held in the Australian Botanic Garden, Mt Annan. This event encourages a healthy lifestyle whilst promoting walking as an easy and affordable way to get healthy and fit.	➡

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 continually works with government and non-government agencies to improve the coordination of services within the LGA. Some highlights from the half include ○ Family and Community Services NSW to improve the exchange of information and co-operation around human services planning and service delivery ○ NSW Electoral Commission in the delivery of the State election in March 2015. ○ Campbelltown City Council in collaboration with Randwick City Council was instrumental in the signing of a Memorandum of Understanding between 44 Local Councils and Sydney Water Authority to reduce costs ○ Partnership with Arts NSW and Australia Council for the Arts to discuss funding opportunities. ○ A coordinated grant application for a Centre of Excellence involving both Federal and State government representatives including Members of Parliament. ○ NSW Planning and Environment to support with the implementation of a variety of plans such as the South West Sydney Sub Regional Plan, Glenfield to Macarthur Priority Urban Renewal Corridor initiative. ○ Ongoing renewal of public housing estates – Minto, Airds/Bradbury, Rosemeadow, Macquarie Fields and Claymore ○ Eagle Vale Drive upgrade connecting the South West Growth Centre to the Hume Highway. ○ Ongoing support of emergency services through Local Emergency Management Committee and Macarthur Bushfire Management Committee.	→

Strategy - 5.2 The smooth running of Council's operations

Function 5.2.1 - Business management	Status
• Council's Audit Committee met twice within the reporting period having; approved a risk based three year strategic plan and reported on asset management and inventory management reviews. • Work continued of a review of the Integrated Planning and Reporting framework, with a more comprehensive approach to be incorporated into the future documents. • A Business Continuity exercise was conducted April 22. Recommendations arising from the exercise are currently being reviewed. • Council commenced work on a project with State Records to migrate digital minutes of Council meetings to the Digital State Archive. • A total of 28 Business Paper Agendas and Minutes were published in accordance with the standards in the Code of Meeting Practice within the reporting period.	→

Responsible leadership

Function 5.2.2 - Human resources	Status

• The Coordinators Leadership Excellence program was launched in April.
• Our third Intern program was successfully completed.
• Cyber safety training was launched and completed for all relevant staff.
• The Learning and Development Plan has been updated and a business partner model will be trialled.
• Review and redesign of the Equal Employment Opportunities training package has been undertaken.
• A new Learning Management System has been adopted.
• Recruitment and Selection strategy has been developed including a review to implement the recommendations
• Social Media strategy for recruitment has been developed.
• Implemented a Recruitment and Selection toolkit and design of training is planned.
• Computer training programs have been designed for staff in non-admin roles.
• Council continues to work on implementing the Corrective Actions that came out of the recent WorkCover Audit.
• The elections for Outdoor Health and Safety Committee have been held with new representatives appointed.
• The WHS Management System Audit Plan and Program 2014-2017 and WHS Management Plan and Planned Projects are currently being implemented following the adoption by the Health and Safety Committees and Executive.
• Five WHS audits have been completed within the reporting period:
  ○ Review Against WorkCover National Self-Insurer OHS Audit Tool (NAT)
  ○ Hazardous Chemicals
  ○ Compulsory Training
  ○ Traffic Control
  ○ Noticeboard.
	➡

Responsible leadership

Function 5.2.3 - Information technology	Status
• The Information Management and Technology strategy was finalised and endorsed. Work has commenced on the Development of the Online Strategy and the Digital Information Management Strategy. • Council continued the expansion and improvement of the website and eServices. • A review of our website content management system was conducted and went out to tender for a vendor to facilitate this service. • A survey was undertaken to gain a better understanding of our website audience. • Council's website analytics were improved to help us to make decisions around website content. • Work continued to improve the accessibility of our website content in order for the site being WCAG 2.0 AA compliant. • A IT and Council centric project framework was developed. • Successful upgrades of core corporate applications were carried out to ensure compliance with legislative changes and provisions additional functionality. • Annual Reports are now available on the Open Gov website – complying with the requirement of State Archives. • Signed Council minute books from 1882 to 2013 have been lodged with State Archives. • An upgrade to Council's email security system was undertaken to filter and block malicious emails. • Successful replacement of all Tranche 2 computers and Councils whole fleet of laptops. • Implemented a new Service Desk system to assist with the management of all IM&T calls and requests.	→

Function 5.2.4 - Governance	Status
• Work is continuing on the areas identified in the Governance Improvement Plan. • The Corporate Sponsorship of Council Activities Policy was reviewed and adopted to provide a robust framework for the sponsorship of Council events. • The Councillor's Access to Information and Interaction with Staff policy was reviewed and adopted by Council. • The Fit for the Future Improvement Proposal was adopted by Council on 23 June 2015 and submitted to the IPART for assessment. The Proposal makes a strong case in line with the recommendations of the Independent Panel for Campbelltown City Council to stand alone.	→

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 publishes 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. • Council's website is supplemented by 11 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 700 subscribers • Council received and responded to more than 100 informal written requests for information.	➡

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.
• The following eServices are now available to the community
  ○ graffiti
  ○ potholes
  ○ missing or damaged signs
  ○ council tree (pruning, removal, branch collection, infestation
  ○ damage to private property caused by a Council tree
  ○ private tree (pruning, removal)
  ○ missed bin collection
  ○ dumped rubbish / litter
  ○ damaged /stolen bin
  ○ change my address details
  ○ register for eRates.
	➡

Strategy - 5.4 The sound management of public assets and funds

Function 5.4.1 - The management of Council's property assets	Status
• Work continued with the development of One Minto and the handover of existing parks. • Land was obtained for the required road widening of Eagle Vale Drive, Eagle Vale. • A vacant suite at Milgate Arcade was leased. • A review of VPA's relating to Claymore and UWS was undertaken. • Ongoing management of existing lease obligations continued.	➡

Responsible leadership

Function 5.4.2 - Asset management	Status
• New buildings and major renovations carried out at the following locations : ○ Eagle Vale Central Leisure Centre – Balance tank resealed. 12 roof lights replaced. ○ Bradbury Oval – construction of new amenities, changing rooms and canteen building. ○ Milton Park Oval – construction of new amenities, changing rooms and canteen building. ○ Fullwood reserve - construction of new amenities, changing rooms and canteen building. ○ Ambrosia Neighbourhood Centre– refurbishment of kitchen and males and female toilets areas. ○ The Old Town Hall – works to change levels of timber flooring. Safe removal of old asbestos awning. Some internal decoration. ○ Civic Hall – toilet area refurbishment ○ Kevin Wheatly Amenities / Canteen – demolition of building due to redevelopment of the area. ○ Woodbine Neighbourhood Centre – kitchen refurbishment ○ Waminda Oval amenities and toilets – demolition of old building and construction of new facility in line with current regulations. ○ Macquarie Fields Indoor Sporting Complex – various renovations works including toilet areas and new air conditioning. ○ Minto Indoor Sports Centre – refurbishment of indoor sports flooring suitable for basketball and refurbishment of kitchen. ○ Minto Community Centre – refurbishment of kitchen bench tops, shelving and new range hood. ○ Minto Early Learning Centre – new awning. ○ Richmond villa – full external decoration ○ Waminda Oval – demolition of old building and installation of new amenities and canteen building. • Exeloos have been installed at the following locations : ○ Mawson Park – demolition of old toilet block, installation of new Exeloo building. ○ Pembroke Park – installation of new Exeloo ○ Ingleburn Reserve – installation of new Exeloo ○ Kentlyn – installation of new Exeloo ○ Leumeah Skate Park – demolition of old toilet block, installation of new Exeloo building.	➡

Responsible leadership

Function 5.4.3 - Financial management	Status
• Council has entered into12 contracts with a value of approximately $2.84m during the period, following a public procurement process. • Long term financial planning tool developed to model borrowing strategies, ie. Internal vs external borrowings to facilitate alternative funding arrangements for Council's long term budget decisions. • 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 policies. Investment income achieved budget forecasts. • Council settled early a 5x5 renewal loan utilising reserve funding. • 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.	➡

2.3 Gardening Service

Reporting Officer

Manager Community Resources and Development

Attachments

Nil

Purpose

To advise Council about the potential for a gardening service in Campbelltown that is similar to a service provided in the Ryde Local Government Area.

History

Council at the meeting of 21 April 2015 requested that a report be presented investigating the potential for an Easy Care Gardening Volunteer Program similar to that supported by Ryde City Council and the report also include potential funding sources from State and Federal Government.

Report

Easy Care Gardening Inc. is non-profit charitable organisation that provides gardening and lawn mowing services to frail, aged pensioners, carers, and people on a disability support pension within the Hornsby, Ku-ring-gai, Ryde and Hunters Hill areas.

The service is partly funded through the Department of Family and Community Services (Ageing, Disability and Home Care) to provide services for frail, aged pensioners, carers, and people on a disability support pension. Although not run by Ryde Council, donations from Ryde and other local Councils, community groups, individuals and businesses help to finance the services provided. As the service relies upon a large number of volunteers, fees are kept to a minimum ($12 per volunteer per visit, with a capped maximum fee of $84 per visit dependent upon the work required).

Investigation of services available in Campbelltown has identified key local organisations. The Macarthur Home Modification Services is available to frail aged people, younger people with disabilities, and their carers. Like Easy Care, this service receives funding from the Department of Family and Community Services (Ageing, Disability and Home Care). If the person is under 65 they can call the service direct, if they are over 65 they need to call the My Aged Care phone line who can assist them with access to the service. The service is subsidised, providing lawn mowing at a cost of $20 to $30 per visit to eligible clients. Garden maintenance is provided only for the very frail costing them up to $500, depending on the extent of work required.

A number of faith based organisations also provide some gardening services for people in need.

With the introduction of My Aged Care nation-wide on 1 July this year and the roll out of the National Disability Insurance Scheme commencing locally on 1 July 2016, there will be a more consistent and comprehensive linkage to frail aged people, younger people with disabilities, and their carers to services such as the Macarthur Home Modification and Maintenance Service and faith based organisations.

Through the Macarthur Community Options Service Council connects eligible people to these services as required.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Oates/Glynn)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 155

That the Officer's Recommendation be adopted.

2.4 Heart Foundation 2015 Go Red For Women Community Grants Program

Reporting Officer

Manager Community Resources and Development and Manager Healthy Lifestyles

Attachments

Nil

Purpose

To seek Council's endorsement of an application for $10,000 funding from the Heart Foundation under the Heart Foundation 2015 Go Red For Women Community Grants Program to assist in the development of health and wellbeing projects and activities scheduled for 2016.

Report

The Go Red for Women campaign supports life-saving research, education and awareness of this important women's health issue. Grants of $10,000 are open to local communities in metropolitan and regional NSW to run their own Women and Heart Disease awareness campaigns. The funded project would encourage and support women to recognise the importance and relevance of heart disease in women, know the warning signs of a heart attack and have a heart health check.

Preliminary discussions with Community Resources and Healthy Lifestyles teams have identified a proposed 'First Steps Heart Health Project' to improve the health and wellbeing of women in Council and the community with a focus on Aboriginal, culturally and linguistically diverse women. The project aims to form women walking groups that can sustain themselves beyond the project timeline. Workshops to raise awareness and provide education and information on heart disease, physical and emotional wellbeing will also be conducted. Women from the community walking groups will gain entry into the annual Campbelltown City Challenge Walk event in March 2016.

This would be achieved through Community Resources and Development and Healthy Lifestyles working in partnership with other sections of Council, services and the community to develop workshops and walking groups. The achievements of the walking groups will be showcased at Council's 2016 Challenge Walk event.

Officer's Recommendation

1. That Council endorse the application for $10,000 funding from the Heart Foundation under the Heart Foundation 2015 Go Red For Women Community Grants Program to assist in the development of health and wellbeing projects and activities scheduled for 2016.

2. That subject to notification of success, the funding agreement from the Heart Foundation 2015 Go Red For Women Community Grants Program be accepted and signed by the General Manager on behalf of Council.

Committee's Recommendation: (Oates/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 155

That the Officer's Recommendation be adopted.

2.5 2015 NAIDOC Week Evaluation

Reporting Officer

Manager Community Resources and Development

Attachments

Nil

Purpose

To provide Council with a report on Council's 2015 NAIDOC Week celebrations held from 5-12 July.

History

NAIDOC Week celebrations are held across Australia each July to celebrate the history, culture and achievements of Aboriginal and Torres Strait Islander peoples. NAIDOC Week is celebrated not only in Indigenous communities, but by Australians from all walks of life. The week is a great opportunity to participate in a range of activities and to support the local Aboriginal and Torres Strait Islander community.

Report

NAIDOC Week provides an opportunity each year to celebrate our Aboriginal and Torres Strait Islander cultures and recognise the contributions of Indigenous Australians in our community. This year the 2015 National NAIDOC theme was *'Standing on Sacred Ground-Learn, Respect and Celebrate'* highlighting Aboriginal and Torres Strait Islander peoples' strong spiritual and cultural connection to land and sea.

NAIDOC Week celebrations were held across 5-12 July 2015, including a Flag Raising Ceremony, Community Fun Day and Touch Football competition. The official Flag Raising Ceremony, speeches and performances were held in front of Council's Administration Building to launch this year's NAIDOC Week celebrations on Monday 6 July 2015. The event was well attended by over 180 members of the Aboriginal and wider community and was followed by a Street March to Bradbury Park for the Community Day.

The Community Day was held from 11am – 3pm on Monday 6 July at Bradbury Park. The event included entertainment from local Aboriginal performers, amusement rides, and community activities provided by services. Council's Communications and Marketing, Sustainable City, Library Services and the Mobile Toy and Book Library participated and supported the event on the day. Over 35 organisations provided activities and engaged the community in order to provide information on their services and programs on the day. Approximately 1000 people attended the event across the day.

