

Minutes of the Ordinary Meeting of the Campbelltown City Council held on 17 May 2016

Present His Worship the Mayor, Councillor P Hawker
Councillor G Brticevic
Councillor A Chanthivong
Councillor S Dobson
Councillor G Greiss
Councillor R Kolkman
Councillor D Lound
Councillor A Matheson
Councillor C Mead
Councillor M Oates
Councillor T Rowell

Acknowledgement of Land

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

Council Prayer

The Council Prayer was presented by the General Manager.

1. APOLOGIES

It was **Moved** Councillor Chanthivong, **Seconded** Councillor Greiss that the **APOLOGIES** from Councillor Borg, Glynn, Lake and Thompson be received and accepted.

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

2. CONFIRMATION OF MINUTES

2.1 Minutes of the Ordinary Meeting of Council held 19 April 2016

It was **Moved** Councillor Brticevic, **Seconded** Councillor Dobson that the Minutes of the Ordinary Meeting of Council held 19 April 2016, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

2.2 Minutes of the Extraordinary Meeting of Council held 26 April 2016

It was **Moved** Councillor Kolkman, **Seconded** Councillor Mead that the Minutes of the Extraordinary Meeting of Council held 26 April 2016, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

3. DECLARATIONS OF INTEREST

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

Pecuniary Interests - nil

Non Pecuniary – Significant Interests - nil

Non Pecuniary – Less than Significant Interests

Councillor Chanthivong advised that as a member of the NSW 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 any 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 Hawker - Planning and Environment - Item 3.3 - Construction and use of a retail building as a supermarket with specialty stores including a licensed liquor outlet and associated car parking, site landscaping, civil works and advertising signage - Willowdale Drive, Denham Court - Councillor Hawker advised that he declared an interest with regards to this item in the Planning and Environment Committee Meeting held 10 May 2016 as he believed it was a matter for the Joint Regional Planning Panel with which he is a member. However, since this meeting he has sought advice regarding his involvement as a Joint Regional Planning Panel member on this matter confirming that Council is the consent authority and subsequently retracts the declaration made. Councillor Hawker advised that he will remain in the Chamber during discussion and voting on this matter.

Other Disclosures - nil

4. MAYORAL MINUTE

No mayoral minute this round

5. PETITIONS

No Petitions this round

6. CORRESPONDENCE

6.1 The Hon Andrew Constance MP

Attachments

1. copy of letter from the Hon Andrew Constance MP (contained within this report)
2. copy of Council's letter (contained within this report)

Response to Council's letter regarding the provision of noise barriers at Ingleburn.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 17 May 2016 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 69

That the Officer's Recommendation be adopted.

ATTACHMENT 1



The Hon Andrew Constance MP
Minister for Transport and Infrastructure

00070040

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

APR20'16 07:26:52 RCVD

Dear Ms Deitz

Thank you for your correspondence about a noise barrier at Ingleburn.

I note your comments and appreciate you taking the time to write.

The NSW Government is committed to ensuring freight trains deliver economic and environmental benefits to NSW, while also minimising the impact on local communities.

I have asked Transport for NSW to investigate the noise issues and identify appropriate mitigation strategies at this location. Further, I have also asked it to work with the Australian Rail Track Corporation (ARTC) on joint programs to manage rail noise.

I trust this information is of assistance.

Yours sincerely



13/4/16

THE HON ANDREW CONSTANCE MP

ATTACHMENT 2



24 February 2016

The Hon Andrew Constance MP
Minister for Transport and Infrastructure
Level 36 Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

Dear Mr Constance

Noise Barrier Request - Ingleburn

I refer to your correspondence of 2 October 2015 to Mr Anoulack Chanthivong MP, Member for Macquarie Fields, in response to a petition to Council for the provision of noise barriers adjacent to the southern railway line between Gordon Avenue and James Street, Ingleburn.

Your response was tabled at Council's meeting of 16 February 2016 where it was resolved that Council express its dissatisfaction with the response and request that action be taken to resolve this matter.

As the petition received by Council relates to noise emitted by the commuter rail network it is considered that this falls under the responsibility of the State Government. As such, your further consideration for the provision of noise barriers is again requested.

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

Yours sincerely

A handwritten signature in black ink, appearing to read "L. Deitz", with a stylized flourish at the end.

Lindy Deitz
General Manager

Your Ref: ML 15/08927
Our Ref: Res 6.1 - 16.2.16

6.2 Forest Lawn Memorial Park

Attachments

1. copy of letter from InvoCare regarding Forest Lawn Memorial Park (contained within this report)
2. copy of Council's letter (contained within this report)

Response to Council's concerns regarding visitor parking at Forest Lawn Memorial Park.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 17 May 2016 (Chanthivong/Oates)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 70

That the Officer's Recommendation be adopted.

ATTACHMENT 1



14th April 2016

Mr J Baldwin
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

APR19'16 07:43:16 RCVD

Dear Jim Baldwin,

Thank you for your letter outlining your experience and concerns regarding the visitor car parking at Forest Lawn Memorial Park. Even though you represent an adjacent local government area, I respect that as a user of, and visitor to, our grounds, you have an expectation of ease of access and suitable amenities.

All of us at this location regret that delays have impacted on the development of our parking amenities and we share your sense of frustration over the current state of affairs.

With site works halted last year, due to the identification of asbestos, significant work has been performed, to remediate the site. Following the completion of the remediation, Forest Lawn Memorial Park has submitted a new Development Application to Liverpool Council, to which we expect to receive Council's response within the next four weeks.

Subject to Council approval, and to any conditions they may stipulate, Forest Lawn Memorial Park is looking forward to recommencing site works on our visitor car park. It will also only be after we have received Liverpool Council's approval that we might be able to assess the impact of any conditions imposed on the development, including to its likely completion date.

Rest assured that Forest Lawn Memorial Park wishes that no further delays impact on the completion of this development and we look forward to providing the kind of parking amenities to the community generally, and to grieving families in particular, that you expect.

If you would like to be kept informed of the progress of our Development Application through Liverpool Council and the ongoing stages of the development, I invite you to contact me at any time on 0437779172

Kind Regards,

Bruce Knight
NSW State Manager
Cemeteries and Crematoria
Operations / Park Development
InvoCare Australia Pty Ltd
199 Delhi Road North Ryde NSW 2113
M 043 777 9172

ATTACHMENT 2



7 April 2016

The General Manager
Forest Lawn Memorial Park
PO Box 134
LEPPINGTON NSW 2171

Dear Sir/Madam

Condition of Visitor Car Park

On behalf of the Campbelltown City Council, I am writing to you to bring to your attention an issue that was raised in general business at a recent Council meeting. The issue surrounded the matter of the condition of the car parking at your establishment, and the lack thereof.

As it occurred, a number of Councillors had reason to attend your facility for a funeral earlier this year, and they report that there was a lack of available parking, and the condition of the car parking areas and areas immediately surrounding those areas, were not considered to be of the high standard expected at a facility such as yours.

It is acknowledged that your facility is not located within the Campbelltown Local Government Area, however, the Council has requested that I convey its concerns through to you.

I trust that this feedback may help you with any current or future plans you have for the site, and please feel free to contact me if you would like to discuss this matter in further detail.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jim Baldwin", is written over a large, loopy, handwritten flourish that extends to the left and then loops back under the signature.

Jim Baldwin
Acting Director Planning and Environment

Reports of the Planning and Environment Committee Meeting held at 7.30pm on Tuesday, 10 May 2016.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

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Minutes of the Planning and Environment Committee held on 10 May 2016

Present

Councillor G Greiss (Chairperson)
Councillor R Kolkman
Councillor D Lound
Councillor A Matheson
Councillor M Oates
Councillor T Rowell
Councillor R Thompson
Director Strategy - Mr J Lawrence
Acting Director Planning and Environment - Mr J Baldwin
Manager Community Resources and Development - Mr B McCausland
Acting Manager Development Services - Mr B Leo
Manager Environmental Planning - Mr A Spooner
Manager Governance and Risk - Mrs M Dunlop
Environmental Planning Coordinator - Ms R Winsor
Senior Environmental Officer - Ms A Cave
Executive Assistant - Mrs K Peters

Apology Nil

Also in Attendance

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

His Worship the Mayor, Councillor Hawker
Councillor Mead

Acknowledgement of Land

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

DECLARATIONS OF INTEREST

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

Pecuniary Interests - nil

Non Pecuniary – Significant Interests - nil

Non Pecuniary – Less than Significant Interests

Councillor Hawker - Item 3.3 - Construction and use of a retail building as a supermarket with specialty stores including a licensed liquor outlet and associated car parking, site landscaping, civil works and advertising signage - Willowdale Drive, Denham Court - Councillor Hawker advised that he is a member of the Joint Regional Planning Panel and that he will leave the Chamber during discussion on this matter.

Other Disclosures - nil

1. WASTE AND RECYCLING SERVICES

No reports this round

2. ENVIRONMENTAL PLANNING

2.1 Campbelltown Comprehensive Koala Plan of Management

Reporting Officer

Manager Environmental Planning

Attachments

Draft Campbelltown Comprehensive Koala Plan of Management (contained within this report)

Purpose

To seek Councils endorsement of the draft Campbelltown Comprehensive Koala Plan of Management for public exhibition.

Introduction

The koala is classified as a Vulnerable species under both the NSW *Threatened Species Conservation Act 1995* (TSC Act) and Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act).

Campbelltown is fortunate to be home to a healthy free-living koala population. In recognition of this Campbelltown has been nominated under the NSW Recovery Plan for the Koala as a priority area for the preparation of a Comprehensive Koala Plan of Management (CKPoM). Section 69 of the TSC Act requires Council (as the relevant public authority) to prepare a CKPoM for the Campbelltown Local Government Area in accordance with the provisions of State Environmental Planning Policy 44 – Koala Habitat Protection (SEPP44).

SEPP 44 aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline by:

- a) requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat,
 - b) encouraging the identification of areas of core koala habitat, and
 - c) encouraging the inclusion of areas of core koala habitat in environment protection zones.
-

The Campbelltown CKPoM has been prepared in accordance with the provisions of SEPP 44. Should it be adopted, the CKPoM would assist in the promotion of the sustainability of the local koala population and would provide a consistent framework for the assessment of development applications that have been identified as having potential to impact upon core koala habitat within the Campbelltown Local Government Area (LGA).

History

Council commenced work on a draft CKPoM in 1996 for the Campbelltown LGA. In 2005 Council considered its first draft Campbelltown CKPoM, prepared by the Australian Koala Foundation (AKF). The plan was placed on public exhibition and feedback was sought from the community and government agencies.

The 2005 draft Campbelltown CKPoM was not adopted by Council in its entirety nor was it approved by the Director General of the former Department of Planning (now Department of Planning and Environment). The plan was unsupported in its entirety predominately due to the fact that it proposed to rezone large areas of public and private land identified as koala habitat for environmental protection purposes.

Following consideration of the outcomes of the public exhibition of the plan, Council resolved 'that Council proceed with the completion of the draft CKPoM based on the information contained within this report'. Council also adopted a series of Interim Arrangements, primarily associated with the identification of koala habitat, habitat restoration works and threat abatement. As a result, all development applications and rezoning proposals affected by SEPP44 within the LGA have continued to be assessed on a case by case basis.

In late 2012 Council was awarded funding from the NSW Government to assist with the completion of a CKPoM for the Campbelltown LGA. In March 2013, Council engaged EcoLogical Australia (ELA) to prepare a revised draft plan.

A Koala Advisory Project Reference Group (KAPRG) was established at this time to provide stakeholder input into the plan's preparation. Membership comprised of representatives from state government authorities, and local community organisations. This group included the NSW Office of Environment and Heritage (OEH), National Parks and Wildlife Services (NPWS), Department of Planning and Environment (DPE), Rural Fires Services (RFS), Western Sydney University (WSU), Macarthur National Parks Association (NPA) and Officers from Campbelltown City Council.

A preliminary draft was provided by ELA to Council in July 2013. The document was subsequently reviewed by Council and the KAPRG. Concerns were raised with a number of aspects of the preliminary draft and further work was undertaken.

In April 2015, Council engaged koala expert Dr Steve Phillips (of Biolink) to conduct an independent review of the draft CKPoM. The review identified a number of issues with the draft CKPoM with Dr Phillips being subsequently engaged to modify and finalise the draft plan. It is worth noting that Dr Phillips services were procured in accordance with Council's policy, as Biolink was the second preferred consultant under the initial procurement process.

Dr Steve Phillips presented on the draft CKPoM to the KAPRG (13 October 2015), and to Councillors on two separate briefing nights (24 November 2015 and 2 February 2016). Stakeholder feedback has been incorporated into the draft exhibition document accordingly.

Current development assessment situation

The Campbelltown LGA has been identified under the NSW Recovery Plan for the Koala and SEPP 44 as a priority for the preparation of a CKPoM. In lieu of a CKPoM Council officers are continuing to assess development applications against the applicability of SEPP44 on a case by case basis. This is increasingly resulting in the requirement for the preparation of Individual Koala Plans of Management (IKPoM) for each property where a development is proposed. In the last year alone, Council staff have assessed more than 20 individual koala habitat assessments including 12 IKPoMs. This approach is inefficient for a number of reasons including; inaccurate and varying methodologies, lack of consistency, difficulty in ongoing monitoring, long term certainty, discrepancies in vegetation compensation measures, and most significantly the cost incurred by applicants for the preparation of these documents and ongoing monitoring. As a result, applicants are being frustrated by the obligations of the assessment process and incurring significant costs. Council staff are also expending additional time and effort trying to manage the process which includes seeking approvals from external government agencies.

The adoption of a CKPoM for the Campbelltown LGA, focusing on landscape scale development, is favoured by both the NSW Department of Planning and Environment (DPE) and NSW Office of Environment and Heritage (OEH) as it will provide a greater degree of reliability and efficiency in terms of koala habitat assessment. Importantly, compliance with the CKPoM constitutes compliance with SEPP 44 for relevant matters in the Campbelltown LGA.

Report

Aims and structure of the plan

The draft CKPoM has been prepared in accordance with the provisions of SEPP 44, and provides a strategic approach to the protection, management and restoration of koala habitat for the entire LGA. The aims of the plan are to:

- a) enable persistence (to the maximum extent possible) of a koala population of at least 300 koalas over the life of the plan
- b) support the harmonious co-existence of the community and koalas
- c) provide regulatory and non-regulatory mechanisms to safeguard the future of the Campbelltown koala population.

The plan is broken up into two main parts:

- Part A: Background Information - provides background information on the Council planning area, and answers key questions about the legislative context of the plan.
 - Part B: Working Provisions - explores the objectives of the plan and the working provisions, including the development assessment framework and associated measures including compensation for the loss of koala habitat. This part provides a strategic and consistent approach to koala habitat management and planning at a landscape scale throughout the Campbelltown LGA planning area.
-

The Campbelltown LGA has been divided into four Koala Management Precincts (KMPs) to be able to focus management efforts into known areas of core koala habitat that align with existing land zones in the Campbelltown Local Environmental Plan 2015 (CLEP). The KMPs seek to use a precinct-based approach to manage threats to koalas at a local scale and conserve core koala habitat by incorporating management and conservation measures into the planning processes. As the majority of preferred koala habitat that is known to be occupied by koalas will be managed within KMPs, areas outside of KMPs (where less habitat is occupied), will have reduced development controls contained within the plan.

The science behind the plan utilises grid cells to determine the extent of core koala habitat based on generational persistence modelling – as evidenced by the presence of one or more koala records for each of the three most recent koala generations (1994 – 2012). The plan employs a number of practical approaches to streamline the process for applicants submitting development applications in areas of core koala habitat including:

- the use of a precinct based approach through the creation of KMP's in the areas of core koala habitat (mainly areas zoned E3 Environmental Management), effectively expedites the process for landowners by reducing the level of investigation required, therefore saving applicants valuable time and money.
- creation of a development assessment flowchart to assist the user in navigating the requirements of the plan.
- provision of clear and consistent field survey methodology for applicants to undertake koala habitat assessments.
- development of compensatory tree planting or financial contribution options for developers to provide offset requirements and compensate for the loss of Preferred Koala Food Trees (PKFTs).

The CKPoM provides a high level of transparency for the community regarding koala conservation activities in Campbelltown, the location of identified koala habitat, identifying threats posed to koalas in Campbelltown and an opportunity to engage constructively in the further development of koala conservation measures in the region. The plan contains 37 actions to achieve the aims and objectives of the plan relating to identifying key habitat, implementation of conservation programs, community education and ongoing research into the Campbelltown koala population. These actions will be achieved in co-operation with the community and key stakeholders.

The effectiveness of the plan and its actions will be measured through a koala population monitoring program, as arguably without a robust monitoring program it will be difficult to gauge the success of the plan. There are a number of options for population monitoring, including obtaining basic presence/absence data (which could be undertaken through citizen science surveys), to more detailed investigative survey programs that are required to provide more comprehensive data on koala habitat, and the size and health of populations. This is important as an understanding of the distribution of age classes within a given population is fundamental for effective conservation and management planning, and to ensure any significant changes such as declines in the local population are effectively captured, and can be appropriately addressed. The costs for Council to implement a population monitoring program range from an annual cost estimate of \$15,000 for basic presence/absence monitoring, to around \$25,000 for the more comprehensive program. Therefore it is recommended that a Koala Population Monitoring Program be considered as part of Councils future annual budget process.

Administration and funding of the draft Plan

Administration and delivery of the draft plan will largely be the responsibility of Council's Environment Unit. With regards to an implementation budget, the majority of the actions identified in the plan will be funded through an existing Council position and/or budget. However, a number of actions identified would require additional funding from either Council and/or external grant funding opportunities.

Council officers have already commenced delivery of a number of management actions prescribed in the plan including:

- installation of 18 new koala crossing warning signs, and undertaking upgrades to 12 existing signs at strategic locations throughout the Campbelltown LGA.
- successfully pursuing external grant funding opportunities to support numerous CKPoM actions:
 - \$45,000 from Hawkesbury-Nepean Catchment Management Authority (CMA), 2013, Enhancing Urban Koala Linkages – Smiths Creek Reserve
 - \$35,000 from NSW Greater Sydney Local Land Services (GSLLS), 2014, Improving Urban Koala Habitat Linkages and Community Stewardship - Smiths Creek Reserve, Ruse
 - \$17,640 from NSW GSLLS, 2015, Koala habitat and water quality improvements – Scattergood Reserve
 - \$24,875 from NSW GSLLS, 2016, Mitigating key threats to the Campbelltown koala population (Road fatalities, dog attacks and habitat loss)
- drafting a financial contribution program to compensate for the loss of Preferred Koala Food Trees (PKFTs) to fund tree planting and habitat restoration works in koala habitat.

Delivery and Reporting

Council is the responsible authority for the CKPoM, and the implementation of this plan will be undertaken as per the management actions table outlined in the draft CKPoM. Council will rely on both internal funds and external grant funding to implement the actions contained within the plan.

Public consultation

Given the implications of the plan to the wider community and future potential development in the area, it is considered appropriate to undertake consultation with the community and key stakeholders including relevant government agencies. It is therefore recommended that the draft CKPoM be placed on public exhibition for 30 days at a number of locations across the City including Council's Civic Centre, libraries and on Council's website (with links to Council's Koala webpage). Moreover, if supported by Council, the draft plan will be presented to the KAPRG, for further comment.

Formal approval of the draft plan is required by both Council and the Director General of NSW Department of Planning and Environment before the draft plan can come into force. Once approved, the CKPoM holds statutory weight and becomes the framework under which the impact of development upon koala's and their habitat in the Campbelltown LGA will be assessed. On considering the CKPoM, there is no further requirement for the provisions of SEPP44 to be considered in the assessment of individual applications.

Officer's Recommendation

- 1 That Council endorse the attached draft Campbelltown Koala Plan of Management for public exhibition over a 30 day period.
- 2 That, subject to no submissions requiring major modifications of the plan being received during the exhibition period, the endorsed Campbelltown Koala Plan of Management be submitted to the NSW Department of Planning and Environment for subsequent approval.
- 3 That Council commit to undertaking a comprehensive koala population monitoring program, on a biennial basis, and allocate appropriate funds during the annual budget process to support the implementation of the plan.

Committee Note: Mr R Lonza addressed the Committee.

Committee's Recommendation: (Kolkman/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 71

That the Officer's Recommendation be adopted.

ATTACHMENT 1



COMPREHENSIVE KOALA PLAN OF MANAGEMENT

Prepared by Biolink for Campbelltown City Council



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Prepared by

Dr Steve Phillips, Biolink

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Phone: 02 4645 4151

Citation

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Template design

Max Massa

Frontcover

"Valentine" the koala at Winbourne Place, Airds.
Photo courtesy of Alana Keane

Backcover

Mum and bub at St Helens Park.
Photo courtesy of Carla-Maree Simmons

Authors

This Comprehensive Koala Plan of Management (CKPoM) has been prepared by Dr Stephen Phillips (Biolink) with support from Alexandra Cave (Campbelltown City Council).

Dr Stephen Phillips is the Managing Director of Biolink ecological consultancy. He is a professional wildlife ecologist and former university lecturer with over 35 years of experience in all facets of natural area management, from the investigation and planning of new conservation areas to the design of specialised survey programs for threatened plants and animals.

Stephen is an internationally acknowledged authority on the ecology, conservation and management of koalas, has spoken at national and international conferences and written popular articles, book chapters and scientific papers, the latter published in various conference proceedings and journals such as *Pacific Conservation Biology*, *Australian Mammology*, *Biological Conservation*, *Australian Journal of Botany*, *Australian Zoologist*, *Wildlife Research and Conservation Biology*.

Other contributors

Preparation of this document has benefited from input and discussions with the Koala Management Project Reference Group (PRG), and internal workshops with Campbelltown City Council (Council) Environment and Planning staff. A series of formal PRG meetings that included relevant stakeholder groups were held during the course of the development of this Plan. Key members of the PRG include: Andrew Spooner, Renee Winsor, Angela Taylor, Alexandra Cave, Jeff Burton, Graham Pascoe and Troy Lessels (Campbelltown City Council), Associate Professor Robert Close (Western Sydney University), Pat Durman (Macarthur Branch of the National Parks Association), Lou Ewins and Deborah Ashworth (NSW Office of Environment and Heritage), Kate Carter (NSW Rural Fire Service), Michelle Dellagiacoma (NSW Department of Planning and Environment) and Vicki Lett (NSW National Parks and Wildlife Service and WIRES).

Others who have assisted during the course of the project include Dr David Phalen and Dr Hamish Baron (University of Sydney), Mike Roache and Kylie Madden (Office of Environment and Heritage), Martin Smith (NSW National Parks and Wildlife Service), Scott Hetherington (Tweed Shire Council), Dr John Callaghan (Biolink) and a number of individuals associated with local wildlife rescue groups, including WIRES and Sydney Wildlife.

This document considers an underlying koala habitat study undertaken by Eco Logical Australia (Ward, 2014) with funding provided by the NSW Office of Environment and Heritage. This CKPoM also acknowledges the following contributions including koala records from the Western Sydney University research database as collected by Associate Professor Robert Close, and wildlife history spatial data provided by the NSW Rural Fire Service.

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Definitions and acronyms

The following definitions and acronyms are used throughout this document:

AoS	means an Assessment of Significance under the NSW TSC Act
APZ	means Asset Protection Zone
CRUI	means Campbelltown Rural-Urban Interface KMP
CLEP	means Campbelltown Local Environmental Plan 2015
CKPoM	means Comprehensive Koala Plan of Management
Core koala habitat	means any parcel of land that either: a) occurs either in or within 500 m of a arbitrarily placed series of 2km x 2km (400 ha) grid-cells covering the entire LGA and within which records of koalas occur for each of the three most recent koala generations, or b) any area of native vegetation (including largely cleared land with scattered trees) that returns a SAT-derived koala activity level of 10% or greater.
Council	means Campbelltown City Council
DBH	means (tree) diameter at breast height, this being a measurement around the tree trunk at a height of 1.3 m off the ground
DA	means a Development Application
DCP	means Development Control Plan
DoD	means the Commonwealth Department of Defence
DotE	means the Commonwealth Department of the Environment
DPE	means the NSW Department of Planning & Environment
ECA	means the Ecological Consultants Association of NSW
ELIANZ	means Environment Institute of Australia and New Zealand
EP&A Act	means the NSW <i>Environmental Planning and Assessment Act, 1979</i>
EPBC Act	means the Commonwealth <i>Environment Protection and Biodiversity Conservation Act, 1999</i>
HLA	means key koala Habitat Linkage Areas, being important areas of preferred koala habitat that support major movement corridors for koalas
IKPoM	means an Individual Koala Plan of Management prepared under SEPP 44
IUCN	means International Union for Conservation of Nature
KAAR	means Koala Activity Assessment Report
KMA	means Koala Management Area
KMC	means Koala Management Committee
KMP	means Koala Management Precinct
KMPRG	means Koala Management Project Reference Group
KTP	means Key Threatening Process under the NSW TSC Act
LEP	means Local Environmental Plan

LCAMP	means Local Companion Animals Management Plan under the <i>Companion Animals Act, 1998</i>
LGA	means Local Government Area
Major development	means a DA that relates to the subdivision of a single lot of land into three or more lots and/or will result in the loss of three or more PKFTs for each ha of assessable land to which the DA relates.
Minor development	means a DA that relates to the construction of a single residential dwelling on land with a dwelling entitlement and which requires the removal of no more than 2 PKFTs or the subdivision of a single lot of land into no more than two lots and/or which will result in the loss of no more than two PKFTs for each hectare of assessable land to which the DA relates
MNES	means Matters of National Environmental Significance under the EPBC Act
MOU	means Memorandum of Understanding
Native vegetation	means any species of tree or shrub endemic to NSW
NPW Act	means the NSW National Parks and Wildlife Act, 1974
NPWS	means NSW National Parks and Wildlife Service
OEH	means the NSW Office of Environment & Heritage
PKFT	means a Preferred Koala Food Tree being, any one of the following species that has a DBH > 200mm: <ul style="list-style-type: none"> • Blue-leaved Stringybark <i>Eucalyptus agglomerata</i> • Woollybutt <i>E. longifolia</i> • Grey Gum <i>E.punctata</i> • Forest Red Gum <i>E. tereticornis</i> • Manna Gum <i>E. viminalis</i>
Preferred koala habitat	means any vegetation community categorized as primary or secondary (class A, B or C) koala habitat as illustrated by Figure 5.1 in Part 2.1, or identified as such by other processes arising from the Plan.
RFS	means the NSW Rural Fire Service
RMS	means NSW Roads & Maritime Services
SAT	means the Spot Assessment Technique
SEE	means a Statement of Environmental Effects
SEPP 44	means State Environmental Planning Policy No. 44 (Koala Habitat Protection)
Shelter tree	means a tree species known to be commonly or preferentially utilised for roosting or thermoregulatory purposes; in the Council LGA being any one of the following tree species that has a dbh > 350mm: <ul style="list-style-type: none"> • Turpentine <i>Syncarpia glomulifera</i> • Brush Box <i>Lophostemon confertus</i>
Significant koala activity	means a SAT-derived koala activity level of 10% or greater
SIS	means a Species Impact Statement under the NSW TSC Act
SLA	means Strategic Linkage Area, being a broadly defined area of land approximately 200m wide (that are yet to be identified) for the purpose of facilitating movement of koalas within and between KMPs
Stadia-metric survey	means a survey showing the precise location of an object, in this case a PKFT or a shelter tree
Suitably qualified and/or accredited	means an individual with post-graduate qualifications in koala ecology and/or demonstrable work experience that includes publication of works on koala ecology in peer-reviewed scientific literature and/or accreditation as a koala specialist by Council and/or a professional body such as the EIANZ
Sydney Wildlife	means Sydney Metropolitan Wildlife Services Inc
TSC Act	means the NSW <i>Threatened Species Conservation Act, 1995</i>
VAR	means Vegetation Assessment Report
WIRES	means NSW Wildlife Information, Rescue and Education Services
WSU	means Western Sydney University



Campbelltown has one of the last known koala populations in the Sydney region and was identified in the approved recovery plan as a priority area for preparation of a CKPoM. The conservation of koalas and their habitat within parts of the Campbelltown Local Government Area (LGA) has long been of interest to the local community. This interest has resulted in a number of scientific studies focused on koala habitat use, distribution and abundance, movement patterns, planning and welfare issues. The historical clearing of fertile plateau land for agricultural and then urban development, resulted in remnants of the Campbelltown LGA's koala population persisting on lower carrying capacity habitat on the plateau/gorge-land interface. A series of major fires in the latter part of the 20th century and in particular from 1955 to 1975 are considered to have further diminished the local population. While a detailed population estimate remains to be determined, and in the light of evidence indicating that koala numbers have increased in recent decades, the total population size is likely in the order of no more than 100 – 150 individuals as at the time this CKPoM was being prepared.

State Environmental Planning Policy No.44 – Koala Habitat Protection (SEPP44) came into effect in 1995 with the aim of reversing trends in koala population decline by encouraging better management of habitat that supports the species. The principal aim of SEPP44 is to 'encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.' SEPP44 is a prescribed consideration under the *NSW Environmental Planning and Assessment Act, 1979* (EP&A Act) for all development applications (DA) that may impact on koalas or their habitat.

One of the proposed ways of achieving the stated aim of SEPP44 is for a CKPoM to be prepared for part or all of an LGA so as to enable a consistent, landscape-based approach to matters relating to how koalas and their habitat are managed. The Campbelltown CKPoM has been prepared in accordance with the provisions of SEPP44, and provides a strategic approach to the protection, management and restoration of koala habitat for the entire LGA. Compliance with the CKPoM will constitute compliance with the provisions of SEPP44. The documentation that follows is intended to function as a CKPoM for the whole of the Campbelltown LGA and is comprised of two key parts:

1. Part A (Background Information) initiates the CKPoM process by placing koalas, humans and the habitat they share into an appropriate Commonwealth, State and Local Government planning context. This section explains how the different levels of governance work and how the balance between a growing human population and that of the natural environment ideally remains balanced through frameworks such as LEPs. Also detailed are the legislative interactions intended to afford protection to biodiversity elements of the Campbelltown LGA, with particular emphasis on koalas and their habitat. The recent listing of koalas as a threatened species for purposes of the Commonwealth Government's *Environmental Protection and Biodiversity Conservation Act, 1999* (EPBC Act) is particularly relevant given its capacity in the context of 'important' koala populations to potentially over-ride State legislation.

2. Part B (Working Provisions) establishes the statutory framework for future koala management by recognising four Koala Management Precincts (KMPs) within the LGA, where management actions can be focussed to assist implementation of a long-term, sustainable management regime. Habitat buffers are also proposed, to provide an early warning system to notify the proponents of development and associated decision makers to the proximity of important areas of koala habitat. A voluntary mechanism to create a network of Strategic Linkage Areas (SLAs) is also put forward with a view to enhancing connectivity both within KMPs and across the broader Campbelltown LGA over time.

Several new mechanisms to assist control of development outcomes within KMPs are also established in Part B. One important part is the way in which areas of native vegetation are assessed within KMPs through a requirement for a Vegetation Assessment Report (VAR). While outside of KMPs, koala population assessment procedures are standardised to ensure that best practice measures are applied through the requirement for a Koala Activity Assessment Report (KAAR). Through this process, Council's Planners are supplied with information in a standardised way that enables interaction with other elements of the CKPoM's assessment and determination process. Also detailed in the document, are compensation and offsetting mechanisms arising from the loss of Preferred Koala Food Trees (PKFTs), to assist the undertaking of koala habitat rehabilitation works on private and public lands which are being managed for conservation purposes. In terms of the decision making process, the CKPoM also defines Council's discretionary capacity in terms of dealing with non-conforming subdivision proposals within unoccupied habitat areas outside of designated KMPs. Subject to considerations relating to the numbers of PKFTs that may need to be removed, the Plan also makes a distinction between 'minor' and 'major' development, with the intent to streamline the planning and approval process for single dwelling entitlement and small subdivision applications.

Part B also establishes procedures by which the Campbelltown koala population will be monitored over time, and how the efficacy of the CKPoM will be regularly reviewed and updated. Also identified, are mechanisms to assist broader community engagement with the conservation of koalas and their habitat, matters requiring further research and the need for better networking and engagement between Council and relevant stakeholders.

Memorandums of Understanding (MoU) relating to the need for greater collaboration between Council and agencies such as the Commonwealth Department of Defence (DoD), NSW Office of Environment & Heritage (OEH), NSW National Parks and Wildlife Service (NPWS), NSW Rural Fire Service (RFS) and NSW Roads and Maritime Services (RMS) are also envisaged, these bodies having key roles to play in terms of collectively working towards the CKPoM's stated objective of assisting in the long-term maintenance and sustainable management of a permanent, free living koala population in the Campbelltown LGA.

PART A

BACKGROUND INFORMATION



PART ONE
INTRODUCTION

The aim of SEPP44 is to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over the species' present range, and reverse a state-wide trend of population decline. Among measures required to assist this aim is the preparation of Koala Plans of Management.

In addition to conservation measures enacted by SEPP44, the NSW Government's TSC Act additionally lists koalas as a Vulnerable species and in December 2008, a Recovery Plan for the koala was approved by the NSW Government (DECC, 2008). Objectives of the approved Recovery Plan include:

- the integration of koala habitat conservation into Local and State Government planning processes
- development of appropriate road risk management in areas of koala habitat
- implementation of strategies which minimise the impacts of domestic dogs on free ranging koalas
- development and implementation of strategies to reduce the impact of fires on koala populations
- the rehabilitation and restoration of koala habitat and populations.

In 2012, the koala (combined populations of QLD, NSW and ACT) was listed as Vulnerable under the Commonwealth Government's EPBC Act.

Given the recent Commonwealth listing and the preceding, long history of statutory protection in NSW, it is arguable that much has really been achieved in terms of sustainable management of free-ranging koala populations. Indeed, mitigating the processes that threaten the viability and survival of free-ranging koala populations is not a straightforward task. However, we do know what the problems are, and the knowledge is there to enable such matters to be managed more sustainably. In this context and with regard to background studies (outlined in Section 2.3) that inform this Plan, the following management issues will need to be addressed in order to ensure a sustainable future for koalas inhabiting the Campbelltown LGA:

1. ongoing loss of PKFTs along with fragmentation/modification of important habitat areas supporting resident koala populations
2. increasing numbers of koala mortalities due to vehicle-strike and domestic dog attacks
3. bushfire management.

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Campbelltown is a developing regional centre, and significant future projected growth pressure is anticipated for the region.

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- Campbellton Local Environmental Plan 2015 – "Effective 11 March 2018"**
- Zoning Map**
- The map displays the geographical distribution of various zoning categories within the Municipality of Campbellton. A legend on the left side of the map provides a key for the colors used, including categories such as Residential, Commercial, Industrial, and Environmental. The map shows a large yellow area in the southeast, a large orange area in the southwest, and a central area with various other colors like green, blue, and red. A scale bar is located at the bottom center of the map.

Today, the Council LGA is home to more than 150,000 people who occupy diverse housing from low density to medium density and limited high rise residential apartments, in the suburbs and centres. Dispersed lifestyle housing opportunities occur in the rural-residential areas fringing the suburbs and

Figure 1.1: Campbelltown City Council LGA land-use zoning map (CLEP, 2015)

Forward projections by the Department of Planning and Environment (DPE) indicate that Campbelltown's population is set to increase by close to 50% in the next 15 years (DPE, 2014). Therefore, in addition to the fundamental need to provide quality assets and infrastructure to ensure that the city can cope with a range of future challenges, the identification and protection of important biodiversity conservation values in the LGA (such as core koala habitat) is imperative to ensure long-term, sustainable planning outcomes.

1.1.2 The natural environment

a) Topography and geomorphology

The Campbelltown LGA consists predominately of sandstone and plateau landscapes, the eastern and southern parts deeply dissected by gorges associated with O'Hare's, Williams, Stokes and Pheasants Creeks and the Nepean, Woronora and Georges Rivers. Elevations within the Campbelltown LGA range from approximately 100m above sea level in the gorges to 240m above sea level on the plateau.

The east and south of the Campbelltown LGA are characterised by Hawkesbury Sandstone geology and geomorphology with steep, cliffed benches along the Georges River, and stepped platforms exposing prominent interbedded shale layers associated with O'Hare's and Pheasants Creeks. On the plateau tops, transitional beds of shale and sandstone are common and are exposed in some areas to produce an impervious layer with associated 'hanging swamps'. In the western and northern sections of the LGA, the landscape is dominated by gentle undulating rises associated with Wianamatta Shale formations. Floodplain landscapes, including the southern section of the Cumberland Plain, occur in the north and west.

Soil types within the LGA range from yellow earths, sandy skeletal podzols and red podzols associated with plateau formations to brown, red and yellow podzols and prairie soils on the Wianamatta Shales. The yellow earth soils are generally confined to residual plateau tops where the underlying strata are composed of lightly cemented, quartz rich sandstone. The podzols have clay subsoil as a result of weathering of the

underlying shale, claystone or siltstone with the red podzols developing from material with an iron rich component.

b) Climate

The climate of Campbelltown can be described as temperate with warm to hot summers (maximum temperatures in excess of 30 degrees) and cool to mild winters. The LGA typically experiences its wettest periods in January – February and June with average annual rainfall in the range of 700 to 900mm.

c) Flora and fauna

Land units in the western and north western parts of the LGA include scattered trees and remnant stands of eucalypt forest and woodland communities. In the southeast, the vegetation is predominantly woodland with Blue-leaved Stringybark (*Eucalyptus agglomerata*) and Red Bloodwood (*Corymbia gummifera*) the dominant canopy species. Grey Gum (*E. punctata*) becomes dominant where interbedded lenses of shale occur, but is replaced as the dominant canopy species by Blackbutt (*E. pilularis*) where sandstone outcrops occur.

To the south, the vegetation changes to one dominated by Scribbly Gum (*E. racemosa*), Red Bloodwood (*C. gummifera*) and Blue-leaved Stringybark (*E. agglomerata*). Narrow-leaved Apple (*Angophora bakeri*) occurs as a dominant lower-stratum tree on some easterly aspects. Other land units support wet heathlands under a woodland canopy of Sydney Peppermint (*E. piperita*), Smooth-barked Apple (*A. costata*) and Red Bloodwood (*C. gummifera*), interspersed with pockets of Whip-stick Mallee Ash (*E. multicaulis*).

Historical accounts indicate that the Campbelltown area once supported a rich and diverse fauna assemblage. Despite the loss of some species over time since settlement, more than 330 fauna species have been recorded within the LGA. Forty-four of these species are listed as threatened under the TSC Act, 16 of which are also listed under the EPBC Act. Many of these species also have global significance, and are listed on the IUCN Red List for Threatened Species. Iconic threatened species found in the LGA range from the tiny Red-crowned Toadlet (*Pseudophryne australis*) to the Giant Burrowing Frog (*Heliophorus australiacus*) and Broad-headed



Core koala habitat at Pyere's Crossing, Kendyn.
Photo courtesy of Renee Winsor.

Snake (*Hoplocephalus bungaroides*), Glossy Black Cockatoo (*Calyptorhynchus lathami*), several species of micro-bat and of course, the koala (*P. cinereus*).

1.2 Statutory context

Interest in the management of koalas is reflected by a range of Commonwealth and State-based statutory measures that are intended to minimise impacts on koalas and their habitat. A brief overview of the legislation at work within the Campbelltown LGA is provided below.

1.2.1 Commonwealth legislation

a) Environment Protection and Biodiversity Conservation Act 1999

The koala is listed as a Vulnerable species throughout NSW for purposes of this legislation. In order to assist the conservation of important populations, the EPBC Act has the ability to over-ride the majority of State legislation. For EPBC Act purposes, the Campbelltown koala population readily meets two criteria required for identification as an important population, these being:

- it is a key source population either for breeding or dispersal
- it is a population necessary for maintaining genetic diversity.

Some large-scale DA/re-zonings that have the potential to impact on koalas and/or their habitat within the LGA may require referral to the Commonwealth Government as a consequence of the EPBC Act listing. Significant Impact Guidelines (DotE 2013) are available to assist this process, as are referral guidelines for the vulnerable koala (DotE 2014).

b) Defence Act 1903

This legislation governs the management of Commonwealth lands comprising those areas of the Holsworthy Barracks that fall within the Council LGA. Unless otherwise exempted from compliance by discretionary powers of the Minister, all infrastructure and capability projects, operations, training exercises, research trials, other projects and even maintenance activities potentially constitute 'actions' for the purposes of the aforementioned EPBC Act. Defence must not undertake actions that cause a significant impact on Commonwealth Matters of National Environmental Significance (MNES) without obtaining approval from the Federal Minister for the Environment.

1.2.2 State legislation

a) Threatened Species Conservation Act 1995

The koala is listed as Vulnerable to extinction throughout NSW for purposes of this legislation.

As a consequence of TSC Act links to other legislation such as the EP&A Act (see below), the potential for negative impact up koalas must be assessed by way of what is generally known as a 7 – part test or Assessment of Significance (AoS). A Species Impact Statement (SIS) will be required for any DA and/or rezoning that the AoS determines as having the potential for a significant impact on a local population of koalas.

The NSW Recovery Plan for the Koala (DECC, 2008) has been prepared under the TSC Act, and outlines conservation actions being undertaken in NSW to support the koala.

The Commonwealth government considers the protection of threatened species and it's habitat to be primarily each State's responsibility. A draft approval bilateral agreement provides

for accreditation of NSW processes for approval of proposed actions that would otherwise be assessed by the Australian Government for approval under the EPBC Act. Only one decision including conditions on approval is made by NSW, accounting for State matters and Commonwealth MNES.

b) Environmental Planning & Assessment Act 1979

The EP&A Act sets out the laws under which planning in NSW takes place. The main parts of the EP&A Act that relate to development assessment and approval are Part 4 (Development Assessment) and Part 5 (Environmental Assessment).

The EP&A Act also makes provision for the creation of environmental planning instruments which provide for the protection of koala habitat, including State Environmental Planning Policies (SEPPs), Local Environmental Plans (LEPs) and Development Control Plans (DCPs).

Within the Campbelltown LGA, those planning instruments of particular relevance to koalas include:

- State Environmental Planning Policy No. 44 (Koala Habitat Protection)

SEPP44 "aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

- (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and
- (b) by encouraging the identification of areas of core koala habitat
- (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones".

Under SEPP44:

"Core koala habitat" means an area of land with a resident population of koalas, evidenced by attributes such as breeding females (that is, females with young) and recent sightings of and historical records of a population.

"Potential koala habitat" means areas of native vegetation where the trees of the types listed in Schedule 2 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component.