Twelve teams participated in the NAIDOC Week Touch Football Competition at Sarah Redfern Ovals on Wednesday 8 July. Children's activities were also provided for younger children attending the event.

To assist in the coordination of these events Council was successful in gaining financial and/or in-kind support from Office of Sport: Sport and Recreation, Macquarie Fields Local Area Command, Campbelltown Family Support Service, South Western Sydney Local Health District, Muru Nanga Mai, a Campbelltown Aboriginal Community Focus Group, the Campbelltown Seniors Issues Group and members of the local Aboriginal community.

All events proved very successful and initial feedback from the community, volunteers and service providers has been positive. Feedback provided will be used in the planning of the 2016 NAIDOC Week program.

Letters of appreciation will be sent to supporters of the 2015 NAIDOC Week events.

Officer's Recommendation

That the information be noted.

Committee’s Recommendation: (Thompson/Glynn)

That the Officer’s Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer’s Recommendation be adopted.

Council Resolution Minute Number 155

That the Officer’s Recommendation be adopted.

3. CULTURAL SERVICES

3.1 Ministry for the Arts Grant Submission - Contemporary Performance Program

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To seek Council's endorsement of a submission to the Australian Government's Ministry for the Arts Indigenous Languages and Arts (Projects) Grant Program for the total sum of $50,000.

Report

'One Billion Beats' is a multi-disciplinary music theatre work by Goenpul Jagara and Bundjulung writer, film maker and artist Romaine Moreton. It has been in development since 2010 and has been commissioned by Campbelltown Arts Centre to premiere in March 2016. Using spoken word, music, contemporary theatre techniques and cinematic visuals, 'One Billion Beats' explores the historical representation of Aboriginal people in Australian film, and provides autobiographical reflection by Romaine on her experiences of Western and Indigenous identity.

Romaine Moreton has worked in consultation with a local Tharawal Elder and the broader Aboriginal community to incorporate local experiences into the work. It is produced in collaboration with renowned artists Lou Bennett (music), Alana Valentine (writing and direction), Sean Bacon (video) and Vicki Gordon (Associate Producer).

Campbelltown Arts Centre proposes to submit an application to the Australian Government's Ministry for the Arts Indigenous Languages and Arts (Projects) Grant Program requesting $50,000 for a two week development stage in November 2015 and a four week development stage in February 2016 which will culminate in a final rehearsal and the premiere of the work in March 2016.

Officer's Recommendation

1. That Council endorse a submission to the Australian Government's Ministry for the Arts Indigenous Languages and Arts (Projects) Grant Program for the total sum of $50,000.

2. That subject to notification of success, the funding agreement from the Australian Government's Ministry for the Arts be accepted and signed by the General Manager on behalf of Council.

Committee's Recommendation: (Oates/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 155

That the Officer's Recommendation be adopted.

3.2 2015 APRA AMCOS Art Music Awards

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To advise Council that new music work commissioned by Campbelltown Arts Centre as part of the 2014 Contemporary Music program which was presented as part of the Sydney Sacred Music Festival 2014 has been nominated as a finalist in the 2015 Australian Performing Right Association (APRA) Australian Mechanical Copyright Owners Society (AMCOS) Art Music Awards in the category of 'Best Jazz Work'.

Report

Campbelltown Arts Centre has been a presenting partner in association with The Sydney Sacred Music Festival since 2012.

Campbelltown Arts Centre commissioned for the 2014 Sacred Music Festival presentation, the 2013 Composer in Residence Simon Barker to create a new musical work 'Mujing'. This was a cross-cultural work built around a series of cycles in response to music associated with chant traditions found throughout Asia. The work was conceived by Barker and performed with collaborators Phil Slater (trumpet), Matt McMahon (piano), Carl Dewhurst (guitar), Riley Lee (Shakuhachi) and Bae Il Dong (Korean Pansori Singing) receiving a five star review from the Sydney Morning Herald reviewer, Mr John Shand.

The Art Music Awards are presented each year by the APRA, AMCOS and the Australian Music Centre to recognise achievement in the composition, performance, education and presentation of Australian art music. Art Music covers activity across contemporary classical music, contemporary jazz and improvised music, experimental music and sound art.

'Mujing' has been announced as one of four finalists in the category of 'Best Jazz Work' at the 2015 APRA AMCOS Art Music Awards.

Winners will be announced at the 2015 Art Music Awards to be held on Tuesday 11 August 2015 at Sydney's City Recital Hall.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Thompson/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 155

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 Renaming Macquarie Fields Leisure Centre

Reporting Officer

Manager Healthy Lifestyles

Attachments

Nil

Purpose

To advise Council on the feasibility of renaming the Macquarie Fields Leisure Centre.

History

Council at its meeting dated 26 February 2013 resolved that a report be presented on the feasibility of renaming the Macquarie Fields Leisure Centre (when all current works are completed) or other places of significance in honour of Kevin Wheatley VC or Ray Simpson VC.

Macquarie Fields Swimming Centre officially opened on 22 December 1973 as an outdoor swimming facility. Macquarie Fields Leisure Centre with the addition of the indoor swimming facility officially opened on 2 May 1998.

Report

Council completed renovations to the indoor change rooms, outdoor 50m pool and surrounding grounds to include two splash pads, a dry playground area, a BBQ area, outdoor shelters with seating and an outdoor amenities block which was officially opened in March 2014.

The centre is currently undergoing refurbishment to the front foyer and rectification works to the indoor 25m pool. Whilst repairs and refurbishments are undertaken, improvements are being made to the meeting room and front desk design to better facilitate the growth in demand and utilisation at the centre. Works are scheduled for completion in staged phases from July to September 2015.

Currently the two Victoria Cross medalists are recognised within the Campbelltown Local Government Area at Kevin Wheatley VC Reserve at Airds, Kevin Wheatley VC Memorial at Mawson Park and Ray Simpson Avenue, a new road name for Edmondson Park Urban Release Area.

Council currently has a Parks and Reserves Names Policy. Given that there are places of significance recognising both war veterans and that the current level of acknowledgment is considered appropriate, it is recommended that Council review the Parks and Reserves Names Policy to include a broader range of Council facilities and assets and guiding principles for how the organisation determines the renaming or naming of major community facilities, parks and reserves and other assets. This revised policy will be able to provide a clear process of how to best recognise significant identities within Campbelltown's history for appropriate naming rights and would focus on community engagement as a part of this process.

Officer's Recommendation

That a briefing night be provided to Council once the Parks and Reserves Names Policy has been revised and re-developed to include Council assets and facilities.

Committee’s Recommendation: (Glynn/Oates)

That the Officer’s Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer’s Recommendation be adopted.

Council Resolution Minute Number 155

That the Officer’s Recommendation be adopted.

6.2 South West Sydney Academy of Sport Funding Increase

Reporting Officer

Manager Healthy Lifestyles

Attachments

Nil

Purpose

To seek Council approval for an increase in its yearly financial contribution to the South West Sydney Academy of Sport (SWSAS) by an additional $4,000 for the 2015-2016 financial year.

History

Campbelltown City Council has been a significant financial contributor to the SWSAS since its inception in 1997 and has contributed $22,000 plus GST annually since the 2008-2009 financial year. This contribution is equal to the contribution from Liverpool City Council. Camden Council contributes $10,000 plus GST and Wollondilly Shire Council contributes $8,800 plus GST annually.

Council has provided a further contribution to the SWSAS through the use of Council premises at 51 Queen Street, Campbelltown on favourable financial terms, which acknowledges the community benefit of the talent identification and development programs conducted by SWSAS.

Report

On Thursday 7 May 2015, a civic reception was held for 116 local junior athletes who have participated in Academy programs during the 2014-2015 program year. In the past five years, 465 local athletes have been supported by the Academy and its programs.

In recent communication, SWSAS requested Council to increase its contribution to the Academy from $22,000 plus GST to $26,000 plus GST for the 2015-2016 financial year and CPI linked with future years. The initial increase, once adopted by Council resolution, can be accommodated in the 2015-2016 budget.

The same request for funding increase has also been made of Liverpool City, Camden and Wollondilly councils. Wollondilly Council has not committed to this increase, however, has continued their regular funding as well as nominating SWSAS for the Mayoral Golf Award, in which they received additional funding.

Officer's Recommendation

1. That Council increase its annual financial contribution to South West Sydney Academy of Sport by an amount of $4,000 for a total annual contribution of $26,000 plus GST for the 2015-2016 financial year.

2. That Council revisits a CPI increase for future years as part of the next budget process and a further report be presented to Council.

Committee's Recommendation: (Glynn/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 155

That the Officer's Recommendation be adopted.

6.3 Roads and Maritime Services Grant Application Campbelltown Bicycle Education Centre

Reporting Officer

Manager Healthy Lifestyles

Attachments

Nil

Purpose

To seek Council's endorsement of a submission to the Roads and Maritime Services through the Community and Road Safety Education Scheme (CARES) requesting $3,000 to purchase a range of youth size helmets and bicycles to assist Campbelltown Bicycle Education Centre.

Report

The Bicycle and Education Centre provides a range of road safety educational programs and bike sizes to accommodate children aged from kindergarten through to year six, students with special needs and adults. These programs are reviewed annually to complement changing school and student educational needs. Programs are designed to educate students in safe road behaviour and bicycle skills appropriate to their age and ability.

The Roads and Maritime Services is an important partner in the development and ongoing operation of the Bicycle Education Centre and has supported other community and CARES facilities by supplying and maintaining traffic lights, signs and line marking.

It is proposed to submit an application to the Roads and Maritime Services through CARES requesting $3,000 to purchase a range of youth size helmets and bicycles to support the centre's programs. This grant application would assist in the provision of resources to the increasing number of both preschool and primary school groups requesting to visit and participate in the Centre's road safety educational programs.

If successful, the grant is required to be spent and acquitted by the end of the 2015-2016 financial year.

Officer's Recommendation

1. That Council endorse a submission to the Roads and Maritime Services through the Community and Road Safety Education Scheme requesting $3,000 to purchase a range of youth size helmets and bicycles to assist Campbelltown Bicycle Education Centre.

2. That subject to notification of success, the funding agreement from the Roads and Maritime Services be accepted and signed on behalf of the General Manager.

Committee's Recommendation: (Thompson/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Rowell/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 155

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 5.36pm.

T Rowell
CHAIRPERSON

Reports of the Corporate Governance Committee Meeting held at 5.30pm on Tuesday, 11 August 2015.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

ITEM	TITLE	PAGE
1.	GOVERNANCE AND RISK	3
1.1	Disaster Relief Donation Policy	3
1.2	Actuarial Report 2015	8
2.	PROPERTY SERVICES	11
No reports this round		11
3.	FINANCIAL SERVICES	11
3.1	Investment report - June 2015	11
3.2	Monthly Rates Summary - June 2015	15
3.3	Sundry Debtors Report - June 2015	20
3.4	2014-2015 General Purpose Financial Report and 2014-2015 Special Purpose Financial Report	26
3.5	Debtors write off of bad debts 2014-2015	29
4.	HUMAN RESOURCES	32
No reports this round		32
5.	INFORMATION MANAGEMENT AND TECHNOLOGY	32
No reports this round		32
6.	GENERAL BUSINESS	32
23.	CONFIDENTIAL ITEMS	32
23.1	Proposed Sub Lease 12 Browne St	32

Minutes of the Corporate Governance Committee held on 11 August 2015

Present

Councillor C Mead (Chairperson)
Councillor F Borg
Councillor S Dobson
Councillor P Hawker
Councillor R Kolkman
Acting General Manager - Ms L Deitz
Director Business Services - Mr M Sewell
Director City Works - Mr W Rylands
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
Manager Operational Services - Mr A Davies
Manager Property Services - Mr J Milicic
Manager Waste and Recycling Services - Mr P Macdonald
Executive Assistant - Mrs K Peters

Apology

(Mead/Kolkman)

That the apology from Councillor Chanthivong and Greiss be received and accepted.

CARRIED

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 Disaster Relief Donation Policy

Reporting Officer

Manager Governance and Risk

Attachments

Draft Disaster Relief Donation Policy (contained within this report)

Purpose

To seek Council's endorsement of the Draft Disaster Relief Donation Policy.

History

Council at its meeting on 19 May 2015 resolved that Council develop a policy that establishes criteria for the consideration of disaster relief at a national and international level.

Report

In the past, Council has resolved to donate relief funding to those communities affected by the Asian tsunami (2005), Victorian bushfires (2009), Queensland floods (2011) and the Philippines typhoon (2013).

The Campbelltown community has throughout each disaster, expressed its significant compassion and desire to support the victims of disaster stricken areas, and has supported Council’s decision to provide financial aid.

Based on advice from government departments, financial support is the most immediate and effective way of offering assistance to those affected by disaster. In some instances in-kind aid may also be beneficial to the recovery efforts where skilled staff are able to volunteer their time and knowledge to the affected community.

This Policy has been developed to provide a framework to guide Council’s decision to respond to humanitarian crises created by natural disasters by way of a financial or in-kind contribution to disaster stricken areas, locally, nationally and internationally.

The Policy ensures that Council's contribution to affected areas is made in a timely and efficient manner and that any donations given are accountable and transparent to the Campbelltown community.

Officer's Recommendation

1. That the Draft Disaster Relief Donation Policy be adopted by Council.

2. That the Policy review date be set at 30 August 2018.

Committee's Recommendation: (Hawker/Kolkman)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Mead/Hawker)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 156

That the Officer's Recommendation be adopted.

Councillor Mead asked for his name to be recorded in opposition to the resolution for Item 1.1 – Disaster Relief Donation Policy.

ATTACHMENT 1

campbelltown city council	**POLICY**
Policy Title	Disaster Relief Donation Policy
Related Documentation	Council's Sponsorship of Community Activities and Facilities Policy
Relevant Legislation	*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

This Policy has been developed to provide a framework to guide Council's decision to respond to humanitarian crises created by natural disasters by way of a financial or in-kind contribution to disaster stricken areas, locally, nationally and internationally.

The Policy ensures that Council's contribution to affected areas is made in a timely and efficient manner and that any donations given are accountable and transparent to the Campbelltown community.

Policy Statement

Campbelltown City Council acknowledges the needs of other communities, locally, nationally or internationally in times of humanitarian crises created by natural disaster.

Council may wish to respond to a natural disaster by making a donation to a charity or charities which provide humanitarian assistance to communities affected by a natural disaster.

The amount to be contributed will be determined by resolution of Council and will be limited to financial or in-kind aid, unless specifically requested by the relevant aid agency.

An early decision to donate either financial aid or in-kind aid is essential and most effective when made within the immediate stages following the disaster to assist with rescue efforts and minimise human loss.

Scope
This Policy applies to all natural disasters recognized by the State and Federal Government.

Contributions will be limited to financial and in-kind aid. Other fundraising events and activities will be dealt with outside of this policy.

Donations should generally be made to aid agencies recognised by:

- Emergency Management NSW for local disasters
- Department of Human Services (DHS) for national disasters
- Australian Agency for International Development (AusAid) or Australian Council for International Development (ACFID) for international disasters. The Australian Red Cross and Salvation Army are both members of ACFID.

Council is responsible for approving all disaster relief donations.

Definitions

Natural Disaster is the effect of a natural hazard, that is, flood, drought, fire, tsunami, hurricane, earthquake, or tornado, which leads to financial, environmental and/or human losses.

Humanitarian Crisis is an event or series of events which represents a critical threat to the health, safety, security or wellbeing of a community or other large group of people, usually over a wide area. Armed conflicts, epidemics, famine, natural disaster and other major emergencies may all involve or lead to a humanitarian crisis.

Event for the purpose of this policy, will describe a disaster that is so catastrophic that it overwhelms the normal social and material support systems of those affected.

Principles

Determining the Eligibility of a Natural Disaster/Humanitarian Crisis

Following the occurrence of a natural disaster/humanitarian crisis, a Councillor may submit a written request to the General Manager to make a donation to a Natural Disaster or humanitarian crisis. The General Manager will assess whether the event meets the criteria of this policy and where it is determined that the nature of the event meets the criteria, the request will be presented to the next Council Meeting as Notice of Motion for consideration.

Funding Resources

As natural disasters are not foreseeable, donations will be sourced from Council's Section 356 Contributions/Donations budget.

Financial Contribution

Financial contribution will be based on the severity of the disaster and at the discretion of Council and will generally provide for a contribution of up to $20,000. The actual amount is to be decided by Council on a case by case basis.

In-kind Contribution

Donations of in-kind support will require the resolution of Council and for logistical purposes is best limited, but not restricted to disasters that occur within Metropolitan and Regional New South Wales.

In-kind support may include time, personal or organisational expertise, advice or other organisational resources.

Material aid

It is not generally recommended that material aid such as non-perishable food items, clothing, medical supplies, etc. are donated as they are often found impractical or inappropriate for the climate and culture and do not meet the priority needs of those affected. Research shows that material aid, unless specifically requested, has proven costly in time, money and labour as it requires sorting, storing and transporting.

Criteria for donation
The following is to be considered when deciding on an appropriate donation:

- the scale of the disaster
- the capacity of other government agencies and organisations to respond to the disaster
- the need for ongoing support that is rebuilding disaster stricken areas once the initial crises has been dealt with
- the impact of any such crises on our immediate region and community
- the affected areas relationship to Campbelltown
- the affected areas connection to the cultural origin of residents of Campbelltown.

The preferred charity should be recognized by the Australian Government Aid program (AusAID) or Australian Council for International Development (ACFID), Australian Government Department of Human Services or LGNSW to ensure the aid agency's credibility.

Responsibility

The **General Manager** is responsible for undertaking an initial assessment against the policy, having regard to the nature of the event and the donation criteria, and where required submitting that assessment to the next Council Meeting for consideration in conjunction with the request.

Council is responsible for approving all donations by resolution of Council.

Communications and Marketing is responsible for providing a media release to the community informing them of Council's decision to provide financial or in-kind aid, ensuring that community confidence is maintained in the use of community contributions to relief aid, and the provision of regular updates to Council and the Community on additional support that can be offered once a recovery plan has been established.

Governance and Risk is responsible for coordinating the correspondence and contribution to the relief aid organisation and maintaining a register of relief aid donations.

Effectiveness of this Policy

This Policy will be reviewed in accordance with Council's adopted procedure for Policy Development and Review to ensure the criteria and general requirements comply with the relevant legislative requirements.

END OF POLICY STATEMENT

1.2 Actuarial Report 2015

Reporting Officer

Manager Governance and Risk

Attachments

Nil

Purpose

This report is to provide Council with information on the actuarial assessment completed for the 2014-2015 financial year as it relates to Council's Self-Insurance Licence for Workers Compensation.

Report

Campbelltown City Council enacted its Self-Insurance Licence for Workers Compensation on 1 July 2000. Under condition 3.4(a) of the licence, Council is required to have an actuarial report prepared by a qualified actuary, estimating Council's potential outstanding liability for its Workers Compensation claims each financial year. An independent external consultant (actuary) is contracted by Council to provide the actuarial report in meeting the requirements developed by WorkCover.

The 2015 report has been prepared in accordance with the Institute of Actuaries Professional Standard (PS300) relating to outstanding claims in general insurance as issued by The Institute of Actuaries of Australia. This report also provides results intended for accounting standards AASB137 as it related to the disclosure of provisions.

Statistics provided are as follows:

Claims Experience			
Year	No of Claims	No of Claims Outstanding	Estimated Ultimate Claim Costs ($)
Earlier	839	2	150,000
2009-2010	88	1	480,000
2010-2011	80	2	155,000
2011-2012	93	4	120,000
2012-2013	66	1	40,000
2013-2014	66	5	125,000
2014-2015	58	18	490,000
Total	1290	33	1,560,000

In the 2014-2015 financial year, 58 claims were reported and 33 claims remain outstanding. 18 of the claims relate to 2014-2015 and 15 relate to earlier years. Of the 18 claims, 8 have a precautionary estimate. The 10 remaining are not considered serious and are just waiting finalisation.

Based on these claims figures, Council's outstanding liability has increased in this financial year due to ongoing claims in each of 2009-2010 and 2014-2015 years.

Actuarial Liability of Outstanding Claims as at 30 June 2015	
Current Component	$730,000
Non-Current Component	$2,080,000
Provision as at 30 June 2015	$2,810,000

Security Deposit 2015-2016	
Estimated liabilities	$2,810,000
50% Prudential Margin	$1,400,000
Security Deposit	$4,210,000

Council is required to lodge a bank guarantee or an investment with NSW Treasury Corporation (TCorp) to represent the security deposit for the Workers Compensation Licence. In the past Council was only in a position to accept the interest rates offered by TCorp, which were conservative when compared to those offered by other financial institutions. The Licence now contains provisions to allow TCorp to source interest rates from other approved financial institutions, giving Council the capacity to earn better returns on these invested funds. The investment that Council is required to hold for 2015-2016 is $4.21m.

Every effort is made to ensure a safe working environment for staff and this is reflected by Council's commitment to Work Health and Safety. Council continues to provide safety awareness, increased training and improvements in identifying risk profiles associated with all work activities undertaken.

In the finalisation of the 2014-2015 financial accounts, an amount of $4.21m has been restricted for future liabilities in accordance with the legislation. This restriction is required to be fully cash backed. There is also an internal restriction for future unforeseen potential liabilities of $1.3m respectively.

The Workers Compensation vote in the budget has not increased for several years and provides for all expenses associated with the administration of the Workers Compensation Licence and also provides for three Safety Officers within Council's Work Health and Safety Unit.

Officer's Recommendation

That Council restrict funds of $4.21m as per legislative requirements developed by WorkCover.

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

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Mead/Hawker)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 156

That the Officer's Recommendation be adopted.

2. PROPERTY SERVICES

No reports this round

3. FINANCIAL SERVICES

3.1 Investment report - June 2015

Reporting Officer

Manager Financial Services

Attachments

Investment portfolio performance for the month of June 2015 (contained within this report)

Purpose

To provide a report outlining Council's investment portfolio performance for June 2015.

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 30 June 2015 stood at approximately $104m. 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 AusBond bank bill index benchmark by more than 100 basis points for the reporting period.

Monthly annualised return	June
Council Managed Funds	3.27%
Benchmark: AusBond Bank Bill Index	2.32%

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	June
Council Managed Funds	3.66%
Benchmark: AusBond Bank Bill Index	2.55%

Council's portfolio as at 30 June 2015 is diversified with 69% in term deposits of varying lengths of maturity which are managed in accordance with market expectations and Council's investment strategy, 24% in floating rate deposits which gives Council a set margin above either 30 or 90 day bank bills, 6% in fixed rate bonds, 1% in funds in a short term at call account.

Maturity profile	30 June
Short term at call	$1,006,041
0 – 3 months	$30,585,740
3 – 6 months	$21,450,400
6 – 12 months	$24,807,098
12 months +	$26,000,000

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

Credit exposure	30 June
AAA to AA-	66%
A+ to A-	26%
BBB+ to BBB-	8%
Other approved deposit taking institutions	0%

Economic outlook

The Board of the Reserve Bank of Australia (RBA) left the cash rate unchanged at the present level of 2% at its meeting 7 July 2015 which was as the market expected.

The accompanying statement of monetary policy was neutral citing that the economy has grown over the last 12 months albeit at a rate below the longer term average. The unemployment rate while elevated also has not changed significantly recently. Overall it is anticipated that inflation will remain within target in the near future. The Board reiterated that information on economic and financial conditions will allow them to assess the outlook and whether the current stance on monetary policy will foster continued growth and contain inflation.

Summary

Council's investment portfolio continues to outperform the benchmark of the AusBond 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: (Mead/Borg)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Mead/Hawker)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 156

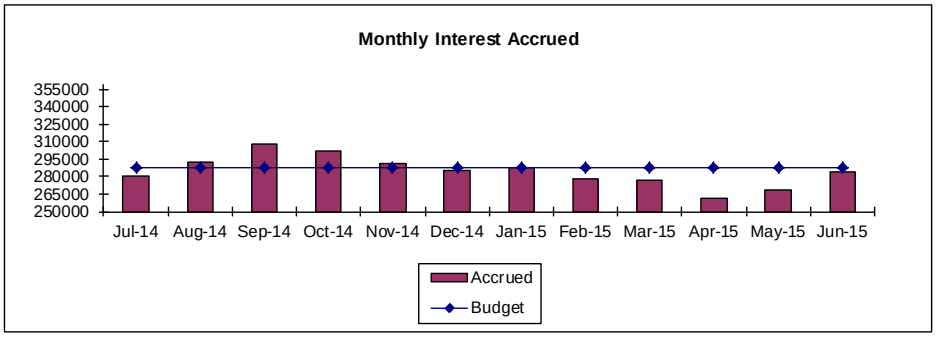
That the Officer's Recommendation be adopted.

ATTACHMENT 1

CAMPBELLTOWN CITY COUNCIL INVESTMENT PORTFOLIO
Summary June 2015

Benchmark	AusBond Bank Bill Index
Portfolio Balance	$103,849,279.25

Monthly Performance		Return (mth)		Return (pa)
AusBond Bank Bill Index		0.19%		2.32%
Total Portfolio		0.27%		3.30%
Performance to Benchmark	+	0.08%	+	0.98%
Portfolio - Direct Investments		0.27%		3.27%
Performance to Benchmark	+	0.08%	+	0.95%
Short Term Call Account		0.20%		2.40%



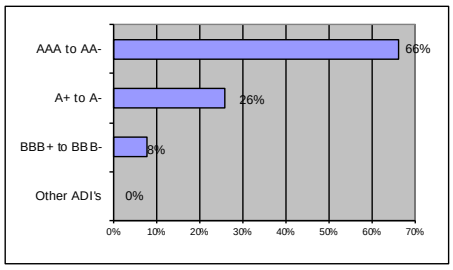
Year to Date Performance

Rolling 12 Month Period
3.66% Council Managed Funds
2.55% Benchmark

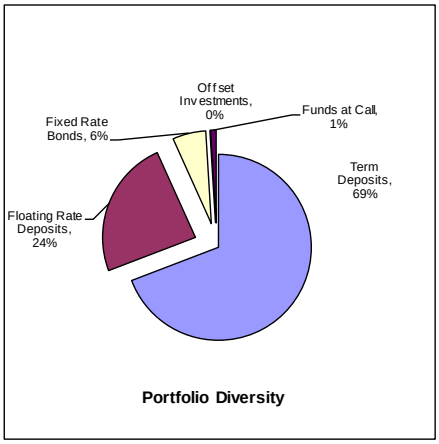
Interest Budget to Actual

Average Budget to Period	$3,450,000
Actual Accrued to Period	$3,414,429

Credit Exposure (S&P Long Term Rating)



Securities



Institutions

	Amount Invested	% Portfolio
NAB Funds at Call	$ 1,006,040.92	1%
NSW Treasury	$ 2,225,000.00	2%
National Australia Bank	$ 33,845,446.50	33%
ANZ Bank	$ 3,500,000.00	3%
Westpac Bank	$ 5,318,811.20	5%
Commonwealth Bank	$ 6,500,000.00	6%
Bank Western Australia	$ 16,418,818.99	16%
AMP Bank	$ 5,000,000.00	5%
Suncorp Metway	$ 8,035,161.64	8%
Macquarie Bank	$ 3,000,000.00	3%
ING Bank	$ 2,000,000.00	2%
Rural Bank	$ 2,000,000.00	2%
Bank of Queensland	$ 7,000,000.00	7%
Peoples Choice CU	$ 2,000,000.00	2%
Credit Union Aust	$ 3,000,000.00	3%
ME Bank	$ 3,000,000.00	3%
	$103,849,279.25	100%

3.2 Monthly Rates Summary - June 2015

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

To provide details of the 2014-2015 rates and charges levy and cash collections for the period ending 30 June 2015.