Clause 6 only applies to land in relation to which a DA has been made that has an area (or together with any adjoining land in the same ownership) of more than 1 ha. Clause 5 excludes land dedicated or reserved under the *National Parks and Wildlife Act, 1974* (NPW Act), such as Dharawal National Park. In order to give effect to the aims of the SEPP44, Clause 15 provides that LGAs listed in Schedule 1 of the SEPP (which includes Campbelltown) should:

- (a) survey the land within its area so as to identify areas of potential and core koala habitat
- (b) make or amend a local environmental plan:
 - (i) to include land identified as a core koala habitat within an environmental protection zone
 - (ii) to identify land that is a core koala habitat and apply special provisions to control the development of that land
- (c) give consideration to preparing an appropriate development control plan for land that is or adjoins an area of core koala habitat.

Under Clause 6 of SEPP44, Local councils cannot approve development on lands greater than 1ha without an investigation of potential and where warranted, core koala habitat as described in Clause 7 and 8. The Department of Planning Circular No. B35 guides councils through the process of addressing koala conservation through either Individual Koala Plans of Management (IKPoM) for small, localised developments, or CKPoM that apply to part or the whole of a LGA. A site-specific IKPoM must accompany any DA where core koala habitat is found to occur. However, if a CKPoM has been approved for the area, then individual DAs no longer need to include an IKPoM – as long as the DA is not inconsistent with the requirements of the CKPoM. In this way, the adoption of a CKPoM effectively streamlines the process for proponents applying to undertake development in areas of core koala habitat. However, an applicant may still prepare an IKPoM if they so choose.

Clause 10 states that a council must take into consideration the guidelines made by the Director-General, DPE. Appendix B sets out how this Plan has addressed these guidelines.

- Draft Campbelltown Local Environmental Plan 2015

In response to the State Government's requirement for all NSW councils to adopt new planning controls based on state-wide standards, Council has prepared a Campbelltown Local Environmental Plan 2015 (CLEP 2015). Formerly known as the Draft Campbelltown Local Environmental Plan, 2014, the CLEP 2015 has now been finalised with its publication on the NSW Legislation website in December 2015, and gazetted in March 2016.

The CLEP 2015 is a legal document that aims to control land use and development across the Campbelltown LGA and guides planning decisions, largely through the application of land use zones and development controls.

The plan applies to most land in the Council area. It consolidates and updates a wide range of existing planning controls and introduces some new policy positions that describe what development may be permissible in specific locations. It sets out future growth, as well as environmental and infrastructure goals for the city, and identifies what landowners can do on their properties.

- Campbelltown (Sustainable City) Development Control Plan 2014

The Sustainable City DCP is Council's primary DCP; its specific purpose is to provide more detailed provisions to supplement the CLEP 2015 by promoting high quality development and encouraging safe and livable environments.

Part 11 of the DCP sets out controls relating to the management of native vegetation and wildlife habitat (flora and fauna), including the requirement for koala habitat assessments.

c) Rural Fires Act 1997

The Rural Fires Act 1997 effectively created the NSW Rural Fire Service (RFS) and its associated command structure. Among other things, the objects of this legislation provide for the protection of the environment by requiring its key management focus (ie fire prevention, mitigation and suppression) to be carried out having regard to the principles of ecologically sustainable development as defined by Section 6 (2) of the Protection of the Environment Administration Act 1991.

Because of the nature of bush fires and the danger they pose to life and property, both managed and emergency bushfire hazard reduction have legal priority. Environmental Planning

Instruments such as those referred to above cannot prohibit, require development consent for or otherwise restrict activities associated with bushfire planning and management. Similarly, Part 5 of the EP&A Act does not apply to managed bushfire hazard reduction work carried out on land other than excluded land if:

- (a) the work is carried out in accordance with a bushfire risk management plan that applies to the land
- (b) there is a bushfire hazard reduction certificate in force in respect of the work and the work is carried out in accordance with any conditions specified in the certificate
- (c) the work is carried out in accordance with the provisions of a bushfire code applying to the land specified in the certificate."

Similar legal over-ridings are in place in respect of the TSC Act and the NPW Act.

- Bush Fire Environmental Assessment Code for NSW

The purpose of this Code is to provide a streamlined environmental assessment process for use by issuing authorities and certifying authorities in determining bushfire hazard reduction certificates. The Code has been prepared pursuant to sections 100J to 100N of the *Rural Fires Act, 1997*. Section 4.5 of the Code sets out standards for the protection of biodiversity, including determining the presence of threatened species and management conditions set out in the Threatened Species Hazard Reduction List. Under this list, the species specific conditions outlined for koalas relate to the:

- Use of fire: Low intensity fire only in areas formally identified as koala core habitat or koala high use habitat
- Mechanical forms of hazard reduction: No tree removal.
- 10/50 Vegetation Clearing Code of Practice 2014.

This Code of Practice under Section 100Q of the *Rural Fires Act, 1997* permits landowners within a 10/50 Vegetation Clearing Entitlement Area to clear certain vegetation near their homes, and enable residents to guard their homes against bushfire with a minimum amount of red tape. In August 2015, a review of the 10/50 scheme was conducted by the NSW RFS, DPE and OEH, and the Code of Practice was amended in September 2015 to incorporate the 30 recommendations made in the final report.

- The Rural Fires Amendment (Bush Fire Prevention) Bill 2015

This Bill amends the *Rural Fires Act 1997* to make provision with respect to bushfire hazard reduction work and vegetation clearing work associated with the 10/50 Vegetation Clearing Code of Practice. Under the Code, land parcels (lots) which are wholly or partly mapped within core koala habitat as identified in CKPoMs, are now excluded from the operation of the 10/50 scheme meaning tree clearing measures associated with the Code of Practice cannot be applied. However, it should be noted that core koala habitat as identified in approved IKPoMs are not excluded from the operation of the Code of Practice.

d) Companion Animals Act 1998

The *Companion Animals Act 1998* requires dogs to be under the control of a competent person when in public places they should not be permitted to roam and/or attack other animals including native wildlife, such as koalas. In practice, enforcement of these key aspects of the Act can be problematic.

The Act provides for the preparation of a Local Companion Animals Management Plan (LCAMP), to enable a council to fulfil its responsibilities under the Act by determining relevant

objectives and priorities along with a clear program of implementation.

e) Local Government Act 1993

The *Local Government Act, 1993* requires Council to have in place an Integrated Planning and Reporting Framework to ensure that Council operations and strategic planning are meeting the needs of the community. Among other things, budgetary items such as those arising from nominated actions in the Plan must be sanctioned within this framework before they can be actioned. Within this framework, Strategy 1.2 under Council's Delivery Program 2012-2016 and Operational Plan 2015-2016 (Strategy 1.2.1) commits to the development and completion of a CKPoM.

f) Roads Act 1993

Among other things, the *Roads Act 1993* regulates the carrying out of activities on public roads, including those managed by Local Government authorities. Section 88 in Division 3 of this Act enables Council to lop or remove any tree (including a PKFT) that is growing in or overhanging a road reserve, and exempts them from the need to consider any other State Act or law to the contrary.

g) National Parks and Wildlife Act 1974

Under the NPW Act, the Director-General of NPWS is responsible for the care, control and management of all national parks, historic sites, nature reserves, reserves, Aboriginal areas and state game reserves.

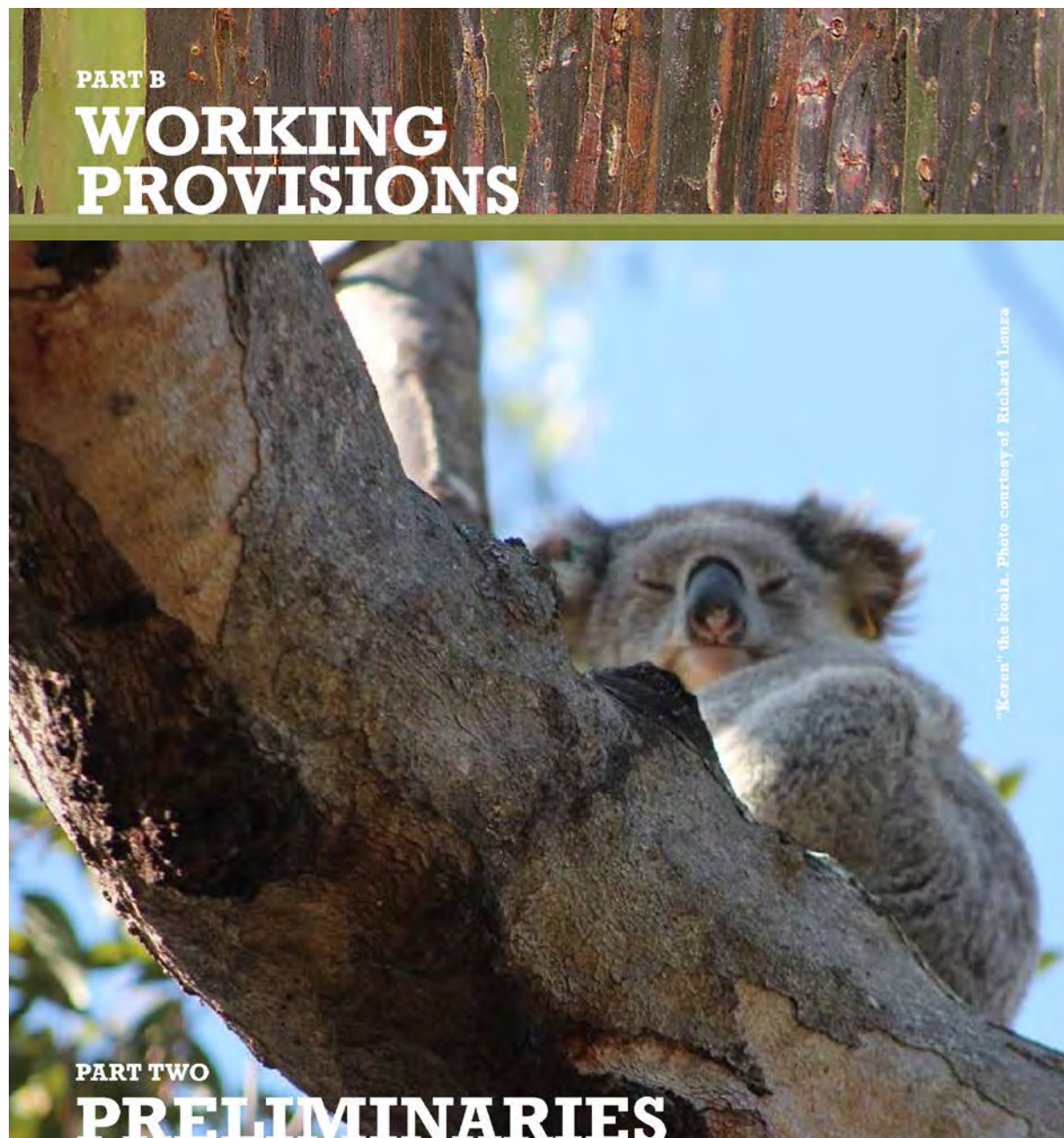
The Director-General is also responsible under this legislation for the protection and care of native fauna and flora (including koalas) and Aboriginal places and objects throughout NSW.

1.2.3 Legislative overview

A review of relevant legislation confirms an extensive framework of legal protection afforded to koalas and their habitat on which long-term sustainable management of the Campbelltowns koalas can be based. However, current land use zonings (other than environmental protection areas) do not accurately reflect their value as koala habitat. Hence, there is a need for consistency and coordination of actions at all levels of governance, planning and management if a long-term sustainable future for the koalas in the Campbelltown LGA is to be realised. The Plan that follows is intended to provide the basis for this, but it needs to be well coordinated. While Council is arguably best placed to co-ordinate orderly implementation, it also needs both resources and cooperation to achieve this outcome.



Koala at Peter Meadows Creek, Minnie Heights.
Photo courtesy of Andy Attewell



PART B
WORKING PROVISIONS

PART TWO
PRELIMINARIES

2.1. Name of plan
(i) This document is called the Campbelltown Comprehensive Koala Plan of Management (2016 (CKPoM)), hereafter referred to as "the Plan".

2.2. Area to which the plan applies
(i) Excluding the National Park estate, the Plan applies to those lands identified by Figure 2.1.

2.3. Supporting documentation
(i) Documents and literature relevant to the development of this Plan include:

- J. Callaghan, T. Curran, J. Thompson and A. Taylor (2005) Campbelltown City Council Draft Comprehensive Koala Plan of Management. Part 2: Resource Document. Australian Koala Foundation
- S. Ward, B. Failes and S. Woodgate (2013) Resource Document: Koala Habitat Study in Draft Campbelltown Comprehensive Koala Plan of Management. EcoLogical Pty Ltd

2.4. Commencement date

- (i) The Plan was adopted by resolution of Council on [insert date] and approved by the Director-General, DPE on [insert date].
- (ii) Council shall incorporate a clause that activates the approved provisions of the Plan for purposes of any LEP that covers all or part of the area to which the Plan applies.

2.5. Relationship to other koala plans of management

- (i) The Plan does not supersede any other approved IKPoM that has been prepared in accordance with SEPP 44 and which is currently in force on lands to which the Plan applies, unless there is provision within that IKPoM for ongoing amendment and/or revision, in which case relevant provisions of the Plan must be applied and incorporated.



Figure 2.1: The Campbelltown City Council LGA - the land to which the plan applies.

Note: The NPWS estate (Dharawal National Park) is otherwise excluded from the provisions of SEPP44.



3.1 Visions and aims

(l) In accordance with the aims and objectives of SEPP44 and the approved NSW Koala Recovery Plan, the overall vision of this Plan is to:

"provide for the long-term maintenance of a viable, free-ranging koala population in the Campbelltown LGA."

This vision is to be realised by way of the following aims:

- a) To the maximum extent possible, enable persistence of a koala population of at least 300 koalas over the life of the Plan
- b) To support the harmonious co-existence of the community with koalas
- c) To provide regulatory and non-regulatory mechanisms to safeguard the future of the Campbelltown koala population.

3.2. Objectives

(i) The aims of the Plan will be realised by way of the following objectives:

- a) Seeking support and engagement from all relevant stakeholders with a view to increasing the extent of koala friendly habitat and associated connectivity options
- b) Incorporating best-practice habitat assessment procedures to ensure that adequate detail is provided with all development and/or rezoning applications, along with an accompanying set of development standards and controls
- c) Developing appropriate fire management regimes to minimise bushfire risk
- d) Minimising koala mortalities due to vehicle-strike and domestic dog attacks



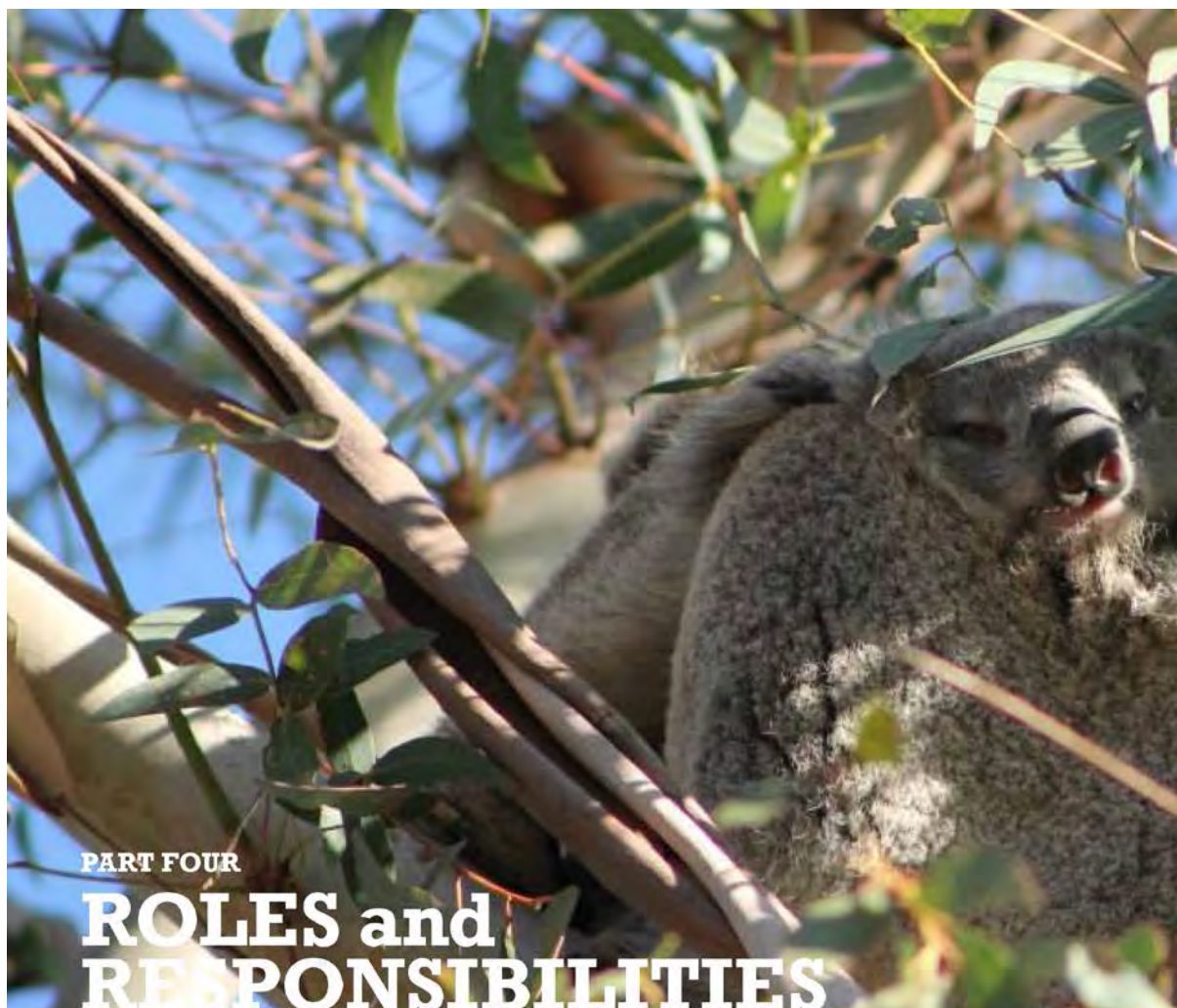
Mum and bub at St Helens Park. Photo courtesy of Carla-Maree Simmons



Hazard reduction burn at Freres Crossing Reserve, Kentlyn. Photo courtesy of Troy Lessels

- e) Formulating a strategic program of koala habitat regeneration and/or rehabilitation projects
- f) Increasing community and public awareness through education programs promoting koala conservation and management
- g) Securing financial compensation through DAs for the removal of PKF's, and utilising funds to provide resources for koala habitat restoration and rehabilitation initiatives
- h) Establishing procedures for long-term monitoring of the conservation status of the Campbelltown koalas, so as to assess the efficacy of the Plan and enable regular review
- i) Identifying koala welfare and research needs intended to improve and inform long-term management of the Campbelltown LGA's resident koala population
- j) Procuring MOU's related to issues such as fire management that are intended to encourage better networking and cooperative management between other agencies whose activities can have a significant influence on koala conservation in the planning area.

Do you want to keep up to date on koalas in the Campbelltown LGA?
Head to www.campbelltown.nsw.gov.au/koalas



PART FOUR

ROLES and RESPONSIBILITIES

Context: responsibilities for the management of koalas and their habitat are spread widely across the community. While some land tenures (such as National Park estate) and activities (such as fire hazard reduction) are excluded from the provisions of SEPP 44, it is important that all stakeholders strive to manage remaining areas of habitat in the Campbelltown LGA without detriment to koalas. To facilitate/coordinate this commitment, a lead agency is essential.

Overall objective: to create the framework for coordination and integration of the actions of all agencies responsible for land management across the lands to which the Plan applies, and ensure broad community representation and inter-agency involvement in the processes of koala management.

4.1 Lead authority

(i) Council will be the lead authority to champion sustainable koala management within the Campbelltown LGA by:

- developing, implementing and enforcing planning controls that relate to the management of koala habitat
- undertaking and supervising habitat rehabilitation works;
- supporting koala welfare groups
- preparing and implementing education programs
- monitoring koala populations and the effectiveness of the Plan
- integrating the provisions of the Plan into all other plans and policies associated with governance of the area to which the Plan will apply.

Council will seek the support of government agencies in managing the Campbelltown LGA's koala population, particularly in respect of those elements of the Plan such as fire control, vehicle-strike on State-owned roads and the management of Commonwealth land and National Park estate which fall outside Council's responsibility.



Council will advise and work with landowners who will be encouraged to review their land management practices in light of the Plan, and examine the potential of their holdings to assist with koala management and/or habitat rehabilitation measures.

Council will advise and work with developers to ensure adoption of best practice measures to accommodate and/or assist koala management in the context of development proposals.

Council will assist the Campbelltown community to become more actively involved with the management effort through participation in habitat regeneration/rehabilitation programs and assisting licensed welfare activities, being better informed about koala management issues and increasing levels of vigilance and engagement with koalas.

4.2. Establishment of a koala management committee

(i) Council shall establish a Koala Management Committee (KMC) to assist with implementation of the Plan.

(ii) Within the first six months following commencement of the Plan, Council shall have drafted and adopted Terms of Reference for the KMC and arranged for the first meeting.


(iii) The Terms of Reference shall include the following:

- minimum representation by Council, OEH, RFS, WSU and a minimum of two persons from the local community
- a chairperson elected from the members who shall retain that position for a period of no greater than 12 months
- a minimum of three meetings a year for the first 5 years of the Plan, and thereafter as required but no less than twice a year.

Keen to get involved in koala conservation?

Check out Council's environmental grant webpage for more information on current projects.

Head to www.campbelltown.nsw.gov.au/environmentalgrantprograms



Mum and bub at Smiths Creek Reserve, Ruse. Photo courtesy of Carla-Maree Simmons

PART FIVE
KOALA MANAGEMENT FRAMEWORK

Context: achieving the vision of the Plan requires a consistent approach to matters of koala habitat and koala population management. This includes establishing a clearly enunciated framework by which key management components of the koala management strategy can be discussed.

Overall objective: to set out a strategic framework for koala management that will form the basis of all future actions, allow Council to respond to specific opportunities as they arise and to focus, prioritise and direct the management actions required to achieve the objectives of the Plan.

5.1 Classification of preferred koala habitat

(i) For purposes of the Plan the term preferred koala habitat means:

- a) any vegetation community categorised as Primary, Secondary (Class A), Secondary (Class B) or Secondary (Class C) koala habitat as illustrated by Figure 5.1 of the Plan
- b) any area that is largely cleared but otherwise contains scattered PKFTs
- c) any other land identified as such by other processes arising from the Plan.

5.2 Identification of core koala habitat

(i) For purposes of the Plan, core koala habitat is determined as any area of land that:

- a) occurs in or within 500m of any one of the 21 x 400ha grid cells identified as an area of generational persistence (ie containing one or more koala records for each of the three consecutive koala generations 1994 – 2012) as illustrated by Figure 5.1 of the Plan

- b) any area of native vegetation (including largely cleared land with scattered trees) that returns a SAT-based koala activity level of 10% or greater¹.

5.3 Review of koala habitat mapping

- (i) Council will give consideration to the need to update the mapping of areas of preferred and core koala habitat with each major review of the Plan.

¹ Based on an assessment undertaken in accord with methodology specified in Appendix D.

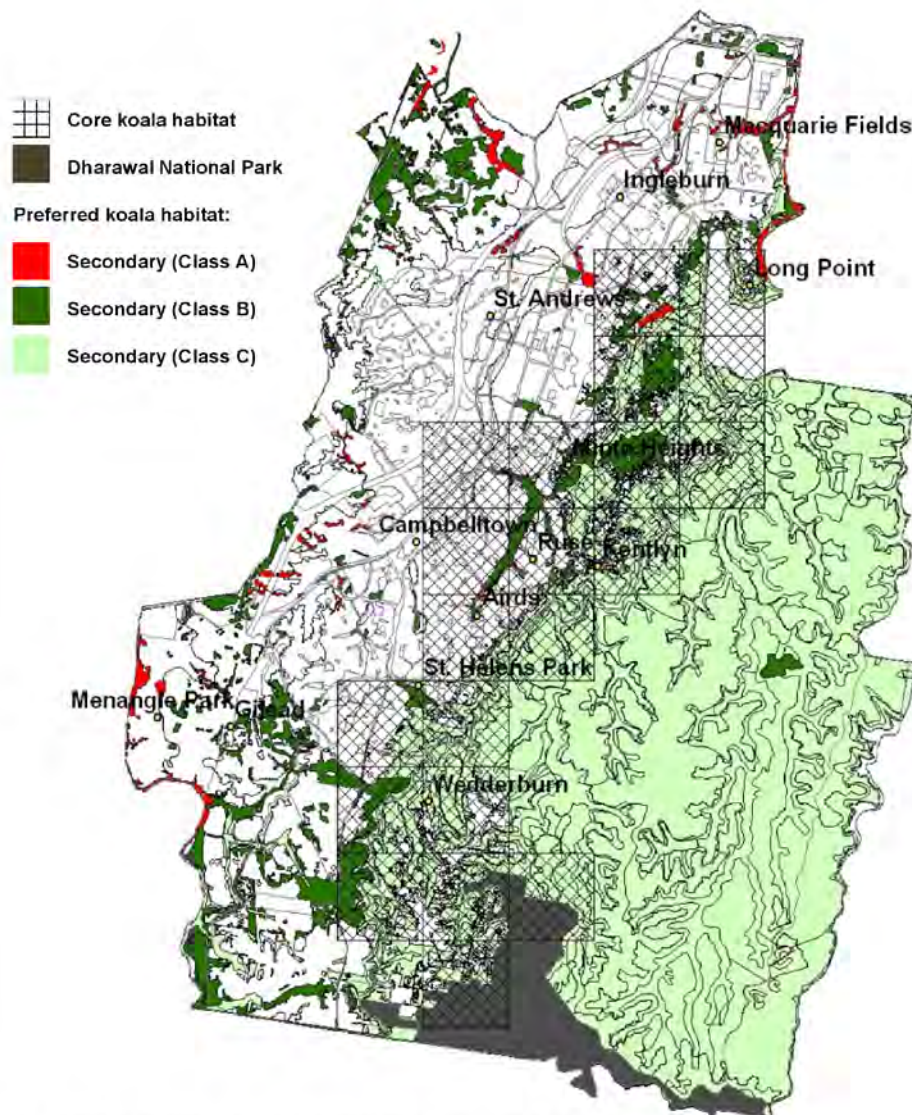


Figure 5.1: Extent of preferred and core koala habitat across the Campbelltown LGA.

Note: Areas of Secondary Class A, Class B, and Class C collectively constitute preferred koala habitat. The approximate extent of core koala habitat as evidenced by the presence of one or more koala records for each of the three most recent koala generations 1994 - 2012.

5.4 Koala Management Precincts

For purposes of the Plan, there is a need to be able to focus management efforts into known areas of core koala habitat, while also enabling the dynamic between occupied and unoccupied areas of preferred koala habitat to be managed as single landscape units for planning purposes. The best way to achieve this is to use a precinct-based approach. Precinct boundaries have been aligned with CLEP 2015 planning boundaries to identify areas under the planning control of Council that are considered capable of assisting the long-term survival of koalas, given effective management of their habitat, protection from threats such as domestic dog

attack and cars and enhancement of a suitable network of habitat linkages to assist the free movement of animals. The key determinants of KMPs, primarily based on the underlying principles of core koala habitat as defined by SEPP 44 are:

- evidence of generational persistence (ie historical koala records) for at least the three most recent koala generations
- evidence indicating the presence of one or more resident koala populations (including breeding females).

(i) Within the broader context established by Part 3 of the Plan, the underlying objectives for the KMPs are to assist broader management and conservation efforts across the lands to which the plan applies by optimising the amount of koala-friendly habitat (including fire management and connectivity issues) and reducing the incidence of mortalities due to vehicle-strike and domestic dog attack.

(ii) Four KMPs are recognised for purposes of the plan, the boundaries of which are illustrated in Figure 5.2. Further details are as follows:

a) Wedderburn KMP

(i) The Wedderburn KMP covers an area of 1386ha as indicated in Figure 5.2(a) of the Plan.

(ii) Management objectives for this KMP are as detailed in Part 3, Sec 3.2 (a – f) of the Plan.

b) Kentlyn KMP

(i) The Kentlyn KMP covers an area of approximately 360ha as indicated in Figure 5.2(b) of the Plan.

(ii) Management objectives for this KMP are as detailed in Part 3, Sec 3.2 (a – f) of the Plan.

c) Minto Heights KMP

(i) The Minto Heights KMP covers an area of approximately 217ha as indicated in Figure 5.2(c) of the Plan.

(ii) Management objectives for this KMP are as detailed in Part 3, Sec 3.2 (a – f) of the Plan.

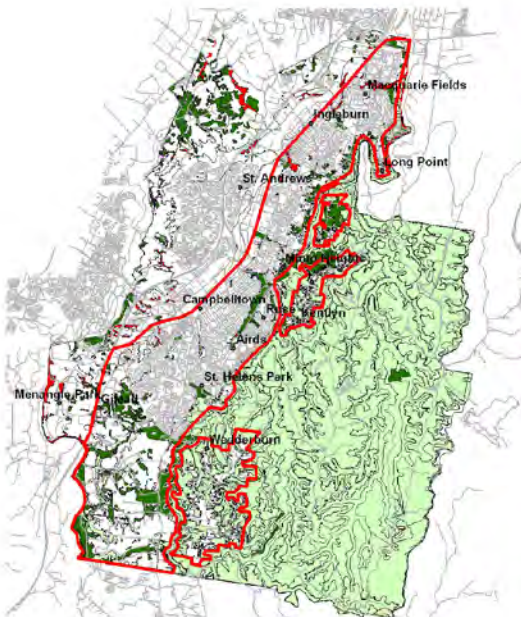


Figure 5.2: KMPs in the Campbelltown LGA showing the extent of the CRUI KMP

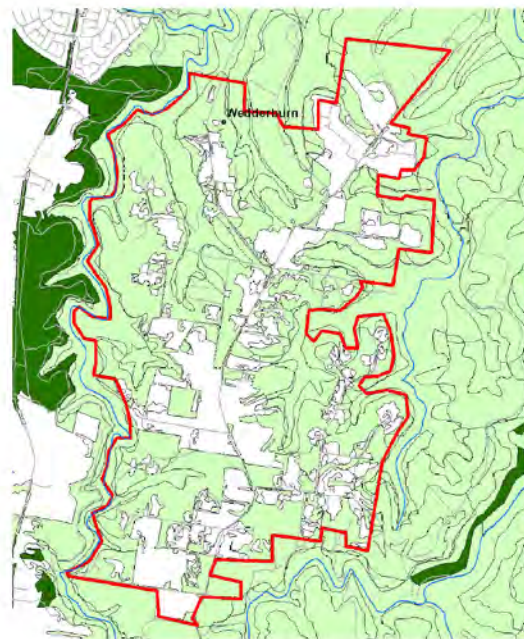


Figure 5.2(a): Boundaries of the Wedderburn KMP (500 buffer not illustrated)

d) Campbelltown Rural-Urban Interface KMP

(i) The Campbelltown Rural-Urban Interface (CRUI) KMP covers an area of approximately 8100ha as indicated in Figure 5.2 of the Plan.

(ii) The purpose of the CRUI KMP is to acknowledge the presence of areas of preferred and core koala habitat within rural and urbanised areas of the Council LGA, as well as – in the south-west, the presence of potential linkages connecting the Wedderburn KMP with the Nepean River.

(iii) Management objectives for this KMP are as follows:

- minimise losses of and or further fragmentation of otherwise contiguous patches of preferred koala habitat > 10 ha in size
- ensure connectivity options between Wedderburn KMP and the Nepean River are optimised and maintained in perpetuity

- maximise retention of preferred koala food trees
- minimise numbers of koala mortalities due to domestic dog attack and vehicle strike through community education.

5.4.1 Changes to KMP boundaries

(i) Changes to the boundaries of KMPs established by this Part and/or the creation of new KMPs can only be enacted through the procedures detailed in Part 10 (Monitoring, reporting and review) of the Plan.

5.4.2 Relationship of KMPs to EPBC Act and other legislation

(i) Excluding the CRUI KMP, all lands within KMPs identified by the Plan comprise:

- a) the habitat of an important koala population as defined by the EPBC Act Significant Impact Guidelines (DECC, 2008)
- b) areas of core koala habitat within the meaning of SEPP 44.

Why create KMPs?

The use of a precinct-based approach through the creation of KMPs in areas of core koala habitat (mainly consisting of areas zoned E3 Environmental Management) effectively expedites the DA process for landowners by reducing the level of investigations required, therefore saving applicants time and money.

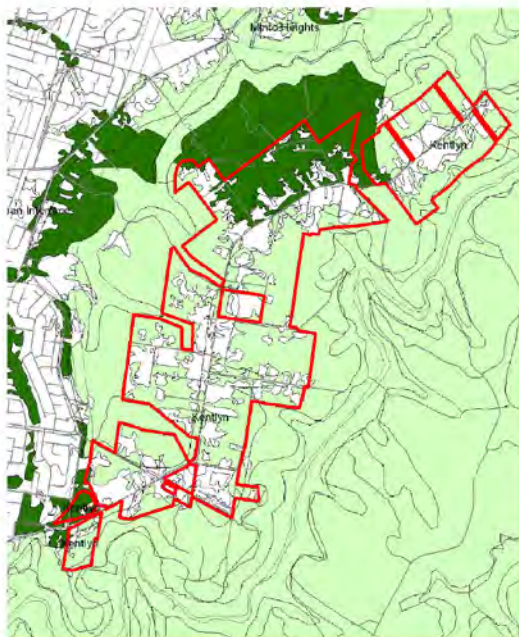


Figure 5.2(b): Boundaries of the Kentlyn KMP (500 buffer not illustrated)

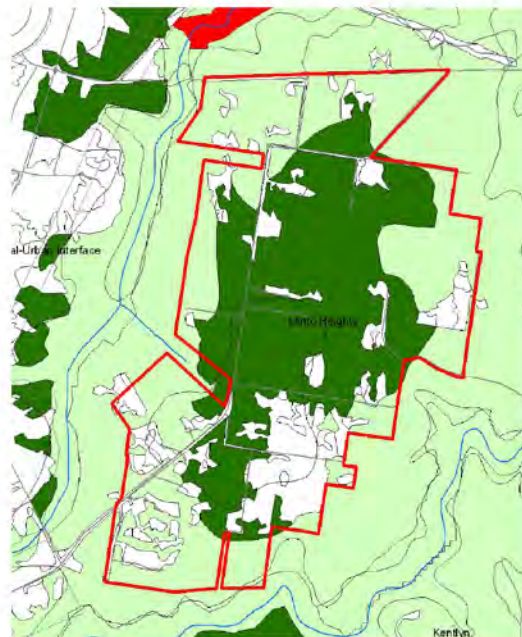


Figure 5.2(c): Boundaries of the Minto Heights KMP (500 buffer not illustrated)

5.5 Strategic linkage areas

At the landscape scale, local koala populations are maintained by processes of recruitment and dispersal from other populations in the general area. Koalas are at their most vulnerable when on the ground travelling between trees, hence safe movement of koalas across the landscape can be facilitated by the presence of vegetation.

(i) A schematic illustration showing key koala Habitat Linkage Areas (HLA) within the Campbelltown LGA is provided in Figure 5.3 of this plan.

(i) Within the first three months of the Plan, Council and the KMC will establish an ongoing process soliciting expressions of interest from landholders within KMPs to have their land identified as part of a SLA that assists in affording safe passage for koalas into and between key koala HLA's.

(ii) Subject to landholder permission and available funds, where a SLA occurs across cleared land, revegetation containing PKFTs to at least a Woodland standard (ie scattered trees/discontinuous canopy cover) will be facilitated by Council.

(iii) Works associated with the establishment of additional vegetation cover in SLAs may be funded from grant monies obtained by landholders and/or Council.

(iv) The provision of grant monies referred to in (iii) will be contingent on the landholder entering into a conservation agreement or other restriction that functions to protect the habitat on the land containing the SLA. Council will investigate a range of financial and non-financial incentives to promote conservation to encourage private landholders to actively manage their lands for conservation purposes.

5.6 Section 149 Certificates

(i) Pursuant to Section 149(5) of the EPA Act, Council may include advice on such other relevant matters affecting the land of which it may be aware. This could include information on the presence of mapped areas of preferred koala habitat and/or SLA.

What is the difference between key koala HLAs and SLAs?

Key koala HLAs identify important areas of preferred koala habitat that support major movement corridors for koala dispersal across the Campbelltown LGA.

For purposes of the Plan, a SLA means a broadly defined but indicative area of land approximately 200m wide (that are yet to be identified) for the purpose of facilitating the movement of koalas within and between KMPs.



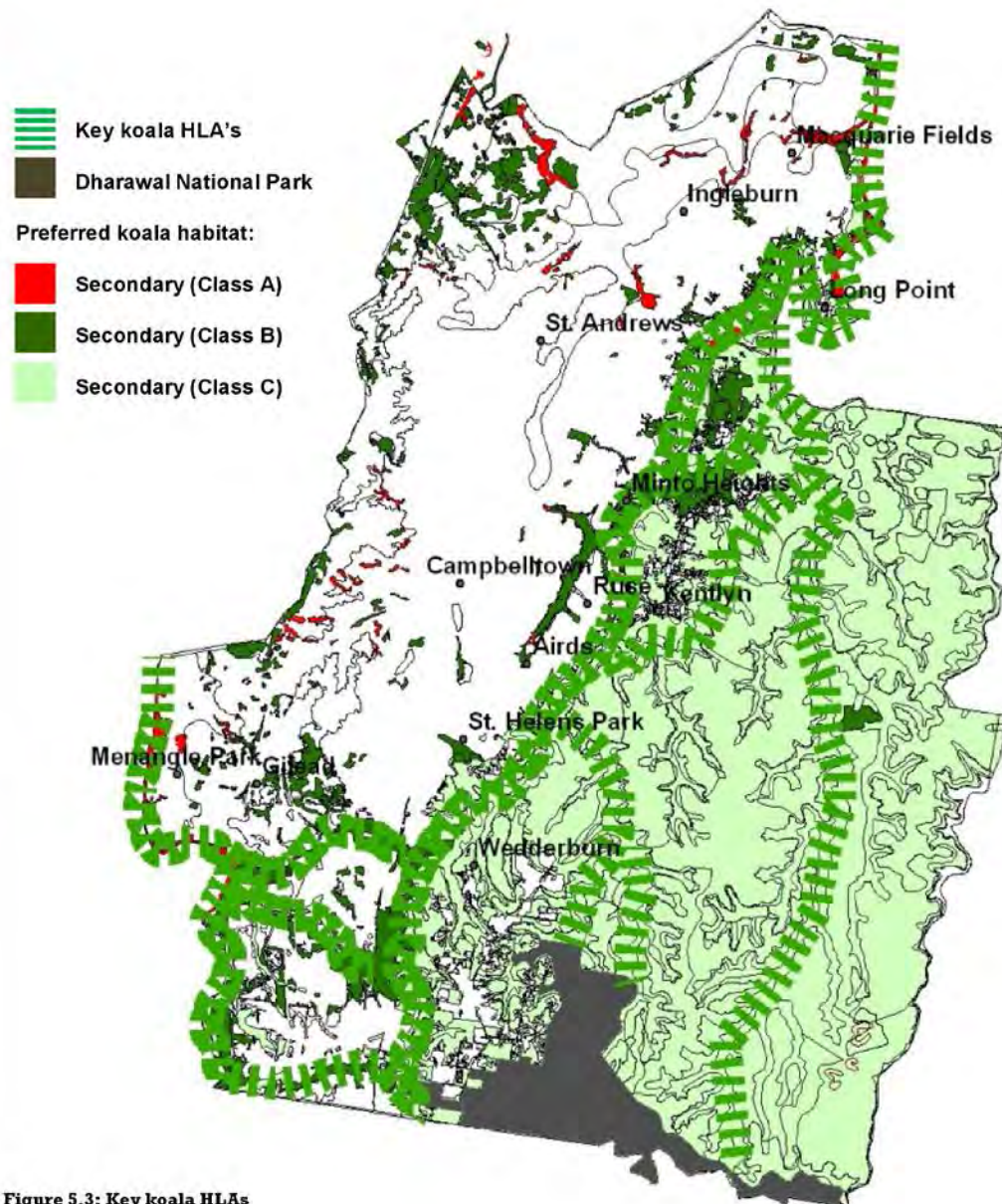
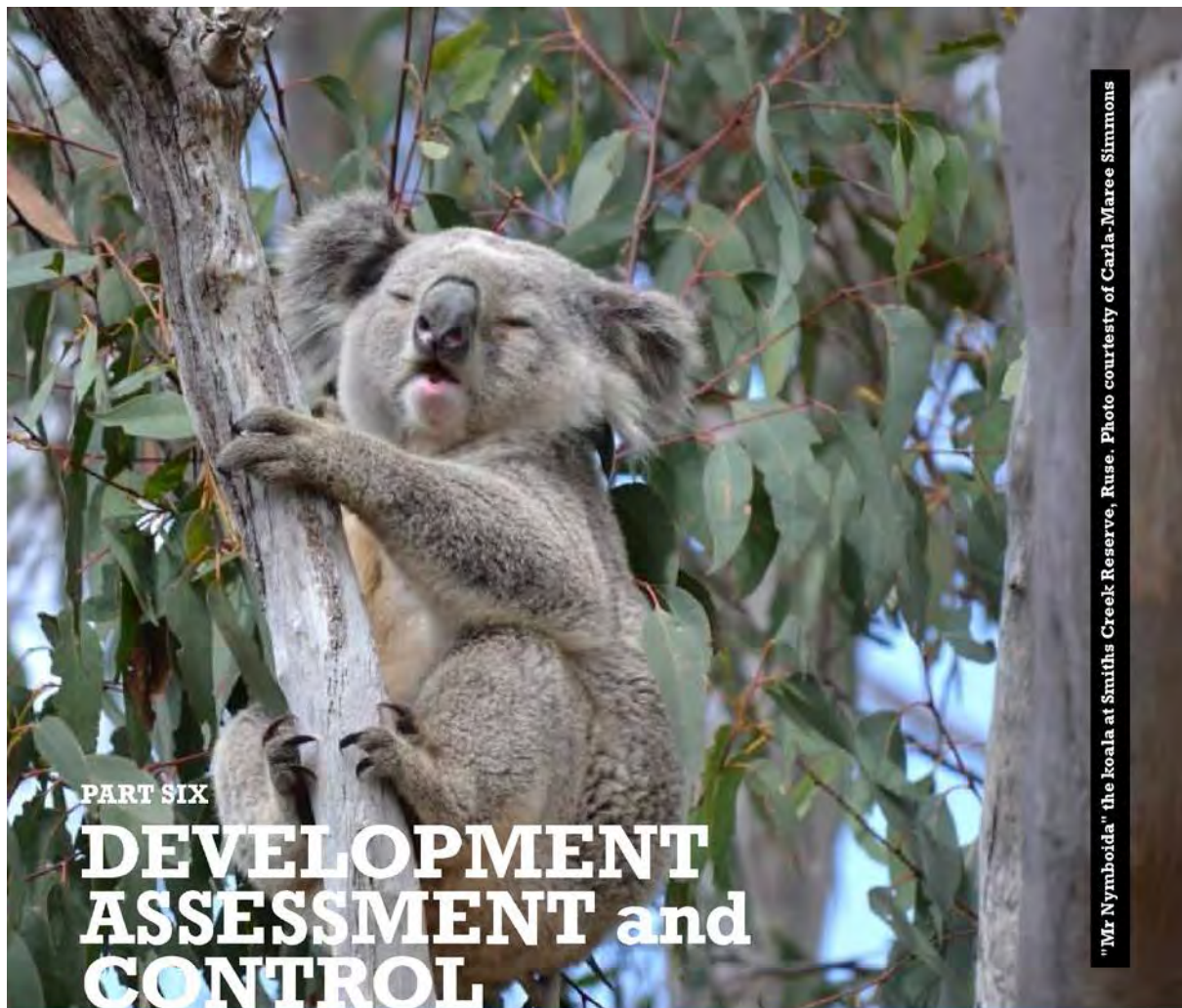


Figure 5.3: Key koala HLAs

Are you interested in restoring koala habitat on your property?