Report

Rates and charges levied for the year ending 30 June 2015 totalled $93,734,951 representing 99.98% of the annual budget forecast.

Receipts collected to the end of June totalled $92,531,236. In percentage terms this amount represents 97.04% of all rates and charges due to be paid. In comparison, the amount collected in the same period last year was 96.86%. This ratio returns a result of 2.96% in unpaid rates and charges which is the lowest amount in the last 19 years and exceeds the previous best result last year of 3.14%. This ratio is a measure of the effectiveness of Council's debt recovery policies and the willingness and or capacity of the community to pay their land rates and charges.

A process to identify and assist ratepayers experiencing difficulties in meeting the instalment deadlines was conducted early in June. This process commenced with the issue of 2074 letters of demand to ratepayers with a balance exceeding $500 and two or more instalments outstanding. The letters were issued on 16 June 2015 on Council letterhead requesting payment or suitable payment arrangements in writing by 26 June 2015. During this period, 1493 defaulters paid the amount due, therefore requiring no further action.

Recovery action taken by Council's agent, Executive Collections involved the issue of 581 letters of demand to ratepayers that had either not paid the amount due made arrangements to pay their account over an extended period. Aside from penalty interest charges these ratepayers do not incur and additional costs unless they fail to maintain their arrangement to pay. During the month a number of accounts escalated in the formal recovery process, this involved service of 11 Statements of Claim, 28 Judgments and 41 Writs.

Ratepayers who purchased property after the fourth instalment notice and a balance remained due to be paid are issued a ‘notice to new owner’ letter. During the month, five letters were sent providing information on the annual rate amount and the balance due.

Officer's Recommendation

That the information be noted.

Committee’s Recommendation: (Dobson/Mead)

That the Officer’s Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Mead/Hawker)

That the Officer’s Recommendation be adopted.

Council Resolution Minute Number 156

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	52,425,242.87	1,421,720.34	711,378.06	53,944,378.83	51,501,154.18	2,443,224.65	311,082.27	2,754,306.92
BUSINESS	505,760.07	17,253,530.72		79,071.94	17,838,362.73	17,402,305.24	436,057.49		436,057.49
BUSINESS - IND	2,596.47	0.00		19.15	2,615.62	2,515.32	100.30		100.30
FARMLAND	9,799.71	722,268.05	887.10	16,109.98	747,290.64	766,792.39	-19,501.75	118,624.10	99,122.35
MINING	0.00	25,844.26		0.00	25,844.26	25,844.26	0.00		0.00
LOAN	221,327.81	-1,253.28		3,254.34	223,328.87	147,688.36	75,640.51	30,182.02	105,822.53
INFRASTRUCTURE	0.00	5,487,690.85		8,933.39	5,496,624.24	5,289,854.43	206,769.81	9,871.23	216,641.04
F5 ACCESS RAMPS	719.65	0.00		2.88	722.53	343.31	379.22		379.22
TOTAL	$2,969,681.95	$75,913,323.47	$1,422,607.44	$818,769.74	$78,279,167.72	$75,136,497.49	$3,142,670.23	$469,759.62	$3,612,429.85
GARBAGE	672,970.21	17,148,398.84	824,839.40	39,851.37	17,036,381.02	16,361,606.68	674,774.34		674,774.34
STORMWATER	48,658.95	1,033,798.72		451.10	1,082,908.77	1,033,131.85	49,776.92		49,776.92
GRAND TOTAL	$3,691,311.11	$94,095,521.03	$2,247,446.84	$859,072.21	$96,398,457.51	$92,531,236.02	$3,867,221.49	$469,759.62	$4,336,981.11

Total from Rates Financial Transaction Summary	3,319,828.28
Overpayments	-1,017,152.83
Difference	0.00

ANALYSIS OF RECOVERY ACTION

Rate accounts greater than 6 months less than 12 months in arrears	832,373.59
Rate accounts greater than 12 months less than 18 months in arrears	113,374.35
Rate accounts greater than 18 months in arrears	22,989.56
TOTAL rates and charges under instruction with Council's agents	$968,737.50

ATTACHMENT 2

COMPARISON OF BUDGET TO ACTUAL

DESCRIPTION	ORIGINAL BUDGET	REVISED BUDGET	ACTUAL	BALANCE STILL REQD.	% RAISED
RESIDENTIAL	51,874,900	52,469,900	52,425,243	44,657	99.91%
BUSINESS	17,321,100	17,253,100	17,253,531	(431)	100.00%
FARMLAND	407,200	407,200	722,268	(315,068)	177.37%
MINING	15,200	25,200	25,844	(644)	102.56%
INFRASTRUCTURE	5,414,300	5,485,300	5,487,691	(2,391)	100.04%
TOTALS	75,032,700	75,640,700	75,914,577	(273,877)	100.36%
INTEREST CHARGES	348,200	272,200	237,003	35,197	87.07%
LEGAL COSTS RECOVERED	840,000	840,000	622,069	217,931	74.06%
PENSIONERS - Sec 575	(1,774,400)	(1,819,400)	(1,866,458)	47,058	102.59%
PENSIONERS - Sec 582	(370,000)	(370,000)	(380,989)	10,989	0.00%
PENSIONERS SUBSIDY	975,920	975,920	1,026,552	(50,632)	105.19%
SUB TOTAL	75,052,420	75,539,420	75,552,754	(13,334)	100.02%
DOMESTIC WASTE CHARGES	16,805,600	16,805,600	16,715,565	90,035	99.46%
COMMERCIAL WASTE CHARGES	372,600	372,600	432,834	(60,234)	116.17%
STORMWATER MNGMNT	897,000	1,032,000	1,033,799	(1,799)	100.17%
GRAND TOTALS	93,127,620	93,749,620	93,734,951	14,669	99.98%

COLLECTIONS AS A % OF:	TOTAL RECEIVABLE	TOTAL LEVIED
RESIDENTIAL	95.47%	98.24%
BUSINESS	97.56%	100.86%
FARMLAND	102.61%	106.16%
INFRASTRUCTURE	96.24%	96.39%
ALL RATES	**95.99%**	**98.98%**

	TOTAL RECEIVABLE	TOTAL LEVIED
RATES	95.99%	98.98%
WASTE	96.04%	95.41%
STORMWATER	95.40%	99.94%
TOTAL RATES & CHARGES	**97.04%**	**99.42%**

ATTACHMENT 3

RATES STATISTICS

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June		*Jun-14*
Rate Notices	50,437	77		279			165							
Electronic - DoH	5,499													
Instalment Notices				43,095			42,533			41,000				
Electronic - DoH				5,499			6,237			5,371				
Missed Instalment Notices			7,695			7,734			6,705			8,514		*6,605*
- Pensioners > $15.00			507			485			448			641		*497*
Notice to new owner	202	86	37	80	38	41	51	26	22	48	29	5		*7*
7-day Letters - Council issued			1,818			2,058			2,054			1,887		*1,709*
- Pensioners > $500.00			138			97			134			187		*161*
7-day Letters - Agent Issued			583				553		635			581		*555*
Statement of Claim	213	34	14	231	17	13	229	19	26	237	28	11		*13*
Judgments	18	63	22	14	72	6	18	32	41	21	112	28		*36*
Writs	17	39	23	5	13	21	17	4	49	35	49	41		*53*
eRates	1,356	1,359	1,361	1,364	1,366	1,367	1,367	1,368	1,369	1,370	1,372	1,374		*1,353*
Arrangements	364	303	395	406	473	391	381	313	412	458	311	416		*422*

3.3 Sundry Debtors Report - June 2015

Reporting Officer

Manager Financial Services

Attachments

1. Debtors summary to 30 June 2015 (contained within this report)
2. Ageing of sundry debts to 30 June 2015 (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 30 June 2015.

Report

Debts outstanding to Council as at 30 June 2015 are $1,669,985, reflecting a decrease of $1,604,944 since May 2015. The ratio of outstanding debts to current invoices has decreased from 71% in May to the current level of 15%. 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 – June 2015

During the month, 1076 invoices were raised totalling $1,272,560. The majority of these are paid within a 30 day period. The most significant invoices raised during the month have been in the following areas:

Government and other Grants – $491,413 – the main invoices relate to:

Campbelltown Warriors Football Club - Community Building Partnership Program power upgrade	$143,000
Environment Protection Authority - Regional coordinator support for the implementation of Waste Less, Recycle More to 30 June 2017	$132,000
Australian Council For The Arts - Appin Project Funding	$55,000
Campbelltown Harlequins Junior Rugby Union Football - showground canteen fit out and security upgrade	$40,207
Office of Local Government - Pensioner rates subsidy part claim	$35,468
Department of Family and Community Services - partially fund a collective coordination project	$35,000
Ruse Football Club Inc - Community Building Partnership Program, Jackson Oval amenities block awning	$25,773

Land and Building Rentals – $158,100 – the main invoices relate to:

Telstra Corporation Limited - monthly rental Eschol Park	$36,853
Aldi Foods Pty Ltd - monthly rental at Macquarie Fields	$24,750
Nuvezo Pty Ltd - monthly rental Dumaresq Street Cinema	$23,797
Glenquarie Hotel Pty Ltd - monthly rental Macquarie Fields	$20,438
Mycorp Group Pty Ltd - monthly rental Macquarie Fields	$13,696

Waste Collection Services – $142,433 – the main invoices relate to:

G & G Waste Services - effluent removal for April and May 2015	$69,547
Remondis Australia Pty Ltd - effluent removal for April 2015 and weekend opening fees for 19 and 25 May 2015	$66,472

Road and Footpath Restorations - $107,557 - the main invoices relate to:

Silcar Pty Ltd and Thiess Services Pty Ltd - road restorations in various areas within the Local Government Area	$52,712
Petra Construction Group Pty Ltd - road restorations in Ingleburn	$29,846
Sydney Water Corporation - road and footpath restorations in various areas within the Local Government Area	$22,767

Receipts to the value of $3,358,823 have been received during the period, the most notable in the following areas:

Government and other Grants	$2,615,048
Land and Building Rentals	$199,696
Road and Footpath Restorations	$129,438
Various Sundry Items	$71,697
Sportsground and Field Hire	$67,919

Sundry debts outstanding – 30 June 2015

Debts exceeding 90 days of age totalled $233,127 as at 30 June 2015. The major invoices relating to this balance include:

Description	**Date Invoiced**	**Balance at 30 June 2015**
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	$7,907
Casper's Baseball Club - electricity charges. Club is experiencing financial difficulty, however 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 17/06/15	$7,339

Caltex Oil Australia Pty Ltd - independent assessment has been received, Council is currently making adjustments to account and will submit final reconciliation to Caltex	08/02/13 to 02/01/15	$8,930
Insight Mercantile Pty Ltd – abandoned motor vehicle, unable to locate owner of the vehicle. Finance company acknowledges Councils power to sell an encumbered vehicle. The vehicle has gone to the auctioneer and was not sold at first auction, however will be put up for further auction in an attempt to sell the vehicle and recover the costs	18/07/14	$2,799
GE Automotive – abandoned motor vehicle, unable to locate owner of the vehicle. Finance company acknowledges Councils power to sell an encumbered vehicle. The vehicle has gone to the auctioneer and was not sold at first auction, however will be put up for further auction in an attempt to sell the vehicle and recover the costs	05/07/12	$5,709
74366.6 - motor vehicle accident at the Animal Care Facility, no response to letters sent. Debtor has now been located and is in discussion with Council's agent	05/06/14	$1,981
Master Woodturning - Land value associated with walkway closure adjoining 37 Lancaster Street, Ingleburn. Payment made to Council's solicitors and held in trust until finalisation of transfer	20/11/14	$54,129 (paid)
McDonalds Australia Limited - additional rent payable for the period 20 December 2013 to 19 December 2014 for Glenquarie McDonalds. Payment expected by 31 July	24/02/15	$93,293

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, 10 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 agent.

Council's agents were instructed to proceed with one Examination Notice and one Examination Order for unpaid licence fees and one Judgment for unpaid meeting room hire.

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: (Kolkman/Borg)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Mead/Hawker)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 156

That the Officer's Recommendation be adopted.

ATTACHMENT 1

DEBTORS SUMMARY 1 June 2015 to 30 June 2015

DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/05/2015	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 30/06/2015	% DEBT RATIO
Corporate Administration	240,537	82,637	39,481	283,692	16.99%
Abandoned Items	6,662	0	0	6,662	0.40%
Education and Care Services	18,710	4,571	0	23,282	1.39%
Community Bus	762	56	168	650	0.04%
Sportsground and Field Hire	49,962	82,366	67,919	64,409	3.86%
Government and other Grants	2,393,048	491,413	2,615,048	269,413	16.13%
Public Hall Hire	25,910	56,573	36,562	45,920	2.75%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	160,665	158,100	199,696	600,388	35.95%
Healthy Lifestyles	4,582	32,361	29,393	7,550	0.45%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	52,472	23,070	24,976	50,566	3.03%
Pool Hire	18,822	21,202	16,951	23,073	1.38%
Private Works	12,134	0	450	11,684	0.70%
Road and Footpath Restoration	132,696	107,557	129,438	110,814	6.64%
Shop and Office Rentals	35,460	50,960	65,601	20,819	1.25%
Various Sundry Items	153,156	19,262	71,697	100,722	6.03%
Waste Collection Services	8,436	142,433	61,442	89,427	5.35%
	3,274,929	**1,272,560**	**3,358,823**	**1,669,985**	**100%**

ATTACHMENT 2

AGEING OF SUNDRY DEBTOR ACCOUNTS - 30 June 2015

Description	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	*Previous Month 90+ days*
Corporate Administration	81,966	183,755	935	17,037	283,692	13,774
Abandoned Items	0	0	0	6,662	6,662	6,662
Education and Care Services	23,282	0	0	0	23,282	0
Community Bus	145	505	0	0	650	0
Sportsground and Field Hire	38,784	15,989	1,802	7,834	64,409	4,944
Government and other Grants	269,413	0	0	0	269,413	0
Public Hall Hire	37,503	3,552	1,970	2,895	45,920	2,999
Health Services	0	0	0	350	350	350
Land and Building Rentals	505,228	933	933	93,294	600,388	101,868
Healthy Lifestyles	5,431	66	369	1,684	7,550	1,843
Licence Fees	18,831	9,815	2,860	19,060	50,566	19,600
Pool Hire	21,265	108	263	1,437	23,073	16,423
Private Works	0	0	0	11,684	11,684	12,134
Road and Footpath Restoration	107,680	2,359	523	252	110,814	8,459
Shop and Office Rentals	11,137	4,802	4,880	0	20,819	1,174
Various Sundry Items	21,306	7,660	818	70,938	100,722	70,127
Waste Collection Services	89,427	0	0	0	89,427	0
	1,191,962	**229,544**	**15,352**	**233,127**	**1,669,985**	*260,357*

3.4 2014-2015 General Purpose Financial Report and 2014-2015 Special Purpose Financial Report

Reporting Officer

Manager Financial Services

Attachments

Nil

Purpose

To inform Council of its requirement to form an opinion relating to its General Purpose Financial Report and resolve to refer the accounts for audit as per Section 413(2c) of the *Local Government Act 1993.*

Report

In accordance with Section 413(1) of the *Local Government Act 1993*, Council must prepare financial reports for each year and must refer them for audit as soon as practicable after the end of that year. The 2014-2015 General Purpose Financial Reports and Special Purpose Financial Reports have been completed and Council's independent auditor, Intentus Chartered Accountants contacted to commence the end of year audit.

Section 416 of the *Local Government Act 1993* stipulates that council's financial reports for the year must be prepared and audited within a four month period after the end of each financial year. Council is then required to conduct an Annual General Meeting to present the audited financial reports, together with the auditor’s reports to the public. This must be done not more than five weeks after receipt of the auditor’s reports. The Annual General Meeting has been scheduled for Tuesday 6 October 2015.

The actual operational result on an accruals basis (excludes capital expenditure) is a surplus exceeding $18m after capital grants and contributions and a surplus of around $7m before capital grants and contributions. This is a preliminary result pending some minor valuation changes to fixed assets and any accrual adjustments, however is not expected to materially change. The major factors contributing to the operational result include the following:

- increase in rates income due to the special rate variation principally, with $5.5m dedicated directly to infrastructure renewal
- operating grants of $5.8m directly related to the timing of Financial Assistance Grant payments
- increase in other revenues of $3m. Primarily due to land sales in the One Minto project and surplus land in Parkhill Avenue, Leumeah
- increase of $5m in depreciation as a result of fair valuation adjustments.

Depreciation of Council's fixed assets has now stabilised to its present levels of approximately $25m as all asset classes are now valued in accordance with Australian Accounting Standard (AASB) 116 which has been implemented over the last several years. The change to Australian Accounting Standards requires assets to be re-valued at fair value using market based evidence where available and is undertaken by professionally qualified valuers. Assets with insignificant changes in fair value need only be re-valued every three to five years. The details of the original budget variations are reported in Note 16 to the General Purpose Financial Reports.

Note 13 to the General Purpose Financial Reports provides several financial performance measures of Council for the year. An indicator of significance is the unrestricted current ratio which assesses the adequacy of Council's working capital to satisfy obligations in the short term. The ratio has increased to 3.66:1 which continues to be above the benchmark of 2.0:1 reflecting Councils commitment to responsible budget management.

Council maintained a balanced budget throughout the 2014-2015 financial year with minor adjustments reported as part of the quarterly financial reviews. The actual funded result shows a surplus of approximately $50,000 which is an excellent outcome in light of the current economic and financial environment. This result includes carry over works of some $33m to be revoted in 2015-2016 representing an increase of $9m on the previous year. This is largely attributable to grant funding of $15m for road widening of Eagle Vale Drive, $1m in unspent sustainability projects (WaSIP), $850,000 for Waste and Recycling projects, and $1.6m in sport and recreation projects (Lynwood Park and Minto Indoor Sports Centre). A report detailing the carry over works will be submitted in September 2015.

A significant effort from all staff has been made to ensure the end of year accounts were prepared particularly when considering the increased resources required to comply with the ongoing fair value accounting requirements.

The 2014-2015 Financial Reports have been prepared in accordance with the *Local Government Act 1993*, the regulations made thereunder, Australian Equivalents of the International Financial Reporting Standards and professional pronouncements, the Local Government Code of Accounting Practice and Financial Reporting and the Local Government Asset Accounting Manual. These statements are considered to fairly represent Council's financial position and operating result for the period.

Council is now required to refer the Financial Reports to the external auditor, Intentus Chartered Accountants for audit. Council is also required to convene an Annual General Meeting within five weeks of receipt of the Auditor's Reports and as reported above, the Annual General Meeting will be held on Tuesday 6 October 2015.

Officer's Recommendation

1. That the 2014-2015 General Purpose Financial Reports and the 2014-2015 Special Purpose Financial Reports be referred to audit.

2. That the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer sign the statements as required by Section 413(2) of the *Local Government Act 1993.*

3. That the audited results of the financial year be presented to Council at an Annual General Meeting to be held on Tuesday 6 October 2015.

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

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 **(Mead/Hawker)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 156

That the Officer's Recommendation be adopted.

3.5 Debtors write off of bad debts 2014-2015

Reporting Officer

Manager Financial Services

Attachments

Total debts recommended for write off (contained within this report)

Purpose

To provide a report outlining the amount in debts determined uneconomical to recover.

Report

As part of Council's end of year audit, debts totalling $12,067.83 were presented and examined by Council's external Auditors, Intentus Chartered Accountants. The Auditors expressed an opinion that further action by Council is unlikely to realise recovery of costs and will only incur further fees which will subsequently require write off.

The debts submitted have undergone extensive recovery procedures with every avenue available to Council being explored and eventually exhausted, prior to being referred to the auditors for consideration. The list includes four casual staff corporate uniform debts, 15 learn to swim class fees, six miscellaneous fees (child care, gymnastics and hall or meeting room hire) and seven shop licence inspection fees.

In many of these cases, the debtors are no longer contactable, rendering recovery of the debt unattainable or at significant costs that may, in future, also not be recoverable. It should be noted, Council's authorisation to write off bad debts does not prevent recovery of the debt in future, if circumstances change. Once written off, debtors are noted as bad debtors within Council's corporate systems ensuring they are easily identifiable, should the individual or company attempt to transact with Council in the future.

In accordance with accounting standards, Council is required to create a provision for doubtful debts and review that provision at the end of each financial year. For the financial year ending 30 June 2015, the provision balance remains at $12,100.

Officer's Recommendation

That the sundry debtors as listed in the attachment totalling $12,067.83 be written off as uneconomical to recover.

Committee's Recommendation: **(Hawker/Borg)**

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 18 August 2015 (Mead/Hawker)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 156

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Account	Comments	Total Due
4 Various	Corporate uniforms purchased by casual staff. These staff have not returned for any shifts and have not responded to requests for payment	$18.00
15 Various	Invoices raised for learn to swim classes. Debtors have not responded to requests for payment and attempts to locate have been unsuccessful	$1,448.00
712174	Library Meeting Room Hire - cannot locate debtor, information provided on hire is no longer current	$206.50
700773	Costs and fees incurred in the recovery of unpaid shop licence inspection fees. Shop has closed and debtor unable to be located	$363.60
738385	Child Care fees, debtor is a pensioner and no longer attends centre and legal recovery uneconomical	$249.36
685438	Gymnastic fees, uneconomical to recover	$247.00
667816	Costs and fees incurred in the recovery of unpaid shop licence inspection fees , company deregistered with no assets of value	$1,616.56
739730	Hire Eagle Vale Hall - permanent hire arrangement invoiced each month which has been ceased. Debtor appears to have moved and cant be located	$239.51
720516	Sportsground hire: Fullwood Reserve Field No. 1 for two hours hire, club has folded and been dissolved	$150.00
726307	Food premises shop licence inspection fees - unable to locate debtor	$255.00
727206	Food premises shop licence inspection fees - unable to locate debtor	$230.00
733709	Food premises shop licence inspection fees - unable to locate debtor	$290.00
701631	Food premises shop licence inspection fees - matter referred through Local Court to Writ. Payment arrangement defaulted, company de-registered with no assets of value	$3,293.00
734590	Food premises shop licence inspection fees - debtor has filed for bankruptcy	$1,248.80
707570	Food premises shop licence inspection fees - matter referred through Local Court to Writ and cannot locate debtor	$2,212.50
TOTAL		$12,067.83

4. HUMAN RESOURCES

No reports this round

5. INFORMATION MANAGEMENT AND TECHNOLOGY

No reports this round

6. GENERAL BUSINESS

Nil.

Confidentiality Motion: **(Hawker/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 Proposed Sub Lease 12 Browne St

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/Kolkman)**

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 5.38pm.

C Mead
CHAIRPERSON

REPORTS FROM OFFICERS

8. REPORT OF GENERAL MANAGER

No reports this round

9. REPORT OF DIRECTOR BUSINESS SERVICES

9.1 Progress Report: Amounts Expended on Providing Facilities and Payment of Expenses - Mayor, Deputy Mayor and Councillors July 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 for the month of July 2015 were as follows:

Expenses

1.	**Training Seminars and Conferences** Cost for July 2015.	$250
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 July 2015.	$5047
3.	**Stationery and Postage** Cost of Mayoral and Councillors' stationery, business cards and postage expenses. Approximate cost for July 2015.	$45
4.	**Periodicals** Cost of annual subscriptions. Cost for July 2015.	$60
5.	**Meals** Provision of meals in conjunction with Council and Committee Meetings and Inspections. Cost for July 2015.	$1667
6.	**Refreshments** Provision of refreshments in the Mayor's Suite and Councillors' Lounge and Civic Receptions. Cost for July 2015.	$1270
7.	**Insignia of Office** Replacement costs Mayoral robes, chain, badge and name plates. Cost for July 2015.	Nil
8.	**Travelling Expenses for Use of Private Vehicle** Reimbursement of travelling expenses on authorised Council business. Claims submitted for July 2015.	$1592

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 July 2015.	$5145
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 July 2015 in accordance with Councillors Policy.	$117
3.	**Office Equipment** Facsimile machines, photocopier and telephone facilities for the Mayor and Councillors at the Civic Centre. Cost for July 2015.	$5209
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 July 2015.	Nil
5.	**Internet Facilities** Costs associated with the provision of internet facilities in accordance with Council's Policy. Cost for July 2015.	$940
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 July 2015.	Nil

The total cost for the payment of expenses and provision of facilities to the Mayor, Deputy Mayor and Councillors for July 2015 amounted to $21,342.

Officer's Recommendation

That the information be noted.

Council Meeting 18 August 2015 **(Borg/Lound)**

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 157

That the Officer's Recommendation be adopted.

9.2 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 21 July 2015.

Officer's Recommendation

That the information be noted.

Council Meeting 18 August 2015 **(Thompson/Glynn)**

That the Officer’s Recommendation be adopted.

Council Resolution Minute Number 158

That the Officer’s Recommendation be adopted.