For more information, contact Council's Senior Environmental Officer on 02 4645 4151 or email koalas@campbelltown.nsw.gov.au



Context: to assist future assessments and associated planning decisions, it will be essential for Council to have unambiguous data on koala habitat use to ensure that potential impacts are effectively minimised in areas of core koala habitat.

Overall objective: to ensure that koala habitat is correctly assessed for purposes of development and/or rezoning applications so any potential for negative impact can be identified, and to protect and effectively manage remaining koala habitat through application of best practice measures.

6.1 Application and exclusions

(i) Subject to the exclusions specified in (ii and iii) below and unless otherwise specified elsewhere, this Part applies to all lands to which the Plan applies.

(ii) This Part does not apply to a DA that does not require the removal of native vegetation and which otherwise relates to:

a) a boundary adjustment, alterations or additions to a lawfully erected building

b) lands that are wholly located outside of a KMP that either singly or together with any adjoining land in the same ownership have an area of less than 1ha, whether or not the DA applies to the whole or only part of the land.

(ii) Although the adoption of this plan replaces the requirement for the preparation of an IKPoM under SEPP 44, the applicant can opt to prepare an IKPoM instead.

6.2 General guidelines

6.2.1 Register of development

(i) Council shall establish and maintain a register of development and/or rezoning applications that arise from 6.1 above. The register must include a mechanism to ensure that any matters concerning koala habitat arising from the development can be tracked and mapped for monitoring and review purposes. This includes nominated actions in any Statement of Environmental Effects (SEE) and the policing of associated consent conditions.

(ii) The register must also include details of any lands with an associated program of habitat restoration and/or rehabilitation that is being undertaken as a consequence of Part 8 of the Plan.

(iii) A summary of items entered into the register must be provided to each meeting of the KMC.

(iv) The register shall be available for public inspection at any time during normal office hours.

6.2.2 Assessment and control standards

(i) A DA for any land the subject of Clause 6.1 above must include an assessment of the proposed development against the flowchart located in Figure 6.

(ii) Council cannot approve a DA that does not conform to the required controls and standards arising from this part unless:

- a) there are proven to be extenuating circumstances
- b) the overarching objectives of the Plan are not unduly compromised
- c) any proposed deviation has the support of the KMC.

6.2.3 Strategic linkage areas

(i) Council cannot approve a DA to which this section applies unless it is satisfied that the proposal will not sever or otherwise interfere with the movement of koalas within a designated SLA.

6.2.4 Rezoning applications

(i) A planning proposal pursuant to Section 55 of the EPA Act should demonstrate consistency with this Plan so as to identify the likely impact on koala habitat and populations of the type of development to be facilitated by the rezoning.

6.3 Assessment of koala habitat

6.3.1 Vegetation assessment report

(i) A rezoning or DA must establish if the land being the subject of the application contains any preferred koala habitat by way of a Vegetation Assessment Report (VAR).

(ii) As a minimum, the VAR shall include:

- a description of the tallest stratum cover as well as details of the species composition of each vegetation community
- a checklist of native vegetation species occurring in each vegetation patch, including any isolated paddock trees on partially cleared lands
- a stadia-metric survey that identifies the precise location, identity and dbh of all native vegetation proposed to be removed and/or within 20m of the proposed development footprint, including any proposed infrastructure, easements and APZs
- a statement as to whether any PKFTs were recorded.

6.3.2 Koala activity assessment report

(i) Subject to the qualification detailed in 6.3.2 (v) below, this section only applies to land that is located outside the boundaries of a KMP and on which PKFTs have been identified as a consequence of a VAR.

(ii) A DA for any land the subject of 6.3.2(i) must include a Koala Activity Assessment Report (KAAR) for that land.

(iii) The KAAR must employ the methodology outlined in Appendix D of the Plan so as to assess the site for levels of use by koalas.

(iv) The KAAR must be undertaken by a suitably qualified and/or accredited person, being an individual with post-graduate qualifications in koala ecology, and/or demonstrable work experience that includes publication of works on koala ecology in peer-reviewed scientific literature and/or accreditation as a koala specialist by Council and/or a professional body such as the EIANZ or ECA. Council will maintain a register of suitably qualified and/or accredited people and/or organisations.

(v) Council may also require a KAAR to be prepared for any development within a KMP where detailed information on the distribution of koala activity and movement is required to assist evaluation of development design, and also reserves the right to have any KAAR prepared pursuant to this section peer-reviewed.



6.4 Development standards

6.4.1 Application

(i) This section applies to all rezoning and DA's that relate to all areas of core koala habitat by virtue of the following:

- being lands within the boundaries of a KMP
- where a KAAR has identified the presence of significant koala activity levels (being activity levels $\geq 10\%$).

6.4.2 Retention of PKFTs.

For the purposes of this plan, development has been classified into 'minor' and 'major' development (see explanation in caption below).

(i) There shall be no removal of PKFT ≥ 200 mm DBH as a consequence of any new DA, beyond what is permissible under the definitions for minor and major development.

(ii) The applicant must demonstrate to the satisfaction of Council that the protection of all PKFTs is consistent with the requirements of AS 4970-2009 (Protection of Trees on Development Sites).

(iii) Retained PKFTs that occur within residential allotments arising from the subdivision of land must be protected by a covenant or other effective restriction on the user on title of the land where appropriate.

6.4.3 Swimming pools

(i) All new swimming pools must incorporate a design component such as a shallow ramp or other design feature that will enable egress by koalas and/or a stout rope (minimum 50 mm diameter), one end of which must be secured to a stable poolside fixture, the other end of which must trail in the pool at all times.

(ii) Without contravening provisions of the *Swimming Pools Act 1992*, fencing must also be of a type that prevents access to the pool area by koalas (eg not be of timber or have timber posts or have shrubs and trees within 1m of either side of the fence that would allow koalas to climb over).

6.4.4 Domestic dogs¹

(i) Either the keeping of domestic dogs on any new residential lots arising from the subdivision of land shall be prohibited by an effective restriction as to user on the title of the land or other suitable planning measure

(ii) Resulting residential lots must be the subject of a covenant, imposing a legal requirement to install a dog-proof yard, whether the prospective owner has the immediate intention of owning a dog or not. The yard must enclose a PKFT-free, minimum area of approximately 300m² around a residential dwelling or part thereof. Yard-fencing must be a minimum of 1.8 m high and either be partially buried or have an associated buried component to a minimum depth of 0.3m. All gates into the enclosed area must be of the same height and general structure as the yard-fence and must have minimum clearance above ground to allow for swinging of the gate, below which must be a solid barrier such as concrete to deter digging.

6.4.5 Other fencing

(i) Fencing of residential lots must not impede the movement of koalas. Fences that do not impede koala movement may include:

- hedges or screens of trees and/or shrubs
- fences where the bottom of the fence is a minimum of 300mm above the ground to allow koalas to freely move underneath
- open post and rail fences
- post and 4 or 5 strands of wire whereby the bottom strand of wire is not barbed and a minimum 300mm above the ground at any in-line fence post and/or dropper.

6.4.6 Road design

(i) Road design standards and/or approved vehicle calming devices must be incorporated on any new roads such that motor vehicles are restricted to a maximum speed of 40km/hr within the development area.

¹ Excludes an "assistance animal" as defined for purposes of Part 6 of the Companion Animals Act 1998

Is my DA classified as 'minor' or 'major' development?

Minor development means a DA that relates to the construction of a single residential dwelling on land with a dwelling entitlement and which requires the removal of no more than two PKFTs or the subdivision of a single lot of land into no more than two lots and/or which will result in the loss of no more than two PKFTs for each hectare of assessable land to which the DA relates

Major development means a DA that relates to the subdivision of a single lot of land into three or more lots and/or will result in the loss of three or more PKFTs for each ha of assessable land to which the DA relates.

Did you know...

Significant koala activity levels for the Campbelltown population are those $\geq 10\%$.

Ongoing evaluation of the significant use activity level threshold in east-coast low density koala populations has been assisted by the large data sets collected by the NSW OEH from the south-east forests of NSW. These data have unequivocally established that activity levels below 10% are associated with transient use (ie tree species / faecal pellet associations appear random), whereas those above 10% are not (ie pattern non-random and associated with preferential utilisation of food tree species typical of habitat use by individual koalas with established home range patterns clearly indicative of resident koala populations).

(ii) Outside of residential subdivisions, where new roads or road upgrades are proposed that traverse areas of preferred koala habitat and are predicted to accommodate in excess of 1,500 vehicle movements/day, the following standards will apply:

(a) approved wildlife exclusion fencing must be installed along both sides of the road, the lower half of which must be clad with galvanised tin sheeting on the outside face.

(b) round pipe koala-grids or other approved devices must be installed at fence-ends and driveways and other access points to prevent koala access to the road corridor.

(c) on new roads, koala underpasses comprising a minimum of 1.2m X 1.2m reinforced concrete box culverts must be installed at regular intervals that approximate one underpass per 250m of exclusion fencing.

(d) in areas where the installation of exclusion fencing and underpasses are not possible due to topographical or engineering constraints, wildlife-activated signage, street lighting and appropriate vehicle calming devices such as speed humps, roundabouts and/or chicanes must be deployed.

(e) detailed design in accordance with (i) and (ii) above must be prepared in consultation with a suitably qualified and/or accredited person.

6.4.7 Protection of koalas from disturbance

(i) Clearing of native vegetation and/or earthworks as part of any development approval consent from Council must be temporarily suspended within a range of 25m from any tree which is concurrently occupied by a koala and must not resume until the koala has moved from the tree of its own volition.

(ii) Any clearing of land must not commence until the area proposed for clearing has been inspected for the presence of koalas by a suitably qualified and/or accredited individual and approval given in writing.

(iii) Approval to proceed with the clearing of vegetation in accordance with this section is only valid for the day on which

the inspection has been undertaken.

(iv) The individual referred to in (ii) above, or a nominated representative, must remain on site during any approved clearing of vegetation. If clearing operations are being undertaken concurrently in different sections of a property, a suitably qualified and/or accredited individual must be present in each section.

6.5 Discretionary planning controls

The majority of preferred koala habitat occupied by koalas within the Campbelltown LGA will be managed within KMPs in accordance with Section 6.4 of the Plan. Outside of KMPs, less habitat is occupied and consideration can be given to relaxing development controls of the Plan.

6.5.1 Unoccupied areas of preferred koala habitat

(i) This section applies to all rezoning applications and/or DA's that have identified areas of preferred koala habitat and/or the presence of individual PKFTs and:

- are not within a KMP
- where a KAAR undertaken within the preceding 12 month period has established that koalas are not present
- where a KAAR has identified the presence of transient koala activity levels of less than 10%.

(ii) for the purposes of Section 6.4.2 of the Plan, Council may exercise discretion subject to the application demonstrating to the satisfaction of Council that that retention of PKFTs greater than 200mm DBH has been maximised and that the proposed tree removal will not prejudice the overall vision, aims and objectives of the Plan.

(iii) for the purposes of Sections 6.4.3 – 6.4.6 of the Plan, Council may exercise discretion in terms of requiring the development to conform.

(iv) Part 7 of the Plan applies to any DA being considered for the purposes of this section.



6.5.2 Non-conforming developments

In the event that extenuating circumstances beyond the capacity of the Plan to resolve can be demonstrated, some basis may exist for Council to consider modifying a development proposal in such a way as to not compromise long-term koala management objectives.

(i) This section applies to a DA relating to land to which this Part applies and:

- that is within a KMP
- if outside of a KMP, where a KAAR undertaken in accordance with Section 6.4.2 has established the presence of koalas.

(ii) Notwithstanding the requirements of Section 6.4 and at the discretion of Council, a DA for the subdivision of land for the creation of three or more lots may be approved for enclaving in such a way as to permanently exclude koalas by way of fencing, koala-grids and gateways of a type that do not allow koalas to enter the area.

(iii) Any DA to be considered for enclaving must be accompanied by a KAAR.

(iv) Areas of land where the presence of koalas has been established by a KAAR cannot be included in any land that is proposed for enclaving.

(v) In considering any application for the purposes of this section and only after consultation with the KMC, Council must be satisfied that all options relating to conformity with Section 6.4 of the Plan have been explored and exhausted.

(vi) For the purposes of (v) above, the KMC must provide a written response which must be considered by Council as part of the assessment process.

(vii) Council may consequently consider approval of the application subject to:

a) All roads and pedestrian access ways entering the enclaved area including suitable approved devices such as specially constructed koala-grids¹ and gates to prevent koalas from entering the area.

b) The design and specifications of the fencing, koala-grids and/or gates referred to in (ii) above being designed in consultation with a suitably qualified and/or accredited individual. Where the use of fencing is not considered necessary, sufficient justification in writing must be provided within the documentation supporting the DA.

c) Lands on which the fencing is to be installed must be managed in perpetuity by the proponent with access to Council afforded by way of formal easement.

d) The original DA for development of land to be enclaved providing the following plans to the satisfaction of Council:

- the precise location of the fencing
- details of conformity with (a) to (c) above.

e) The costs of providing and installing fencing, and maintenance thereof must be met by the proponent. No development works pursuant to a construction certificate being provided, are to be undertaken on the land to be enclaved, other than fencing approved as a consequence of (vii) above until the fencing referred to in (b) above is installed and operational.

(viii) Part 7 of the Plan applies to all lands that are within any area to be enclaved.

(ix) The balance of lands relating the DA and which are not to be enclaved, will be subject to the requirements of Part 6.4 of the Plan.

¹ Specifications to require use of 60mm tubular steel pipes at 200mm centres

When submitting my DA, what information do I need to provide to Council?

Use the Development Assessment Flowchart in Figure 6.1 to determine what information you are required to provide to Council to support your DA.



Mum and bub at Hermitage. Helens Park. Photo courtesy of Newsplex

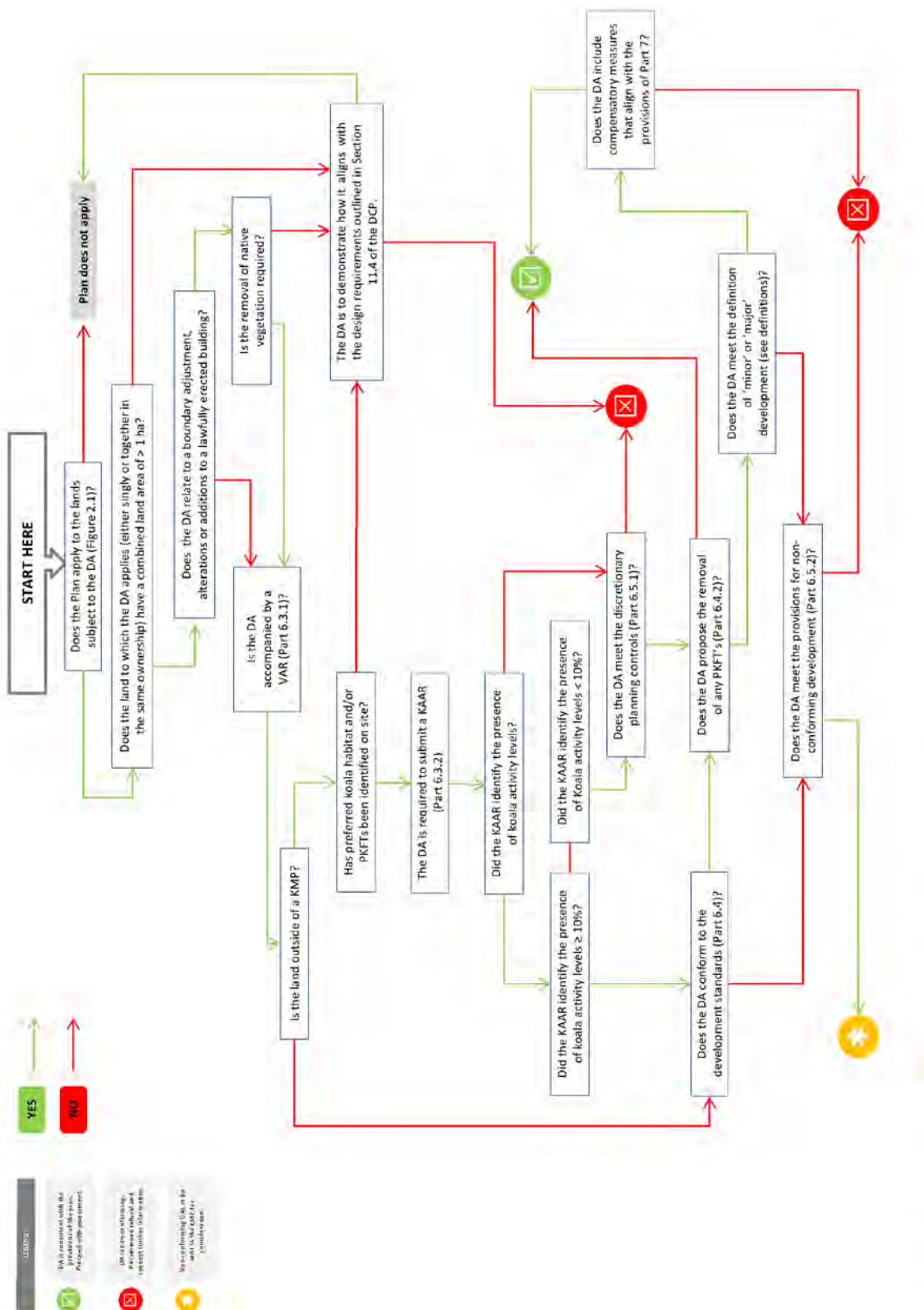


Figure 6.1: Development Assessment Flowchart (refer to Compensation Case Studies in Part Seven)



"Mr Nymboida" the koala at Smiths Creek Reserve, Ruse.
Photo courtesy of Carla-Maree Simmons

PART SEVEN

COMPENSATION FOR LOSS OF KOALA HABITAT

Context: the loss of native vegetation is listed as a Key Threatening Process (KTP) and can be a contributing factor to koala population decline. For koalas, a number of issues arise with regard to compensating for habitat losses arising from development:

1. compensatory plantings take time before they can provide the food resource that the removed trees provided
2. proposals for compensatory plantings may not necessarily be in the most appropriate location in terms of longer-term koala management objectives
3. compensatory plantings cannot be guaranteed in perpetuity, particularly if undertaken on lands that do not have a secure conservation tenure
4. there is no supervision of planting to ensure that the planting succeeds over time
5. there are no standards by which compensation can be determined for the loss of habitat.

While controls can be put into place to attempt to address these issues, none will provide an efficient management regime to ensure the compensatory planting will be effective. If compensatory planting has to be accommodated as a last resort, then overall responsibility should be borne by a responsible authority, such as Council, to supervise such planting in the most appropriate location having regard to the requirements for koala management as set out in the Plan.

Overall objective: to provide a standardised approach to the compensation and offsetting of koala habitat loss with a transparent assessment process that enables loss to be quantified; and to belatedly provide a mechanism for effectively resourcing koala habitat rehabilitation and regeneration programs.

7.1 Compensation for loss of koala habitat – major development

(i) This section applies to any DA that relates to the subdivision of land into three or more lots and to which Part 6 applies whereby development consent results in the removal of PKFTs and/or shelter trees.

(ii) Where a proponent chooses to seek the removal of PKFTs or shelter trees in accordance with a DA, provision must be made to compensate for the loss of the associated habitat.

(iii) To ensure that the provision of compensation is:

- commensurate with the importance of the habitat approved to be removed
- applied in an area that most appropriately contributes to the long-term sustainable management of Campbelltown's koala population the proponent of the development shall agree to either:

(a) at the applicant's expense, enter into a legally binding agreement with Council to undertake rehabilitation works in areas identified by the Koala Rehabilitation Program detailed in Part 8 of the Plan, or

(b) at the applicant's expense, enter into a legally binding agreement with Council to undertake rehabilitation works in areas identified by the Koala Rehabilitation Program detailed in Part 8 of the Plan. This will include payment of a Compensation Guarantee in the form of a Bank Bond which will be released once the required works have been implemented in accord with the agreement. The purpose of the Compensatory Guarantee is to allow Council to implement the required works in the event that the proponent is unable or unwilling to comply.

(iv) The amount of the monies referred to in 7.1(iii)(a-b) above will be based on the value of the required 'compensation units' arising from the total number and size of PKFTs and shelter trees that will be removed, as follows:

(a) Compensation for loss of PKFTs that have a dbh between 20 – 25cm DBH will be at the rate of 80 compensation units for every cm of DBH (or part thereof).

(b) Compensation for loss of PKFTs and/or shelter trees that have a dbh > 25cm dbh but < 60cm will be at the rate of 150 compensation units for every cm of DBH (or part thereof).

(c) Compensation for loss of PKFTs and/or shelter trees that have a dbh of > 60cm will be at the rate of 250 compensation units for every centimetre of dbh (or part thereof).

(v) The value of a compensation unit as at the date of commencement of the Plan is \$1.00, this value to be adjusted annually using the CPI increase for the 12 months prior to the review date.

(vi) Council must establish a special trust fund into which the monetary amount determined as compensation for the purposes of 7.1(iii)(a) above can be placed, and from which only habitat rehabilitation or regeneration works identified through the provisions of Part 8 of the Plan can be funded.

(vii) Nothing in this Part prohibits the proponent from undertaking compensatory plantings and/or habitat rehabilitation measures on lands being the subject of the DA. However, such an action cannot otherwise be used to discount the obligations of the proponent for the purposes of this Part unless an agreement as outlined in 7.1(iii)(b) above is in place.

(viii) Development consent shall be conditional upon the

agreement referred to in 7.1(iii) above being registered and in place prior to issuing of a construction certificate.

7.2 Compensation for loss of koala habitat – minor development

(i) This section applies to any DA that does not relate to the subdivision of land into three or more lots and to which Part 6 applies whereby development consent results in the removal of PKFTs and/or shelter trees.

(ii) Where a proponent chooses to seek the removal of PKFTs and/or shelter trees in accordance with a DA, provision must be made to compensate for the loss of the associated habitat.

(iii) To ensure that the provision of compensation is:

- commensurate with the importance of habitat approved to be removed
- is applied in an area that most appropriately contributes to the long-term sustainable management of the Campbelltown koala population.

the proponent of the development shall agree to compensate for the loss of any PKFTs and/or shelter trees at a ratio of no less than 20 replacement trees (or the monetary equivalent¹) for every one that is removed.

(iv) the location of the compensatory plantings shall be at the discretion of Council in the context of Part 8 of the Plan.

Note: Compensation case studies that explore hypothetical offsetting scenarios can be found on the following pages.

- 1 Monetary equivalent proposed as \$35 per replacement tree

Koala fact:

Campbelltown occurs on low nutrient soil substrates, which means that the growth rate of Eucalyptus is considerably slower when compared to high nutrient substrates such as those found on the NSW north coast. This means that PKFTs take a much longer time to grow to a size that is palatable for koalas.



Compensation case study A

A landowner in Wedderburn is seeking development approval to build a house on their 2ha property. The property is located in the Wedderburn KMP, and as such the area is known to be 'core koala habitat', therefore the applicant is required to complete a VAR.

The VAR confirms that there are 37 PKFTs on the property. The applicant proposes to remove eight PKFTs in order to build their house. However, the proposed removal of this number of trees means that the DA is classified as non-complying development under the CKPoM – and the applicant would be required to submit their DA to the KMC for special consideration.

The applicant decides to review their application, and in doing so to design their development to reduce impacts to PKFTs. The applicant manages to reduce the proposed number of trees to be removed down to four trees, comprising three PKFTs, and one shelter tree. The proposed development now meets the definition requirements of minor development.

The applicant is required to compensate for the loss of PKFTs and shelter trees under the plan, and has the option of either:

1. Offsetting the four PKFTs to be lost at a ratio of 20:1 (offset: loss) and planting 80 replacement trees on site, or
2. Paying Council \$35 per replacement tree, in this instance being (80 x \$35), totalling \$2,800.

The applicant does not have enough space on site to plant 80 trees, therefore the applicant elects to make a financial contribution to Council's koala habitat rehabilitation trust fund to the amount of \$2,800.



Compensation case study B

A property developer is seeking development approval to subdivide a 5 ha land parcel in Ingleburn into a number of smaller allotments. The proposed development is classified as Major Development under the plan. The land is situated outside of a KMP, and therefore both a VAR and KAAR are required. The VAR confirms the presence of PKFTs, but the KAAR establishes that koalas are not present on site.

The subdivision is conditionally approved with Council requiring the retention of a number of the largest PKFTs, but allowing removal of a total of nine PKFTs across the site. The amount of compensation payable to Council's koala habitat rehabilitation fund is calculated as follows:

Tree species	Scientific name	DBH	Compensation units	Amount
Grey Gum	<i>Eucalyptus punctata</i>	45cm	150	\$6750
Grey Gum	<i>Eucalyptus punctata</i>	48cm	150	\$7200
Grey Gum	<i>Eucalyptus punctata</i>	28cm	150	\$4200
Grey Gum	<i>Eucalyptus punctata</i>	59cm	150	\$8850
Blue-leaved Stringybark	<i>Eucalyptus agglomerata</i>	32cm	150	\$4800
Blue-leaved Stringybark	<i>Eucalyptus agglomerata</i>	21cm	80	\$1680
Forest Red Gum	<i>Eucalyptus tereticornis</i>	80cm	250	\$20000
Manna Gum	<i>Eucalyptus viminalis</i>	22cm	80	\$1760
Turpentine	<i>Syncarpia glomulifera</i>	67cm	250	\$16750
TOTAL				\$71,990

*The amount for each tree is calculated by multiplying the DBH by the compensation units at a cost of \$1 each.





PART EIGHT

HABITAT REHABILITATION & RESTORATION

Context: additional koala habitat areas will assist in sustaining a free-ranging koala population in perpetuity. This habitat is ideally perceived to include the in-filling of gaps within and adjoining existing areas of preferred koala habitat, in addition to SLAs. It is important that resources are used effectively to gain this additional koala habitat and that it is available in perpetuity for the koala population. The best means of achieving this is for Council to take an overseeing role for all rehabilitation and/or revegetation works.

Overall objective: to provide a coordinated program of habitat rehabilitation and linkage creation.

8.1 Habitat rehabilitation

(i) Where necessary, Council shall coordinate the rehabilitation of koala habitat across all lands to which the Plan applies. Council will seek partners and funding to secure the rehabilitation.

(ii) Within the first 18 months of the Plan and in consultation with the KMC, Council shall prepare a Koala Habitat Rehabilitation Program (the Program) for lands to which the Plan applies. The Program must identify and prioritise largely un-vegetated areas with a secure conservation tenure and/or conservation agreement for habitat restoration and/or rehabilitation purposes.

(iii) As a component of (ii) above, Council will actively seek interest from government agencies and private landholders within KMPs and SLAs to have their land considered for rehabilitation purposes.

(iv) Council will use the funds obtained by the habitat compensation measures detailed in Part 7 of the Plan to resource the Program, together with other such funding sources as may be available from time to time.

(v) Habitat rehabilitation plans must be prepared for each rehabilitation project. Habitat rehabilitation plans that are prepared by a proponent in accordance with 7.1 (iv) (b) must be approved by Council prior to works commencing, and all habitat rehabilitation plans must include the following information:

- the total area proposed for rehabilitation
- description and condition of current vegetation cover
- the number of trees to be planted, location of plantings and planting densities
- details of the sourcing of all seedlings (demonstrating local seed stock will be used)
- a schedule of management, monitoring and maintenance activities to ensure establishment and ongoing protection and management of planting(s)
- the length of the proposed monitoring and management periods, the timing of key milestones and reporting requirements

- provisions for planting mortality replacements
- nominate responsible parties for the undertaking of all works and activities included in the Plan
- if the revegetation is to take place on other than public land, how the revegetation will be maintained in perpetuity for the benefit of koalas.

(vi) As a general rule, PKFTs must comprise no less than 25% of the tree species used for rehabilitation purposes.

(vii) A Council officer will be made responsible for overall planning, supervision, resourcing and coordination of revegetation works. This officer will liaise with the KMC regarding the Program.

(viii) Where priority areas for koala habitat restoration are identified on land managed by Council, provision should be made in the relevant Plan of Management for this work.

Did you know that Council has a number of Bushcare groups operating in various locations throughout the Campbelltown LGA.

Interested in joining? For more information, contact Council's Bushcare Coordinator on 4645 4194 or email bushcare@campbelltown.nsw.gov.au





PART NINE

COMMUNITY EDUCATION

Context: while there is generally community support for koalas, there is limited appreciation of the threats they face and the measures required to ensure longer-term sustainable management of existing populations.

Overall objective: to increase the wider community's awareness of threats to koala habitat and populations, together with measures required to better manage the species and to facilitate active engagement of the community with koala management.

9.1. Education strategy

(i) In conjunction with the KMC, within the first 18 months of the Plan Council shall prepare a Koala Education Strategy aimed at raising awareness about the need for the involvement of the broader community in the management of the Campbelltown koalas. Measures may include, but are not limited to:

- a brochure aimed at visitors to the Campbelltown LGA
- a program targeted at providing information sessions at schools



- signage on roads through areas known to be occupied by koalas
 - regular workshops for the community on measures necessary to assist the koala management effort
 - a web-based mechanism allowing or advising residents to record koala sightings and other incidents of interest to koala management
 - a koala management page or pages on the Council website that provides access to the Plan, along with details of koala management measures and actions that residents, landowners etc. can take to assist longer-term koala management efforts.
- (ii) In addition to the measures to encourage habitat regeneration on private lands, Council will promote discussions with private landholders about options for conservation of koala habitat on their lands, including offering incentive instruments such as voluntary Conservation Agreements to assist in conservation of koala habitat.

Have you seen a koala? Report the sighting to Council on 02 4645 4151 or email koalas@campbelltown.nsw.gov.au or head to our website at www.campbelltown.nsw.gov.au/koalas



Dr Rob Close and Angela Taylor at Riverside Drive, Airds. Photo courtesy of Andy Attewell

PART TEN

MONITORING, REPORTING and REVIEW

Context: appropriate measures are required to inform stakeholder interests in the distribution, abundance and conservation status of Campbelltown's resident koala population(s), assess the effectiveness of the Plan's working provisions and if necessary, identify if and how they should be amended.

Overall objective: To ensure that the Plan remains relevant and that planning controls are regularly reviewed so as to achieve the vision and aims of the Plan.

10.1 Population monitoring

(i) Within and immediately adjoining the boundaries of three embedded plateau KMPs recognised for purposes of the Plan, Council will monitor the amount of habitat being utilised by koalas by reassessing the occupancy rate and/or levels of koala activity, ideally within the first year following commencement of the Plan, and thereafter at intervals of every two years.

(ii) For purposes of the monitoring program, a series of approximately 50 field sites at 500m intervals will be established as permanent monitoring points, the locations of which are known to Council.

(iii) Each monitoring event must involve an assessment of koala habitat use at each of the 50 sites that arise from those created by 10.1(ii) above.

(v) The minimum data set to be collected from each field site that is sampled for purposes of (iii) above must include either:

- a) a full measure of koala activity (ie application of SAT methodology applied in accord with Appendix D) from a central point located at the site coordinates, along with the number of koalas sighted in a 250m x 40m (1ha) transect, or
- b) a determination as to whether koalas are using the site based on 10 minute searches for koala faecal pellets around the base of and/or beneath the canopies of any PKFTs that are located within a 25m radius of the site coordinates (or other tree species if no preferred koala food trees are present).

(vi) A determination as to which of the two preceding options will be utilised will be made on the basis of resources available to Council at each monitoring event.

(vii) For the first monitoring event, coordinates for the centre of the site must be documented and the precise location permanently identified so as to enable it to be found for the purpose of subsequent monitoring events.

(viii) Monitoring and any associated data analysis must be undertaken by suitably qualified and/or accredited Council officers or other individuals who must also gather data from organisations such as the Macarthur Veterinary Group, WIRES and Sydney Wildlife on any koala incidents that may have occurred in the time period that has elapsed since the previous monitoring event.

(ix) As a component of every third monitoring event, Council will undertake a view of historical koala records using the methods described in Appendix C.

10.2 Performance indicators

(i) For monitoring purposes, the benchmark habitat occupancy rate to be achieved for koala populations inhabiting the three embedded plateau KMPs and adjoining lands should ideally average 45 - 50% of sampled field sites.

(ii) Notwithstanding the influence of events beyond the control of Council, the Plan can only be deemed successful if the occupancy rate estimated by the historical records analysis referred to in 10.1(ix) above is not significantly less than the estimate established by the monitoring program.

(iii) Generally, conclusions relating to changes in the occupancy rate within KMPs should only be undertaken at every third monitoring event (ie every six years) by examining both the occupancy trend over the intervening six year period and by a direct comparison to the occupancy estimate of the six years previous.

(iv) Any statistically significant reduction in either the occupancy rate or the number of field sites returning evidence of koala activity when compared to that estimated by the previous monitoring period, will warrant further investigation as to cause and so trigger a formal review of the Plan.

10.3 Reporting

(i) A report detailing the results of the field survey must be prepared by the person or organisation referred to above and forwarded to Council and the KMC within one month following completion of the field assessment.

(ii) Among other things, the report must include the following:

(a) a comparison of the extent of koala activity using baseline data from the initial monitoring event and that of any other surveys undertaken in accord with this Part, including consideration of the performance indicators

(b) a review of koala incidents obtained as a result of 10.1(v) above

(c) in relation to koalas and their habitat, a breakdown of the number and outcomes of development and/or rezoning applications that have been approved in accordance with Part 6 of the Plan

(d) the area of koala habitat rehabilitation achieved in areas identified for restoration according to the criteria outlined in Part 8

(e) any other observations and data of relevance to koala management

(f) recommendations for any amendment of the Plan by Council.

10.4 Review

(i) At every third reporting event, the KMC must undertake a major review of the Plan by considering the reports referred to in 10.3 above, along with any associated recommendations for amendment of the working provisions.

(ii) At every major review, the KMC will consider and evaluate the need to incorporate additional survey techniques such as use of specialised telephone applications, phone-in surveys and/or annual koala census days to augment the field survey component.





Context: an important aspect of koala management within the Campbelltown LGA is the care and rehabilitation of koalas. This is undertaken in a voluntary capacity by organisations such as the Macarthur Veterinary Group, WIRES and Sydney Wildlife. There is a need for stronger ties and liaison with Council in the context of koala welfare and the management and rehabilitation of wild koalas. There is also a need to address the matter of the rescue, care and rehabilitation of the LGA's koalas.

Overall objective: identification of koala welfare and research needs intended to improve and inform long-term management of the Campbelltown koalas.

11.1 Koala care and welfare

- (i) To assist with the rapid rescue of koalas in the Campbelltown LGA, a direct link to the emergency contact details of WIRES/ Sydney Wildlife/ Macarthur Veterinary Group website will be provided through Council's website.
- (ii) Within the first three months of the Plan, Council must seek a formal submission from WIRES/ Sydney Wildlife/ Macarthur Veterinary Group as to how Council may best materially assist with the rescue, care treatment and rehabilitation of koalas across the Campbelltown LGA.
- (iii) Council will investigate the merit of designating public parks, reserves and recreational areas within KMPs or linkage areas as dog-free zones.



11.2 Koala research

(i) Council will encourage further research, investigations and assessments into habitat use by the Campbelltown koalas, including further and ongoing refinement of the vegetation mapping layer which otherwise informs the Plan.

(ii) In collaboration with stakeholders, Council will encourage further and ongoing research into how best to reduce the potential for koala vehicle-strike and attacks on koalas by domestic dogs.

(iii) In collaboration with OEH, WSU and other stakeholders,

Council will encourage further and ongoing research into various aspects of koala disease and the genetic composition of the Campbelltown koalas.

(v) Council will establish permanent vegetation growth and koala use monitoring plots within any area replanted and/or rehabilitated for the purposes of improving habitat connectivity within the lands to which the Plan applies.

(vi) Council will continue to work closely with RFS on issues associated with fire management specifically in and around KMPs.

Did you know: the University of Sydney's Koala Health Hub at the Faculty of Veterinary Science in Camden is committed to koala care, management and research? The Koala Health Hub provides diagnostic services to koala care groups in NSW, free of charge.



Koala at Winbourne Place, Airds. Photo courtesy of Andy Attawell

PART TWELVE

OTHER THREATS

Context: the most significant threats to long-term koala population viability in the Campbelltown LGA are wildfire, incidental mortalities due to vehicle-strike and domestic dog attack, and habitat loss. While management of fire is outside of the control of Council, it is hoped that through the workings of the Plan, Council will be able to influence the management of fire to reduce the potential for negative impact, and effectively reduce habitat loss. The numbers of koalas being killed by vehicle-strike is also increasing commensurate with recovery of the Campbelltown koala population generally.

Overall objective: highlight the risks associated with fire and vehicle-strike through provisions intended to result in engagement with key agencies involved.

12.1 Fire management

(i) Council will encourage all relevant authorities and landowners to adopt a 'minimal use of fire' policy within KMPs identified by the Plan by way of:

(a) undertaking bush fire hazard reduction using mechanical means

(b) extinguishing any bushfire at the first practical opportunity.

(ii) Council will ensure that maps indicating the location of core koala habitat areas within the Council LGA are made available to all RFS stations.

(iii) Council will instigate appropriate koala awareness training for RFS members, Council staff and others involved with the management of fire, assessment of DAs and provision of hazard reduction certificates.

(iv) Council will assist the RFS in conducting community education in respect to the processes required to manage bushfires and hazard reduction in KMPs.

(v) Council will assist in the preparation of protocols for land management agencies and the RFS to cooperate with the local



wildlife carer/rehabilitation groups and OEH concerning fauna welfare issues following bushfires.

12.2 Vehicle-strike

- (i) Within the first six months of the Plan and in consultation with RMS, Council shall prepare a koala road-kill mitigation strategy for those roads within KMPs and Campbelltown LGA generally where koala road-kills are known to occur.
- (ii) The strategy referred to in (i) above must identify best-practice solutions and prioritise a five year program of works intended to reduce the risk of koala road mortalities.