ATTACHMENT 1

Reports Requested as at 21 July 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
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: Reported to Community Services Committee Meeting 11.8.15 (Item 6.1)**	CS	
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	September 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:** proposal cannot be undertaken until City Works report on footpath upgrades is completed.	CS	December 2015
29.7.14 PL 3934158	CG3.3 - Report identifying alternative methods for managing the hire of Council's sporting fields. **Comment:** Sport and Recreation plan currently being commissioned.	CS	December 2015
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:** Report to be presented after all submissions have been reviewed and proposed briefing to Council.	CS	September 2015
24.04.15 MO 4275729	CS2.1 - That a further report be provided to Council: • outlining the National Disability Insurance Scheme transition process once this information becomes available. • on the Regional Assessment Service once details on the funding and service requirements are available. **Comment:** Information not available at this time to report NDIS transition. Regional Assessment Service reported as item 2.2 of the Community Services Committee meeting held 12 May 2015.	CS	December 2015
24.04.15 AC 4275766	CG6.1 - That a report be presented to Council investigating the potential for an Easy Care Gardening Volunteer Program similar to that run by Ryde City Council and the report also include potential funding sources from State and Federal Government. **Comment: Reported to Community Services Committee Meeting 11.8.15 (Item 2.3)**	CS	

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
21.07.15 WG 4388307	CS8.1 - That a report be presented outlining the feasibility of supporting major local sporting bodies that attempt to acquire defibrillators.	CS	December 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:** Report awaiting Council to respond to DoPE on Glenfield to Macarthur Corridor Strategy before putting to Council.	CW	October 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:** Report drafted awaiting date for briefing.	CW	Sept 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:** Consultant engaged to undertake feasibility study. **Reported to City Works Committee Meeting 11.8.15 (Item 1.4)**	CW	
17.03.14 RK 4228250	PE5.2 - That a report be presented investigating the feasibility of consolidating a passive and active reaction facility in the vicinity of Milton Park servicing the northern end of the City, potentially including a leash free area. **Comment:** To be part of a Master Plan for Milton Park. **Reported to City Works Committee Meeting 11.8.15 (Item 1.3)**	CW	
09.06.15 GG 4330959	CG6.1 - That a report be presented investigating the cost and feasibility of installing lighting in all designated Leash Free Areas across the Local Government Area. **Reported to City Works Committee Meeting 11.8.15 (Item 1.2)**	CW	
21.07.15 GG 4395032	Council 16.1 - That following the completion of recommendation one and two a report be presented outlining how much noise reduction would be made through the installation of noise barriers along the rail corridor and investigate other areas in the Glenfield to Macarthur rail corridor where noise barriers would be appropriate.	CW	October 2015
21.07.15 PH 4388178	CG6.1 - That a report be presented investigating the feasibility of Council developing a map that indicates accessible parking, toilets and other accessible facilities and locations in the Campbelltown and Ingleburn CBDs.	CW	October 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:** Agent reviewing documentation prior to marketing.	BS	Sept 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:** Reviewing the opportunity for a café. Additional time required for cost estimates and Library Café EOI with agent	BS	October 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	Sept 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. **Comment:** Draft VPA with Urban Growth and awaiting valuations.	BS	Sept 2015
17.02.15 PH 4188336	CG2.1 - 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. **Comment:** Council is awaiting a response from the RMS in relation to Council's claim for compensation.	BS	Sept 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)	October 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:** Placed on hold pending the outcome of Glenfield-Macarthur Urban Renewal Corridor.	PE (EP)	December 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)	October 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:** Comments from Tharawal Local Aboriginal Land Council recently received. Report being prepared.	PE (EP)	October 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)	October 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. Additional time required to assess impact of the implementation of the provisions of the *Swimming Pools Act 1992* requiring pool owners to obtain a Certificate of Compliance before selling or leasing their property commencing on 29 April 2016	PE (CS)	August 2016
1.7.14 BT 3858912	PE 2.5 - Further report following the Trial Indian Myna Bird Action Program. **Comment:** 12 month trial to be completed September 2015.	PE (EP)	November 2015
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:** Matter continues to be under investigation in light of Glenfield-Macarthur Urban Renewal Corridor strategy and local precinct planning.	PE (DSt)	October 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
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. UWS Vice Chancellor Professor Glover presented a briefing to the Councillors in May on initiatives by UWS. Continues to be under investigation.	PE (DSt)	December 2015
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. Letters sent to NSW Business Chamber and local Chambers of Commerce on 22 July providing 28 days for response.	PE (DS)	October 2015
17.02.15 GG 4189107	PE3.3 - 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. **Comment:** Investigation to be undertaken in conjunction with review of Parking and Traffic Study for CBD. Parking strategy project brief has been distributed, awaiting EOI.	PE (DSt)	December 2015
24.04.15 RT 4275788	PE2.1 - That Council receive a further report on the exhibition of the draft Management Plan which also addresses funding options **Comment: Reported to Planning and Enviroment Committee Meeting 11.8.15 (Item 2.1).**	PE (EP)	
24.04.15 GG 4275787	PE2.6 - The Council receive a further report on a proposal to establish a Business Advisory Board following further consultation with the Campbelltown and Ingleburn Chambers of Commerce. **Comment:** Continues to be under investigation.	PE (DSt)	October 2015
21.07.15 MO 4388310	PE5.1 - That a report be presented outlining how Council monitors and controls Affordable Housing properties in terms of occupancy and rental pricing.	PE (DS)	October 2015

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 18 August 2015 **(Dobson/Thompson)**

That the Officer’s Recommendation be adopted.

Council Resolution Minute Number 159

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	Jan to March 2014	April to June 2014	July to Sept 2014	Oct to Dec 2014	Jan to March 2015	April to June 2015	July 2015
Campbelltown	134	29	0	101	4	35	0
Ruse	57	0	44	91	190	0	0
Kentlyn	0	0	0	0	0	0	0
Airds	270	26	211	370	394	365	0
St Helens Park	0	0	0	0	0	0	0
Rosemeadow	111	8	42	27	118	5	0
Ambarvale	132	0	0	2	79	5	0
Woodbine	0	0	0	72	0	7	0
Claymore	0	37	0	62	42	20	0
Eschol Park	47	0	0	139	8	0	0
Kearns	0	0	0	0	15	0	0
Raby	0	0	0	98	186	0	0
St Andrews	0	62	0	56	26	0	0
Bow Bowing	0	0	0	14	0	0	0
Minto	110	97	156	215	154	20	0
Ingleburn	368	226	196	19	244	17	0
Macquarie Fields	243	130	187	565	167	5	0
Glenfield	251	73	90	283	287	9	0
Blair Athol	0	0	0	0	0	0	0
Bradbury	0	0	0	0	50	6	0
Total m^2	1723	688	926	2114	1964	494	0

During the reporting period 1 Graffiti Removal Kits have been requested by the Community.

Jan to Mar 2014	April to June 2014	July to Sept 2014	Oct to Dec 2014	Jan to March 2015	April to June 2015	July 2015
13	18	16	12	32	4	5

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	Jan to March 2014	April to June 2014	July to Sept 2014	Oct to Dec 2014	Jan to March 2015	April to June 2015	July 2015
Area 1	1573	2343	3301	2706	2959	2212	1074
Area 2	1169	1946	2228	2309	3285	1534	1070
Area 3	435	492	848	570	1384	1122	280
Area 4	887	2102	2368	1852	2730	1888	796
Total	4044	6883	8745	7437	10358	6756	3220

OPERATIONAL SERVICES SECTION (Reporting period 29 June 2015 to 26 July 2015)

OPEN SPACE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Servicing of Parks and Reserves (Sites)	121	1	0	1	123
Road Verges (Sites)	36	25	11	32	104
Community/Childcare Centre's (Sites)	0	0	0	0	0
Servicing Laneways (Sites)	9	133	96	57	295
Litter/Rubbish Pickup	161	46	0	0	207
Herbicide Spraying (hrs)	0	0	0	0	0
Mulching (cm^3)	0	0	14	0	14
Garden Maintenance	1	12	10	0	23
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	6	4	9	13	32
Tractor Road Verge (Sites)	8	13	2	4	27
Tractor Servicing Parks and Reserves (Sites)	17	36	44	10	107
Cemetery	0	0	0	0	0
Fire Hazard Reduction	0	1	0	0	1
Road Crews Servicing Parks	0	0	0	0	0
Refilling of Sandpits	0	1	0	0	1

HORTICULTURE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Servicing of Parks and Reserves (Sites)	22	27	14	17	80
Road Verges (Sites)	21	12	13	15	61
Community/Childcare Centre's (Sites)	9	9	4	4	26
Cemetery	0	0	0	0	0
Tractors Servicing Sporting Fields	20	9	24	22	75
Litter/Rubbish Pickups (hrs)	22	28	24	24	98
Herbicide Spraying (hrs)	10	17	12	9	48
Mulching (m^3)	180	0	40	0	220
Garden Maintenance (Sites)	21	15	24	31	91
Garden Refurbishment (Sites)	7	2	3	1	13
Top Dressing (tonne)	4	2	2	1	9
Aeration of Fields (Sites)	17	6	4	2	29
Sharps Pickups	0	0	0	0	0
Miscellaneous Requests (hrs)	0	0	0	0	0
Refilling of Sandpits	0	0	0	0	0
Plumbing	17	10	23	17	67
Fit Goal post sleeves	0	0	0	0	0
Cricket Wicket Maintenance	21	21	19	18	79

HORTICULTURE ACTIVITIES

National Tree Day

Assisted with the delivery of native seedlings to local school and carried out site preparation for planting site at Georges River Road.

John Kidd Reserve, Blair Athol

Horticulture staff are currently involved in the planting of a number of newly established gardens situated within the above reserve. Refurbishment planting is also in progress with the existing gardens surrounding the community centre.

Milton Park Amenities

Planting out of a new garden area of the new facility was recently completed.

Williamson Road Weed Control

Council's weed control contractor recently completed the spraying of weed infestations on the full length of the median including roundabouts from Campbelltown Road to Henderson Road.

Kellicar Road and Gilchrist Drive, Campbelltown

Enhancing planting of garden area adjacent to traffic lights.

Sporting Fields

Council staff delivered topsoil to various ovals, aerated activities on 9 sporting fields and the installation and programming of 2 cloudmaster units.

COUNCIL TREE INSPECTIONS

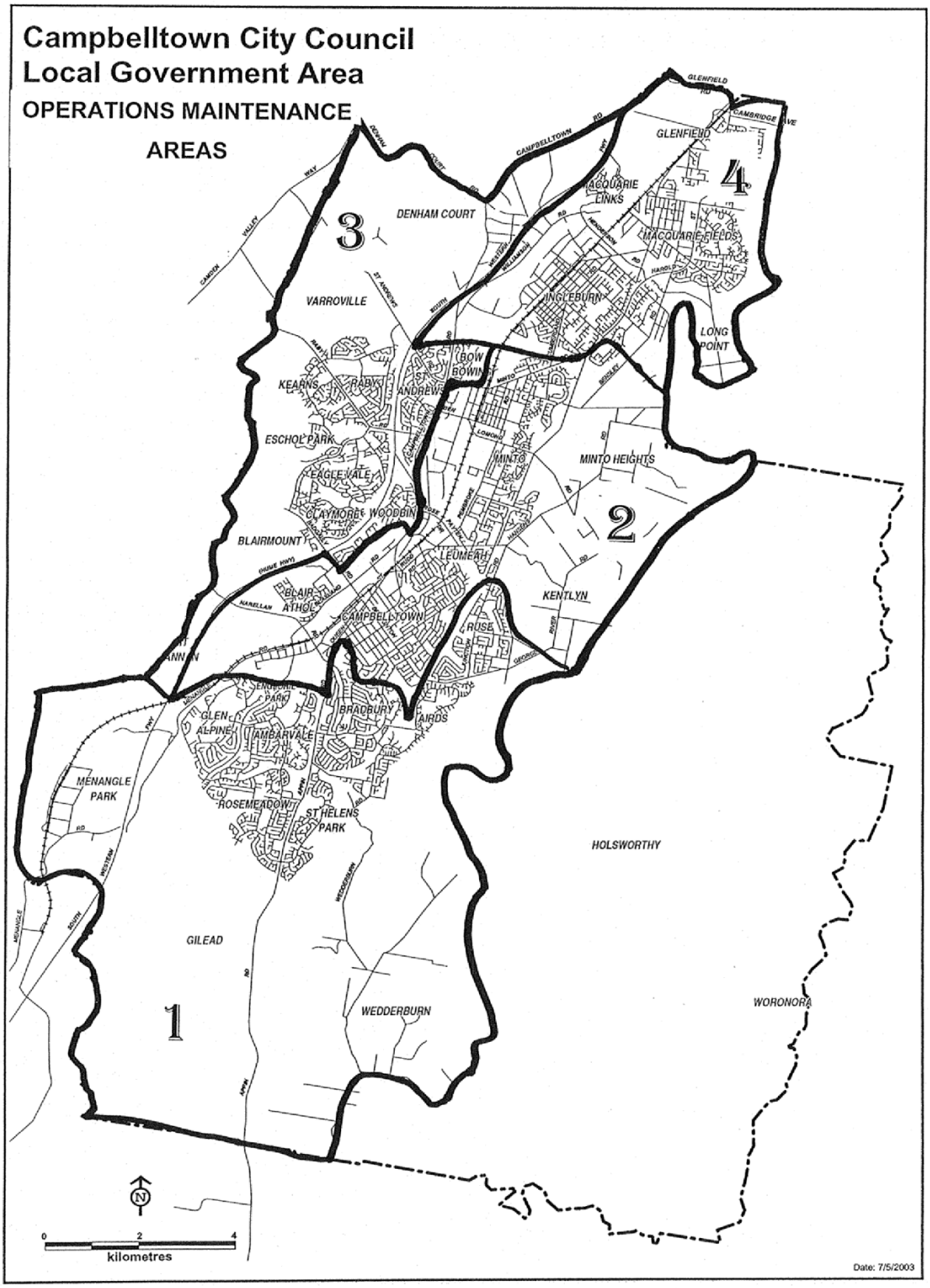
Activity	Area 1	Area 2	Area 3	Area 4	Total
Contract	15	3	17	2	37
Council	55	73	50	38	216
Termites	0	0	0	0	0
Plumber - Sewer Chokes	0	0	0	0	0
N/A	3	4	9	3	19
HOLD	2	1	1	0	4
Total	75	81	77	43	276

PRIVATE PROPERTY TREE INSPECTIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Private Trees	7	10	2	6	25

Campbelltown City Council Local Government Area

OPERATIONS MAINTENANCE AREAS



ROADS AND DRAINAGE

A. HEAVY PATCHING - Roads And Footpaths

Activity	Area 1	Area 2	Area 3	Area 4	Total
Road repairs heavy patching (m^2)	101	126	74	24	325
Road restorations (m^2)	20	134	10	0	164
AC Base Course Total (T)	20	40	15	2	77

B. MINOR PATCHING - Roads And Footpaths

Activity	Area 1	Area 2	Area 3	Area 4	Total
Pot holes (no.)	375	320	426	217	1338
Edge breaks (LM)	22	12	43	29	106
Restorations (m^2)	0	6	0	5	11
Car parks pot holes (no.)	0	0	0	14	14
Trip Hazard Footpaths (no.)	0	0	0	0	0

C. ROADS RESERVE OPENING & RESTORATIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Vehicle crossings constructed	7	12	17	11	47
Telstra Inspections	1	6	8	10	25
Sydney Water inspections	2	7	6	12	27
Endeavour Energy Inspections	0	2	1	0	3
Jemena Gas Inspections	1	2	4	0	7
NBN	0	95	0	0	95
Customer & Road Opening requests	2	6	12	2	22

D. MULTI FUNCTIONAL VERGE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Cleaning of gross pollutant trash	6	0	1	7	14
Pits cleaned by hand or suction	173	54	42	61	330
Tail out drains/headwalls	4	11	2	0	17
Removal of waste matter (CBM)	84.5	26.6	0	3	114.1
Flushing of stormwater lines (LM)	2830	1152	200	300	4482
Underpass (drainage) cleaning	0	0	0	0	0
Trip hazards/footpath hazards	6	5	3	25	39
Dead animals removed	3	1	4	6	14
Parra webbing drainage	1	6	103	52	162
Sign retrievals and straightening	0	3	0	0	3
Syringes	9	183	4	1	197
Deliver and set up at venues	0	1	0	8	9
Paver repairs (m^2)	0	0	0	0	0
Oil/ paint spill/debris on road	4	5	8	2	19
Median cleaning/poisoning (LM)	433	7	0	0	440
Guide Posts	8	10	0	0	18

E. STREET ACCESSORIES - Sign Manufacturer

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory signs	4	14	2	13	33
Street signs	12	18	7	14	51
Ordinance signs	5	12	0	2	19
Directional signs	2	2	3	2	9
Warning signs	0	12	0	0	12
Community signs	0	4	0	1	5
Various council signs	14	6	6	6	32
Council special events	0	27	0	3	30
Banners/ Posters	0	0	0	0	0
Various Stickers / Labels	10	229	6	5	250
Total	47	324	24	46	441

Sign Erection

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory signs	105	112	71	76	364
Street signs	27	21	38	57	143
Ordinance signs	23	15	13	13	64
Directional signs	13	12	10	12	47
Warning signs	63	60	19	19	161
Community signs	18	26	2	1	47
Various council signs	0	0	0	0	0
Banner / Bin Installation	3	6	0	5	14
Graffiti Removal (m^2)	8	6	19	15	48
Works orders (traffic)	0	2	0	1	3
Bollard replacement/ repair	31	20	10	20	81
Line Marking/Car Park (m^2)	2	3	0	0	5

F. FOOTPATH RECONSTRUCTION PROGRAM 2015 – 2016

Quotations being obtained.

G. NEW FOOTPATH CONTRUCTION PROGRAM 2015 – 2016

Quotations being obtained.

H. KERB AND GUTTER RECONSTRUCTION 2015 – 2016

Stage 1 - 2% complete.
Stage 2 - 3% complete.

I. ROADS PROGRAM 2015 – 2016

Quotations being obtained.

J. OPERATIONS MINOR WORKS

Civic Centre Block Wall Restoration – 100% complete.

K. CAPITAL WORKS

Eagle Vale Drive Road Stage 3 (Widening and Roundabout) - 76% complete.

Smith's Creek Formalisation - 87% complete.

John Kidd Reserve Recreational Play Area – 89% complete.

Beverley Road Extension between Chamberlain and Warby Streets – 20% complete. Pending removal of power pole.

Noorumba Fire Trail Drainage Works and Embankment Stabilisation Works – 0% complete. Pending environmental assessment.

Cleopatra Reserve Wetlands Basin – 100% complete.

Minto Basin Cycleway and Fitness Stations – 10% complete. Pending section 94 requirements.

St Andrews Road Footpath and Road Works – 98% complete.

Milton Park Dog Leash Facility – 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
9653.02	Grader	Trumpet housing	CCC Workshops and Supplier	**56hrs**
9928.01	John Deer Outfront	Major Overhaul	CCC Workshops and Supplier	**80hrs**
9983.01	Spray Trailer	Rebuild water pump	CCC Workshops and Supplier	**120hrs**
N/A	RFS Trucks x 2	Inspection and repairs	CCC Workshops and Supplier	**48hrs**

The following is a breakdown of the work performed since the last report **29 June 2015 – 26 July 2015.**

9653.02	Wheel bearing collapsed, trumpet housing seals need repairing and is a major job and is still ongoing
9982.01	Major overhaul of the out-front deck is still ongoing. Waiting for parts.
9983.01	Water pump was letting oil into the water jet spray, parts sourced from overseas, pump rebuilt and the unit is now back in serve
RFS x2	Complete inspection/repairs being commissioned for country service

All previous reported repairs have been completed and vehicles/plant are back in service.

Tyre Repairs	**56**
Services carried out	**51**
Repairs to trucks	**96**
Repairs to heavy plant	**60**
Repairs to trailers	**29**
Tractors/implements	**32**
SES repairs	**1**
RFS repairs	**14**
Small plant repairs	**27**
Repair to cars	**13**
Repairs to mowers	**50**
Repairs to sweepers	**13**
Pathway requests (completed)	**15**

Of the reported repairs above **32** were out in the field.

Workshops Solar panels have currently added **54,451 kWh** back to the grid.

The Workshop has also carried out the following duties:

- Manufacture and repair of various gates, locks and lock boxes.
- Manufacture and installation of various pit frames and covers.
- Manufacture of various baulks.
- Fence repairs in various locations.

HAZARD REDUCTION PROGRAM

Hazard Reduction Burning

No hazard reduction burning has been conducted in the reporting period.

Asset Protection Zones Maintenance

37 hazard reduction treatments were completed in the reporting period, totalling an area of 22.683 hectares with 926 assets protected.

Fire Trails

No fire trail maintenance was undertaken during the reporting period.

Access restriction was required for three locations along Appin Road. Concrete blocks have been strategically placed to prevent unauthorised vehicle access.

Fire Trail Gates

No fire trail gate maintenance was required during the reporting period.

Facilities Support Services

Customer Requests	
Sporting Clubs with overdue keys	27 Clubs with 203 keys outstanding
Key access renewals, issues, alarm codes and access	660
Request for access to Council Reserves	5

ASSETS AND SUPPLY SERVICES

Procurement and Contract Management Services

Tenders/Quotes/Expressions of Interest and Agreements:

Tenders/Quotes currently being prepared:

- Q15/13 Pre-Employment Medical
- Q15/20 Sanitary, Nappy and Sharps Disposal Units
- Q15/22 Strategy Sport and Recreation Plan
- Q15/23 City Parks Strategy
- EOI15/02 Lone Worker Safety
- T15/14 Catering at Campbelltown Sports Stadium
- T15/16 Irrigation Services
- T15/17 Traffic Signals on Eagle Vale Drive
- T15/18 Street Lighting on Eagle Vale Drive Between Badgally and Wynn Street
- T15/19 Supply and Construct Recycling Shed at SITA site
- T15/20 Design and Construct Workshop at SITA site
- T15/21 Crane Truck
- T15/22 WHS Auditing and Consulting Services

Tenders/Quotes currently advertised:

- T15/24 Minto Indoor Sports Upgrade
- T15/25 Event Audio, Visual and Staging Services
- T15/26 Tree Pruning and Arboriculture Services
- Q15/14 Aquatic Weed Mapping
- Q15/18 Amusement Rides
- Q15/21 Carparking Strategy (Quotations will be sought through Local Government Procurement Panel Contract)

Tenders/Quotes currently under evaluation:

- Q14/41 Floodplain Risk Management Consultancy (Quotations sought through Local Government Procurement Panel Contract)
- Q15/12 Backhoe (Quotations sought through Local Government Procurement Panel Contract)
- Q15/15 Street Lighting Eagle Vale Drive near Epping Forest Drive
- Q15/19 Supply and Deliver Tipper Truck (Quotations will be sought through Local Government Procurement Panel Contract)

ASSET MANAGEMENT

Roads

The pricing for the following Road Programs 2015-206 have been received and allocated to the contractors:

- Program 1A, & 1C - Asphalt Resheeting Program to Fulton Hogan Industries Pty Ltd
- 1B- Asphalt Resheeting Program to State Asphalt Services
- Program 3A & 3B – Sealing Program to Fulton Hogan Industries Pty Ltd
- Program 4A – Rejuvenation Program to Downer EDI Works Pty Ltd
- Program 5A & 5B – Microsurfacing Program to Downer EDI Works Pty Ltd
- Program 6A – Mill and Fill Program to State Asphalt Services

The following Road Programs 2015-2016 Pricing Sheet preparation is in progress:

- Program 2A – Cementitious Stabilisation Program
- Program 8A – Crack Sealing

- Marking the extent of rehabilitation for Road Program 3A, 3B, 4A, 5A & 5B is completed
- Material Testing for asphalt surfacing on Wedderburn Road is in progress
- Purchase Order has been raised for the Visual and Laser survey on 20% of Campbelltown City Council's Roads Network
- Geotechnical Investigation for Benham Road, Minto is in progress.

Car Parks

- The Pricing for the following Car Park Programs 2015-2016 have been received:
  - Program 5C – Microsurfacing Program
- The Pricing sheet preparation work for the following Car Park Programs 2015-2016 is in progress:
  - Program 3C – Spray Sealing Program

Bridge and Culvert

- List of bridges and culverts that require investigation has been sent to consultants for pricing
- Specification preparation for abrasive blasting and coating treatments for Briar Road Bridge is in progress

Kerb and Gutter

- Stage 1 Kerb and Gutter area south has been awarded to Kodi Civil Pty Ltd
- Stage Kerb and Gutter area north has been awarded to IW Contracting
- The Kerb and Gutter Inspection for 2015-2016 Program is 21% completed

Footpath

- Footpath Program Stage 1a and 1b have been sent out to the contractors for quotation
- Footpath Stage 2 marking is completed

Stormwater

- Stage 1 Stormwater Pit and Lintel Reconstruction Program marking is completed
- Stage 2 Stormwater Joint Sealing Program marking is in progress

Parks and Public Spaces

- Inspections have been carried out at 29 parks and reserves throughout Claymore and Woodbine. 100% of Parks and Reserve assets inspected from July 2014.
- All reactive issues discovered have been reported and all conditions and actions have been updated in Council's Asset Management System.
- Park benches have been installed at Manooka Reserve, Ingleburn Reserve and Heathfield Reserve following new playground construction.
- Extra park bench has been installed at Hallinan Park adjacent to playground.
- Quotations for the replacement of remaining chain wire perimeter fence at Campbelltown Showground have been obtained.
- Quotations for the design and construction of Simmo's Beach Steps (South End) have been requested.

Building Inspections

- From 1 July to 1 August building inspections were undertaken been carried out at 10 locations throughout the Local Government Area including Dumaresq Street Cinema, Campbelltown Occasional Care Centre, Briar Cottage, Family First Building, Campbelltown Arts and Crafts Centre and Campbelltown Pre School. All reactive issues discovered have been reported and all conditions and actions have been updated in Council's Asset Management System.
- Updating the risk summary data for each building asset component has been completed.
- Assistance was provided to create a 10 year forward maintenance plan for the grant bid for a new Centre of Excellence on the UWS site. Data was gathered from the Quantity Surveyor, sketch drawings from the Architects, and a site inspection.

- All the Building program maintenance have been validated and updated.

Playground Equipment

Reactive repairs have been completed at 8 locations.

Construction of new playgrounds in the 2014-2015 Innovative Playspaces Program is ongoing.

- Hyacinth Reserve, Macquarie Fields – Works Completed
- Ingleburn Reserve, Ingleburn – Works Completed.
- Manooka Reserve, Bradbury – Works Completed.
- Eschol Park Sports, Eschol Park – Works Completed.
- Abington Reserve, Glen Alpine – Completion and opening expected 14/8/15
- Heathfield Reserve, Raby – Opened 7/8/15 – Shade sail still to be installed
- Topaz Reserve. Eagle Vale – Works commenced – Completion and opening expected 14/8/15
- Raby Sports Complex – Work commenced – Completion expected 28/8/15

Internal Assets– Electrical Testing and Tagging

- 70 items of electrical equipment has been tested and tagged at various locations including Ingleburn Library & HJ Daley Library. All items updated into Council's Asset Management system.
- 226 items are to be tested in August.

Asset Management System, Grants and Reports

- RMS monthly report for month of July has been sent
- Infrastructure Assets Revaluation project is progressing satisfactorily. Revaluation is completed in Conquest by applying Consumption based valuation and depreciation method.
- Revaluation report has been prepared and audited by external Auditor next week.

BUILDING MAINTENANCE/CONSTRUCTION PROGRAM

Reactive Maintenance

There were 275 reactive maintenance requests recorded for the months of June and July.

Building Program Maintenance and Renew Connect Revitalise Program (RCR)

- **Fullwood Rugby League New Amenities Building** – Stage 2. Demolition of the existing amenities will commence early August. Reconstruction of a new amenities facility will commence mid August on the same envelope.
- **Milton Park Rugby Amenities** – Construction of this amenities facility is near completion (98%) with only cosmetic and landscaping works outstanding.
- **Bradbury Oval Amenities** – Construction of this new facility is now complete.
- **Macquarie Fields Leisure Centre – Stage 1 of 3,** Stage one of this project is 95% complete. Stage 2 and 3 to demolish and reconstruct the front foyer, office areas and front entrance has commenced.
- **Hilder Cottage** – Works to construct a concrete slab and awning is now complete.

- **Animal Care Facility** – Internal demolition of the old administration building has commenced. This area will be converted to a cattery with a separate veterinary room. Further works are scheduled to include extra dog kennels.