**If you find an injured koala,
call the WIRES koala hotline
on 0466 318 688 or Sydney
Wildlife on 02 9413 4300**

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Appendices

- Appendix A** - **Schedule of management actions**
- Appendix B** - **Conformity with DPE/ OEH requirements for CKPoM compliance with SEPP44**
- Appendix C** - **Analysis of historical koala records in Campbelltown**
- Appendix D** - **Undertaking koala habitat assessments using Regularised Grid-based SAT (RG-bSAT) Sampling**
- Appendix E** - **Draft DCP provisions**

Appendix A: Schedule of management actions

Action ID	Description of Action	Priority (H/M/L)	Target Start Date	Action Duration	Indicative Budget	Funding Source
Roles and responsibilities						
1	Establish a KMC to guide the development of the plan, oversee the implementation of management activities, and to consider non-conforming DAs	H	< Six months	Quarterly	Internal	Council
2	Develop a koala-specific webpage on the Council website providing information on koalas relevant to the LGA	H	< One month	Ongoing updates	Internal	Council
3	Provision of effective mechanisms for community reporting of koala sightings (including telephone, email and website)	H	< One month	Ongoing	Internal	Council
Koala Management framework						
4	Preparation of koala habitat provisions for inclusion in the CLEP, 2015 to activate provisions of the plan	H	When plan adopted	3 months	Internal	Council
5	Creation of an interactive koala habitat planning layer to support the koala habitat provisions	H	< Two years	6 months	Internal	Council
6	Preparation of compensatory provisions for inclusion in the DCP for offsetting the loss of PKFTs and shelter trees	H	When plan adopted	3 months	Internal	Council
Development assessment and control						
7	Develop an interactive DA register to enable the review of conditions of consent for past DAs approved within koala habitat	M	< Two years	6 months	Internal	Council
8	Council to amend the Tree Removal Application under Section 78A of the EP&A Act in regards to PKFTs and shelter trees that triggers the requirements of the Plan	H	< One month	3 months	Internal	Council
9	Council to update Section 149 Planning Certificates under the EP&A Act to include information on the presence of koala habitat	H	< Six months	6 months	Internal	Council
10	Develop a monitoring program to randomly audit the compliance of DA conditions of consent for properties subject to this plan (and under approved IKPoMs)	H	< Six months	Ongoing	Internal	Council
Compensatory measures						
11	Develop a Council-owned land register listing properties suitable for offsetting and compensatory PKFT plantings	M	< Six months	6 months	Internal	Council
12	Maintain a register of landholders who are interested in rehabilitating koala habitat and developing the conservation value of their property	L	< Two years	Ongoing	\$10,000	External grants
Habitat rehabilitation and restoration						
13	Identify priority restoration sites for core koala habitat in order to target revegetation of strategic koala habitat corridor linkages	M	< One year	6 months	\$40,000	External grants
14	Letterbox drop property owners providing information on koala conservation	L	< Two years	Ongoing	\$5,000	External

	agreements, targeting landowners in key koala HLAs as shown in Figure 5.3						grants
15	Provide and support habitat restoration measures within koala habitat, through direct delivery and conservation partnerships	M	< One year	Annually	\$15,000		External grants
16	Investigate opportunities for the rezoning of core koala habitat on Council owned lands for environmental protection purposes	L	< Two years	3 months	Internal		Council
17	Undertake koala community planting projects to develop environmental stewardship in urban parks and local reserves	M	< One year	Annually	\$10,000		Council
Community education							
18	Develop a koala awareness strategy to facilitate increased positive community engagement and awareness of koala conservation actions	M	< Six months	3 months	Internal		Council
19	Provide community seminars and workshops to actively engage residents and stakeholder groups on koala related issues	M	< One year	Annually	Internal		Council
20	Develop koala education programs for primary schools, particularly for those areas in close proximity to core koala habitat	L	< Two years	Annually	Internal		Council
21	Install educational koala signage and plaques in local schools to encourage younger generations to actively engage on koala related issues	L	< Two years	Ongoing	\$5,000		External grants
22	Develop a koala field ID guide for eco-tourism purposes to encourage education and promote koala conservation	L	< Two years	Annually	\$5,000		External grants
Monitoring, reporting and review							
23	Develop a koala population monitoring program involving the establishment of a series of monitoring sites within the LGA	H	< One year	Triennial	\$35,000		External grants
24	Coordinate annual community citizen science transect-based koala searches of designated monitoring sites ¹	H	< One year	Annual	\$15,000		External grants
25	Annual report to Council on the implementation of management actions and performance indicators identified in the Plan	H	< One year	Annually	Internal		Council
26	Explore funding opportunities through various external grant programs for the implementation of management actions identified in this plan	H	When plan adopted	Ongoing	Internal		Council
Koala welfare and research							
27	Keep informed of recent developments and news regarding koala health through regular liason with key research stakeholders	L	< Six months	Ongoing	Internal		Council
28	Explore opportunities with local utility contractors to provide cut PKFT branches to the Koala Health Hub at the University of Sydney's Faculty of Veterinary Science	M	< One year	Ongoing	Internal		Council
Other threats							
29	Identify koala threat mortality hot spots through an up to date sightings, injury and	M	< One year	6 months	Internal		Council

¹ (based on the scientifically rigorous methodology as per NPWS Community Koala Surveys Bongil Bongil National Park program)

	fatality recording framework						
30	Install koala crossing warning road signage to improve road safety in key areas subject to high koala mortality	H	When plan adopted	3 months	Internal	Council	
31	Contact NSW RMS to upgrade road signage to reflect reduced speeds (60km/hour), and enforce speed limits on state roads in koala habitat	L	< Two years	1 month	Internal	Council	
32	Lobby NSW RMS to incorporate koala-friendly crossings (such as fauna overpasses and culverts) into state road designs in koala habitat (ie Appin Road upgrade)	H	< Six months	3 months	Internal	Council	
33	Install signage in high-risk dog attack areas in koala habitat outlining leashed area restrictions to notify and educate dog owners	M	< Two years	3 months	Internal	Council	
34	Letterbox drop property owners in high-risk dog attack areas to educate residents and promote responsible dog ownership	M	< Six months	3 months	\$5,000	External grants	
35	Implement appropriate regulatory tools and compliance measures in reserves subject to leashed area restrictions	L	< Two years	Ongoing	Internal	Council	
36	Develop an interactive internal mapping system to query history and extent of hazard reduction burns across the LGA to inform future burns in koala habitat	M	< One year	Ongoing	Internal	Council	
37	Provide RFS with core koala habitat planning mapping the subject of this Plan, to ensure exclusion from the operation of the 10/50 scheme	H	< Three months	3 months	Internal	Council	

Appendix B:

Conformity with DPE/ OEK requirements for CKPoM compliance with SEPP44

Item	How the item is addressed in the CKPoM
Identification of authors	Authors and others associated with the drafting of the CKPoM are identified on Page <i>i</i> of the CKPoM.
Primary aims consistent with clause 3 of the SEPP and comply with clause 15(a) of SEPP 44 (identification, protection and management of koala habitat).	The primary aims and objectives are detailed in Part 3 of the CKPoM.
Additional aims	
Identify and list the koala food tree species in the study area, derived from <ul style="list-style-type: none"> a) SEPP 44 b) local sources c) field and community surveys. 	Koala food tree species for the Campbelltown LGA are identified in supporting documentation; PKFTs are named in the definitions and acronym section of the CKPoM on page <i>vi</i> and <i>vii</i> .
To map koala habitat within the study area.	Mechanisms for categorisation of vegetation communities are identified in supporting documentation and in Part 5 (Koala management framework) of the CKPoM; Map of preferred koala habitat is included as Figure 5.1 of CKPoM.
To identify and reduce the threatening processes acting on the local koala population.	Threatening processes are identified in supporting documentation (ie ELA koala habitat study, 2014), mechanisms for their reduction are detailed in Parts 6 (Development assessment and control), 8 (Habitat rehabilitation and restoration) and 12 (Other threats) of the CKPoM.
To identify steps to reverse the current trend of koala population decline, for example <ul style="list-style-type: none"> • to identify and conserve koala habitat • to implement appropriate planning controls • to institute a long-term program of monitoring and reporting of koalas and koala habitat • to nominate areas for restoration programs. 	No decline apparent; measures in CKPoM (all Parts) are specifically intended to enable long-term sustainable future for koalas in study area.
Background	
Physical environment - description of the physical aspects of the study area (climate, geology, soil types and their nutrient status, and topography) as it relates to koala habitat.	Part 1.1.2 of Part A (Background information) of CKPoM refers.
Biotic environment - description of the biotic environment of the study area including flora, fauna, feral animals and ecosystems as it	Part 1.1.2 of Part A (Background information) of CKPoM refers.

relates to koala habitat.	
History - summary of history of land-use, and include a current map of land tenure. History of koalas and koala habitat in the study area.	Supporting documentation refers, current map of land tenure is provided in Part 1 (Introduction) - Figure 1.1 of the CKPoM.
Regional status of koalas and koala habitat to identify potential linkages between koala habitat in the study area and neighbouring areas and the highest priority areas of koala habitat.	Supporting Documentation refers while details of key linkage areas within the broader study area, and extending into neighbouring areas is provided in Figure 5.3 of CKPoM.
A discussion of the existing planning instruments which are applicable to the protection of koala habitat (including where copies can be obtained)	Existing planning instruments covering the study area are outlined and discussed in Part 1.2 (Statutory context) of CKPoM.
Methodology	
a) Survey of the study area for koala habitat, including the following procedures:	
1. vegetation survey to produce a vegetation map of plant associations	Supporting documentation and Appendix to CKPoM refer.
2. community-based koala survey to provide records of both current and historical koala locations	Supporting documentation refers.
3. field survey to determine which plant associations and tree species contain koalas.	Supporting documentation refers.
b) Maps of koala habitat, including	
1. Potential koala habitat. This will be a map of all plant associations containing preferred koala food trees based on the list of trees generated for the study area.	A map of preferred and core koala habitat is provided in Figure 5.1 of the CKPoM.
2. Core koala habitat.	An assessment of generational persistence has enabled areas of contemporaneous core koala habitat to be identified, the basis for which is detailed in the supporting documentation, and provided in Part 5 (Koala management framework) - Figure 5.1 of the CKPoM.
Threatening processes	
Identify and describe the threatening processes affecting koalas and koala habitat.	CKPoM Part A (Background Information) refers.
Current LEP zoning of koala habitat areas and the effects of activities which may be permissible under these zonings to the extent that they facilitate or contribute to threatening processes.	Part 1.1 of Part A (Background Information) of CKPoM refers.
The extent of these problems to address the importance of each in the study area.	CKPoM Part A (Background information) refers.
Management	
General management principles and policies for koala management. For example, koala protection or management should	Part B (Working provisions) of CKPoM refers.

extend over areas of fragmented habitat which support a koala population and identified links between koala habitat.	
Planning controls and regulation. The recommendations in Section 2.4 and 2.5 of the Department of Urban Affairs and Planning (DUAP) Circular No B35, should be applied. All areas mapped as koala habitat should be included in these legislative provisions.	Part 6 (Development assessment and control) of CKPoM refers.
Encourage land owners to enhance and protect koala habitat – proactive measures.	Part 9 (Community education) of CKPoM refers.
Threatening processes addressed by appropriate detailed management actions to negate or ameliorate threats.	Parts 6 (Development assessment and control) and 12 (Other threats) refer.
Koala welfare - management of sick and injured koalas placed in care for rehabilitation and release. The role that local koala care groups play in koala welfare and conservation should be identified and discussed.	Part 11 (Koala welfare and ongoing research) of CKPoM refers.
Research - identify areas requiring further research that will assist in the long-term management of koalas.	Part 11 (Koala welfare and research) of CKPoM refers.
Public education and information - strategies to educate and inform the public of the management and conservation of the local koala population.	Part 9 (Community education) of CKPoM refers.
Coordination - management recommendations should take a regional approach - neighbouring lands and include issues on all land tenures (including DoD, NPWS and Crown Lands).	Part 4 (Roles and responsibilities) of CKPoM designates Campbelltown City Council as lead agency.
Implementation - how the plan is to be implemented including time-frames and responsibilities.	Appendix A of CKPoM refers.
Review	
Formation of a steering committee to assist in overall implementation (eg establishing time-frames for implementation) and content and assigning responsibilities and resources.	Section 4.2 of CKPoM establishes a KMC to oversee/assist with implementation of the Plan.
Performance indicators - Detailed performance indicators, with incorporated timeframes to assess the success or failure to meet the aims of the Plan. These indicators will guide the monitoring program. Appropriate indicators should include rates of habitat loss and/or creation, feedback from community groups and achievement of deadlines.	Part 10 (Monitoring, reporting and review) of the CKPoM refers.
Monitoring - an ongoing program of monitoring of the koalas and koala habitat, be defined by the performance indicators.	Part 10 (Monitoring, reporting and review) of the CKPoM refers.
Reporting - reporting of the status of koalas in the study area and the LGA is required.	Part 10 (Monitoring, reporting and review) of the CKPoM refers.
Public exhibition: the views of the community should be obtained through public exhibition of a draft plan. Any comments should be collated and incorporated into the plan if appropriate.	CKPoM is to be placed on public exhibition for 28 days following Council resolution.

Appendix C

Analysing the historical record: aspects of the distribution and abundance of koalas in the Campbelltown City Council Local Government Area 1900 – 2012.

**Report to Campbelltown City Council
March 2016**

Background

Analysis of historical fauna records can inform management and conservation decisions. The koala is an iconic Australian mammal and has been the focus of one national survey (Phillips 1990). While in NSW, at least three statewide surveys have also occurred (Gall 1978; Reed and Lunney 1990; Lunney *et al.* 2009). Analyses of historical koala records are increasingly being used to inform planning outcomes at the Local Government Area (LGA) level (Lunney *et al.* 1998; Phillips *et al.* 2007; Phillips and Hopkins 2010). The range parameters Extent of Occurrence (EoO) and Area of Occupancy (AoO) are two key measures pertaining to the spatial distribution of a species, the EoO being that area encapsulating the outermost limits of the area in which the species can be found, while the AoO is that area within the EoO in which the species actually occurs (Gaston 1997). The AoO is typically estimated by enumerating the number of occupied grid cells and is thus sensitive to sampling parameters such as study area and grid cell size.

As a consequence of databases in the public domain which invite contribution, coupled with a mandatory requirement in some instances to report species records, relatively large data sets are now available for use. However, the adhoc nature of data collection and associated reporting indirectly results in a suite of statistical issues which can make objective interpretation of such data problematical.

The boundaries of the Campbelltown LGA encompass an area of approximately 31, 200ha. This report is part of a process initiated by Campbelltown City Council to progress towards the adoption of a Comprehensive Koala Plan of Management (CKPoM) for the LGA. Herein an analysis of historical koala records for the LGA is undertaken, with a view to examining the following issues:

- (i) identifying any changes/trends in the geographic distribution of koalas within the Campbelltown LGA over time
- (ii) determining the extent to which the historical records may be capable of assisting/informing decisions relating to koala conservation by way of identifying important historical and contemporaneous source populations, the latter additionally qualifying as core koala habitat for the purposes of SEPP 44.

Knowledge gained from the preceding process in conjunction with data derived from habitat mapping and radio-tracking studies, has also been used to derive an indicative koala population estimate for the entire LGA.

Methods

An inherent problem associated with survey data such as historical koala records, is that they are typically observer-biased and do not reflect the results of a systematic survey effort. Hence, quantitative range parameters such as the Area of Occupancy (AoO) and concepts such as generational persistence could potentially miscalculate the full extent of any indicative change (positive or negative) and/or the locations of such things as source populations respectively, if existing bias cannot be accommodated; it is with such considerations and limitations in mind that the following methodological approach was developed.

Historical koala records were provided by Council, these being those previously collated by Ward *et al.* (2013) from Western Sydney University (WSU), and the NSW Office of Environment and Heritage (OEH) Wildlife Atlas databases for the time period 1900 - 2012. Once collated, records were sorted chronologically by koala generation (determined to approximate six years (Phillips 2000)) dating backwards from 2012. The resulting data set was then further partitioned in order to enable comparisons pre 1995 and post 1994 (the timeframes 1995 - 2000, 2001 - 2006 and 2007- 2012 approximating the time intervals for the three most recent koala generations respectively). This approach enables results to be considered in the context of International Union for Conservation of Nature (IUCN), Commonwealth and State-based conservation criteria which place weight on the concept of population change over a time period of three consecutive (taxon- specific) generations (WCUSSC 1994).

Extent of occurrence

The *EoO* was determined as the total area enclosed by a Minimum Convex Polygon (MCP) derived by connecting the outer-most koala records over time for each koala generation for which sufficient data was available. Three *EoOs* for the Campbelltown LGA were determined as follows:

- a) that encapsulating all known koala records over time (the historical *EoO*)
- b) that for the time period 1900 – 1994
- c) that for the three most recent koala generations 1995 - 2012.

Area of occupancy

Although the more useful of the two range parameters, changes in the *AoO* over time are harder to quantify because there is an increase in available records over the last

two decades. The following procedures were applied in order to minimise the influence of chronological bias.

A 2km x 2km (400ha) fixed-grid overlay constrained by the boundaries of the historical EoO was used to create a series of cells for sampling purposes. The 400ha grid cell size was considered the minimum necessary to accommodate spatial uncertainty in the data (use of different mapping datums, observer error, etc), while the actual number of records themselves became academic, the primary scoring mechanism being whether a koala record was either present or absent. Fifty percent of the grid cells were then randomly selected through each of 10 iterations for each time period examined, the number of cells within which koala records were present enumerated and converted to a proportion of the total area occupied. Differences between time periods were analysed using two sample *t*-tests. In order to deal with the disproportionately greater number of koala records in recent years, sampling iterations for the three most recent koala generations was based on a single suite of randomly selected records, the number being equal to that for all preceding generations.

Generational persistence

The records were also examined for re-occurrence over timeframes that were beyond the life spans of individual koalas. The term Generational Persistence Assessment (GPA) is used to describe this process; examining the data for repeated records of koalas within a localised area over overlapping generational time spans, and so identifying the presence of long-standing (20 years+) historical resident and/or source populations (ie core koala habitat as defined by SEPP 44). For the purpose of this report, "localised" was considered to include that area defined by the 2km grid cell around each koala record, with generational persistence inferred by the presence of records for each of the three most recent koala generations.

The proximity of some records to grid cell edges invariably warrants the need to include an appropriate buffer to areas of generational persistence, the size of which necessitates considerations of the koala home range size as follows:

- Buffer width (m) = square root of average adult female home range size (m²), modified to accommodate spatial overlap.
-

Estimating population size

Population size was estimated by intersecting the 1995 – 2012 EoO with underlying vegetation mapping in order to estimate the amount of preferred koala habitat. This result was then modified by the AoO (including bounds) to indicate the likely number of hectares currently occupied by resident koala populations. This value was then divided by a koala density estimate determined by reducing the average home size of an adult female koala by 50% to accommodate some spatial overlap (35%) with other females and breeding males (15%) respectively. An indicative population estimate can then be derived as follows:

$$N = [PKH \times AoO (\pm 95\% CL)] \times D/2$$

where:

N = population estimate

PKH = amount of available habitat (in ha) contained within the 1995 – 2012 EoO

AoO = record-derived occupancy estimate expressed as a proportion

D = mid-point of range of female koala home range size determined by Ward (2002).

Results

Koala records

A total of 1,600 koala records were contained in the dataset of Ward *et al.* (2014), of which 1,588 had a date reliably attributed to them; hereafter the results of analyses utilising only dated records are presented. The chronological distribution of these koala records is presented in **Figure 1**.

The earliest records of koalas in the Campbelltown LGA (ca 1900) occur at Campbelltown and in the area now known as Minto Heights. Through the 1960s to the 1980s, sporadic records appear in the Wedderburn area, Minto Heights – Kentlyn and between St Andrews and Ingleburn. The frequency of reporting of koala records gathers momentum from the late 1980s through to 2006, this time period coinciding with the first statewide survey (Gall 1978), thereafter the National Koala Survey (Phillips 1990; Reed and Lunney 1990) and most recently Dan Lunney's 2006 community-based koala survey for NSW (Lunney *et al.* 2009).

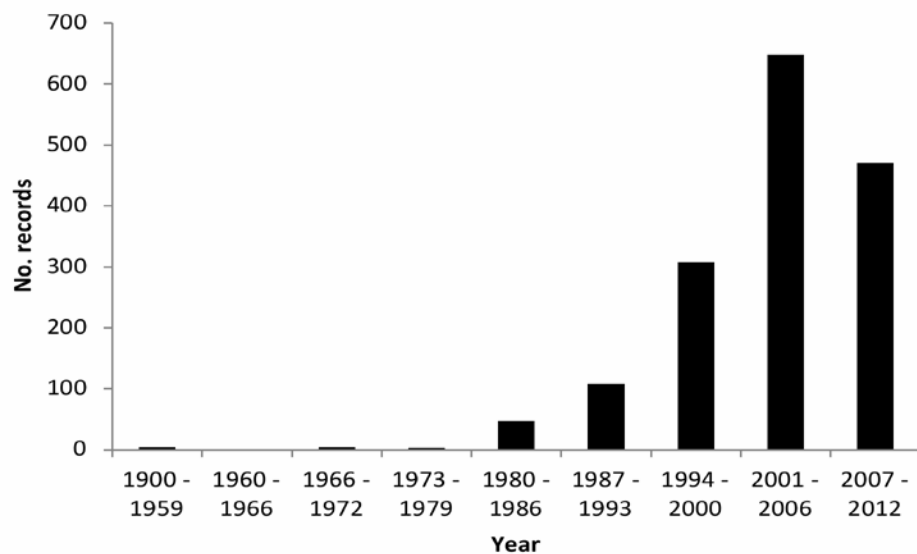


Figure 1: Chronological distribution of 1,588 koala records for the Campbelltown LGA over the period 1900 - 2012.

Extent of Occurrence

Available koala records reveal an historical *EoO* of approximately 15,225ha, this being the area captured by a MCP with vertices that intersect the outer-most koala records in the dataset for the time period 1900 - 2012 (Figure 2).

The records further imply that an *EoO* of this size has not always been the case, the time period 1900 -1994 being substantively smaller at approximately 63% (9,509ha) of this area (**Figure 3**). As might be deduced from this difference, the trend over the last three consecutive koala generations (1995 - 2012) appears to have been one of overall range expansion / recovery, the associated *EoO* estimated at 14,863ha (**Figure 4**).

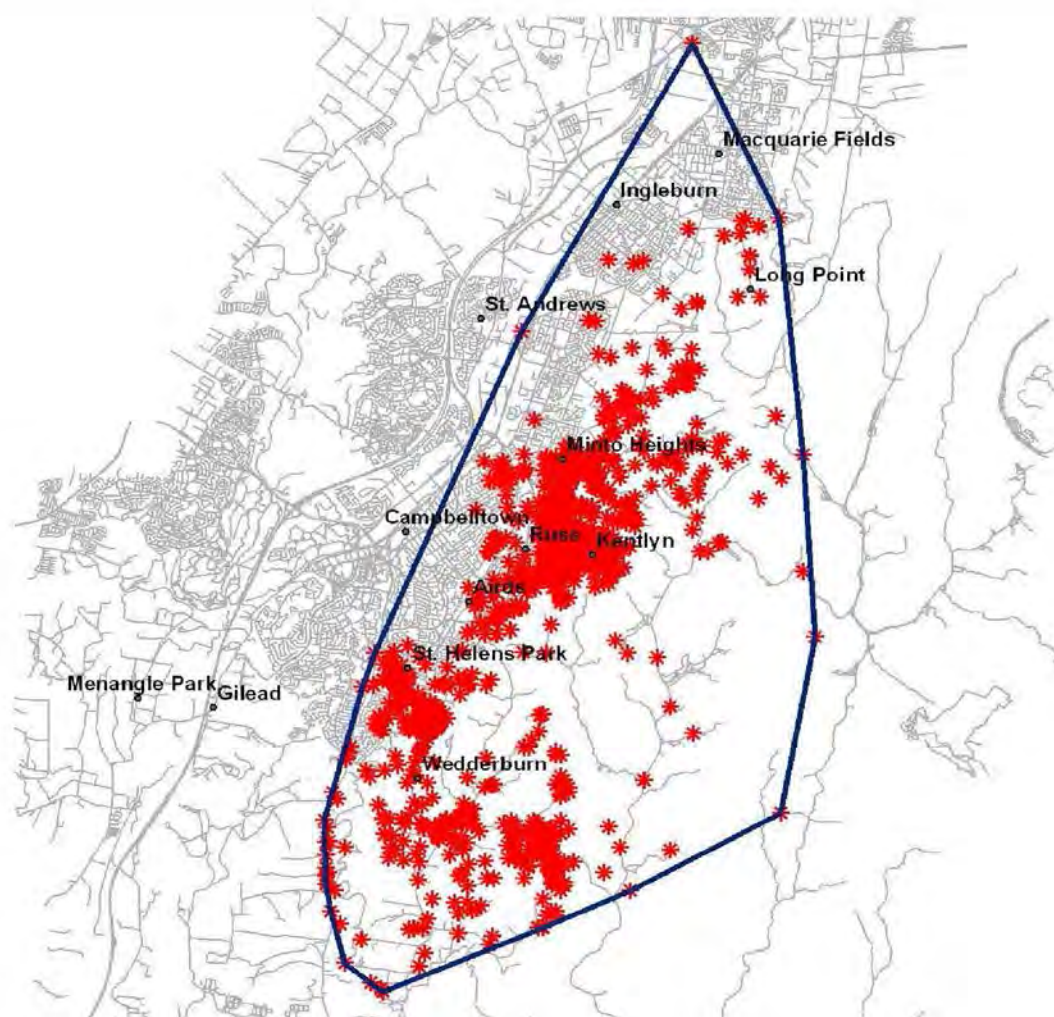


Figure 2: Historical EoO of koalas (red asterisks) in the Campbelltown LGA over the period 1900 - 2012.

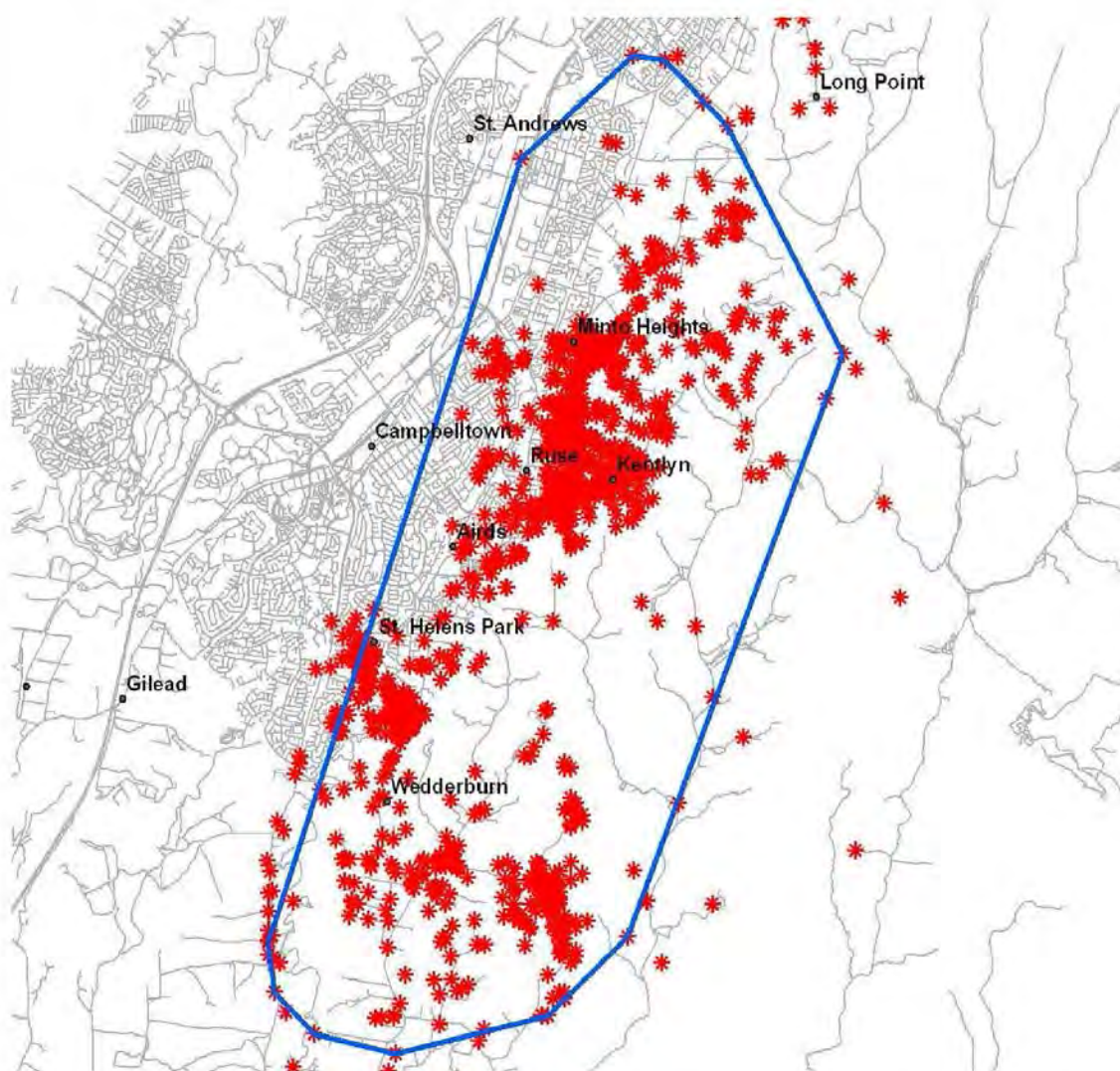


Figure 3: Historical EoO of koalas (red asterisks) in the Campbelltown LGA over the period 1900 - 1994 (Note: red asterisks outside of blue MCP indicate post 1994 records).

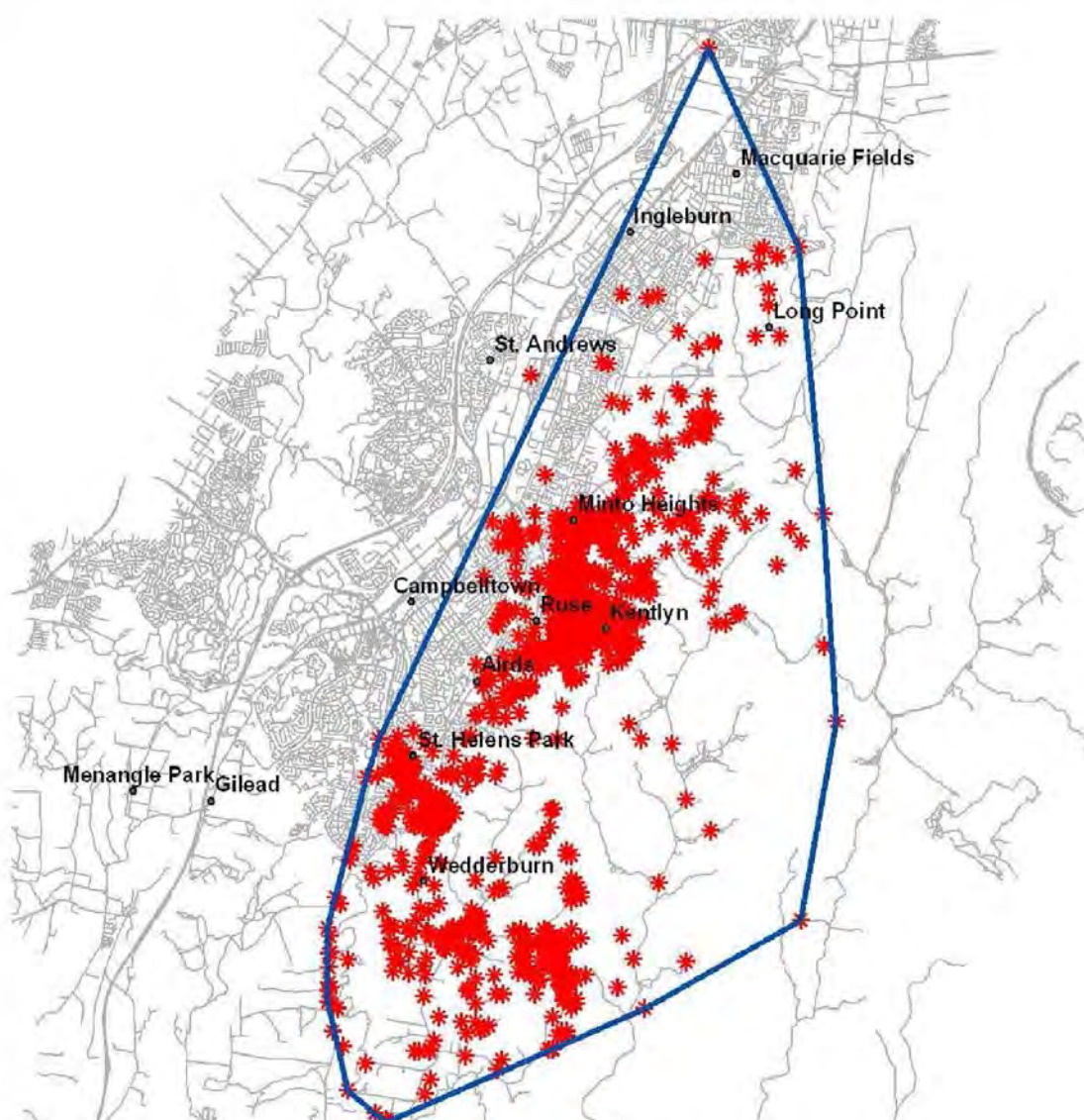


Figure 4: Historical EoO of koalas (red asterisks) in the Campbelltown LGA over the period 1995 – 2012 (Note single pre 1995 record in St Andrews).

Area of Occupancy

The occupancy rate estimated from the 163 records that comprise the entire subset of data for the time period 1900 - 1994 was compared to that of a single suite of 163 randomly selected records for the time period 1995 - 2012. Randomly sampling 50% of the grid cells within the historical EoO over 10 iterations returned the following results:

1900 – 1994

Mean AoO estimated at $41.23 \pm 7.39\%$ (SD) of available habitat.

1995 – 2012

Mean AoO estimated at $46.42 \pm 5.58\%$ (SD) of available habitat.

Analysis of the data associated with these two outcomes confirms that there has been a statistically significant increase in the extent of the study area being occupied by koalas over the last three koala generations [1900 - 1994 vs 1995 - 2012: $t = -2.16984$, 28_{df} , $P < 0.05$ (two-tailed test)].

Generational persistence

During the three koala generations from 1977 to 1994, the records indicate two areas of generational persistence, coinciding with the Wedderburn Plateau and Kentlyn – Minto Heights localities. This result (**Figure 5**) implies the presence of small and localised population cells over that time period.

The subsequent three generation subset (years 1995 - 2012) indicates a substantive increase in the area of generational persistence, with records from the aforementioned locations persisting through to 2012 (**Figure 6**). The most evident change when contrasted to that in Figure 6 is the increased number of grid cells along the interface of the Campbelltown urban environment where it abuts adjoining bushland areas.

Ward (2002) determined the size of female koala home range areas to vary between 11 – 61ha. Making allowance for estimated home range overlap of 50%, the midpoint of these estimates is $0.5 \times 36\text{ha}$ or $180,000\text{m}^2$, the square root of which is 424m.

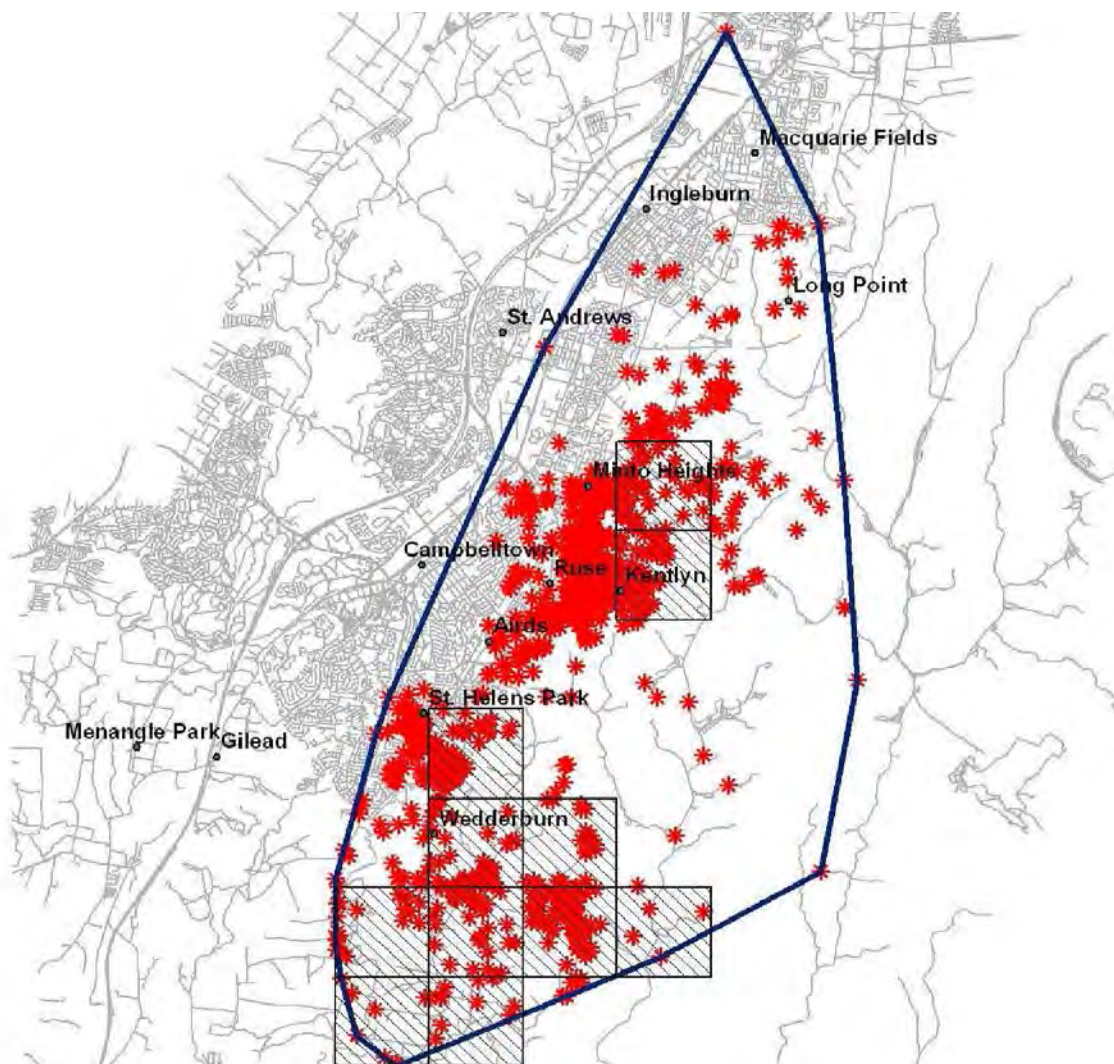


Figure 5: Areas of generational persistence (diagonally crossed grid cells): 1977 – 1994.

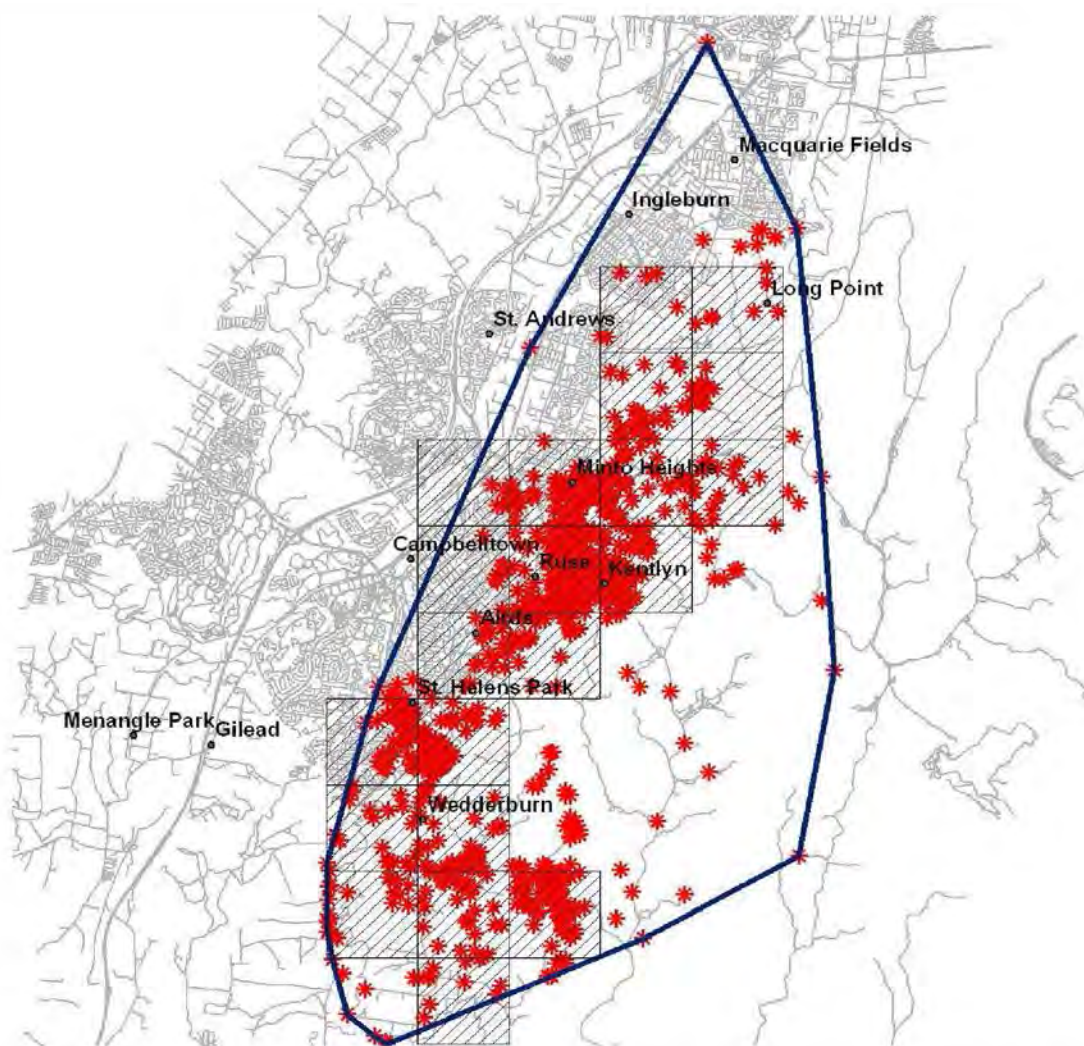


Figure 6: Areas of generational persistence (diagonally crossed grid cells): 1995 – 2012.

Estimating population size

The 1995 – 2012 EoO contains approximately 6,857ha of preferred koala habitat, $46.42\% \pm 3.09\%$ (95% CI) of which has been estimated as currently occupied by koalas. Using the modified home range size of 18ha, allows a population estimate for the Campbelltown LGA of 177 ± 12 (95% CI) koalas to be derived.

Key Outcomes

- The historical records indicate that koalas have a long history of occupation in the Campbelltown LGA. The population appears to have been on a recovery trajectory over at least the last three koala generations.
 - The recovery trend is well supported by analysis of changes in the key range parameters EoO and AoO. There have been progressive increases in the EoO leading up to the mid 1990s, with that for the, three last koala generations exceeding that of all generations before it. The current EoO for koalas in the Campbelltown LGA approximates an area of 14,000ha.
 - Commensurate with the increase in the *EoO*, there has also been a statistically significant increase in the *AoO*. Optimal occupancy rates for free ranging koala populations are estimated to be approximately 50% of available habitat, a measure which already appears be the case within the Campbelltown LGA.
 - GPA implies the presence of two source populations in the Wedderburn and Minto Heights – Kentlyn areas up until the mid 1990s. Thereafter, the 1995 - 2012 GPA data alludes to both an expansion of these areas into adjoining bushland areas abutting localities of St Helens Park, Airds, Ruse and Long Point.
 - A minimum buffer width of 425m is deemed necessary to effectively accommodate likely koala ranging patterns on peripheral GPA cells.
 - Recovery and range expansion described herein accommodates neither complacency nor apathy in its outcomes. The estimated numbers of koalas comprising the Campbelltown koala population remain low such that a recovery, long-term sustainable management-themed CKPoM will be necessary.
-

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Appendix D

Undertaking koala habitat assessments using Regularised Grid-based SAT (RG-bSAT) Sampling

PREAMBLE

The ecology of koalas in the Campbelltown LGA is, among other things, influenced by the availability of, and access to preferentially utilised food tree species. The purpose of this appendix is to assist landholders and proponents of development to identify important habitat areas that are currently being utilised as part of normal koala ranging, socialising and feeding patterns. The overall approach is as follows:

STEP 1

Determine appropriate sampling intensities for the site to be assessed using the following table:

Table C.1 Sampling Intensity per Unit Area

Area of land being subject of DA or rezoning application	<u>Initial</u> SAT sampling intensity	<u>High</u> SAT sampling intensity
< 15ha	250m intervals	125m intervals
15 - 50ha	500m intervals	250m intervals
> 50ha	700m intervals	350m intervals

STEP 2

Overlay the proposed development site with a square grid the dimensions of which correspond to the "high SAT sampling intensity" specifications in the table above, then use the resulting grid-cell intersections to identify those points that fall on areas of land where 30 trees of any species that have a DBH \geq 100mm could theoretically be sampled within a radius approximately equal to that of 50% of the sampling intensity being utilised (eg 150m = 75m radius, 250m = 125m etc). Note that this approach requires areas of cleared land with scattered trees to be included for assessment purposes.

When overlaying the grid, ensure that adjoining areas of land are included to the extent that an overlap consistent with the relevant "initial SAT sampling intensity" interval has been achieved (ie provision is made to sample adjoining areas of habitat and so place the site into a broader koala management context).

STEP 3

- a) Preliminary sampling of the site should be undertaken at intervals commensurate with the "initial SAT sampling intensity" specified in Step 1.
 - b) Sampling is to be undertaken at each sampling point using the Spot Assessment Technique (SAT) of Phillips and Callaghan (2011).
-

c) In the event that koala activity is recorded at any of the initial sampling sites, then the surrounding “high SAT sampling intensity” sites within the boundary of the land under assessment (or immediately adjoining areas) must also to be sampled where there is an activity level transition from high or medium use to that of low use.

STEP 4

In the absence of a suitable spatial modelling technique such as splining, all SAT sites where significant koala activity has been recorded must become the central point of a grid cell, the size of which must be commensurate with sampling intensity as follows.

- For 125m sampling intersections, the grid cell size will be 125m x 125m (1.56 ha)
- For 250m sampling intersections, the grid cell size will be 250m x 250m (6.25 ha)
- For 350m sampling intersections, the grid cell size will be 350m x 350m (12.25 ha)

All areas within a grid cell identified in Step 4 and that have an activity level of 10% or greater must be regarded as supporting a resident koala population for the purposes of this plan.

The overall process is illustrated in Figures 1 – 3, below.



Figure 1: Nominal study area – in this example, 300ha - comprising some cleared areas and a heterogeneous mix of vegetation communities.



Figure 2: Study area overlain with a point-based, regularized grid at 350m intervals for sampling purposes, each grid cell intersection point that falls within an area of forest subsequently sampled for koala activity using the Spot Assessment Technique of Phillips and Callaghan (2011).



Figure 3: Once field survey has been completed, areas supporting significant koala activity (ie in this example, habitat areas surrounding LB5_038, 050,061,075 and 112) can be interpolated using thin-plate splining techniques and associated contouring to provide a more refined outcome. A coarser outcome producing the same result would be to make each of the aforementioned sites the centre of 12.25ha grid cells. In this image, the extent of significant koala activity is indicated by the outer orange line.

Appendix E

11.4

Design requirements for developments in core koala habitat

11.4 Design requirements for developments in core koala habitat

Objectives:

- To assist in the effective implementation of the Campbelltown Comprehensive Koala Plan of Management (CKPoM) for development within core koala habitat
- To facilitate development sympathetic to the local koala population, in order to minimize the impacts of development on koala habitat.

11.4.1 Management of core koala habitat

- a) Development applications for properties located in core koala habitat, and relating to a boundary adjustment, alterations, or additions to a lawfully erected building; and where no removal of native vegetation is proposed, are required to:
- be designed and located in such a way as to avoid any adverse indirect impacts to preferred koala food trees (PKFTs).
 - incorporate fences in a way that allows for the movement of koalas through the property, either through:
 - the installation of koala-friendly fencing (that allows the movement of koalas)
 - incorporating structures that enables koalas to climb over fencing
 - retaining mature vegetation on either side of fences.
 - confine domestic dogs to a dog run, or koala-proof fenced enclosure during peak koala activity levels, being between 6pm and 6am.
 - design swimming pools with a graduated shallow edge, or fitted with a permanent flotation device to prevent koalas drowning.



Plate 11.4.1 - The protection of koala habitat is essential to provide for the long-term maintenance of a viable, free-ranging koala population in the Campbelltown LGA (Koala "Mr Nymboida" in Ruse. Photo courtesy of Carla-Maree Simmons).

Note:

Many koala populations in NSW now survive in fragmented and isolated habitat, while some areas in which koalas remain more common are increasingly subject to ongoing pressures, in particular clearing for agriculture, logging and urban expansion.

Campbelltown has one of the last, disease-free koala populations in the Sydney region. Therefore it is essential to put in place design measures that support the harmonious co-existence of the community with koalas.



2.2 Outcome of the Public Exhibition of the Noxious Weed Management Strategy

Reporting Officer

Manager Environmental Planning

Attachments

Updated draft Noxious Weed Management Strategy (contained within this report)

Purpose

To inform Council of the outcome of the public exhibition of the draft Noxious Weed Management Strategy and seek Council's endorsement of the updated draft Noxious Weed Management Strategy.

History

Council at its meeting held 10 May 2016, considered a report on a draft Noxious Weed Management Strategy and resolved:

- '1. That Council endorse the attached draft Campbelltown Noxious Weed Management Strategy for public exhibition.
2. That the draft Campbelltown Noxious Weed Management Strategy be re-submitted to Council at the conclusion of the public exhibition for adoption. That following the conclusion of the public exhibition, the outcome of the exhibition be reported back to the full Council.
3. That Council write to the Minister for Primary Industries and Minister for the Environment requesting a review of the funding model for noxious weed management with additional emphasis on the eradication of African Olive.'

This report updates Council on the outcomes of the above resolutions.

Report

Public Exhibition

The draft Campbelltown Noxious Weed Management Strategy (the draft strategy) was placed on public exhibition for one month (from Tuesday 1 March 2016 until Friday 1 April 2016) at the following locations:

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

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

The exhibition of the plan was advertised in the local notices section of the Campbelltown Advertiser and the Macarthur Chronicle.

Submissions Received

One submission was received from a resident in regards to a minor mistake relating to a plant name and corresponding picture, the draft strategy contained in the attachment to this report, has consequently been corrected.

Council Resolution

A letter was sent to both the Minister for Primary Industries and the Minister for the Environment requesting a review of the funding model for noxious weed management with additional emphasis on the eradication of African Olive.

Implementation and funding of the Strategy

Whilst many of the actions prescribed under the draft strategy are currently being implemented under Council's current Weed Management Programs, new or amended actions will be incorporated into future works programs and will guide Council's approach to noxious weed management.

Council staff will continue to actively pursue grant funding opportunities to assist with the management of noxious weeds, however grant funding programs are highly competitive and success in obtaining grants is never guaranteed. Therefore in order to implement the draft strategy, Council should seek to increase its internal funding of noxious weed management through quarterly budget reviews and the annual budget process.

Conclusion

The draft Noxious Weed Management Strategy was placed on public exhibition for a period of 32 days. Council received one submission from the community regarding the strategy and Council officers are of the view that with the minor change completed, no further changes to the publicly exhibited Noxious Weed Management Strategy are considered warranted.

The draft Noxious Weed Management Strategy has been developed in line with relevant legislation relating to noxious weeds and their management and in consultation with various sections within Council through the Sustainable Land Working Party.

The implementation of this draft Strategy if approved by the Council, will be undertaken through an annual schedule of works. The effectiveness of the actions in achieving the goals of the draft Strategy will be measured against nine indicators including: the number of inspections undertaken, the area of bush regeneration and weed treatment completed and the number of educational activities delivered. Council's performance against these indicators will be reported through its annual State of the Environment Report. Where indicators show a decrease in achievements or there are significant changes in related policy and/or legislation, a review of the strategy will be undertaken.

Officer's Recommendation

That Council adopt the draft Noxious Weed Management Strategy as attached to this report.

Committee's Recommendation: (Kolkman/Rowell)

That the Officer's Recommendation be adopted.

CARRIED

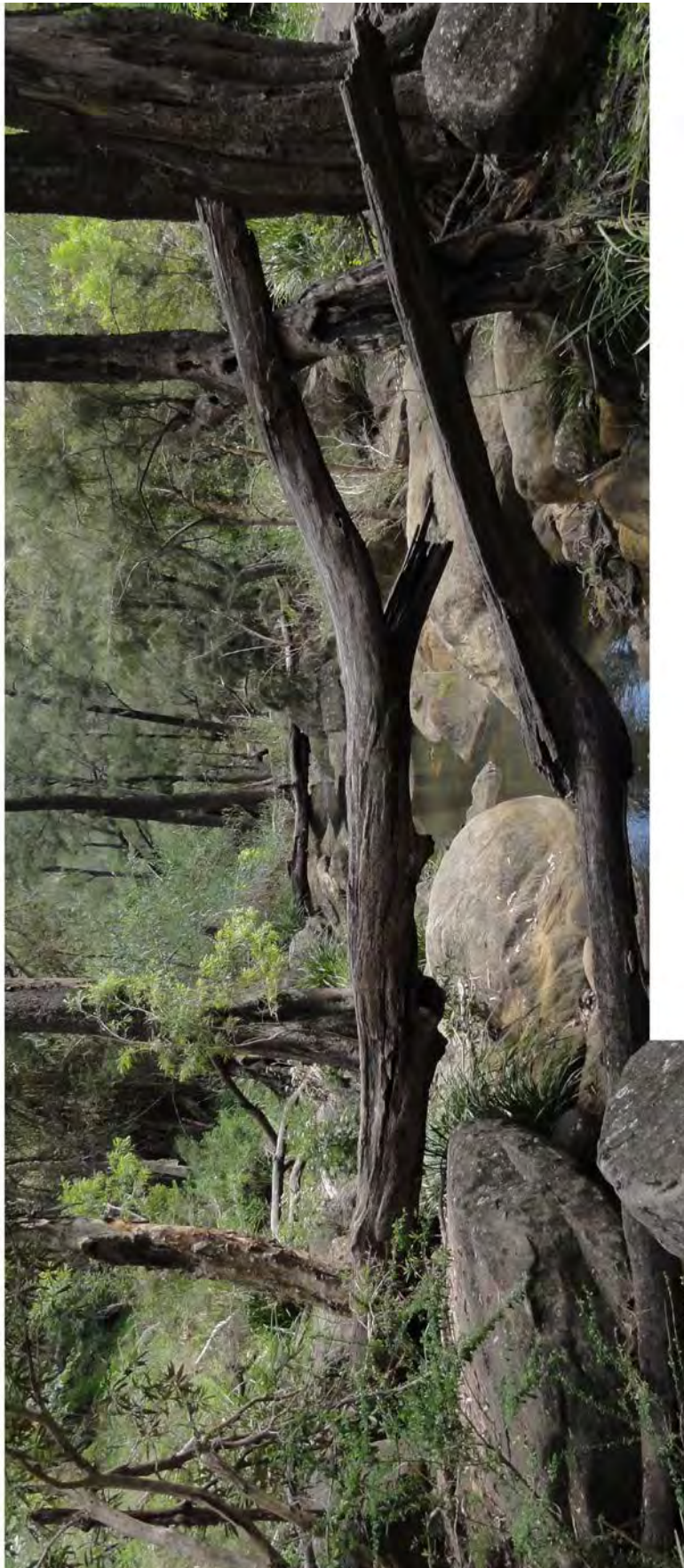
Council Meeting 17 May 2016 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 71

That the Officer's Recommendation be adopted.

ATTACHMENT 1



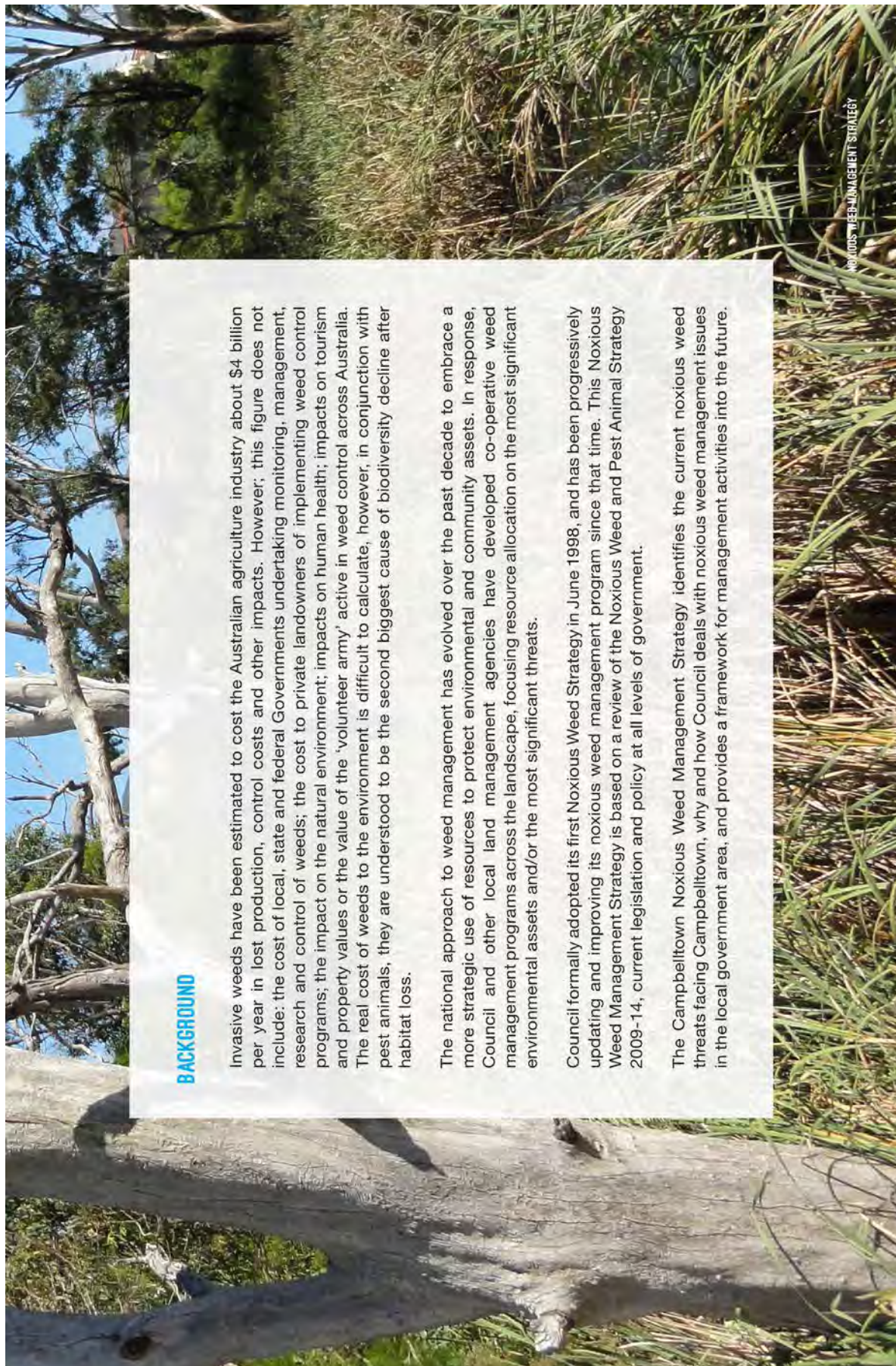
NOXIOUS WEED MANAGEMENT STRATEGY



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

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2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy



Mother of millions - Bryophyllum delagoense

1.1 IMPACTS OF NOXIOUS WEEDS

Many noxious weeds are considered to be among the greatest threats to biodiversity and ecosystem function and pose a huge threat to waterways and bushland areas in the Campbelltown Local Government Area (LGA). Adverse impacts of noxious weeds on the environment and agriculture include:

- competition with local native plants for sunlight, moisture and nutrients
- inhibition of native plant germination
- alteration of Endangered Ecological Communities as well as habitat for threatened species
- encouraging more frequent and intense fires
- changes to soil characteristics such as nutrient cycles, pH, moisture and microbiology
- increased nutrient levels in water and lower levels of oxygen, which threaten or kill fish and other aquatic fauna
- degraded landscape values and impeded access impacting on urban amenity and tourism
- harbor for feral animals.

1.2 SOURCES OF NOXIOUS WEEDS

Major sources and causes of noxious weed spread in the environment are:

- disturbance in natural areas
- plants escaping from gardens
- dumping of waste, particularly garden and construction waste, in bushland
- wind and vehicle transport of seeds along highways and railway corridors
- use of weed contaminated soil or horticulture products
- transmission by fauna, eg through bird droppings
- planting of exotic species into public reserves by residents and government authorities
- spread of weed seed on clothing of bushwalkers
- nutrient-enriched runoff from sources such as stormwater, septic tanks, sewerage overflows, pet wastes, washing of cars, and fertiliser runoff
- poor vegetation management practices such as over clearing, slashing and trampling by public land management authorities, developers, recreationalists and the community.



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy





2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

2.0 PURPOSE OF STRATEGY

The Campbelltown Noxious Weed Management Strategy provides clear principles and guidelines for Council and the community on how noxious weeds within the Campbelltown LGA are to be managed and the mechanisms available to facilitate control or removal.

This strategy will assist with the numerous requests that Council receives from the public every year for noxious weed management. It provides direction for how requests will be prioritised and actioned according to their significance, importance and alignment with this strategy and its objectives. The strategy aims to foster strategic noxious weed management practices to drive effectiveness, provide long term cost savings and create long term sustainability in programs to benefit the community and local environment.

ON AVERAGE,
MORE THAN 700
NOXIOUS WEED
INSPECTIONS ARE
UNDERTAKEN
EACH YEAR IN THE
CAMPBELLTOWN
LGA





2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

3.0 CAMPBELLTOWN'S LOCAL ENVIRONMENT

The Campbelltown LGA is located on the south-western edge of the Sydney metropolitan area, approximately 53 kilometers from the Sydney CBD, and occupies an area of approximately 312 square kilometres. The LGA extends from Glenfield in the north to Menangle Park in the south. It comprises 38 suburbs and is surrounded by five other LGAs - Liverpool, Camden, Wollondilly, Sutherland and Wollongong. Campbelltown has a population of approximately 155,915 (Forecast ID 2015)², with urban development predominately situated within a linear urban corridor that follows the alignment of the M5 Motorway/Hume Highway and the Main Southern Railway line.

Topography within the LGA is generally flat, with the exception of the Scenic Hills in the west and the riparian areas particularly along the Upper Georges River; the majority of land within the LGA lies approximately 200 metres above sea level.

The LGA is located within the catchments of two principal Sydney waterways, the Georges and Nepean River systems. These waterways support a diverse variety of plants and animals, as well as provide for community amenity and recreation opportunities.

Cumberland Plain Woodland and Shale-Sandstone Transition Forest are the two main native vegetation communities within the LGA and are both listed as Critically Endangered Ecological Communities under the *Threatened Species Conservation Act 1995* and the *Environment Protection and Biodiversity Conservation Act 1999*. The Dharawal National Park is situated (in part) within the south east of the LGA and contains relatively pristine bushland. Campbelltown also supports many threatened flora and fauna species, along with potential habitat for these, including environmentally significant areas such as the Georges River Corridor.

² <http://forecast.id.com.au/campbelltown/population-summary>

3.1 NOXIOUS WEEDS IN CAMPBELLTOWN

Noxious weed declarations are made by the NSW Department of Primary Industries (NSW DPI) on a Local Government Area basis. Many weeds that are significant on a statewide basis are declared noxious for a range of areas, even if they are not identified in an area, such as Senegal tea plant (*Gymnocoronis spilanthoides*), which is not known to exist within the LGA. The declaration of species not known to exist in an area provides higher levels of surveillance as well as prompt action and funding for treatment through the NSW DPI.

In the Campbelltown LGA, 125 noxious weed species are declared, however, only 44 of these species are known to currently exist or have previously been recorded in the area (refer to NSW DPI website for a full list: <http://weeds.dpi.nsw.gov.au/WeedDeclarations>). Some of these species are well established and widespread, while others are relatively recent introductions in small isolated populations. A substantial proportion of weeds declared

noxious within NSW have their origins as garden plants. Many weed species within the Macarthur area were originally planted for a particular purpose, such as hedges, wind breaks, shade trees and for soil stabilisation. Other species were likely to have been inadvertently introduced through stormwater, vehicles, clothing, or soil from areas where an infestation exists.





Prickly pear - Opuntia spp



4.1 STAKEHOLDERS

There are a number of key stakeholders associated with noxious weed management in the Campbelltown LGA, ranging from local residents managing noxious weeds on urban or rural properties, to larger businesses and organisations such as Sydney Trains, Roads and Maritime Services (RMS) and Sydney Water, with large land holdings. The activities that this strategy recommends directly or indirectly affect these stakeholders, and as such, will often require partnership to ensure the best outcomes for management of noxious weeds in the area. The stakeholders and their roles are outlined in Table 1.



12 NOXIOUS WEED MANAGEMENT STRATEGY



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

TABLE 1: LIST OF STAKEHOLDERS AND THEIR ROLES IN NOXIOUS WEED MANAGEMENT

STAKEHOLDER	ROLE					
	Funding	Governance	Enforcement	Partnerships	Landholder	Legislation and policy
Campbelltown City Council	●	●	●	●	●	
Local control authorities – Sydney Water, Roads and Maritime Services, Transport for NSW		●		●	●	
Local residents and landowners					●	
Georges River Combined Councils Committee		●		●		
Sydney Weeds Committee		●		●		
Sydney South-West Regional Weeds Committee		●		●		
Greater Sydney Local Land Services	●	●		●		●
Tharawal Local Aboriginal Land Council				●	●	
Adjoining councils – Wollondilly, Camden, Liverpool, Sutherland	●	●	●	●	●	
Department of Primary Industries	●	●	●	●		●
Department of Planning				●	●	
Office of Environment and Heritage	●	●		●	●	●
Department of Lands	●	●		●	●	
Crown Lands Department	●			●	●	

4.2 LEGISLATION AND POLICY

Legislation

Noxious weed management is informed and regulated by various state and commonwealth legislation relating to planning, protection and management of the environment. Key pieces of legislation are outlined below.

Noxious Weeds Act 1993

The objectives of the *Noxious Weeds Act 1993* are:

- a. to reduce the negative impact of weeds on the economy, community and environment of this State by establishing control mechanisms to:
 - i. prevent the establishment in this State of significant new weeds, and
 - ii. prevent, eliminate or restrict the spread in this State of particular significant weeds, and
 - iii. effectively manage widespread significant weeds in this State,
- b. to provide for the monitoring of and reporting on the effectiveness of the management of weeds in this State.

Under the Act, the Minister for Primary Industries has the power to make orders declaring plants as “noxious weeds”. Weeds can be declared “noxious” if they pose a threat to agriculture, the environment or community health, and there is a public benefit from such declaration.

NOXIOUS WEED CLASSIFICATIONS

Under this Act, noxious weeds are classified into five categories based on their perceived threat (see Table 2). Each classification has different control requirements which specify levels of control or management required to be undertaken by the responsible landowner or authority. They range from Class 1 to Class 5, where Class 1 is seen as the highest control priority. Species are classified noxious in specific Local Government Areas. Some species may be declared noxious across the state, while others may only be noxious in one specific area. Classifications for species may also differ across local area boundaries. A list of species for each LGA can be found on the Department of Primary Industry's website at <http://weeds.dpi.nsw.gov.au>

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

TABLE 2 : NOXIOUS WEED CLASSES WEED TYPES AND CONTROL REQUIREMENTS

CONTROL CLASS	WEED TYPE	CONTROL REQUIREMENTS
CLASS 1	Plants that pose a potentially serious threat to primary production or the environment and are not present in the State or are present only to a limited extent.	The plant must be eradicated from the land and the land must be kept free of the plant. The weeds are also "notifiable" and a range of restrictions on their sale and movement exist.
CLASS 2	Plants that pose a potentially serious threat to primary production or the environment of a region to which the order applies and are not present in the region or are present only to a limited extent.	The plant must be eradicated from the land and the land must be kept free of the plant. The weeds are also "notifiable" and a range of restrictions on their sale and movement exist.
CLASS 3	Plants that pose a potentially serious threat to primary production or the environment of a region to which the order applies, are not widely distributed in the area and are likely to spread in the area or to another area.	The plant must be fully and continuously suppressed and destroyed.*
CLASS 4	Plants that pose a potentially serious threat to primary production, the environment or human health, are widely distributed in an area to which the order applies and are likely to spread in the area or to another area.	The growth of the plant must be managed in a manner that reduces its numbers, spread and incidence and continuously inhibits its reproduction.*
CLASS 5	Plants that are likely, by their sale or the sale of their seeds or movement within the State or an area of the State, to spread in the State or outside the State.	There are no requirements to control existing plants of Class 5 weeds. However, the weeds are "notifiable" and a range of restrictions on their sale and movement exists.

NOTE: All Class 1, 2 and 5 weeds are prohibited from sale in NSW.

* In some cases the following wording has also been inserted "the plant may not be sold, propagated or knowingly distributed"

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Threatened Species Conservation Act 1995

The primary objective of the *Threatened Species Conservation Act* (TSC Act) is to conserve biological diversity. The Act provides for the listing of threatened species populations and ecological communities. The Act also provides for the preparation of recovery plans for rare or endangered species and vegetation communities and the designation of areas as habitat critical to the survival of those listed as endangered.

Under the Act, threats that can potentially impact on the survival or evolutionary development of a species, population or ecological community can be determined as key threatening processes. The proliferation of some species of weeds such as African olive and Bitou bush have been identified as key threatening processes, meaning that their management is of a high priority.

Policy

There are various strategies, plans and documents that guide the management of noxious weeds within the Campbelltown LGA, these are outlined in Figure 1. While many of these documents are developed on a regional or state-wide basis, implementation at the local government level is essential for effective noxious weed management.

Other relevant legislation relating to noxious weeds includes;

- *Environment Protection and Biodiversity Conservation Act 1999*
- *Biological Control Act 1985*
- *Environmental Planning and Assessment Act 1979*
- *The Local Government Act 1993*
- *Pesticides Act 1999*
- *Local Land Services Act 2013*
- *National Parks and Wildlife Act 1974.*



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Figure 1: Policy framework across the three levels of government

FEDERAL			
The Australian Weed Strategy			
Goal 1	Prevent new weed problems		
Goal 2	Reduce the impact of existing priority weed problems		
Goal 3	Enhance Australia's capacity and commitment to solve weed problems		
STATE			
NSW Invasive Species Plan 2008-2015		Key Threatening Processes and Threat Abatement Plans	NSW New Weed Incursion Plan
Goal 1	Exclude (prevent the establishment of new invasive species)	The proliferation of some weed species are listed as key threatening processes, for example, the invasion, establishment and spread of Lantana camara, and invasion of native plant communities by African olive (<i>Olea europaea Cuspidate</i>), meaning that they must be considered during a development assessment process. Threat Abatement Plans may also be developed to prescribe actions to address the threat.	Aims to guide the achievement of goals 1 and 2 of the NSW Invasive Species Plan, coordinating the surveillance and identification of weeds and weed pathways, risk assessment of species and implementation of effective barriers to prevent their establishment.
Goal 2	Eradicate or contain (eliminate or prevent the spread of new invasive species)		
Goal 3	Effectively manage (reduce the impacts of widespread invasive species)		
Goal 4	Capacity (ensure NSW has the ability and commitment to manage invasive species).		
NSW Alligator Weed Strategy 2010-2015			Sydney Metropolitan Catchment Action Plan
Aims to prevent new incursions, ensure the early detection of any new incursions and actively manage existing infestations.			Target B5 - By 2016, the impact of invasive species on biodiversity is reduced by decreasing the number, distribution and impact of terrestrial and aquatic invasive weeds and pest animals; and by promoting a better understanding of invasive pathogens.
LOCAL			
Upper Georges River Strategic Environmental Management Plan		Pesticide Use Notification Plan 2015	Community Strategic Plan, Operational Plan and Delivery Plan
A guiding framework that focuses on the past, present and future health of the Upper Georges River catchment, through the analysis of four key themes: management, land use, community engagement and on-ground projects including weed management.		The plan guides Council's staff and contractors in how they notify members of the community of pesticide use in public places throughout the Campbelltown LGA particularly in regards to works in close proximity to sites listed as "sensitive areas" in the plan.	A 10 year plan that outlines the aspirations and objectives of the community and sets out the strategies to achieve them. Strategy 1.2: Protection of the natural environment The Operational and Delivery Plans detail specific actions to achieve the strategies of the Community Strategic Plan including the review and implementation of the Noxious Weed Management Strategy.

4.3 WEEDS OF NATIONAL SIGNIFICANCE

Weeds of National Significance (WoNS) are the priority species for sustained nationally coordinated action under the Australian Weeds Strategy. Species declared as WoNS will be targeted for coordinated national management involving various stakeholders, including local government, for the purpose of preventing further impacts, reducing or restraining their spread and/or eradicating them from parts of Australia.

A total of 32 WoNS have been identified by Australian governments, based on their invasiveness, potential for spread, and environmental, social and economic impacts. Each WoNS has a strategic plan that outlines strategies and actions required to prevent spread and reduce impact of the weed, as well as identifying responsibilities for each action.

Individual landowners and managers are ultimately responsible for managing WoNS. Federal government grant funding for weed control programs is often targeted to achieving WoNS strategic goals. Of the 32 WoNS species, 18 occur in the Campbelltown LGA. These include: Alligator weed, Boneseed, Blackberry, Prickly pear, Bridal creeper, Lantana, Serrated tussock and Willows.

Unlike declared noxious weeds, there is no legal obligation to control WoNS with exception for those that are also declared noxious.

18 OF THE 32
WEEDS OF
NATIONAL
SIGNIFICANCE
OCCUR IN THE
CAMPBELLTOWN
LGA



Blackberry - *Rubus fruticosus* aggregate

4.4 GOVERNANCE

Weeds don't recognise borders - what is a problem in one Council area is quite often also a problem in the next. The state government has helped to establish a governance framework to assist Local Control Authorities (LCAs)³ in working together, obtaining funding and efficiently and effectively using resources.

Weed Action Program

The NSW Weeds Action Program 2015-2020 (WAP) is a NSW Government initiative to reduce the impact of weeds, guided by the NSW Biosecurity Strategy 2013-2021 and the NSW Invasive Species Plan 2015-2020.

The WAP aims to ensure consistent and coordinated regional planning and local delivery of weed management approaches through 11 statutory regional weed committees comprising LCAs, public and private landholders, and community members as sub committees to Local Land Services (LLS)⁴. The committees are aligned with LLS borders and are legislatively obligated to develop regional plans and priorities for weeds and surveillance.

Funding is provided under the WAP by the NSW Government for weed control projects (see section 10 – Funding).

³ Local Control Authorities – are the body responsible for noxious weed control functions under the Noxious Weed Act 1993 for an area. For a local government area these are generally councils.

⁴ An amalgamation of previous Catchment Management Authorities, Livestock Health and Protection Authorities and certain aspects of the NSW Department of Primary Industries

Sydney Weeds Committees

Weeds Advisory Committees are formed by groups of stakeholders across LLS regions of NSW (see figure 2). The Sydney Weeds Committee provides a platform for discussion regarding weed management issues across the different land holdings and to facilitate potential partnerships across land tenures.

The Sydney Weeds Committee was established in 2010 with the aim of improving weed management across all land tenures in the Sydney Region and Blue Mountains Region. The committee is comprised of four regional weeds committees with representatives from government and non-government agencies and practitioners across the broader Sydney region.

South-West Regional Weeds Committee

The South-West Regional Weeds Committee is a sub-committee of the Sydney Weeds Committee. It is comprised of technical officers from Campbelltown, Wollondilly, Sutherland, Fairfield, Bankstown and Liverpool Council's as well as representatives from other government organisations such as NSW National Parks and Wildlife Service and Sydney Trains. The Regional Weeds Committee acts to address more localised issues, provide local support and identify partnership opportunities.

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

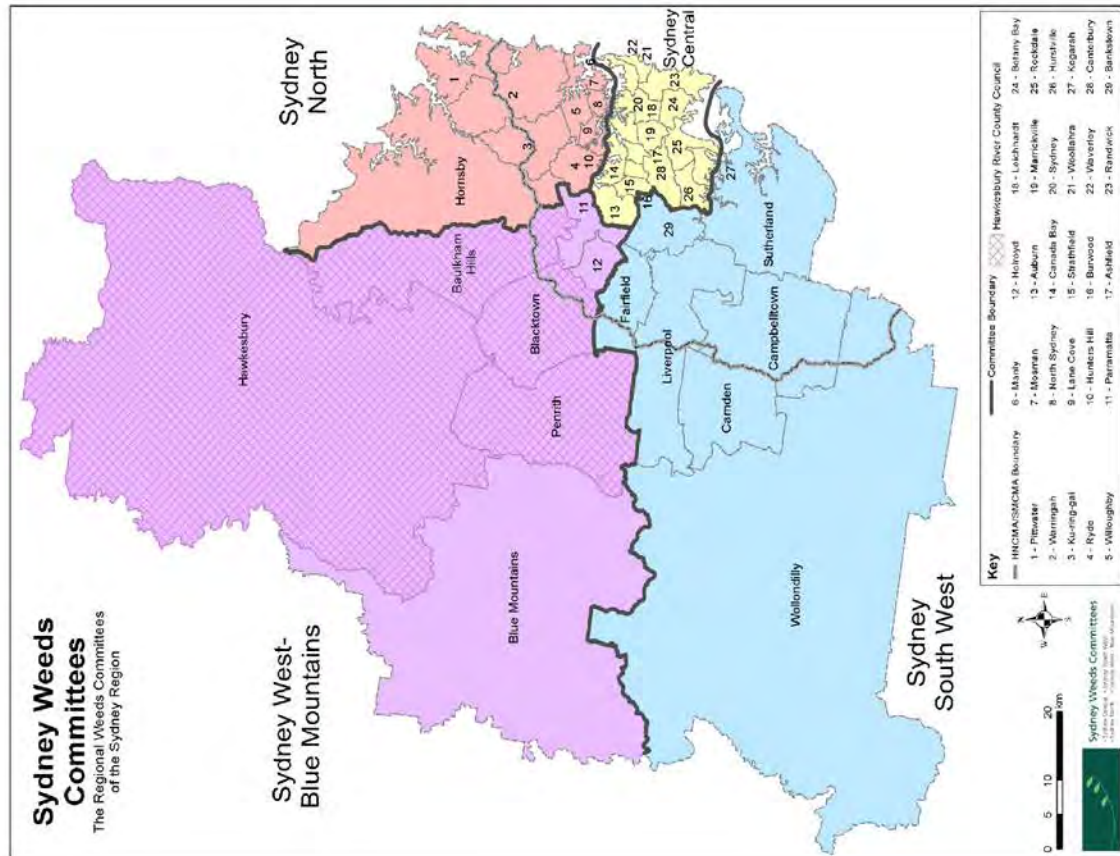


Figure 2: Regional Weeds Committees of the Sydney Region



5.1

COUNCIL AND NOXIOUS WEED MANAGEMENT

Under the *Noxious Weeds Act 1993*, there are many different obligations and requirements for different land owners and managers across NSW. In NSW, local government agencies (councils) are responsible for the implementation of the *Noxious Weeds Act 1993* and are referred to as Local Control Authorities (LCAs). The role of a LCA also includes enforcement of the *Noxious Weeds Act 1993* to ensure that noxious weeds are controlled and prevented from spreading across their own land holdings and private land holdings. Council also undertakes noxious weed control and management on its own lands based on strategic priorities as outlined below.

NSW government organisations (such as Roads and Maritime Services, Sydney Water and Sydney Trains) are also recognised as LCAs and are obligated to control noxious weeds on their lands.

5.2

PRIORITISING NOXIOUS WEED MANAGEMENT

Noxious weed management requires strategic direction and a coordinated approach to ensure that management activities are targeted to produce long term sustainable and cost-effective outcomes for both the community and the environment.

Noxious weeds and the way in which they are managed can be very different, depending on infestation size and density, the type of weed, its location and by the impacts it is having on land use, the community or the environment. Noxious weed management can be targeted to eradicate an individual plant, contain an infestation to stop its further spread, or can be a part of a larger bush regeneration program which is implemented over many years.

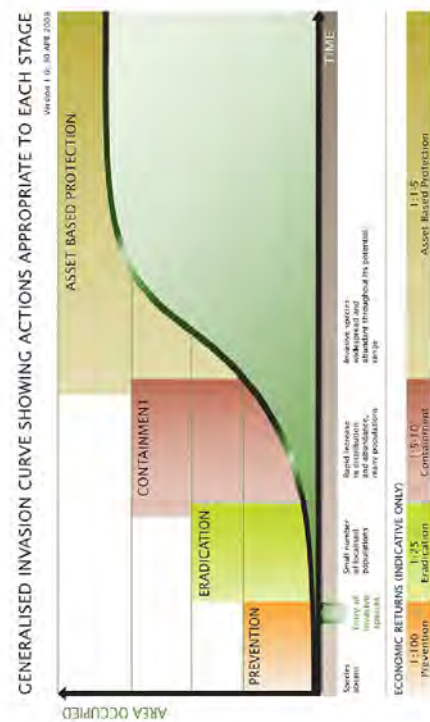
Control of noxious weeds can be achieved by hand removal, using machinery, spraying with herbicide or by changing conditions and promoting growth of a more desirable species. These different methods are implemented to control various species of noxious weeds in many different situations with protection of our high value environmental areas at the forefront of Council's actions.

Council undertakes weed management on lands under its care and control, these lands are managed for a variety of uses including conservation, tourism and recreation uses. Each of these land uses has its own particular and unique suite of weed problems and priorities. No single weed management approach can be applied equally to all areas.

Council's management programs and corresponding works will conform to Council's responsibilities under the relevant legislation and are often bound by strict guidelines for associated grant funding such as those prescribed within the Weed Action Program. These depict priority areas and significant noxious weed species for treatment. Council's strategic direction for weed control is broadly based on the NSW DPI weed invasion curve (as shown in Figure 3).

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Figure 3: NSW Department of Primary Industries weed invasion curve



Based on the actions recommended through the weed invasion curve, Council as a LCA prioritises and focuses its works to:

- conduct routine private property and high risk pathway inspections to prevent weeds from becoming established in the environment
- assess sources of weed infestation
- eradicate high risk weeds from the environment
- contain high risk weeds within their current locations
- protect assets such as endangered ecological communities, waterways, parks and reserves
- integrate pest control (harbor removal, weed dispersal) where practical
- ensure all works undertaken are cost effective.

In developing programs, Council will determine the level of action required through the NSW Weed Risk Management system (see appendix 1) and the priority rankings for specific noxious weed species (see appendix 2). Noxious weed infestations that are determined to be a low priority may be considered for removal, however, budget allocations will be directed to higher priority issues.

In undertaking noxious weed removal, Council will also assess existing habitat requirements for native fauna to ensure that impacts upon wildlife at the site are appropriately managed.

5.3

COUNCIL'S NOXIOUS WEED MANAGEMENT PROGRAMS

Weed Action Program

The NSW Weed Action Program (WAP) aims to reduce the impact of noxious weeds on the environment, agriculture and the community based on the four goals listed within the NSW Invasive Species Plan 2008-2015. Under the auspice of the WAP, the NSW Government (via the various weeds committees) provides key funding to LCAs for noxious weed management.

Council receives significant funding each year through the WAP to undertake specific projects, inspections of private properties and of high risk pathways (such as main artillery roads, railway corridors, nurseries and aquariums) for weed distribution.

Council is obligated to monitor and report on its actions under the WAP.

Aquatic weed control

During the 1990s, it was evident that aquatic weed growth was affecting many waterways within NSW, in particular the Sydney Basin. Aquatic weed growth was impacting on local business, agriculture, recreational activities and the environment. In 2006, a significant salvinia outbreak choked sections of the Georges River, highlighting the issue and prompting swift action. Aquatic weeds continue to be a problem in the Campbelltown LGA, with many waterways still affected. Aquatic noxious weeds are considered to be a high priority for treatment and control as they have the potential to devastate local ecosystems and spread quickly if left untreated.

In 2008, the Sydney Weeds Committee held discussions with various stakeholders to investigate the most cost efficient, strategic and sustainable control of aquatic weeds. As a result, regional weed management plans have been developed for Ludwigia spp (*L.peruviana*, *L.longifolia* and *L.repens*) and Alligator weed.

24 NOXIOUS WEED MANAGEMENT STRATEGY

Since 2003, Council has undertaken annual mapping of aquatic weeds within key waterways across the LGA (see Figure 4). In 2011, commensurate treatment of aquatic noxious weeds was incorporated into the mapping project to ensure a more cost efficient and effective mapping and treatment program. Mapping of all infestations is undertaken on an annual basis with treatments of identified aquatic noxious weeds undertaken on a bi-annual basis. Treatment methods for aquatic noxious weed include hand removal and disposal offsite to prevent further spread and herbicide application in accordance with Australian Pesticide Veterinary Medicines Authority (APVMA) permits for off label use of herbicide.

Water primrose flower - *Ludwigia peruviana*



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

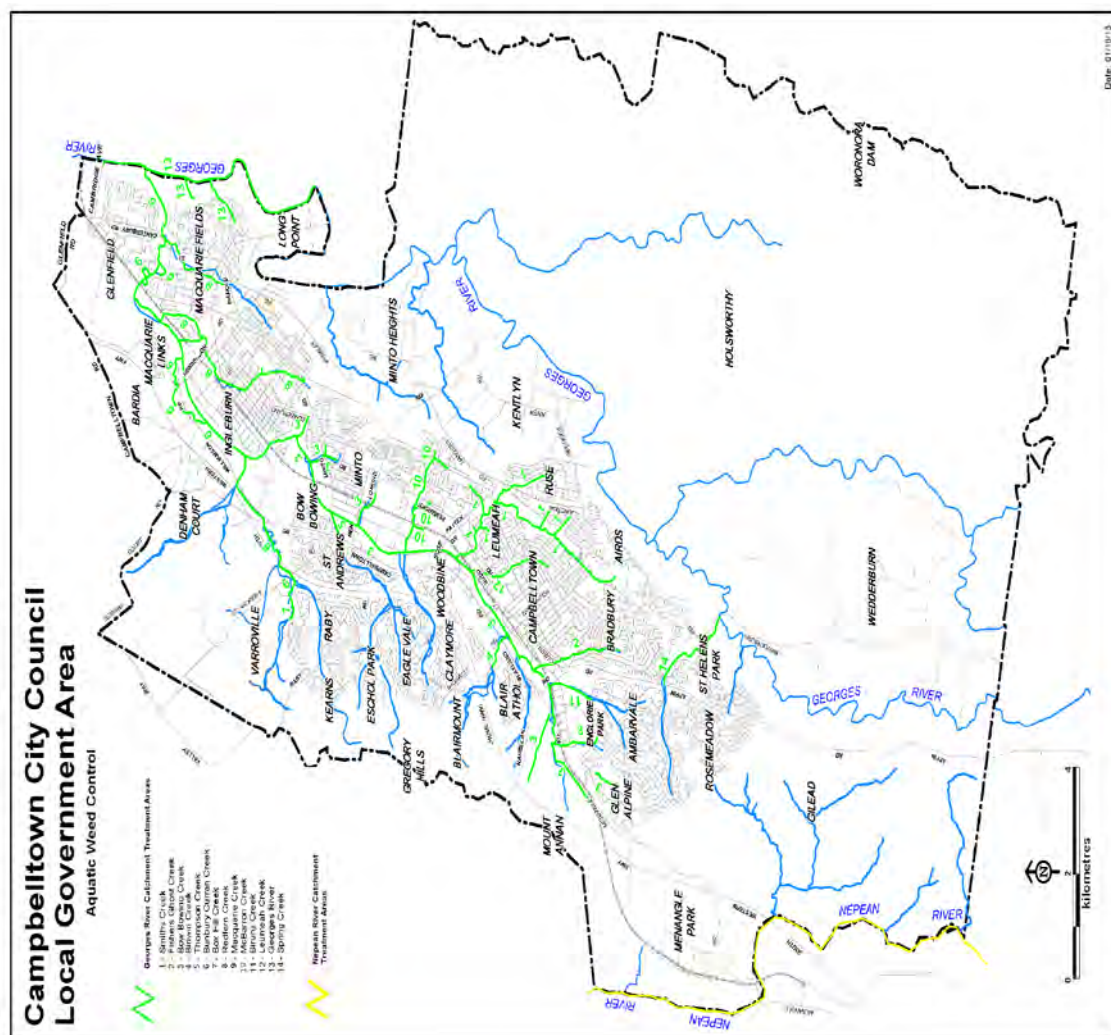
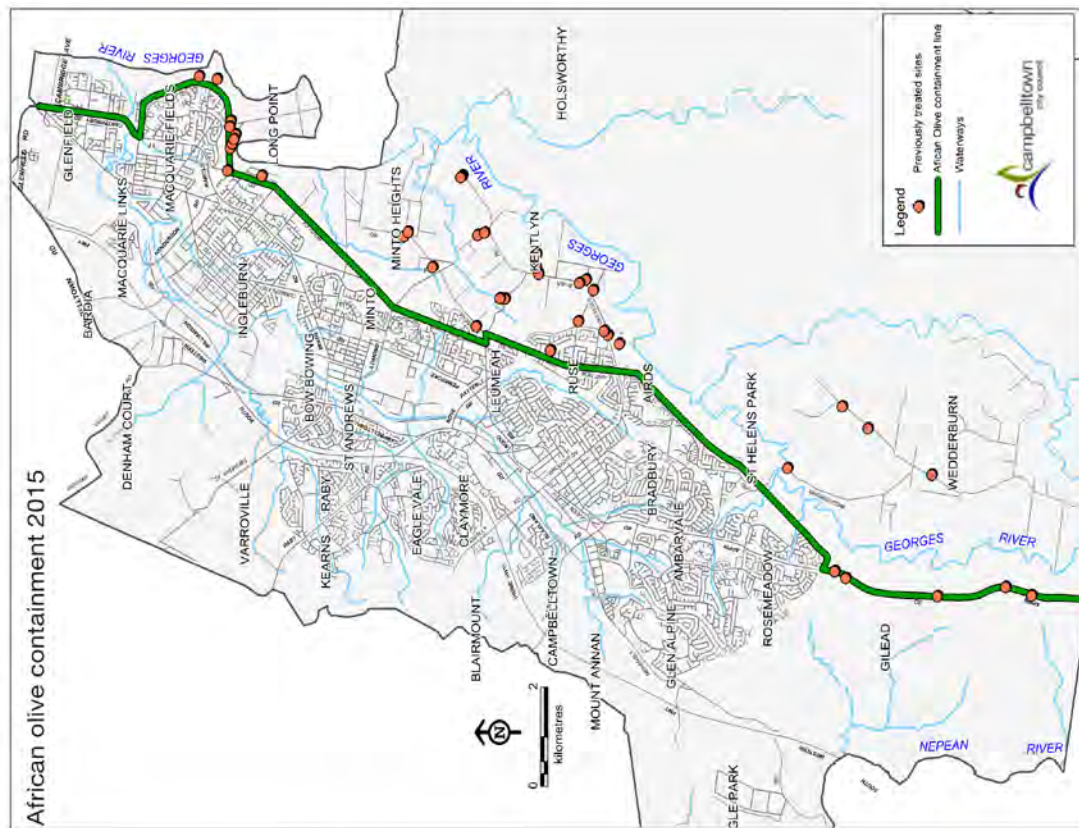


Figure 4: Waterways covered under Council's Aquatic Weed Control and Mapping Project

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy



African olive control and containment

African olive was first noted as a potential problem weed in the Sydney Basin in the mid-1970s, by which time it had formed shrubby thickets on the steeper slopes and hills in the Camden-Cobbitty area, particularly on the Razorback Range. By the 1980s it was described as a major invading weed of grazing and park lands in the Macarthur area.

African olive predominantly exists in the western part of Campbelltown, on undulating clay soils found within Cumberland Plain Woodland. Infestations have rapidly spread east through urban areas, affecting many high value environmental assets while slowly encroaching on the sandstone soils of the Georges River Corridor. Invasion of native plant communities by African olive is listed as a key threatening process under the *Threatened Species Conservation Act 1995*.

In recognition of the fact that the species has become overwhelmingly established in some areas, the Sydney Weeds Committee has recommended prioritising the protection of highest value environmental assets and establishing containment lines within the Macarthur region to contain the species where possible. Consequently, Council has established an African olive containment line in an attempt to prevent the further spread of African olive into the Georges River Corridor and neighbouring council areas (see Figure 5).

African olive infestations found on the eastern side of the containment line are strategically managed by targeting scattered occurrences along roadsides and in public reserves. On private land, enforcement actions under the *Noxious Weed Act 1993* are implemented.

Figure 5: African Olive containment line and Council work sites

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Terrestrial weed control program

In accordance with priorities set out in section 8.2, Council's terrestrial weed program is focused on Threatened Ecological Communities (TEC) sensitive environmental areas such as waterways, high risk weed species and expanding on further opportunities to promote natural regeneration. These works often form part of externally funded grant programs that focus on using bush regeneration techniques to remove weeds and promote regeneration of native species to ensure long term, sustainable environmental outcomes. Grant funding comes with strict guidelines focused on the eradication or containment of specific noxious weed species or improvement of certain areas such as; regional wildlife corridors, TECs or conservation of threatened species. These programs are often focused on primary or initial weed control with minimal funding available for follow up or maintenance weed control, hence the need for a strategic approach to treat areas that can be maintained and where long-term sustainable benefits can be realised.⁵

Past programs have targeted high risk noxious weeds such as Kei apple (*Dovyalis caffra*) or key strategic sites such as Fishers Ghost Creek in Bradbury, Smiths Creek Reserve in Ruse/Leumeah, Noorumba Reserve in Rosemeadow and many areas throughout the Georges River Corridor.

Regional weed management

Regional weed management programs continue to be developed and implemented by various government and non-government land managers to address weed issues that are not confined to local government or catchment boundaries. Many of the programs have involved the development of regional weed management plans to guide strategic onground works, often targeting prevention, eradication and containment of specific species or protection of vegetation communities.

Over the years, regional weed management plans have been produced for species including Ludwigia, Alligator weed, Boneseed and African olive. A regional approach to weed management ensures the best outcomes by providing commitment to a consistent system, method and increased cost-effectiveness through consolidation of resources. Council continues to work in partnership with the other MACROC councils (Camden and Wollondilly) on common weed management issues such as the alligator weed management program along the Nepean River and the Acer control program (targeting removal of Acer Negundo along the foreshores of the Nepean River).

⁵ While many urban streams are impacted by noxious weed infestations such as balloon vine, works in these areas may be viewed as not cost-effective due to the significant ongoing financial investment required to maintain them.

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Council inspection and compliance program

Under the Noxious Weed Act 1993 private land holders or managers of private land are required to control noxious weeds according to the species control class for their area.⁶ It is their responsibility to be aware of the weeds declared noxious in the area and take the appropriate action to notify, control and prevent their spread.

As a Local Control Authority for noxious weeds, Council has powers under the Noxious Weeds Act 1993 to enter private property, inspect, collect any plant material, and enforce control of noxious weeds. Council undertakes a pro-active strategic inspection program each year based on identifying high risk weeds to prevent further spread and reduce impacts on the community, agriculture and our local environment. Inspections are generally targeted at specific weed species in areas where weeds have been identified, high biodiversity assets such as TECs, significant waterways or high risk pathways such as main roads, nurseries and aquariums where weeds could be imported into the area. Inspections are guided by requirements under the WAP, which specify state-determined priorities and numbers of inspections.

Council also responds to customer requests for weed inspections, such as neighbourhood concerns over allergy-causing species and weed spread. Where properties are found to contain noxious weeds, Council will act in accordance with the procedure for enforcement of the Noxious Weeds Act 1993, as set out in Appendix 3.



⁶ See Table 2 for list of classifications and control requirements and <http://weeds.dpi.nsw.gov.au> for list of noxious weeds and their classes for the LGA.





6.1 COUNCIL FUNDS

Council employs a full time Environmental Project Officer (Ecological Protection) to coordinate its noxious weed management program, including weed control works on Council land, inspections and enforcement, monitoring and reporting. Council also coordinates a bushcare volunteer program. Activities under the program include bush regeneration and weed control at sites determined by community interest and environmental value. Council provides funds to assist in the delivery of these programs, which is supplemented by grant funding.



6.2 GRANT FUNDING

Grants are funds generally provided by other levels of government, which are obtained through a competitive application process. Grant funding may be for specific programs or projects and is generally associated with strict conditions regarding works, outcomes and expenditure. A summary of recognised potential grant opportunities is provided below:

Weed Action Program (WAP)

The WAP is delivered through the NSW DPI, with funding distributed among councils and agencies within the Sydney Weeds Committee Inc. These funds come with strict guidelines and follow specific procedures to achieve prescribed weed control objectives, which are often targeted across a broad regional basis. The WAP is a five year program, with applications for funding required on an annual basis prior to the next round of funding. The program is based around the goals of the NSW Invasive Species Plan and the actions recommended under the weed invasion curve (see Figure 3).

Local Land Services

NSW Local Land Services is a NSW Government department which offers various avenues of grant funding for environmental restoration projects, education programs, feral animal management and weed control. These projects are available on an annual basis and are often targeted at local councils, landcare groups or trust groups.

NSW Environmental Trust

The NSW Environmental Trust is an independent statutory body established by the NSW Government to fund a broad range of organisations to undertake projects that enhance the environment of NSW. The Trust's main responsibility is to facilitate and supervise the expenditure of grant funding for a wide range of environmental based programs including community education, restoration and rehabilitation, land acquisition, research and waste management. The Trust is administered by the Office of Environment and Heritage (OEH).

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Fisheries Habitat Grants

The NSW Department of Primary Industries - Fishing and Aquaculture provides grant funding for local councils, environmental and community groups and private landholders to enhance and rehabilitate degraded recreational fish habitat. This is undertaken through a range of on-ground works including removal or modification of structures that effect fish passage, rehabilitation of riparian lands and removal of exotic vegetation from waterways.

Australian Biodiversity Fund

The Australian Biodiversity Fund is an ongoing program under the Australian Government's Land Sector Package of the Clean Energy Future plan. The overall objectives of the Biodiversity Fund are to help land managers establish, manage and enhance native vegetation on their land, increase stores of carbon in the landscape and, in so doing, maintain ecosystem function and improve the resilience of ecosystems to the impacts of climate change. Funding is available on a yearly basis and requires the project to be implemented over a 10 year period, with only the first six years funded under the program.

Crown Land Public Reserve Management Funding Program

The NSW Department of Primary Industries - Crown Lands is responsible for the sustainable and commercial management of Crown land throughout NSW. Crown Land is comprised of public facilities such as parks, heritage sites, community halls and bushland reserves. Each year the Crown Lands Department provides funding for works on crown lands (some of which may be under Council's care and control) through the Public Reserve Management Funding Program, for weed and pest animal management, reserve improvement and infrastructure projects that will benefit the community or the local environment.

Federal Government Green Army Program

In 2014, the Federal Government commenced its Green Army Program, whereby paid work teams undertake environmental improvement programs across Australia. The teams are made up of up to ten 18-25 year old participants, with each being employed by service providers for a period of six months. During this time, participants develop skills in bush regeneration while obtaining qualifications in WHS, First Aid and Conservation and Land Management. Land holders requesting works can apply to have teams work on their lands. The works must meet certain criteria such as achieving quantifiable environmental outcomes and long term benefits.

Federal Government Work for the Dole Program

The Work for the Dole program provides work experience for job seekers in activities where they can gain skills, experience and confidence to move from welfare to work, while giving back to their community. Each project is six months in duration, and programs can be implemented for individual participants or groups, with funding provided for project consumables such as supervision and personal protective equipment. The works can be implemented for a wide range of tasks, including bush regeneration, and must set out clear aims and objectives with the focus on providing the job seeker with a real life work experience.

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy





2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

7.0

OBJECTIVES

1. IMPROVE COUNCIL'S CAPACITY TO EFFECTIVELY MANAGE NOXIOUS WEEDS

- 1.1 Establish and maintain cross-divisional partnerships within Council to better manage noxious weeds
- 1.2 Increase knowledge of Council staff to identify noxious weed management issues, understand impacts and implement management practices to control

2. INCREASE LANDHOLDER COMMITMENT TO NOXIOUS WEED MANAGEMENT

- 2.1 Educate the community on the effects of noxious weeds on the environment and effective management practices
- 2.2 Increase voluntary noxious weed control and community stewardship of bushland assets
- 2.3 Improve the natural appearance and visual amenity of land within the Campbelltown LGA

3. EFFECTIVELY MANAGE THE IMPACT OF NEW AND EXISTING INVASIVE SPECIES INCURSIONS UPON THE CAMPBELLTOWN ENVIRONMENT

- 3.1 Prevent new incursions of noxious weed species from becoming established in the environment
- 3.2 Understand and address noxious weed threats and associated impacts.

4. UNDERTAKE NOXIOUS WEED MANAGEMENT IN A STRATEGIC, COORDINATED AND COST EFFECTIVE MANNER

- 4.1 Deliver cost-effective noxious weed management works within prescribed budgets
- 4.2 Collaborate resources across Council and work in partnership with key stakeholders
- 4.3 Identify and secure additional funding to address noxious weed issues within Campbelltown
- 4.4 Effectively monitor and report on noxious weed distribution and Council's management programs

5. IMPROVE BIODIVERSITY WITHIN KEY ENVIRONMENTAL AREAS SUCH AS THE GEORGES RIVER CORRIDOR

- 5.1 Ensure all works are undertaken in a strategic manner to increase long term environmental benefits

6. ACTIVELY PARTICIPATE IN AND PROMOTE AN EFFECTIVE GOVERNANCE FRAMEWORK FOR NOXIOUS WEED MANAGEMENT IN CAMPBELLTOWN

- 6.1 Ensure consistent and effective policies and procedures are in place
- 6.2 Achieve strategic, equitable and feasible outcomes through governance platforms



8.0 STRATEGIC ACTION PLAN

IN ORDER TO ACHIEVE THE OBJECTIVES SET OUT IN THIS STRATEGY COUNCIL HAS DEVELOPED A SUITE OF ACTIONS TO GUIDE PROGRAMS AND WORKS. THESE ACTIONS ARE OUTLINED BELOW. IN ADDITION, COUNCIL WILL PREPARE AN ANNUAL SCHEDULE OF WORKS AND ACTIVITIES TO BE IMPLEMENTED TO ACHIEVE THESE ACTIONS

Goal 1.1

Establish and maintain cross-divisional partnerships within Council to better manage noxious weeds

- Endorse and communicate the Noxious Weed Management Strategy as a corporate document
- Continue to ensure that all relevant development applications, planning proposals, design plans and Reviews of Environmental Factors are referred to Council's Environment Unit for review
- Develop and deliver training to Development Officers to identify noxious weed issues and opportunities for their management in development applications
- Address noxious weed issues through internal working groups, eg Sustainable Land Working Party
- Develop and deliver noxious weed awareness and management training for Council staff including: project managers, horticulturalists, landscapers and drainage maintenance teams

Goal 1.2

Increase knowledge of Council staff to identify noxious weed management issues, understand impacts and implement management practices to control noxious weeds

- Council Officers attend external training regarding noxious weed management
- Develop and deliver noxious weed awareness and management training for Council staff including: project managers, horticulturalists, landscapers and drainage maintenance teams
- Provide resources and support to assist Council field staff in identifying and managing noxious weed issues

Goal 2.1

Educate the community on the effects of noxious weeds on the environment and effective management practices

- Provide information to residents on noxious weed issues through Council's established communication forums, educational programs and events
- Develop and distribute information to rural/semi-rural properties addressing noxious weed identification and management issues
- Provide advice and support to residents through noxious weed inspection program
- Provide information and training to Bushcare volunteers on noxious weed issues
- Respond to noxious weed enquiries
- Assist in the preparation of weed management plans for private land holders where required

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Goal 2.2

Increase voluntary noxious weed control and community stewardship of bushland assets

- Promote and deliver Council's Bushcare program
- Provide information to residents on noxious weed management through Council's established communication forums, educational programs and events
- Provide information and training to Bushcare volunteers on noxious weed management
- Provide advice and support to residents through noxious weed inspection program established communication forums, educational programs and events
- Provide information and training to Bushcare volunteers on noxious weed management
- Provide advice and support to residents through noxious weed inspection program

**ON AVERAGE,
BUSHCARE
VOLUNTEERS WORK
MORE THAN
1,000 HOURS EACH
YEAR IN THE
CAMPBELLTOWN LGA**

Goal 2.3

Improve the natural appearance and visual amenity of land within the Campbelltown LGA

- Promote and deliver Council's Bushcare program
- Prepare and deliver an annual noxious weed management program in accordance with adopted operational plan, budget and annual schedule of works
- Provide advice and support to residents through noxious weed inspection program
- Develop Vegetation Management Plan guidelines to ensure a consistent and best practice approach to noxious weed and vegetation management
- Monitor and enforce conditions of consent relating to noxious weed management eg. Vegetation Management Plans
- Investigate biobanking opportunities for Council lands
- Incorporate noxious weed control into environmental asset management plans

Goal 3.1

Prevent new incursions of noxious weed species from becoming established in the environment

- Deliver Council's noxious weed inspection program, prioritising high risk pathways and high value environmental assets
- Identify and report new noxious weed incursions to the NSW DPI
- Prioritise management of new incursions

Goal 3.2

Understand and address noxious weed threats and associated impacts

- Prepare and deliver an annual noxious weed management program in accordance with adopted operational plan, budget and annual schedule of works
- Develop and/or review regional action plans for high risk species
- Develop and/or review regional action plans for high priority environmental and social assets
- Undertake mapping and monitoring of noxious weed distribution across the LGA
- Develop Vegetation Management Plan guidelines to ensure a consistent and best practice approach to noxious weed and vegetation management
- Monitor and enforce conditions of consent relating to noxious weed management, eg. Vegetation Management Plans
- Assist in the preparation of weed management plans for private land holders where required

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Goal 4.1

Deliver cost-effective noxious weed management works within prescribed budgets

- Allocate prescribed budgets and monitor expenditure regularly through the financial year
- Prepare and deliver an annual noxious weed management program in accordance with adopted operational plan, budget and annual schedule of works
- Seek partnerships to support training and employment opportunities for community members in the management and control of weeds including the use of the Green Army Program and the Work for the Dole Program

Goal 4.2

Collaborate resources across Council and work in partnership with key stakeholders

- Develop and/or review regional action plans for high risk species
- Develop and/or review regional action plans for high priority environmental and social assets
- Investigate and pursue regional cost effective and environmentally beneficial noxious weed control projects

Goal 4.3

Identify and secure additional funding to address noxious weed issues within Campbelltown

- Seek grant funding opportunities
- Investigate biobanking opportunities for Council lands
- Establish an offsetting fund to assist with maintenance and management of noxious weeds at offsetting sites

Goal 4.4

Effectively monitor and report on noxious weed distribution and Council's management programs

- Undertake ongoing monitoring of Council's bush regeneration works to evaluate effectiveness and guide future works
- Investigate opportunities for improved monitoring and recording of information on noxious weed distribution and management
- Report on Council's activities through the annual State of the Environment Reporting
- Review Council's Noxious Weed Management Strategy based on performance measures and in response to changes in policy and legislation frameworks

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy





9.0 REVIEW, EVALUATION AND REPORTING

THE IMPLEMENTATION OF THIS STRATEGY WILL BE UNDERTAKEN THROUGH AN ANNUAL SCHEDULE OF WORKS, AS OUTLINED IN THE PREVIOUS SECTION. THE EFFECTIVENESS OF THESE WORKS IN ACHIEVING THE GOALS AND ACTIONS PRESCRIBED IN THIS STRATEGY WILL BE MEASURED AGAINST THE FOLLOWING INDICATORS:

- Number of inspections undertaken
- Number of high risk sites inspected
- Area of bush regeneration and weed treatment
- Number of alligator weed and ludwigia infestations reported
- Number of new weed incursions reported to NSW DPI
- Number of noxious weed enquiries from the community
- Number of educational activities including reference to noxious weed issues and management
- Number of weed advice letters issued
- Number of weed control notices issued.

Council's performance against these indicators will be reported through its annual State of the Environment report. Where Council is determined not to be performing, that is, where indicators are consistently demonstrating a decrease in achievements or there are significant changes in related policy or legislation from any level of government, a review of the strategy will be undertaken.



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

APPENDIX 1 WEED RISK ASSESSMENT (NSW DPI)

The NSW Weed Risk Management (WRM) system is a tool developed by the NSW DPI to evaluate noxious weed declarations in NSW and to assist weed managers in NSW to determine priorities for weed management at state, regional and local levels.

The system uses a series of questions to arrive at a score for weed risk based on invasiveness, impacts, potential distribution and a score for feasibility of coordinated control, including control costs, persistence and current distribution (see Table 3). The scores are cross-referenced using the matrix to determine what level of action is appropriate. This assists land managers in determining management priorities and the associated level of resources required.

TABLE 3: WEED RISK ASSESSMENT MATRIX

WEED RISK	FEASIBILITY OF COORDINATED CONTROL				
	Negligible (113+)	Low (56-113)	Medium (31-55)	High (14-30)	Very high (<14)
Negligible (<13)	LIMITED ACTION	LIMITED ACTION	LIMITED ACTION	LIMITED ACTION	MONITOR
Low (13-38)	LIMITED ACTION	LIMITED ACTION	LIMITED ACTION	MONITOR	MONITOR PROTECT PRIORITY SITES
Medium (39-100)	MANAGE SITES	MANAGE SITES	MANAGE SITES	PROTECT PRIORITY SITES	CONTAIN SPREAD
High (101-192)	MANAGE WEED	MANAGE WEED	PROTECT PRIORITY SITES	CONTAIN SPREAD	DESTROY INFESTATIONS
Very high (192+)	MANAGE WEED	MANAGE WEED PROTECT PRIORITY SITES	CONTAIN SPREAD	DESTROY INFESTATIONS	ERADICATION

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

APPENDIX 2

PRIORITY RANKINGS FOR NOXIOUS WEED SPECIES WITHIN THE CAMPBELLTOWN LGA

Priority Ranking	Actions	Species
Prevention	Aim to prevent new incursions of weed species into the Campbelltown LGA, actions include: <ul style="list-style-type: none"> ongoing inspections of all high risk pathways eg road and rail corridors ongoing inspections of all high risk sites eg markets, aquariums and nurseries 	Any species not known to exist in the Campbelltown LGA
Eradication of Weed	Aim to eradicate the weed species from the Campbelltown LGA, actions include: <ul style="list-style-type: none"> detailed surveillance and mapping to locate all infestations destruction of all infestations including seed banks prevention of entry to geographic area, and movement and sale within must not grow and all cultivated plants to be removed monitor progress towards eradication 	<p>Boneseed - <i>Chrysanthemoides monilifera</i> ssp. <i>monilifera</i></p> <p>Bitou bush - <i>Chrysanthemoides monilifera</i> ssp. <i>Rotundata</i></p> <p>Cat's claw creeper - <i>Dolichandra unguis-cati</i> (syn. <i>Macfadyena unguis-cati</i>)</p> <p>Water hyacinth - <i>Eichhornia crassipes</i></p> <p>Salvinia - <i>Salvinia molesta</i></p>
Containment of Weed	Aim to contain and reduce the extent of the weed species in the Campbelltown LGA, actions include: <ul style="list-style-type: none"> detailed surveillance and mapping to locate all infestations control of all infestations, aiming for a significant reduction in weed density prevention of entry to geographic area, and movement and sale within must not allow to spread from cultivated plants monitor change in current distribution 	<p>Alligator weed - <i>Alternanthera philoxeroides</i></p> <p>Coolatai grass - <i>Hyparrhenia hirta</i></p> <p>Green cestrum - <i>Cestrum parqui</i></p> <p>Madeira vine - <i>Anredera cordifolia</i></p> <p>Serrated tussock - <i>Nasella trichotoma</i></p> <p>Water primrose - <i>Ludwigia peruviana</i></p> <p>Yellow bells - <i>Tecoma stans</i></p>

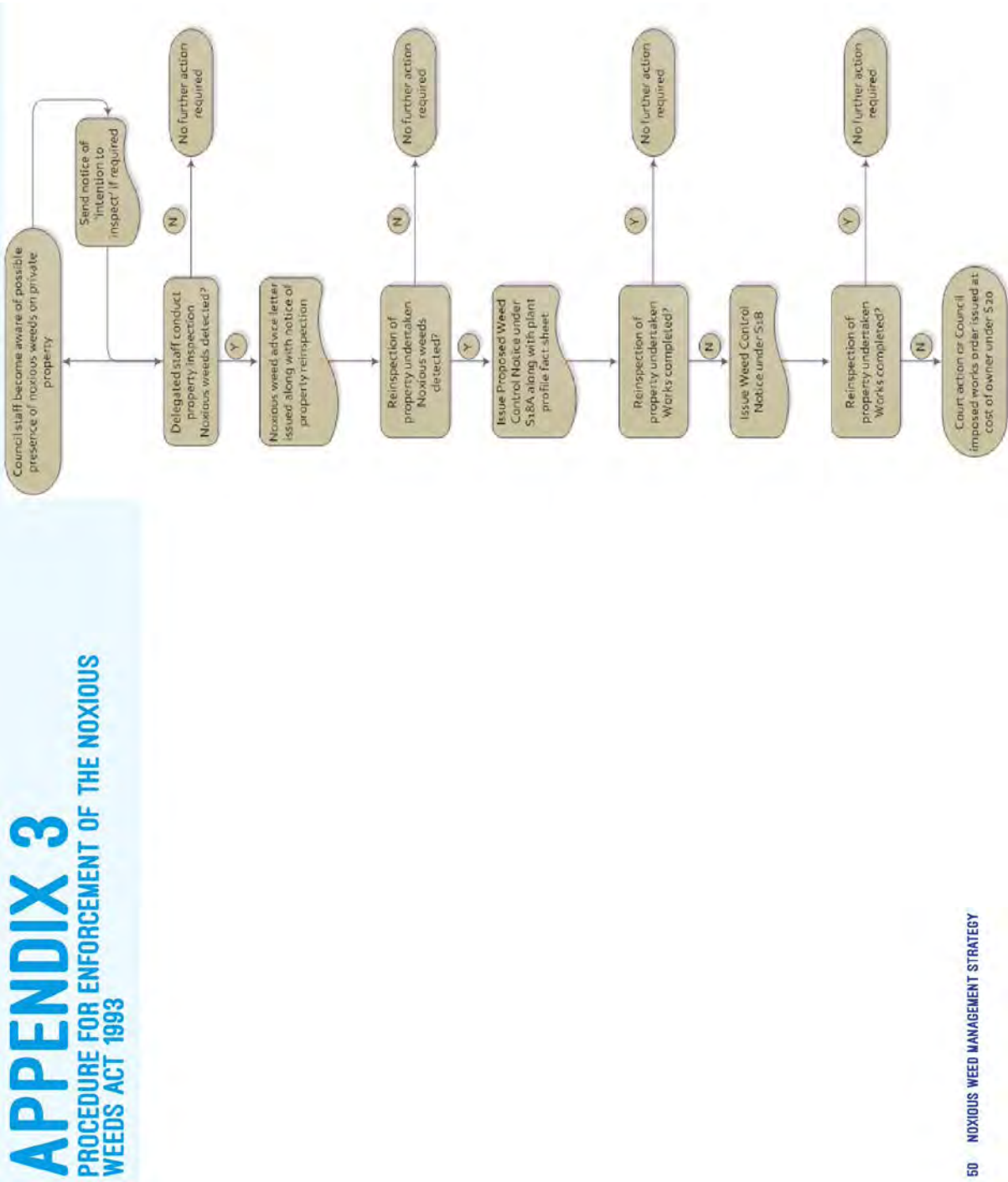
2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Priority Ranking	Actions	Species
Manage Assets and/or Priority Sites (EECs)	<p>Aim to manage assets reduce the overall economic, environmental and/or social impacts of the species and to maintain the overall economic, environmental and/or social value of key sites/assets through targeted management, actions include:</p> <ul style="list-style-type: none"> • research and develop weed management plans for the species, including herbicides and biologic control where feasible • promote weed management plans to private landholders • monitor decrease in species impacts with improved management • identify key sites/assets in the geographic area and ensure adequate resourcing to manage the species 	<p>African boxthorn - <i>Lycium ferocissimum</i> African olive - <i>Olea europaea</i> ssp. <i>cuspidata</i> African lovegrass - <i>Eragrostis curvula</i> Bathurst/Noogoora/Hunter/South American/Californian/cockle burrs - <i>Xanthium</i> spp Balloon vine - <i>Cardiospermum grandiflorum</i> Blackberry - <i>Rubus fruticosus</i> aggregate Bridal creeper - <i>Asparagus asparagoides</i> Castor oil plant - <i>Ricinus communis</i> Chilean needle grass - <i>Nasella neesiana</i> Chinese celtis - <i>Celtis sinensis</i> Fireweed - <i>Senecio madagascariensis</i> Giant reed / Elephant grass - <i>Arundo donax</i> Ground asparagus - <i>Asparagus aethiopicus</i> (syn. <i>Protasparagus aethiopicus</i>) Honey locust - <i>Gleditsia triacanthos</i> Harrisia cactus - <i>Harrisia</i> species Lantana - <i>Lantana camara</i> Mother of millions - <i>Bryophyllum delagoense</i> Morning glory (Purple) - <i>Ipomoea indica</i> Morning glory (Coastal) - <i>Ipomoea calrica</i> Patterson curse - <i>Echium plantagineum</i> Prickly pear - <i>Opuntia</i> and <i>Cylindropuntia</i> spp Privet (Broad and Small-Leafed) - <i>Ligustrum lucidum</i> and <i>Ligustrum sinense</i> Scotch broom / English broom - <i>Cytisus scoparius</i> subspecies <i>scoparius</i> Sagittaria - <i>Sagittaria platyphylla</i> (syn. <i>Sagittaria graminea</i> variety <i>platyphylla</i>) St Johns wort - <i>Hypericum perforatum</i></p>

2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy

Priority Ranking	Actions	Species
Limited Action	The weed/pest species would only be targeted for coordinated control in the LGA if its presence makes it likely to spread to land uses where it ranks as a higher priority.	<p>Includes but not limited to:</p> <ul style="list-style-type: none"> • Crofton weed - <i>Ageratina adenophora</i> • Bamboo - <i>Phyllostachys</i> spp • Giant reed - <i>Arundo donax</i> • Wandering jew - <i>Tradescantia fluminensis</i> • Firethorn - <i>Pyracantha</i> spp • Moth vine - <i>Araujia sericifera</i> • Coral tree - <i>Erythrina</i> spp • Cobblers peg/Farmers friend - <i>Bidens pilosa</i> • Mist flower - <i>Ageratina riparia</i> • Fishbone fern - <i>Nephrolepis cordifolia</i> • Arum lilly - <i>Zantedeschia aethiopica</i> • Spider plant - <i>Chlorophytum comosum</i> • Whiskey grass - <i>Andropogon virginicus</i> • Rhodes grass - <i>Chloris gayana</i> • Paspalum - <i>Paspalum dilatatum</i> • Kikuyu - <i>Pennisetum clandestinum</i> • Clover - <i>Trifolium</i> spp • Plumbago - <i>Plumbago auriculata</i> • Asthma weed - <i>Parietaria judaica</i>





2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy



2.2 Outcome Of The Public Exhibition Of The Noxious Weed Management Strategy



2.3 Proposal to rename and name roads within the Claymore Urban Renewal Project

Reporting Officer

Manager Environmental Planning

Attachments

Location map (contained within this report)

Purpose

To seek Council's approval to rename a section of Dobell Road in Claymore to Glenroy Drive and to seek Council's approval of Rosslyn Drive as a new road name for use within the Claymore Urban Renewal Project area.

History

The Claymore Urban Renewal Project was approved by the then Minister for Planning and Infrastructure on 24 May 2013.

Council last considered a report on road names within the Claymore Urban Renewal Project area at its meeting on 15 December 2015, Planning and Environment Committee Item 2.1 – Proposed Road Names for use within the Claymore Urban Renewal Project, and resolved:

1. That Council approve the revised list of proposed road names (using surnames only) listed in the attachment to this report for use within the Claymore Urban Renewal Project area.
 2. That Council publicly exhibit its proposal to use these road names for a period of 28 days by placing advertisements in local newspapers and notifying the authorities prescribed by the *Roads Regulation 2008*.
 3. That should no objections to the proposal to use the exhibited road names be received during the exhibition period, Council publish notice of the new road names in the NSW Government Gazette.
 4. That Council write to the Minister for Roads Maritime and Freight requesting support for the use of both first and surnames as a sign of both respect and identification when individuals names are being used as street names in future subdivisions.
-

The proposed road names drawn from the theme of famous Australian artists were publically exhibited over December 2015 and January 2016. The Geographical Names Board raised objection to three of the proposed names on the grounds that they duplicated names in the Camden LGA. It is anticipated that the remaining nine names will be gazetted in late May 2016 and can be allocated to new streets within Stages 1 and 2 of this renewal project. Council, on 15 February 2016, wrote to the Hon Duncan Gay, MLC, Minister for Roads, Maritime and Freight in regard to resolution 4 and is awaiting a reply to the issues raised.

Report

The suburb of Claymore was developed in the 1970s by the NSW Housing Commission. The houses within this suburb were originally constructed to face internal service roads and walkways rather than the main collector roads and were accordingly addressed to these internal streets. This suburb is now the subject of an urban renewal project which will result in its layout being significantly altered with the demolition of many of the existing houses, the removal of many of these internal service roads, the creation of a number of new streets and the creation of new allotments fronting both these new streets and the existing collector roads.

Proposal to rename a section of Dobell Road to Glenroy Drive

The addressing of the new allotments proposed to be created by this renewal project along Dobell Road has been identified as particularly problematic. Currently the house numbers in Dobell Road start at its intersection with Badgally Road, with even numbers on the left and odd numbers on the right. This sequence of house numbers then continues along this road into the adjoining suburb of Eagle Vale to Eagle Vale Drive. Under the Claymore Urban Renewal Project, it is proposed to create approximately 110 new allotments fronting the left (evens) side of this road and at least 50 new allotments fronting the right (odds) side. Unfortunately the current house numbers allocated to dwellings at the Eagle Vale end of this road (which will remain after the redevelopment works have been completed) only allow for a maximum of 28 whole even house numbers and 12 whole odd house numbers in this section of Dobell Road.

In order to resolve this issue, it is proposed to rename the section of Dobell Road between Badgally Road and its intersection with Gould Road, as shown in the location map included as Attachment 1 to this report. This would provide sufficient house numbers to avoid the extensive use of house number suffixes in the addresses of the proposed new allotments. The use of suffixes ranging from A to D for all of these addresses (2A, 2B, 2C, 2D, 4A, 4B, 4C, 4D etc.) would have the potential to cause confusion with the delivery of services to these new properties and could restrict the allocation of further sub-addresses to any additional properties created in the future.

The proposed renaming of this section of road would mean a change of address for five existing Housing NSW dwellings and would cause some inconvenience to the residents of these properties. However, this is considered preferable to the alternative of renumbering the 35 existing properties located at the Eagle Vale end of Dobell Road and the resulting inconvenience to a much larger number of residents.

The road name proposed to be used in the renaming of this section of Dobell Road is Glenroy Drive. 'Glenroy' is the name of the historic house located on the southern side of this section of Dobell Road, believed to date from 1857. As the names of other nearby roads also use the names of local historic properties, it is considered appropriate to continue this theme in the proposed renaming of this section of road.

Proposal to name a new entry road into Claymore as Rosslyn Drive

Continuing this theme, it is also proposed to use Rosslyn Drive as the name for the newly created entry road into Claymore as part of the urban renewal project. From approximately 1920, 'Rosslyn' was the name of the property located close to where the proposed new entry road joins Badgally Road. 'Rosslyn' was eventually renamed 'Claymore' and subsequently gave its name to the new suburb which was developed on the adjacent land by the then NSW Housing Commission. The homestead was gutted by fire on 28 January 1971 and eventually demolished in the late 1970s.

Both of these proposed road names comply with the requirements of the NSW Address Policy and the NSW Addressing User Manual which were adopted by the Geographical Names Board of NSW on 31 March 2015.

Division 2 of Part 2 of the *Roads Regulation 2008* (the Regulation) outlines the procedure that Council must follow when naming or renaming public roads under its control. In accordance with these procedures, Council must publicly exhibit any proposal in local newspapers for a period of 28 days and notify Australia Post, the Registrar General, the Surveyor General and all emergency services specified by the Regulation of its intention to name or rename a road.

It is therefore recommended that Council publicly exhibit the proposal to rename a section of Dobell Road to Glenroy Drive and to use the new road name Rosslyn Drive by placing advertisements in local newspapers. Should no objections be received from the public or authorities prescribed in the Regulation as a result of the exhibition and notification of this proposal, it is recommended that Council complete the road naming process by publishing a notice of these new road names in the NSW Government Gazette. Should any objections be received during the exhibition period, a further report will be presented to the next available Council meeting.

Officer's Recommendation

1. That Council approve the proposal to rename the section of Dobell Road in Claymore, (between Badgally Road and its intersection with Gould Road), to Glenroy Drive and name the new entry road into the Claymore Urban Renewal Project area as Rosslyn Drive.
 2. That Council publicly exhibit the proposal for a period of 28 days by placing advertisements in local newspapers and notifying the authorities prescribed by the *Roads Regulation 2008*.
-

3. That should no objections to the proposal be received during the exhibition period, Council publish notice of the adoption of these new road names in the NSW Government Gazette.

Committee's Recommendation: (Rowell/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

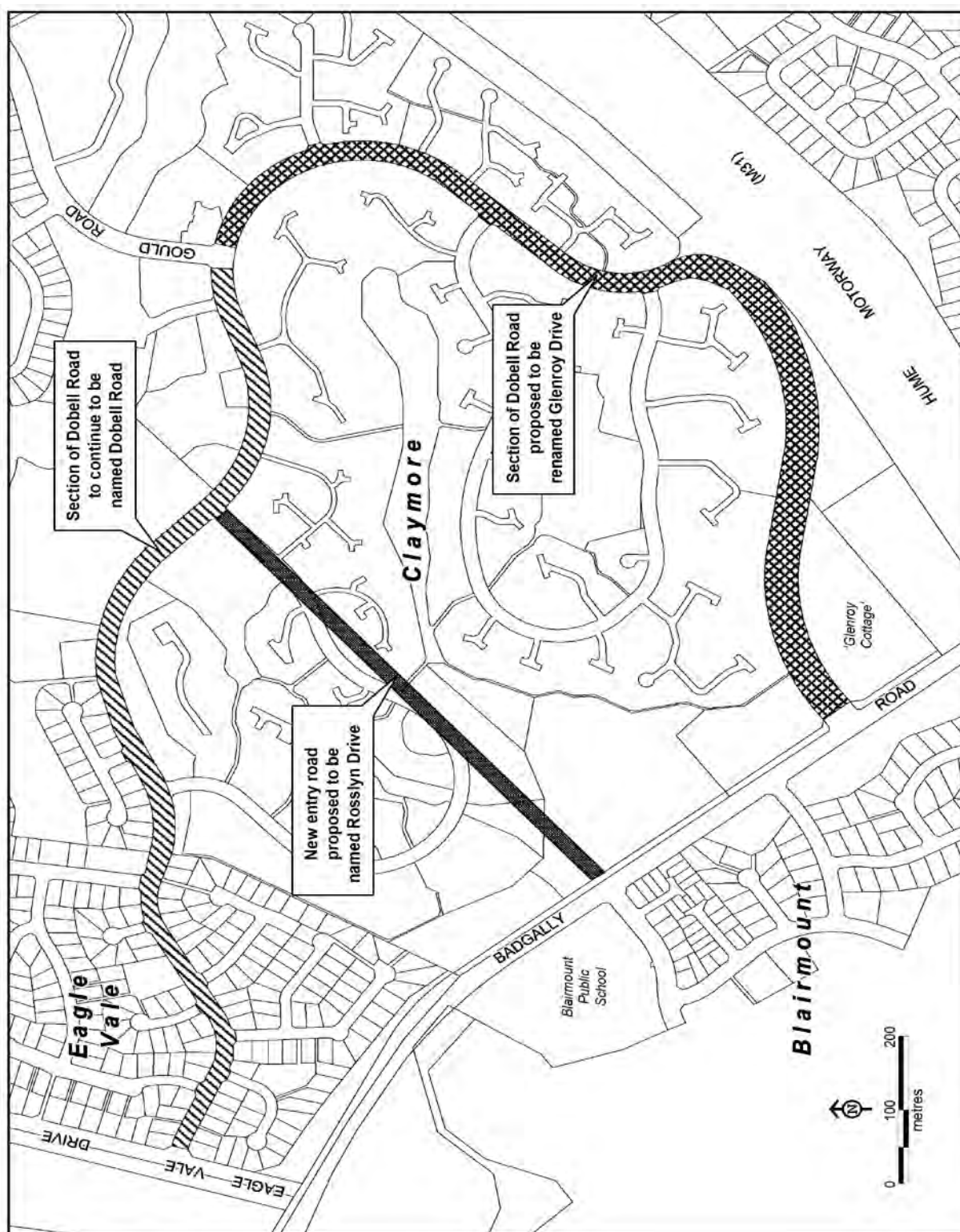
Council Meeting 17 May 2016 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 71

That the Officer's Recommendation be adopted.

ATTACHMENT 1



2.4 Amendment to Campbelltown City Section 94 Development Contributions Plan

Reporting Officer

Manager Environmental Planning

Attachments

1. Draft recreation facility design plan (contained within this report)
2. Aerial view of proposed and existing cycleways and walkways (contained within this report)
3. Existing Section 94 plan boundary – Bow Bowling (contained within this report)
4. Amended Section 94 plan boundary – Bow Bowling (contained within this report)
5. Draft revised Campbelltown City Section 94 Development Contributions Plan (contained within this report)

Purpose

To seek Council's endorsement for the public exhibition of a draft revised Campbelltown City Section 94 Development Contributions Plan.

Report

Council at its meeting on 14 April 2009 adopted the Campbelltown City Section 94 Development Contributions Plan 2007 (the plan). The Plan applies to Eagle Vale/Eschol Park, Raby, Ambarvale, Rosemeadow and Bow Bowling, and repealed and superseded the corresponding Section 94 Plans for those areas. In addition to the facilities originally planned for in the repealed and superseded Section 94 Plans, a series of additional city wide facilities were identified which included a skate park at Macquarie Fields and St Helens Park and a lighting upgrade to the Campbelltown Sports Stadium.

The contributions obtained via the plan are used to provide specified community facilities in satisfying the needs of the community within the suburbs listed within the plan. The costs and status of the required facilities, open space embellishment, and other works are summarised within the plan.

Having regard to the various facilities specified under the plan, to date the community facilities specified for the suburbs of Eagle Vale/Eschol Park, Raby, and Ambarvale have been completed. In addition, with the recent completion of the St Helens Park skate park, the additional city wide facilities specified under the Plan have now also been completed. The only areas remaining under the plan where community facilities are still required to be provided are within the suburbs of Rosemeadow and Bow Bowling.

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

The plan specifies the required works at Rosemeadow to encompass an environmental project at Noorumba Reserve. The remaining detailed on-ground works involve the completion of an access upgrade to Noorumba Reserve which includes improvements to stormwater drainage, dam wall stabilisation, fire trail enhancement and a viewing platform adjacent to the lake. These works are programmed to be completed once the Bio-Banking credit assessment and master planning processes which are currently underway at the Reserve are finalised.

The remaining works within the plan for Bow Bowling is the completion of a recreation facility at the Bow Bowling Neighbourhood Centre & Tennis Courts on Carnarvon Street, Bow Bowling. While there is an open parcel of land adjacent to the tennis courts that could be used to incorporate the recreation facility (which is proposed to be a series of fitness stations), it is best practice to locate such equipment along a lineal path. In this regard a design has been prepared (attachment 1) which incorporates a walking/cycling track with associated fitness stations which extends from the tennis courts on Carnarvon Street to an existing walking/cycling track linking Central Park Drive to Minto Station (attachment 2).

The proposed walking/cycling track will provide greater connectivity between the north and south areas of Bow Bowling and will afford improved pedestrian linkages to public transport with direct walking access to Minto station. The incorporation of a fitness station into the design will provide fitness enthusiasts with cross training exercises to supplement their walk, run or ride along the shared pathway.

While the design has practical merit, the proposed works fall outside the area that the Section 94 plan currently applies to as provided on the existing page 16 of the Campbelltown City Section 94 Development Contributions Plan 2007 (attachment 3). As a result, it is proposed to amend the Campbelltown City Section 94 Development Contributions Plan by extending the Section 94 plan boundary to incorporate the location of the proposed recreation facility as shown in attachment 4.

Having regard to the above, it is recommended that the draft revised Campbelltown City Section 94 Development Contributions Plan (attachment 5) including the draft recreation facility design plan be publicly exhibited for 28 days.

Following the conclusion of the exhibition period, a report will be submitted to Council summarising the outcomes of the exhibition.

Officer's Recommendation

That Council endorse the draft revised Campbelltown City Section 94 Development Contributions Plan including the draft recreation facility design plan for public exhibition for a 28 day period in accordance with the relevant statutory requirements.

Committee's Recommendation: (Kolkman/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

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

Voting against the Committee's Recommendation: nil.

Council Meeting 17 May 2016 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 72

That the Officer's Recommendation be adopted.

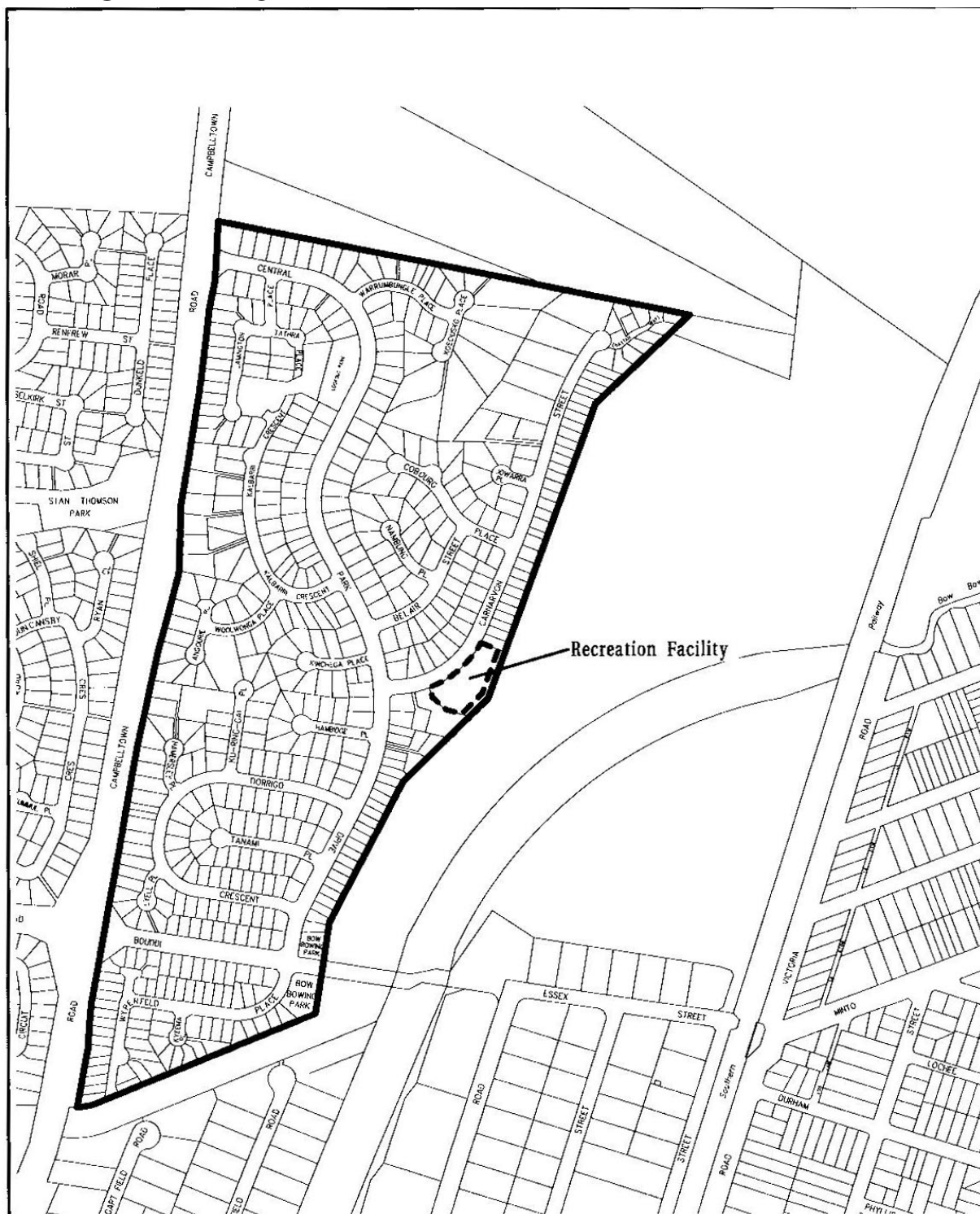
Voting for the Council Resolution were Councillors: Brticevic, Chanthivong, Dobson, Greiss, Hawker, Kolkman, Lound, Matheson, Mead, Oates and Rowell.

Voting against the Council Resolution were: nil.

ATTACHMENT 1

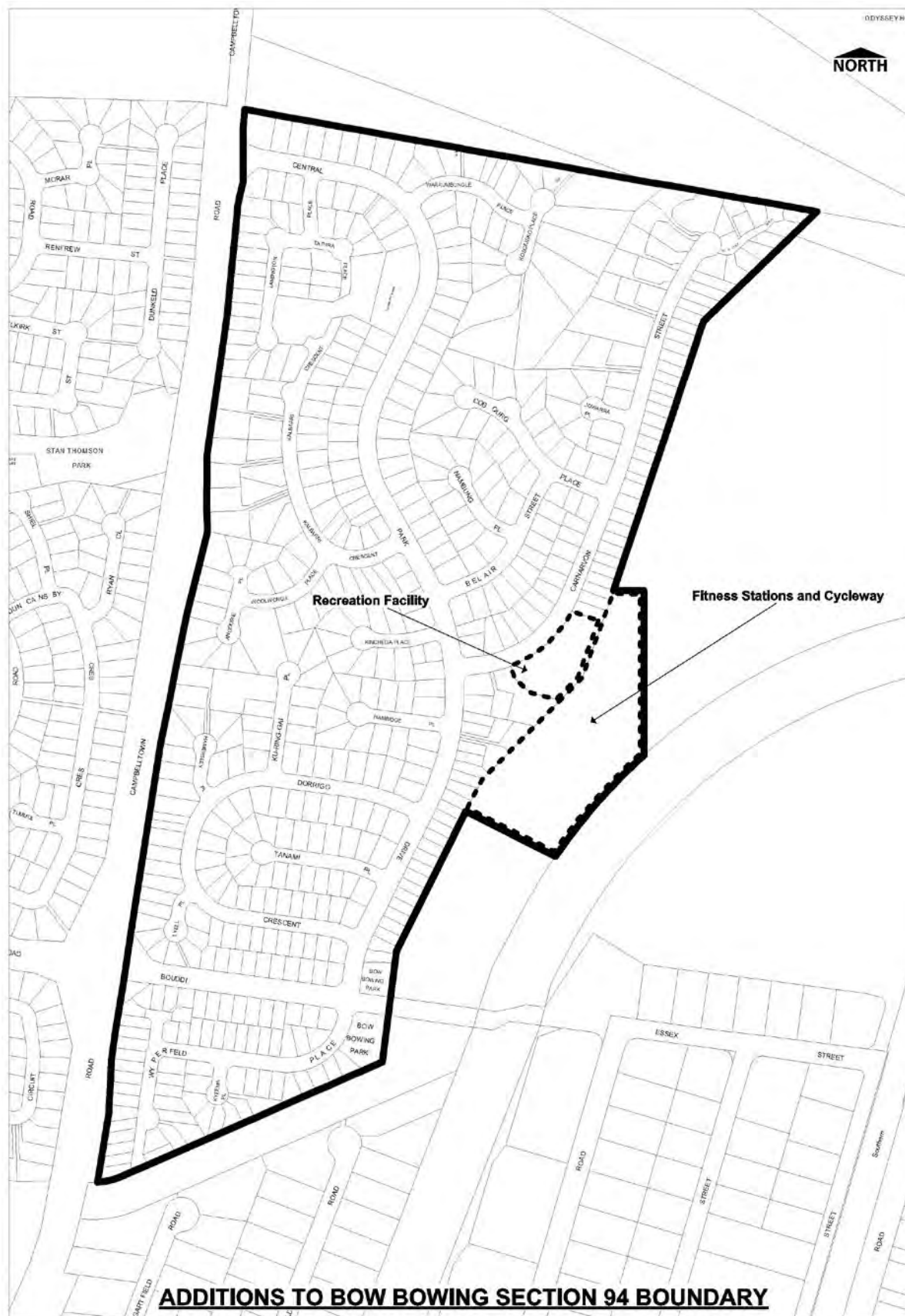
ATTACHMENT 2

ATTACHMENT 3



Bow Bowling

ATTACHMENT 4



ATTACHMENT 5

Campbelltown City Council



Draft Campbelltown City Section 94 Development Contributions Plan *Amended April 2016*



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1. PART A: EXECUTIVE SUMMARY

This Plan is the “Campbelltown City Section 94 Development Contributions Plan 2016”.

The Plan applies to Eagle Vale/Eschol Park, Raby, Ambarvale, Rosemeadow and Bow Bowing, and repeals and supersedes the corresponding Section 94 Plans for those areas.

The contributions from this Plan will provide for passive open space (parks, playgrounds etc) and active open space (playing fields, skate park).

In addition to the facilities originally planned for in the repealed and superseded Section 94 Plans, a series of additional facilities have been identified. The facilities to be provided will contribute towards satisfying the needs of the incoming population into the areas noted above.

The costs and status of required community facilities, open space embellishment, and other works are summarised below.

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

1.1 Works Schedules

Ambarvale

Facility	Name	Stage	S94 \$ IPD Sept 06
Community Hall	Crispsparkle Drive	Completed	
Child Care Centre	Crispsparkle Drive	Completed	
Youth Centre	Off Wickfield Circuit	Completed	
Community Hall	Cnr Woodhouse & Copperfield	Completed	
Upgrade Community Hall	Woodhouse Drive	Completed	
Amenities Building	Cnr Codlin & Jiniwin	Completed	
Amenities Building	Thomas Acres Reserve	Completed	
Local Park 1	Cleopatra Reserve	Completed	
Local Park 1	Lack Reserve	Completed	
Local Park 1	Clerkenwell Reserve	Completed	
Local Park 1	Throsby Park	Completed	
Local Park 3	Shiel Park	Completed	
Local Park 1	Patrick Newman Park	Completed	
Local Park 2	Fred Sheather Park	Completed	
Local Park 1	Copperfield Park	Completed	
Local Park 1	Cargery Reserve	Completed	
Local Park 1	Trotwood Reserve	Completed	
Local Park 2	Startop Reserve	Completed	
Local Park 2	Boythorn Park	Completed	
Local Park 1	Nurra Reserve	Completed	
Local Park 1	Fieldhouse Park	Completed	
Local Park 1	Englorie Park	Completed	
Local Park 1	Thomas Acres Reserve	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Summer Playing Field	Ambarvale Sports Complex	Completed	
Winter & Summer Field	Thomas Acres Reserve	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Rosemeadow

Facility	Name	Stage	S94 \$ IPD Sept 06
Car Parking Rosemeadow Open Space Complex	District Centre	Completed	
Land in District Centre	District Centre	Not Required	
Neighbourhood Centre	Glendower Street	Completed	
Amenities Building (half cost)	Rosemeadow Sports Complex	Completed	
Amenities Building	Oswald Reserve	Completed	
Local Park 1	Haredale Reserve	Completed	
Local Park 1	Mandurama Reserve	Completed	
Local Park 1	Rizal Park	Completed	
Local Park 2	Ceres Reserve	Completed	
Local Park 1	Ophelia Reserve	Completed	
Local Park 1	Desdemona Reserve	Completed	
Local Park 2	Canidius Reserve	Completed	
Local Park 1	Octavia Park	Completed	
Local Park 2	Reserve No.1	Completed	
Local Park 2	Reserve No.2	Completed	
Local Park 1	Reserve No.3	Completed	
Local Park 1	Reserve No.4	Completed	
Local Park 1	Oswald Reserve	Completed	
Winter Playing Field	Oswald Reserve	Completed	
Winter Playing Field	Oswald Reserve		
Summer Playing Field	Oswald Reserve	Completed	
Winter Playing Field	Rosemeadow Sports Complex	Completed	
Winter Playing Field	Rosemeadow Sports Complex	Completed	
Winter Playing Field	Haydon Park	Completed	
Environmental Project	Noorumba Reserve		\$379,797
Street Tree Planting		Completed	
Cycleway	Ambarvale/Rosemeadow	Completed	
Sub Total			\$379,797

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Eagle Vale/Eschol Park

Facility	Name	Stage	S94 \$ IPD Sept 06
Small Hall	Eschol Park Cottage	Completed	
Swimming Pool	Eagle Vale Pool Complex	Completed	
40 Place Child Care Centre	Eagles Nest	Completed	
Neighbourhood Centre	Neighbourhood Centre	Completed	
Amenities Building	Eschol Park No.1 & No.2	Completed	
Amenities Building	Fullwood Reserve	Completed	
Local Park 1	Thomas Clarkson Reserve	Completed	
Local Park 1	Eagle Vale Reserve	Completed	
Local Park 1	Fluorite Park	Completed	
Local Park 3	Talc Reserve	Completed	
Local Park 1	Amber Reserve	Completed	
Local Park 1	ER Jones Reserve	Completed	
Local Park 1	Topaz Gardens	Completed	
Local Park 1	Alabaster Reserve	Completed	
Local Park 2	Brady Park	Completed	
Local Park 1	Fullwood Reserve	Completed	
Local Park 1	Young Reserve	Completed	
Local Park 3	Newbury Reserve	Completed	
Local Park 3	Murch Park	Completed	
Local Park 3	Reserve No.1	Completed	
Local Park 1	Reserve No.2	Completed	
Local Park 1	Reserve No.3	Completed	
Local Park 2	Minchinbury Reserve	Completed	
Local Park 2	Burgundy park	Completed	
Local Park 1	Eagle Creek Reserve	Completed	
Local Park 1	Eschol Park Sports Complex	Completed	
Local Park 1	Sauvignon Reserve	Completed	
Local Park 3	Vale Brook Reserve	Completed	
Local Park 1	Figtree Park	Completed	
Local Park 1	Malbec Reserve	Completed	
Local Park 2	William Fowler reserve	Completed	
Local Park 1	Flying Pieman Park	Completed	

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 1	Completed	
Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 2	Completed	
Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 3	Completed	
Amenities Building	Eschol Park Sports Complex 3	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

Raby

Facility	Name	Stage	S94 \$ IPD Sept 06
Swimming Pool	Eagle Vale Pool Complex	Completed	
Neighbourhood Centre	Raby Neighbourhood Centre	Completed	
Amenities	Raby Oval Meeting Room	Completed	
Amenities	Raby Oval Amenities 1	Completed	
Amenities	Raby Oval Amenities 2	Completed	
Local Park 1	Heathfield Park	Completed	
Local Park 1	Blain Park	Completed	
Local Park 1	Jack Donohoe Park	Completed	
Local Park 1	Spitfire Park	Completed	
Local Park 1	Mirage Park	Completed	
Local Park 1	Raby Sports Complex	Completed	
Local Park 1	Koorunga Reserve	Completed	
Local Park - Special	Burrendah Reserve	Completed	
Local Park 1	Manaleuka Park	Completed	
Local Park 2	Wirraway Park	Completed	
Local Park 2	Convair Reserve	Completed	
Winter Playing Field	Raby Sports Complex 1	Completed	
Winter Playing Field	Raby Sports Complex 1	Completed	
Summer Playing Field	Raby Sports Complex 1	Completed	
Winter Playing Field	Raby Sports Complex 2	Completed	
Winter Playing Field	Raby Sports Complex 2	Completed	
Summer Playing Field	Raby Sports Complex 2	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Additional Facilities

Facility	Name	Stage	S94 \$
Skate Park	Rosemeadow	Completed	
Stadium Lighting	Campbelltown Sports Stadium	Completed	
Skate Park	Macquarie Fields	Completed	
Sub Total			\$0

Bow Bowling

Facility	Name	Stage	S94 \$ IPD Sept 06
Neighbourhood Centre and Tennis Court Clubroom	Carnarvon Street	Completed	
Local Park 1	Lookout Park East	Completed - in one location (East/West)	
Local Park 1	Lookout Park West	Completed - in one location (East/West)	
Local Park 1	Kuringai park	Completed	
Local Park 2	Bouddi Park North	Not Required	
Local Park 2	Bouddi Park South	Not Required	
Local Park 1	Central Park	Completed	
Bus Shelters x 2		Completed	
Cycleway/Footpath		Completed	
Street Planting		Completed	
Tennis Courts	Central Park	Completed	
Car Park	Central Park	Completed	
Recreation Facility	Central Park		\$85,826
Sub Total			\$85,826

			S94 \$ Grand Total
Total			\$465,623.00

NOTE: Park Types applicable to this plan

Type 1 Park: includes an item of playground equipment, a park seat, tree planting, koppe log barriers, water service and ancillary treatment to Council's specification.

Type 2 Park: includes a park seat, tree planting, koppe log barriers, water service and ancillary treatment to Council's specification.

Type 3 Park: includes tree planting, koppe log barriers, water service and ancillary treatment to Council's specification.

1.2. Development Contributions Under This Plan

The Section 94 Plans repealed and superseded by the "*Campbelltown City Section 94 Development Contributions Plan*" were all prepared in the early 1990's. In this regard, the majority of new development is practically complete, with very little 'greenfield' development potential remaining in the corresponding catchment areas. As there are sufficient funds available to complete the remaining works included in the superseded Section 94 Plans, along with additional projects identified, no Section 94 contributions are to be levied under this Plan on new development in the defined catchment areas.

1.3. Additional Facilities Provided Under This Plan

As part of a review of its existing Section 94 Plans, Council engaged the consultancy firm PotatoPoint and Cite Urban Strategies Pty Limited to evaluate the current status of the Section 94 Plans. In identifying the remaining works in each of the various Plan areas, it was also determined that on completion of those works, funds would remain available as collected from previous development.

With regard to the remaining funds, Council has identified a series of projects throughout the City to which the funds will be applied, that will benefit the incoming population from whence the development contributions were previously levied. Further details of the additional projects identified by Council are listed in section 3.5 of this Plan.

2. Part B: Administration and Operation

2.1. What is the Name of the Plan?

This Plan is the “*Campbelltown City Section 94 Development Contributions Plan*”. This Plan repeals and supersedes the following Section 94 Plans (and/or parts thereof) previously adopted by Campbelltown City Council:

- The following nominated parts of Section 94 Contributions Plan No. 1 - Planning District No. 4 - Neighbourhoods of Eagle Vale/Eschol Park and Raby (Note: The area of Blairmount in the Section 94 Contributions Plan No. 1 - Planning District No. 4, has been repealed).
- Section 94 Contributions Plan No. 2 - Planning District No. 6 - Neighbourhoods of Ambarvale and Rosemeadow (Note: The areas of St. Helens Park and Glen Alpine in the Section 94 Contributions Plan No. 2 - Planning District No. 6, have been repealed).
- Section 94 Contributions Plan No.3 - Bow Bowing Neighbourhood Community Facilities.

The “*Campbelltown City Section 94 Development Contributions Plan 2007*” was made by Council, under the direction of the Minister for Planning, in accordance with Section 94 EAA and Section 94E(1) of the *Environmental Planning and Assessment Act 1979 (the EP&A Act)*

Note: Site of skate Park relocated from Rosemeadow to St Helens Park as per Ministerial Direction dated 8 April 2012, in accordance with Section 94EAA and Section 94E(1) of the *Environmental Planning and Assessment Act 1979 (the EP&A Act)*.

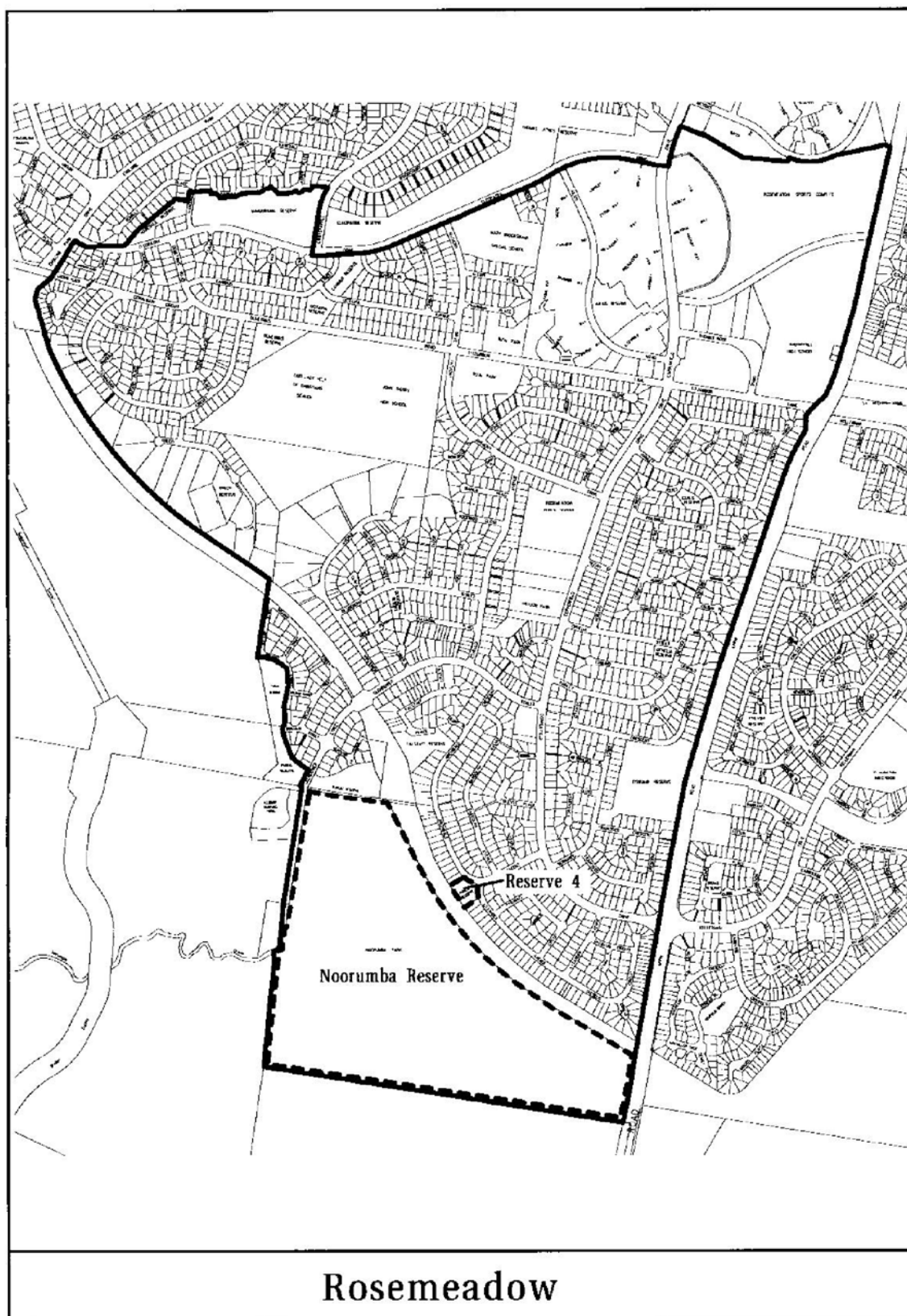
2.2. Area Plan Applies To

This Plan applies to the following catchment areas, as depicted in the Locality Maps.

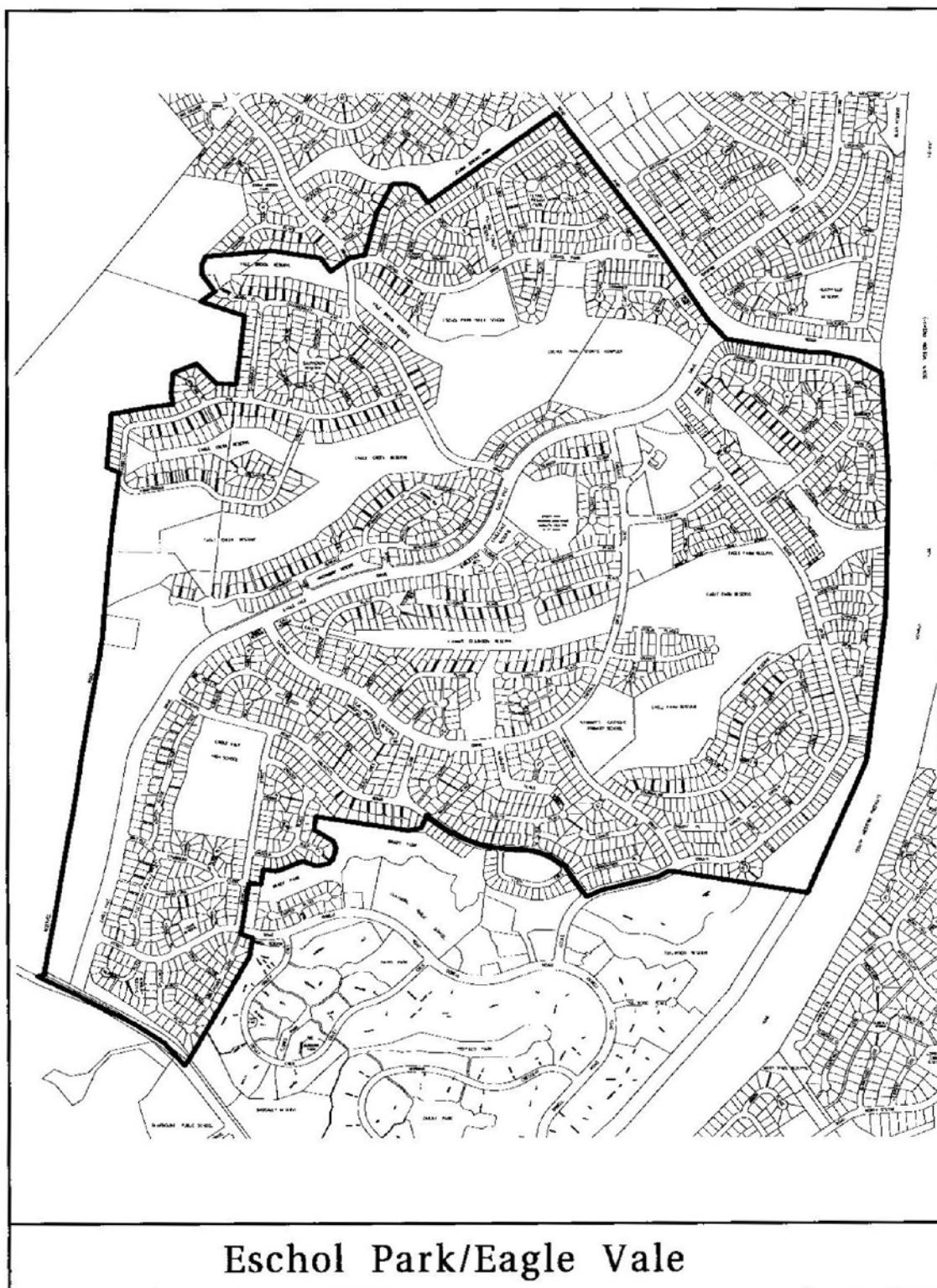
Maps - Land Area Applying to Contributions



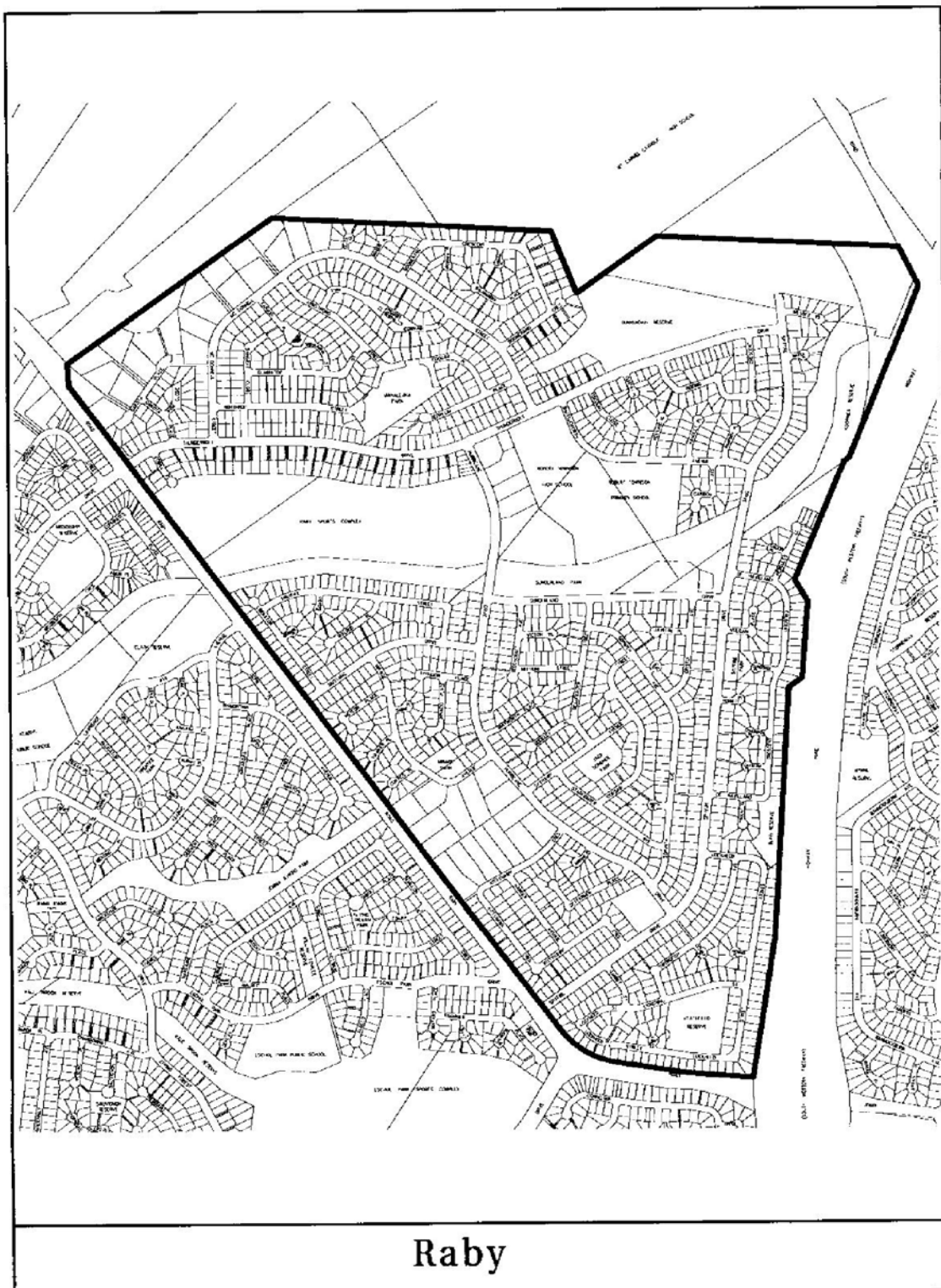
2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan



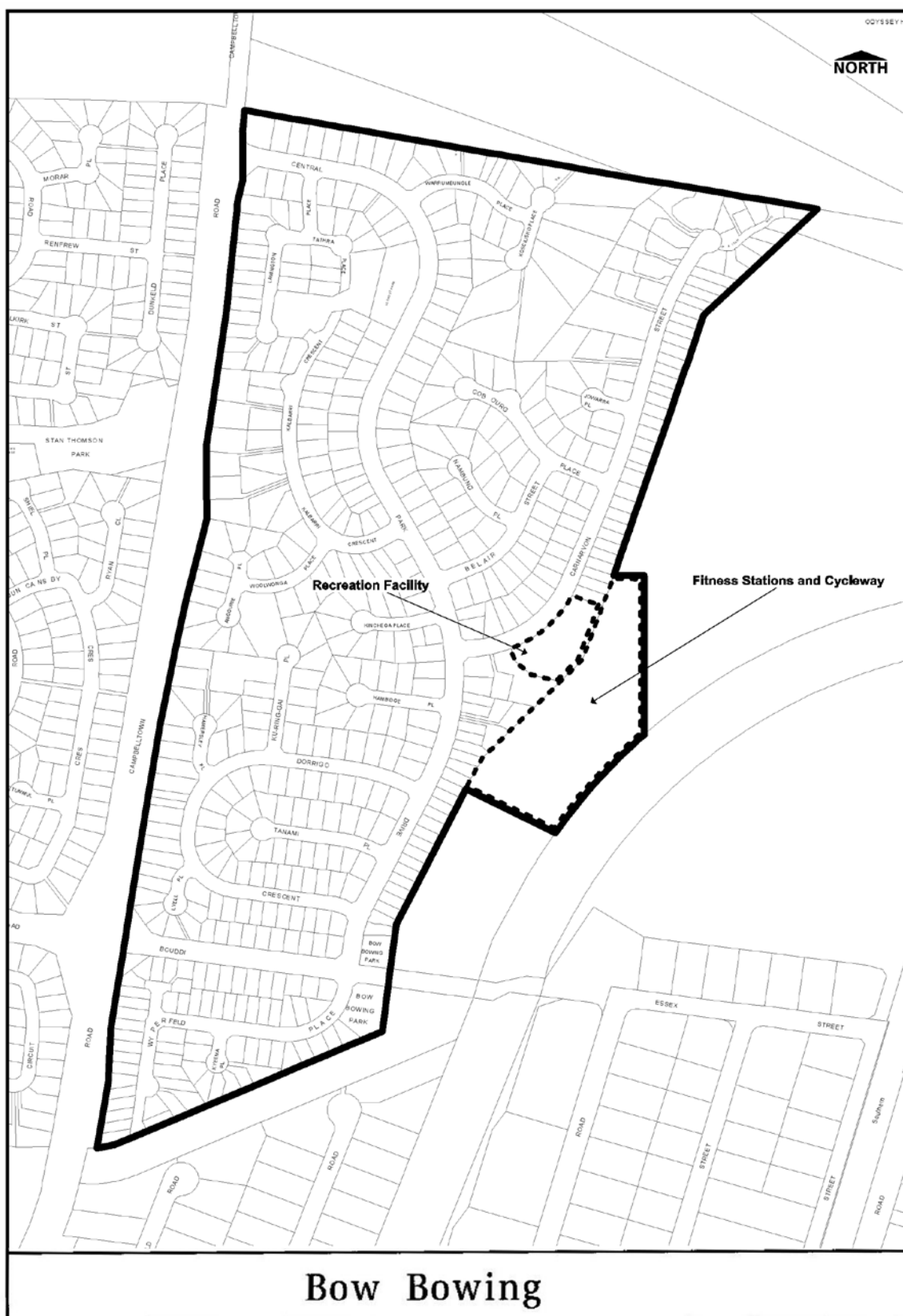
2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan



2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan



2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

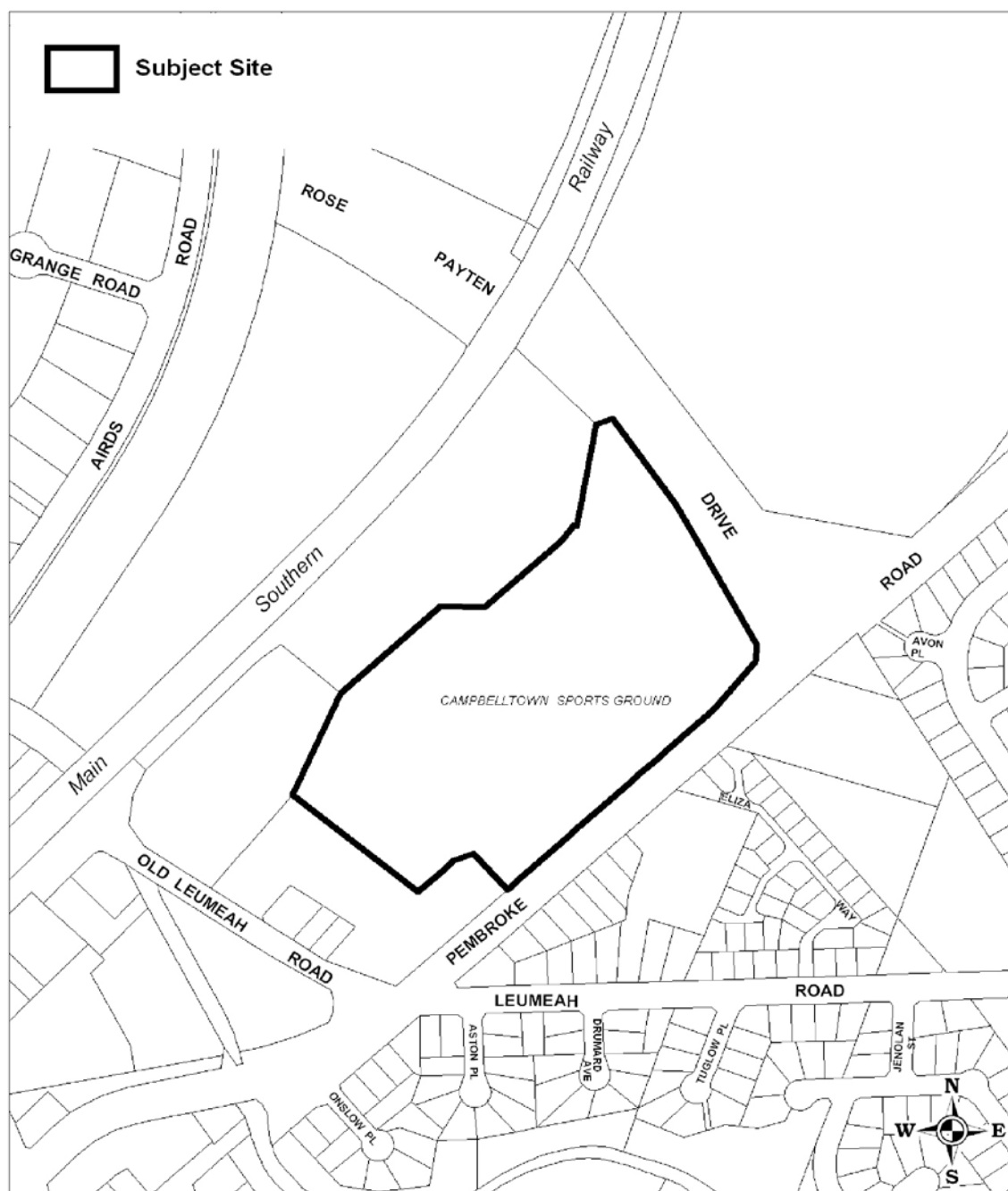


2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan



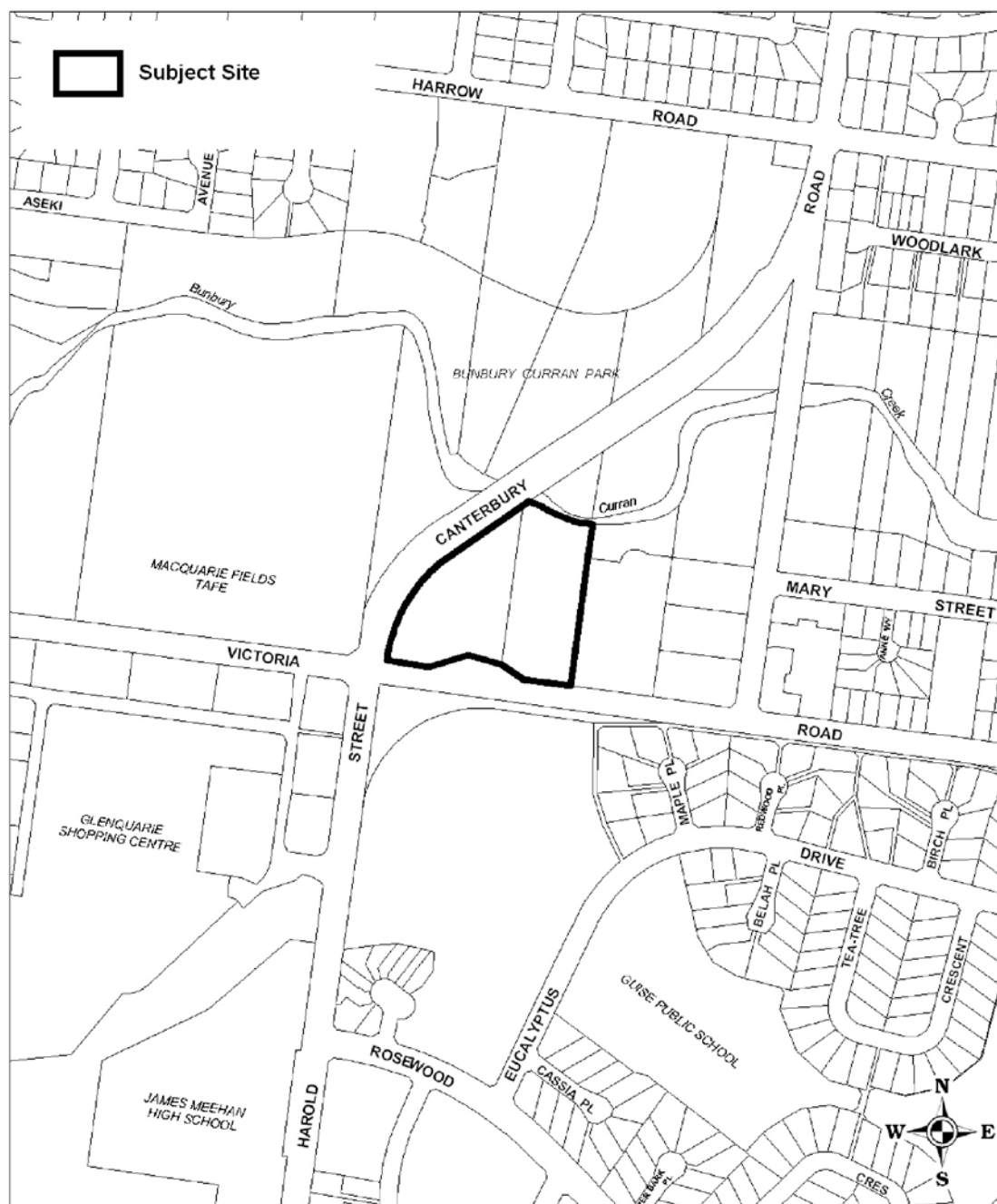
Location of Skate Park - Lot 1 DP 810691, Lot 70 DP 1068130, Lot 703 DP 833443, St Helens Park (Corner of Appin Road and St Helens Park Drive, St Helens Park)

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan



Location of Stadium Lights - Campbelltown Sports Stadium

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan



Location of Skate Park -Lot 201 Dp 573904 Cnr Victoria and Canterbury Roads, Macquarie Fields

2.3. What Is The Purpose Of This Development Contributions Plan?

The purpose of this development contributions plan is to:

- (a) authorise the council to allocate funds to the provision of public infrastructure in accordance with Section 94 of the *EP&A Act* in providing an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- (b) ensure that adequate public facilities are provided for as a result of development in the identified catchment areas;
- (c) provide a comprehensive strategy for the assessment, expenditure accounting and review of development contributions as they apply to those lands identified in this plan;
- (d) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- (e) enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

2.4. Commencement Of The Plan

This development contributions plan has been prepared pursuant to the provisions of Section 94 of the EP&A Act and Part 4 of the *Environmental Planning and Assessment Regulation, 2000 (EP&A Regulation)* and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the *EP&A Regulation*.

2.5. Relationship With Other Plans And Policies

As described in section 2.1, this development contributions plan repeals and supercedes various Section 94 Plans previously adopted by Council. Preparation of this Plan has involved review of the works schedules contained in the repealed contributions plans (and/or their relevant parts). Where individual works have not yet been completed and the works remain appropriate, as well as uncommitted surplus funds, this plan absorbed the works and funds from the previous plans into the works schedule. This accounts for funding attributed to additional projects as identified in the works schedule.

As development contributions are not payable under this Plan, Council's *Section 94A Development Contributions Plan* will apply to any new development application lodged or consent determined under that contributions plan.

Development approvals containing conditions requiring the payment of development contributions under the previous plans will only be required to pay the contribution amount identified in the consent, as adjusted by the relevant means of indexation nominated in the consent. That is, the previous contribution plans will continue to apply to the extent that any contributions condition attached to a development consent imposed under a previous contributions plan will continue to apply while ever the consent remains current.

The development contributions plan supplements the provisions of the Campbelltown (Urban Area) Local Environmental Plan 2002 and any amendment or local environmental plan that it may supersede.

2.6. When Will Contributions Be Payable To Council?

In accordance with the intent of this contributions plan, no contributions are payable to Council resulting from new development under this Plan, pursuant to the date from which it takes effect. Development contributions are payable in the relevant catchment areas under the "*Campbelltown*

City Council Section 94A Development Contributions Plan”.

To the extent that any contribution is payable on a consent determined under any of the previous Section 94 Plans, the timing of payment will be in accordance with the conditions of those Plans.

2.7. Construction Certificates And The Obligation Of Accredited Certifiers

Where a development consent is subject to the provisions of this Plan further to the date of its effectiveness (refer to section 2.17), no development contributions are applicable to the subject consent. However, where a development consent was determined under the provisions of the previous Section 94 Plans, those conditions will continue to apply, in addition to the application of the following information.

In accordance with section 94EC of the *EP&A Act* and Clause 146 of the *EP&A Regulation*, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the *EP&A Regulation*. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.8. Complying Development And The Obligation Of Accredited Certifiers

In reference to S94EC(1) of the *EP&A Act*, accredited certifiers are not required to impose a condition requiring monetary contributions in accordance with this development contributions plan for all types of development permitted. Where appropriate, the “Campbelltown City Council Section 94A Development Contributions Plan” will apply.

2.9. Deferred/Periodic Payments

The Council may accept a written request for a deferred or periodic payment of a contribution, relevant to the previous Section 94 Plans, if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

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

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

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

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

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

- a) The bank guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing not earlier than 6 months (or other term so determined by the Council) from the provision of the guarantee or completion of the development or stage of the development to which the contribution, or the outstanding balance, relates.
- b) The guarantee prohibits the bank from:
 - having recourse to the applicant or other person entitled to act upon the consent; and
 - having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount.
- c) The bank's obligation under the guarantee are discharged:
 - when payment is made to the consent authority in accordance with the terms of the bank guarantee; or
 - if the related consent lapses; or
 - if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required.
- d) The applicant pays interest to the Council on the contribution, or the outstanding balance at the overdraft rate on and from the date when the contribution would have been otherwise payable, as set out in this Contribution Plan.

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

2.10. Contributions "In Kind"

Works in kind will be accepted by the Council only under the following circumstances:

1. A written request is made to the Council by the applicant; or other person entitled to act upon the relevant consent; and
2. The Council determine that the works in kind are appropriate; and
3. The works to be carried out are identified in the Works Schedule attached to this Contributions Plan; and
4. The value of the works to be undertaken is at least equal to the value of the contribution assessed in accordance with this Plan;
5. Where the value of the proposed works in kind is less than the monetary value of the contribution, the difference will be met by way of a monetary contribution.

In assessing the request, Council will take into account the following:

- a) Consistency with the detailed design of the facilities, as agreed to by the Council;
-

- b) The proposed works will not pre-empt the future provision of facilities identified in the Works Schedule, or beyond what the Council has prioritised.

Plans of the proposed works are to be prepared and submitted by the applicant.

Should an offer of works in kind be accepted, Council will establish with the applicant the following:

- An acceptable standard for workmanship and materials;
- Timing of inspection of works in progress;
- A program for completion of works; and
- An appropriate defects liability period.

2.11. Exemptions

As this Plan will not levy development contributions, all new development is exempt under this Plan. However, as noted in section 2.5 and 2.6, the *“Campbelltown City Council Section 94A Development Contributions Plan”* will apply.

2.12. Review Of Contribution Rates

As this Plan will not levy contributions on development, there will be no need for the review of contributions rates. Where a development consent is determined under one of the previous Section 94 Plans, so the indexation methodology under that plan will continue to apply with regard to the review of contribution rates.

2.13. How Are Contributions Adjusted At The Time Of Payment?

The contributions stated in a development consent are calculated on the basis of the Section 94 plans, as they existed previously. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted according to the formulas outlined in the previous Section 94 Plans.

The current contributions are published by Council and are available from Council offices, or on Council's web site, at www.campbelltown.nsw.gov.au. Should the Council not validly publish the applicable contribution rates at any of these locations, the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter.

2.14. Pooling Of Contributions

Pursuant to Section 93E(2) of the *EP&A Act* and Clause 27 of the *EP&A Regulation*, this plan authorises that Council may pool monetary contributions collected under Sections 94 (and 94A) of the EP&A Act and be applied progressively to the projects identified in the works schedule.

2.15. Contributions Register

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

- (a) Details of each development consent for which contributions have been sought;
 - (b) Nature and extent of the contribution required by the relevant condition of consent;
-

- (c) Name of the Contributions Plan imposing the condition of consent; and
- (d) Date the contribution was received, for what purpose and the amount.

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

- (a) Opening and closing balances of money held in the “*Campbelltown City Section 94 Development Contributions Plan*” by the Council for the accounting period;
- (b) Total amounts received by way of monetary contribution under this Plan;
- (c) Total amount spent in accordance with this Plan; and
- (d) Outstanding obligations of the Council to provide works for which contributions have been received.

2.16. Savings And Transitional Arrangements

A development application, which is submitted after the commencement of this Plan, will be assessed in accordance with the provisions of this Plan, relative to the extent that the “Campbelltown City Council Section 94A Development Contributions Plan” will apply to that development application.

A development application that has been submitted prior to the commencement of this Plan but not determined shall be determined in accordance with the provisions of this Plan, relative to the extent that the “Campbelltown City Council Section 94A Development Contributions Plan” will apply to that development application.

A development application which has been determined in accordance with a previous Development Contributions Plan and which requires the making of a contribution, but which has not been settled, shall be reviewed and if necessary adjusted in accordance with the provisions of the Development Contributions Plan which applied at the date of determining the application.

2.17. When Did This Plan Come Into Force?

This Plan came into force on 14 April 2009, with further amendments in April 2012 and April 2016.

The costs in the Plan are as at the IPD Quarter for September 2006.

3. Part C: Strategic Plan

3.1 Anticipated Development: Population and Dwelling Structure

The anticipated development and population projection, as identified in the previous Section 94 Plans, are as follows;

Eagle Vale/Eschol Park: Lot/Dwelling Projections

	Pre Sec 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	1862	711	187	100	
Cumulative Total	1862	2573	2760	2860	2860

Raby: Lot/Dwelling Projections

	Pre Sec 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	1248	638	90	79	
Cumulative Total	1248	1886	1976	2055	2055

Rosemeadow: Lot/Dwelling Projections

	Pre Sec 94	Current Sec 94	Urban Cons.	Total Lots
No. of Lots	337	1558	94	
Cumulative Total	337	1895	1989	1989

Ambarvale: Lot/Dwelling Projections

	Pre Sec 94	Current Sec 94	Urban Cons.	Total Lots
No. of Lots	1690	358	97	
Cumulative Total	1690	2048	2145	2145

Bow Bowing: Lot/Dwelling Projections

	Pre Sec 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	0	16	94	25	135
No. of Lots Long Industries	0	393	0	0	393
Cumulative Total	0	409	503	528	528

Total Estimated Population

The total estimated population, as stated originally in each of the previous Section 94 Plans, are listed as follows;

Eagle Vale and Eschol Park

	1993	1994	1995	1996
Population	9181	9531	9881	10010

Raby

	1993	1994	1995	1996
Population	6776	6951	7126	7193

Bow Bowling

	1993	1994	1995	1996
Population	1432	1607	1747	1848

Although no pro-rata population projections were noted for Ambarvale and Rosemeadow under the previous Section 94 Plans, the corresponding 'Lot Dwelling Projections' for these Plans are noted above.

3.2. Timing Of Development

While the majority of development is complete in the various catchment areas, the following tables represent the projected development rates as set down in the previous Section 94 Plans;

Eagle Vale and Eschol Park

	1993	1994	1995	1996
No. of Lots	50	100	100	37
Cumulative Total	2623	2723	2823	2860

Raby

	1993	1994	1995	1996
No. of Lots	50	50	50	19
Cumulative Total	1936	1986	2036	2055

Rosemeadow

	1993	1994	1995	1996	1997	1998
No. of Lots	92	50	50	40	40	31
Cumulative Total	1778	1828	1878	1918	1958	1989

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Ambarvale

	1993	1994	1995	1996	1997	1998
No. of Lots	30	80	80	60	60	47
Cumulative Total	1818	1898	1978	2038	2098	2145

Bow Bowling

	1993	1994	1995	1996
No. of Lots	80	50	40	29
Cumulative Total	409	459	499	528

3.3. Rationale For New Facilities And Services

A key principle of Section 94 is to demonstrate a relationship between the anticipated development, or incoming population, and the demand for additional public infrastructure e.g. open space, community facilities etc. The demonstration of a relationship between new development and such demand is a core requirement of a valid Development Contributions Plan.

Open space, community facilities and the like are public facilities for which there is a reasonable expectation for Council to provide, in association with the urban development throughout the City of Campbelltown. This Section 94 Development Contributions Plan was prepared to ensure the allocation of funds toward facilities that will meet the needs of those residents contributing under this Plan, as a result of this urban development.

3.4. Existing Levels Of Provision

There are no existing works or services of any relevance to the demand that will originate from the new population moving into the area.

3.5. Demand For New Facilities And Services***Skate Park - St Helens Park***

Council has conducted preliminary investigations, and will subsequently conduct a feasibility study for a skate park at Appin Road/St Helens Park. The feasibility study has identified site suitability, vehicular and pedestrian traffic and parking, design process and funding options.

The site to be occupied by the St Helens Park Skate Park, being Lot 1 DP 810691, Lot 70 DP 1068130, Lot 703 DP 833443, St Helens Park (Corner of Appin Road and St Helens Park Drive) is owned by Council. The area is classified Operational Land and zoned 6(a) Local Open Space, which is suitable for the purpose of a skate park facility.

A Planning Consultative Group will be identified by Council and will include local youth services and local skate, BMX, in-line and scooter users. This group will meet with local users to provide them with an opportunity to present their ideas and requirements for the skate park. These meetings will allow the users to become part of the design process and offer a sense of ownership, which is critical to the long-term success of the skate park.

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Stadium Lighting - Campbelltown Sports Stadium

Council has investigated the upgrading of existing light poles at Campbelltown Sports Stadium (Leumeah), to compliment the installation of four new smaller light poles. These works will not require an increase to the current electrical capacity to the Stadium, and involves less earthworks and structural footings. The estimated cost for the stadium lighting upgrade is \$630,000.

The upgrade of lighting will enhance the profile of Campbelltown Sports Stadium for a variety of sports as an option for televised and night sporting events.

Skate Park - Macquarie Fields

Council has conducted a feasibility study for a skate park at the north-eastern corner of Canterbury Road and Victoria Road, Macquarie Fields. The feasibility study has identified site suitability, vehicular and pedestrian traffic and parking, design process and funding options.

The site to be occupied by the Macquarie Fields Skate Park, being Lot 201 DP 573904 at the corner of Victoria and Canterbury Roads, Macquarie Fields and adjoining property Lot 22 in Section 6 DP 960 is owned by Council. The areas are classified Community Land and are zoned 6(a) Local Open Space, which is suitable for the purpose of a skate park facility.

As with the Skate Park for Rosemeadow, a Planning Consultative Group has been identified by Council and will include local youth services, Macquarie Fields TAFE representatives, and local skate, BMX, in-line and scooter users. This group will meet with local users to provide them with an opportunity to present their ideas and requirements for the skate park. These meetings will allow the users to become part of the design process and offer a sense of ownership, which is critical to the long-term success of the skate park.

Road Works

There are no Road Works levied for on new development under this Development Contributions Plan.

Drainage Works

There are no Drainage Works levied for on new development under this Development Contributions Plan.

Administration

Council considers that the costs involved with preparing and administering this Section 94 Development Contributions Plan are an integral component for the efficient provision of services and amenities generated by future development, without putting undue pressure on facilities that the existing community utilises.

However, in the instance of the "Draft Campbelltown City Section 94 Development Contributions Plan 2016", as the cost of administration had not been recouped under the previous Section 94 Plans no funding will be allocated under this Plan.

3.6. Works Schedule

The majority of items in this work schedule have been completed, with the exception of some minor projects, and the additional facilities included in the schedule, as follows;

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Table 11 Works Schedule**Ambarvale**

Facility	Name	Stage	S94 \$ IPD Sept 06
Community Hall	Crispsparkle Drive	Completed	
Child Care Centre	Crispsparkle Drive	Completed	
Youth Centre	Off Wickfield Circuit	Completed	
Community Hall	Cnr Woodhouse & Copperfield	Completed	
Upgrade Community Hall	Woodhouse Drive	Completed	
Amenities Building	Cnr Codlin & Jiniwin	Completed	
Amenities Building	Thomas Acres Reserve	Completed	
Local Park 1	Cleopatra Reserve	Completed	
Local Park 1	Lack Reserve	Completed	
Local Park 1	Clerkenwell Reserve	Completed	
Local Park 1	Throsby Park	Completed	
Local Park 3	Shiel Park	Completed	
Local Park 1	Patrick Newman Park	Completed	
Local Park 2	Fred Sheather Park	Completed	
Local Park 1	Copperfield Park	Completed	
Local Park 1	Cargery Reserve	Completed	
Local Park 1	Trotwood Reserve	Completed	
Local Park 2	Startop Reserve	Completed	
Local Park 2	Boythorn Park	Completed	
Local Park 1	Nurra Reserve	Completed	
Local Park 1	Fieldhouse Park	Completed	
Local Park 1	Englorie Park	Completed	
Local Park 1	Thomas Acres Reserve	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Summer Playing Field	Ambarvale Sports Complex	Completed	
Winter & Summer Field	Thomas Acres Reserve	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Rosemeadow

Facility	Name	Stage	S94 \$ IPD Sept 06
Car Parking Rosemeadow Open Space Complex	District Centre	Completed	
Land in District Centre	District Centre	Not Required	
Neighbourhood Centre	Glendower Street	Completed	
Amenities Building (half cost)	Rosemeadow Sports Complex	Completed	
Amenities Building	Oswald Reserve	Completed	
Local Park 1	Haredale Reserve	Completed	
Local Park 1	Mandurama Reserve	Completed	
Local Park 1	Rizal Park	Completed	
Local Park 2	Ceres Reserve	Completed	
Local Park 1	Ophelia Reserve	Completed	
Local Park 1	Desdemona Reserve	Completed	
Local Park 2	Canidius Reserve	Completed	
Local Park 1	Octavia Park	Completed	
Local Park 2	Reserve No.1	Completed	
Local Park 2	Reserve No.2	Completed	
Local Park 1	Reserve No.3	Completed	
Local Park 1	Reserve No.4	Completed	
Local Park 1	Oswald Reserve	Completed	
Winter Playing Field	Oswald Reserve	Completed	
Winter Playing Field	Oswald Reserve		
Summer Playing Field	Oswald Reserve	Completed	
Winter Playing Field	Rosemeadow Sports Complex	Completed	
Winter Playing Field	Rosemeadow Sports Complex	Completed	
Winter Playing Field	Haydon Park	Completed	
Environmental Project	Noorumba Reserve		\$379,797
Street Tree Planting		Completed	
Cycleway	Ambarvale / Rosemeadow	Completed	
Sub Total			\$379,797

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Eagle Vale/Eschol Park

Facility	Name	Stage	S94 \$ IPD Sept 06
Small Hall	Eschol Park Cottage	Completed	
Swimming Pool	Eagle Vale Pool Complex	Not Required	
40 Place Child Care Centre	Eagles Nest	Completed	
Neighbourhood Centre	Neighbourhood Centre	Completed	
Amenities Building	Eschol Park No.1 & No.2	Completed	
Amenities Building	Fullwood Reserve	Completed	
Local Park 1	Thomas Clarkson Reserve	Completed	
Local Park 1	Eagle Vale Reserve	Completed	
Local Park 1	Fluorite Park	Completed	
Local Park 3	Talc Reserve	Completed	
Local Park 1	Amber Reserve	Completed	
Local Park 1	ER Jones Reserve	Completed	
Local Park 1	Topaz Gardens	Completed	
Local Park 1	Alabaster Reserve	Completed	
Local Park 2	Brady Park	Completed	
Local Park 1	Fullwood Reserve	Completed	
Local Park 1	Young Reserve	Completed	
Local Park 3	Newbury Reserve	Completed	
Local Park 3	Murch Park	Completed	
Local Park 3	Reserve No.1	Completed	
Local Park 1	Reserve No.2	Completed	
Local Park 1	Reserve No.3	Completed	
Local Park 2	Minchinbury Reserve	Completed	
Local Park 2	Burgundy park	Completed	
Local Park 1	Eagle Creek Reserve	Completed	
Local Park 1	Eschol Park Sports Complex	Completed	
Local Park 1	Sauvignon Reserve	Completed	
Local Park 3	Vale Brook Reserve	Completed	
Local Park 1	Figtree Park	Completed	
Local Park 1	Malbec Reserve	Completed	
Local Park 2	William Fowler reserve	Completed	
Local Park 1	Flying Pieman Park	Completed	

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 1	Completed	
Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 2	Completed	
Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 3	Completed	
Amenities Building	Eschol Park Sports Complex 3	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

Raby

Facility	Name	Stage	S94 \$ IPD Sept 06
Swimming Pool	Eagle Vale Pool Complex	Completed	
Neighbourhood Centre	Raby Neighbourhood Centre	Completed	
Amenities	Raby Oval Meeting Room	Completed	
Amenities	Raby Oval Amenities 1	Completed	
Amenities	Raby Oval Amenities 2	Completed	
Local Park 1	Heathfield Park	Completed	
Local Park 1	Blain Park	Completed	
Local Park 1	Jack Donohoe Park	Completed	
Local Park 1	Spitfire Park	Completed	
Local Park 1	Mirage Park	Completed	
Local Park 1	Raby Sports Complex	Completed	
Local Park 1	Koorunga Reserve	Completed	
Local Park - Special	Burrendah Reserve	Completed	
Local Park 1	Manaleuka Park	Completed	
Local Park 2	Wirraway Park	Completed	
Local Park 2	Convair Reserve	Completed	
Winter Playing Field	Raby Sports Complex 1	Completed	
Winter Playing Field	Raby Sports Complex 1	Completed	
Summer Playing Field	Raby Sports Complex 1	Completed	
Winter Playing Field	Raby Sports Complex 2	Completed	
Winter Playing Field	Raby Sports Complex 2	Completed	
Summer Playing Field	Raby Sports Complex 2	Completed	

2.4 Amendment To Campbelltown City Section 94 Development Contributions Plan

Street Tree Planting		Completed	
Sub Total			\$0

Additional Facilities

Facility	Name	Stage	S94 \$
Skate Park	St Helens Park	Completed	
Stadium Lighting	Campbelltown Sports Stadium	Completed	
Skate Park	Macquarie Fields	Completed	
Sub Total			\$0

Bow Bowling

Facility	Name	Stage	S94 \$ IPD Sept 06
Neighbourhood Centre and Tennis Court Clubroom	Carnarvon Street	Completed	
Local Park 1	Lookout Park East	Completed - in one location (East/West)	
Local Park 1	Lookout Park West	Completed - in one location (East/West)	
Local Park 1	Kuringai park	Completed	
Local Park 2	Bouddi Park North	Not Required	
Local Park 2	Bouddi Park South	Not Required	
Local Park 1	Central Park	Completed	
Bus Shelters x 2		Completed	
Cycleway/Footpath		Completed	
Street Planting		Completed	
Tennis Courts	Central Park	Completed	
Car park	Central Park	Completed	
Recreation Facility	Central Park		\$85,826
Sub Total			\$85,826

			S94 \$ Grand Total
			\$465,623.00

3.7. Timing Of Expenditure

It is anticipated that the expenditure on the projects originally included in the previous Section 94 Plans will be completed within the 2008 to 2017 period.

3.8. Calculation Of Contribution Rates

While no Section 94 Contributions will be levied under this Plan, the basis of the calculation of contribution rates included on any current development consent, as determined under the previous Plans, is as follows.

Section 94 contributions will be based on the total cost of providing identified facilities and services divided by the projected lot or dwelling yield in each catchment for all residential development which is subject to Section 94 contributions.

Pre Section 94 development in each of the neighbourhoods is not included in the contribution rate, as this development has been provided with a level of facilities and services funded from other sources.

The contribution rate will be based on the creation of new lots in the case of subdivision and additional dwellings in the case of medium density development.

The formula for calculating contributions is based on the following:

- (a) The number of lots or dwellings, which have or will be subject to Section 94 contributions.
- (b) The cost of providing community facilities including where appropriate cost of acquiring land.
- (c) The present day costs of community facilities already provided by Council in anticipation of development.

The contribution formula is

$$\text{Contribution Rate} = \frac{(F1 + F2)}{P}$$

(\$ per lot/dwg)

F1 = The actual cost to Council to date of constructing community facilities (adjusted to present day values by the I.P.D.).

F2 = The estimated cost of constructing future community facilities.

P = The estimated lot/dwelling yield in the contribution catchment.

* I.P.D. - Implicit Price Deflator

(I.P.D.) is an index obtained by dividing a current price value by its corresponding constant price value. Implicit Price Deflators (seasonally adjusted) are published on a quarterly or annual basis for all items of expenditure shown in the Australian National Account, Expenditure on GDP

(Gross Domestic Product).

This Section 94 Contributions Plan has been prepared in accordance with the EP&A Act and the EP&A Regulation, Department of Planning Section 94 Practice Notes and relevant supporting material.

4. Part D: Supporting Material

The following list identifies reports, documents and studies, which have been used for researching the basis of strategies in the Campbelltown City Section 94 Development Contributions Plan:

Department of Planning (2005), Section 94 Contributions Plans Practice Notes

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment, Regulation 2000

Ministerial Direction issued under Section 94EAA and Section 94E(1) of the Environmental Planning and Assessment Act 1979.

2.5 Planning Proposal - No.121 Raby Road, Leppington

Reporting Officer

Manager Environmental Planning

Attachments

Location map

Purpose

To advise Council of the public exhibition of a planning proposal within the Camden Local Government Area (LGA) to rezone land on Raby Road, Leppington from RU2 Rural Landscape to R5 Large Lot Residential under Camden Local Environmental Plan 2012.

Report

Council has received correspondence from Camden Council advising of the public exhibition of a planning proposal which seeks to rezone No. 121 Raby Road, Leppington (Lots 1 and 2 Strata Plan 37300) from RU2 Rural Landscape to R5 Large Lot Residential.

The Site

The subject site is located on the northern side of Raby Road and to the west (Camden LGA side) of the Campbelltown/Camden LGA boundary. The site has an area of 16.78 hectares and includes two large residential dwellings. The site slopes generally to the west (towards Camden) away from a ridgeline that runs in a north/south direction generally along the LGA boundary (the sites eastern limits). A 24 metre wide gas easement also runs in a north/south direction along the eastern boundary of the site. The western boundary of the site adjoins the Sydney Catchment Authority Water Supply Canal.

Zoning

The current zoning of the subject site is RU2 Rural Landscape under the provisions of Camden Local Environmental Plan 2012 with a minimum residential subdivision standard of 40 hectares. The planning proposal aims to rezone the land to R5 Large Lot Residential to facilitate the development of 30 additional residential lots with a minimum lot size of 4000m².

The adjoining lands within the Campbelltown LGA is zoned E3 Environmental Management (with a minimum residential subdivision size of 100 hectares) under Campbelltown Local Environmental Plan 2015. The adjoining lands within the Campbelltown LGA fall within the Scenic Hills.

Key Issues

Campbelltown City Council has maintained for many years an environmental protection zoning on the land within the Scenic Hills, to provide for a buffer between the urban areas of the Campbelltown and Camden LGA's. It is considered that the current zoning of the subject land (RU2 Rural Landscape) assists in providing a suitable transition from the proposed dense development of land further west within the Camden LGA at Emerald Hills to the rural landscape of the Scenic Hills.

To rezone this land to allow the development of residential allotments having a minimum size of 4000m², effectively compromises this important spatial buffer. As an alternative, a minimum lot size of 1 hectare (10,000m²) would be considered to be a more appropriate transition given the circumstances, and would provide a more acceptable relationship between the high density residential development currently being undertaken within the Camden LGA to the west, and the 100 hectare lot size to the east within the Scenic Hills. A lot size of 1 hectare would be consistent with Council's previous expectations for other similar transition sites such as No. 71 St Andrews Road, Varroville.

It is noted that the Gateway Determination (from NSW Planning and Environment) for this planning proposal required assurance that the views to the east of the site (the Scenic Hills) are protected. To this end significant work has been undertaken to address this issue by landscape consultants, who have recommended a number of detailed controls for inclusion in the draft development control plan (DCP) for the site. Whilst the draft DCP includes a control for the provision of native screen landscaping to be planted along the perimeter of the site, it has not applied the specific recommendations of the studies, particularly with regard to the width and densities of such planting and location in relation to the gas easement.

Notwithstanding the above, an inspection of the subject site and an examination of the technical studies relating to the protection of views to and from the site was carried out by Council officers. This inspection and review of the technical studies (noting the land within the site falls to the west and away from the Camden/Campbelltown LGA boundary) revealed that the visual impact of any future development of the site (allowable under the planning proposal) would be limited when viewed from the Campbelltown LGA.

However, whilst it may be suggested that the development of the subject site may not result in an adverse impact on the visual integrity of the Scenic Hills to any significant degree, it is considered that an increase in the residential density to the extent proposed under the planning proposal would result in the further erosion of the landscape character and critical sense of place of the Scenic Hills, which has arguably already occurred to some extent along the western side of the Scenic Hills as a result of development within the South West Growth Centre area.

It is therefore recommended that the subject planning proposal for the rezoning of No. 121 Raby Road, Leppington not be supported in its current form and that a submission be forwarded to Camden Council advising of Council's objection.

Officer's Recommendation

That Council forward a submission to Camden Council objecting to the planning proposal which aims to rezone No. 121 Raby Road, Leppington being Amendment No 27 to Camden Local Environmental Plan 2010, from RU2 Rural Landscape to R5 Large Lot Residential.

Committee Note: Ms J Kirkby addressed the Committee.

Committee's Recommendation: (Thompson/Oates)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Greiss/Rowell)

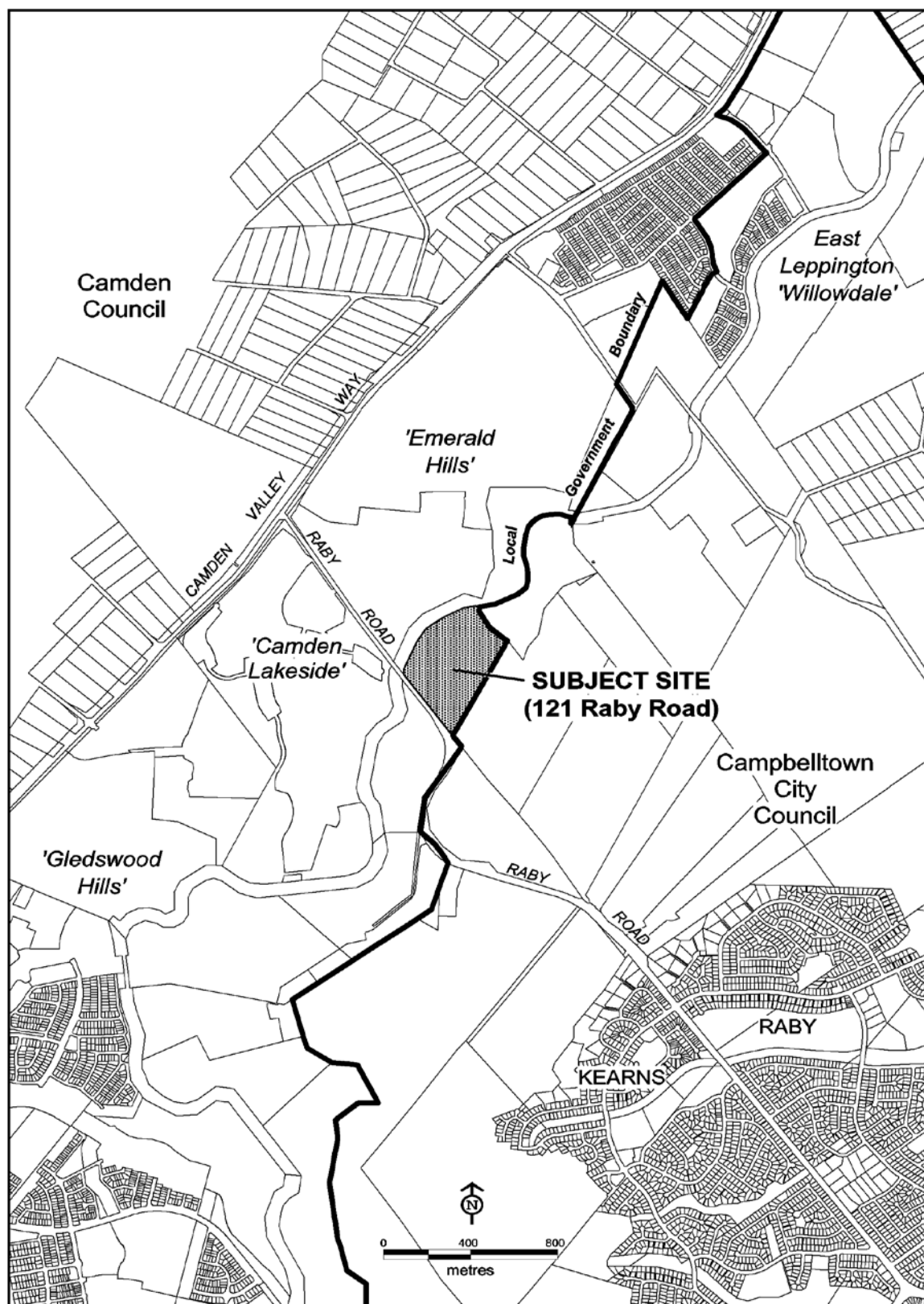
That the Officer's Recommendation be adopted.

Council Resolution Minute Number 71

That the Officer's Recommendation be adopted.

Councillor Mead asked for his name to be recorded in opposition to the resolution for Item 2.5 – Planning Proposal - No. 121 Raby Road, Leppington.

ATTACHMENT 1



3. DEVELOPMENT SERVICES

3.1 Development Services Section Statistics - March 2016

Reporting Officer

Acting Manager Development Services

Attachments

Development Services application statistics for March 2016 (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 March 2016 as they affect the Development Services section.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Thompson/Rowell)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Greiss/Rowell)

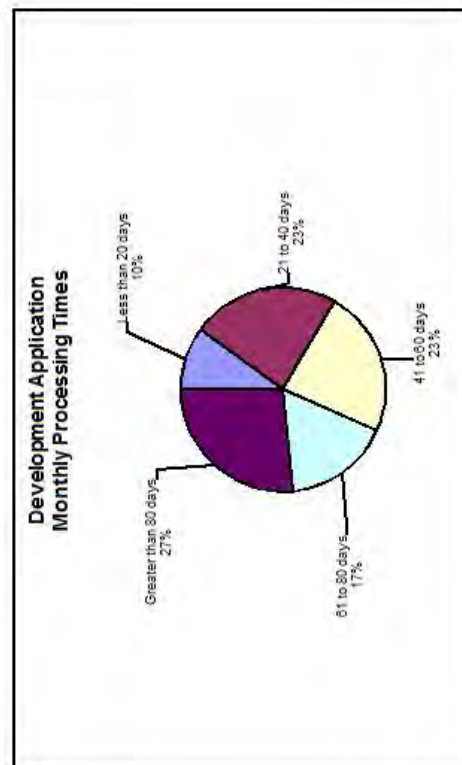
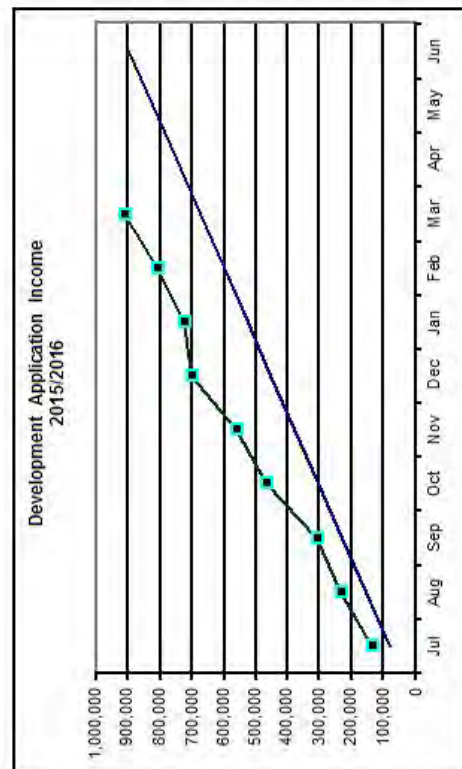
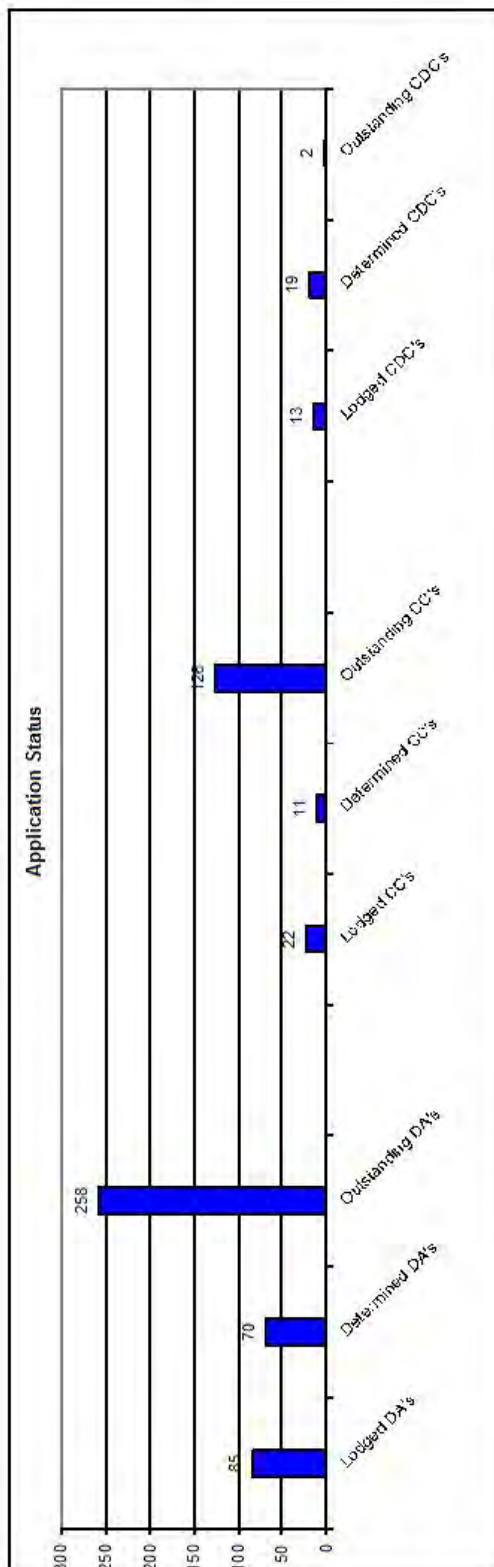
That the Officer's Recommendation be adopted.

Council Resolution Minute Number 71

That the Officer's Recommendation be adopted.

ATTACHMENT 1

**DEVELOPMENT SERVICES SECTION
 MONTH-AT-A-GLANCE --March-2016**



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)

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 January to end March 2016 (contained within this report)

Purpose

To advise Council of development applications approved for the period 1 January 2016 to 31 March 2016 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 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 Department of Planning and Environment 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: (Kolkman/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

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)

Council Meeting 17 May 2016 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 71

That the Officer's Recommendation be adopted.

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)

ATTACHMENT 1

Council DA reference number	Lot number	DP number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmen tal planning instrument	Zoning of land	Developme nt standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
2925/2015/DA-1	204	DP 1123315	8	Phiney	Ingleburn	2565	12: Industrial	LEP 2002	4(a) - General Industry Zone	Clause 37	Council resolved, with the concurrence of the Department of Planning to permanently vary the minimum setback for industrial building to the Main Southern Railway Line under clause 37 of LEP 2002, to 5 metres subject to the planting of suitably dense vegetation along the rail interface. The application is not considered inconsistent with the blanket variation.	0	Council	10/03/2016

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

3.3 Construction and use of a retail building as a supermarket with specialty stores including a licensed liquor outlet and associated car parking, site landscaping, civil works and advertising signage - Willowdale Drive, Denham Court

Reporting Officer

Acting Manager Development Services

Attachments

1. Recommended conditions of consent (contained within this report)
2. Locality plan (contained within this report)
3. Site plan (contained within this report)
4. Floor plan (contained within this report)
5. Elevation plan (contained within this report)
6. Perspective drawing (contained within this report)
7. Landscaping plans (contained within this report)
8. Signage plans (contained within this report)
9. Notification plan (distributed under separate cover – confidential – for privacy reasons this plan is not available to the public)

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* (the Act).

Property Description	Lot 12 DP 1209044, Willowdale Drive, Denham Court
Application No	3211/2015/DA-C
Applicant	Coles Group Property Developments Ltd c/- GLN Planning Pty Ltd
Owner	Coles Group Property Developments Ltd
Provisions	Campbelltown 2025 - Looking Forward State Environmental Planning Policy (Sydney Region Growth Centres) 2006 State Environmental Planning Policy No. 64 – Advertising Signs State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy 55 - Remediation of Land Campbelltown Growth Centres Development Control Plan 2014
Date Received	11 November 2015

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

History

Both Campbelltown and Camden Councils have previously granted development consent for various development applications for the subdivision of land, undertaking of civil works and construction of a range of dwellings in the vicinity of the subject application. The land is located within the South West Sydney Growth Centre – specifically the 'East Leppington Precinct', which was rezoned for urban purposes by the Department of Planning in early 2013.

Report

A development application has been received for the construction and use of a retail building as a supermarket with specialty stores including a licensed liquor outlet and associated car parking, site landscaping, civil works and advertising signage.

The application has been assessed against relevant State and local planning objectives and controls. The proposal's potential impacts on the natural and built environment, such as noise, traffic and truck access, social and economic impacts and stormwater control have been considered in accordance with the requirements