- **Harlequins (Old Showground)** – Rectification works are continuing on the sewer line and are due to be completed by mid August.

- **Hurley Park Storage Shed** – Plans and DA's have been approved to knock down an existing storage shed. A new storage area will be attached to the existing building. Works will commence on mid August.

- **Milton Park Softball** – Internal painting works have commenced as part of the building program. Painting includes all internal walls, ceilings and doors.

- **Civic Centre** – A request for quotation has been sent to Council's tender contractors to rectify sections of storm water within the Civic Centre Precinct. Works will be scheduled during business hours and will not affect traffic.

11. REPORT OF DIRECTOR COMMUNITY SERVICES

No reports this round

12. REPORT OF DIRECTOR PLANNING AND ENVIRONMENT

No reports this round

13. QUESTIONS WITH NOTICE

13.1 Questions With Notice

Councillor Dobson - Answers to Questions With Notice of 9/6/15 re Cemetery planning proposal for 166-176 St Andrews Road Varroville (Varroville cemetery proposal)

1. Who answered these questions (i.e. who is 'I' in the response)?

2. Is it normal or proper council procedure that relevant errors and omissions identified in Council reports by the public or by sources other than councillors, only get corrected if the identification of these errors and omissions is endorsed by a majority of councillors at a council meeting or at the prior committee meeting?

3. If no to Qu. 2 above, can Council re-state why, in its formal submission to the JRPP Pre Gateway Review (with and including the report from Ian Reynolds Pty Ltd of 22nd August 2014), *and* in its subsequent discussions with officers of the NSW Department of Planning, Council did not seek to correct errors and omissions in its original report on the Varroville cemetery planning proposal (Item 2.6 of the Planning & environment Committee Meeting Agenda of the 4th March 2014) raised by the owners of Varro Ville Homestead in their presentation to that committee?

4. Is it normal or proper council procedure that the deadline for the inclusion of items on the Planning & Environment Committee Agenda is two Fridays before the Tuesday committee meeting, no exceptions?

5. If no to Question 4 above, please explain the answers given on 9/6/15 to questions 2 & 3?

6. Why was the letter of 6th March 2015 (Varroville cemetery planning proposal) from the NSW Minister for Planning *not* treated in a similar manner to the letter of 27th October 2014 from the same Minister by going straight to the March 2015 Council Meeting as Urgent General Business?

7. With reference to the answer to Question 8 of 9/6/15 regarding meetings between officers of Campbelltown City Council and officers of the NSW Department of Planning & Environment in which council officers said they still supported the cemetery proposal and stood by their original report to council: On what dates did these meetings take place, and who was present at those meetings?

8. With reference to the answer to Question 8 of 9/6/15 regarding Campbelltown council officers' stated support for the content of the report on the Varroville cemetery planning proposal (Item 2.6 of the Planning & environment Committee Meeting Agenda of the 4th March 2014): Do the reporting officer and the Director of Environment and Planning continue to believe the following claims and conclusions in that report:

a. The cemetery is fully multi-denominational?

b. The "proposed master plan [for the cemetery] is *not incompatible* with retaining views to and from the [Varro Ville] homestead" (i.e. is therefore 'compatible)?

c. The proposed master plan for the cemetery *protects* the *colonial* landscape qualities?

d. The proposed master plan for the cemetery *conserves* significant landscape features including the dams, former carriageway, and remnant vineyard terracing?

e. The *rural landscape* character of the Scenic Hills (as defined in the objectives for 7 d1, *rural environment*) can be maintained in conjunction with the development of this cemetery?

f. The recommendations of the cemetery proposal's Heritage Assessment (Appendix H, Urbis, August 2013, p.42)) are *'synonymous'* with the list of documents that the Heritage Council in its submission considered should be prepared to inform any decision about land use, zoning and future change?

g. The extensive vistas available from this site, having always been in private ownership are not currently available to the public?

9. With reference to the answer to Question 8 of 9/6/15 regarding Campbelltown council officers' stated support for the content of the report on the Varroville cemetery planning proposal (Item 2.6 of the Planning & environment Committee Meeting Agenda of the 4th March 2014): Can the reporting officer and the Director of Environment and Planning comment on the appropriateness of considering Minister Hodgkinson's claim that the NSW Government supports the development of a cemetery *at Varroville* as part of its assessment when the Minister has no role in the assessment of the site's suitability and other Ministers (e.g. Planning) cannot prejudge the outcome of the assessment?

10. With reference to the answer to Question 8 of 9/6/15 regarding Campbelltown council officers' stated support for the content of the report on the Varroville cemetery planning proposal (Item 2.6 of the Planning & environment Committee Meeting Agenda of the 4th March 2014): Can the reporting officer and the Director of Environment and Planning state why the following information was not included in that report and what difference their inclusion might have made to the officer's recommendation:

a. The cemetery proposal is incompatible with the objectives of the 7 (d1) zoning (as noted by the NSW Heritage Council), and this invokes Part 2 Clause 9 (3) of the Campbelltown Local Environment Plan District 8;

b. The cemetery proposal is incompatible with the relevant aims and zoning objectives of the Draft Campbelltown Local Environment Plan 2014 (Draft CLEP14) and this invokes Part 2 Clause 2.3 (2) of that plan;

c. The cemetery proposal is incompatible with the recommendations of Campbelltown Council's 2011 Visual & Landscape Analysis of Campbelltown's Scenic Hills (Paul Davies Pty Ltd & Geoffrey Britton, adopted by Council as a contributory document to be taken into account in the preparation of the Draft CLEP14), *including* the cemetery's proposed use of the 'hidden areas' for burial rooms and buildings;

d. Council's 2011 Heritage Study and Register Review (Paul Davies Pty Ltd, adopted by Council as a contributory document to be taken into account in the preparation of the Draft CLEP14) recommended that Varro Ville Homestead's state heritage listed curtilage be extended to include *"the whole of the original [Varro Ville] land grant, including the…historic dams"*; and that this includes the whole of the land intended for the cemetery.

e. The cemetery falls within the National Trust's curtilage for Varro Ville Homestead (placed on its register in 1976);

f. The curtilage proposed in the cemetery proposal is inconsistent with that of the National Trust and the recommendation of Council's Heritage Study above;

g. The proposed master plan for the cemetery does not reflect the recommendations of its own heritage assessment (Urbis Heritage Assessment, August 2013, Appendix H).

h. *Map 2 Existing Visual Exposure* from p.8 of the proponent's visual study by Richard Lamb shows that at least two thirds of the site has high to medium visual exposure with implications for the compatibility of the proposal with the underlying zoning of the site and its objectives.

i. A cemetery of this magnitude would eventually require St. Andrews Road to be opened to Camden Valley Way and East Leppington, which (according to the Officers Report at Item 2.5 of the Planning & Environment Committee Meeting Agenda of the 4th March 2014) *"has the potential to give rise to significance issues for Council in regard to traffic management and upgrading works along St Andrews Road"*.

j. Security fencing and/or walls to protect the site and to protect the owners of Varro Ville Homestead would adversely affect the rural views and heritage values of the site.

k. The proposal is in conflict with Council's complete list of prior resolutions of 13th November 2007 regarding this site, and of 16th October 2012 regarding the Scenic Hills generally. [These were only quoted in Item 2.5 of the Planning & Environment Committee Meeting Agenda of the 4th March 2014, albeit that the 16th October 2012 was misreported].

l. While submissions were received from the Carmelite community, there were other submissions from the public, including from the owners of Varro Ville Homestead that also opposed the cemetery.

m. The full content of Minister Hodkinson's letter of the 16th December 2013 indicated that the proposal would become a Crown Application at the Development Application stage with implications for Council's ongoing control of the development once the land was rezoned.

n. The approval of the planning proposal in its current form does not guarantee that critical alterations will not be made at a later date after the land has been rezoned.

11. With reference to the answer to Question 8 of 9/6/15 regarding Campbelltown council officers' stated support for the content of the report on the Varroville cemetery planning proposal (Item 2.6 of the Planning & environment Committee Meeting Agenda of the 4th March 2014): Can the reporting officer and the Director of Environment and Planning explain why, in that report, they considered *educational establishments* and *places of public worship* to *"have the potential to impact detrimentally upon the visual character and aesthetics of the Scenic Hills due to the nature and extent of the structure and form of such development*", but then *permitted* these land uses in the Draft Campbelltown LEP 2014, even though their prohibition would not have affected the rights of any such existing establishments?

12. Has Council met with the NSW Minister for Planning on the Varroville cemetery proposal, and if so, can Council provide minutes of that meeting (and any other meeting if more than one) showing when the meeting took place, who was present, what was discussed, what undertakings were given, what was agreed?

Answer:

The General Manager provided the following answer in response to all 12 Questions With Notice raised by Councillor Dobson in item 13.1:

Questions in relation to these matters were answered in writing and published in the Minutes of the Ordinary Council Meeting on 9 June 2015. The matter of the lawn cemetery planning proposal has been the subject of a comprehensive independent investigation which has concluded. Council has no decision making role in relation to the planning proposal application, as the decision making authority in this matter rests with the Joint Regional Planning Panel and Department of Planning.

On this basis, the Mayor ruled the Questions with Notice out of order.

16. NOTICE OF MOTION

16.1 Scenic Hills - St Andrews Road

Councillors Chanthivong, Brticevic, Glynn, Kolkman and Oates have given Notice in writing of their intention to move the following Motion at the next meeting of Council on 18 August 2015.

1. That Campbelltown Council reaffirms its commitment to protect and conserve the Scenic Hills.

2. That Council write to the Minister for Roads seeking confirmation that the NSW Government has no plans to open up St Andrews Road from Camden Valley Way to Campbelltown Road.

Council Meeting 18 August 2015 **(Brticevic/Lound)**

That the Motion be adopted.

Council Resolution Minute Number 160

That the Motion be adopted.

Councillor Mead asked for his name to be recorded in opposition to the resolution for Item 16.1 - Scenic Hills - St Andrews Road.

17. URGENT GENERAL BUSINESS

It was **Moved** Councillor Oates, **Seconded** Councillor Brticevic that the following item of Urgent General Business be accepted.

17.1 LGNSW Annual Conference motion

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

That Council submit the following motion to the LGNSW Annual Conference:

> That LGNSW lobby the State Government to undertake a comprehensive review of the NSW Affordable Housing State Environmental Planning Policy (SEPP) to address each of the anomalies and inconsistencies highlighted below:
>
> a. The potential abuse of the SEPP to achieve overdevelopment of sites
> b. inappropriate bulk and scale of developments compared to existing residences
> c. remoteness of developments from major centres and public transport nodes
> d. Inconsistencies with the desired character/amenity of the areas.

Council Meeting 18 August 2015 **(Oates/Brticevic)**

That Council submit the following motion to the LGNSW Annual Conference:

> That LGNSW lobby the State Government to undertake a comprehensive review of the NSW Affordable Housing State Environmental Planning Policy (SEPP) to address each of the anomalies and inconsistencies highlighted below:
>
> a. The potential abuse of the SEPP to achieve overdevelopment of sites
> b. inappropriate bulk and scale of developments compared to existing residences
> c. remoteness of developments from major centres and public transport nodes
> d. Inconsistencies with the desired character/amenity of the areas.

Council Resolution Minute Number 162

That Council submit the following motion to the LGNSW Annual Conference:

> That LGNSW lobby the State Government to undertake a comprehensive review of the NSW Affordable Housing State Environmental Planning Policy (SEPP) to address each of the anomalies and inconsistencies highlighted below:
>
> a. The potential abuse of the SEPP to achieve overdevelopment of sites
> b. inappropriate bulk and scale of developments compared to existing residences
> c. remoteness of developments from major centres and public transport nodes
> d. Inconsistencies with the desired character/amenity of the areas.

18. PRESENTATIONS BY COUNCILLORS

18.1 Presentations by Councillors

1. Councillor Hawker advised that he had the pleasure of representing His Worship the Mayor, Councillor Lake at the Vietnam Veterans Day Memorial Service held on 18 August, where he laid a wreath of behalf of the Mayor and Council. Councillor Hawker advised that a large crowd attended the event and even though it was a sad day, it was a good celebration and remembrance of those that we have lost.

2. Councillor Kolkman advised that he represented His Worship the Mayor, Councillor Lake, at the opening of the current exhibition at the Campbelltown Arts Centre, Imperial Slacks Symposium. Councillor Kolkman noted that both the exhibition and Campbelltown Arts Centre were mentioned during a recent Foxtel broadcast 'Arts of Sydney'.

3. Councillor Lake advised of the recent passing of a past Council employee, Stan Baylis who worked for Council from 1950-1980 as a surveyor. Councillor Lake further advised of the recent passing of the wife of Councillor Col Mitchell, Mayor of Wollondilly Shire Council and expressed his condolences to both families.

4. Councillor Lake advised of the following recent and upcoming events:

   - The Koshigaya exchange employee will be arriving in Campbelltown shortly for a period of several weeks
   - There were 96 people that attended the recently held Citizenship ceremony on Monday 3 August
   - The Police Awards were recently held along with the celebration of 100 years of women in policing
   - The Battle of Lone Pine memorial service was recently held
   - The Macarthur Chronicle held a forum regarding Queen Street, Campbelltown, that allowed residents to provide input on what they would like to see in Queen Street.

5. Councillor Glynn advised that the opening of the 'Spamalot' production will begin on 28 August 2015 at the Campbelltown Theatre Group.

CONFIRMATION OF COUNCIL'S ORDINARY MEETING MINUTES

At the Council Meeting held 15 August 2015 the following Council minutes were adopted:

There being no further business at the meeting of 15 August 2015, the meeting closed at 8.12pm.

Confirmed by Chairperson: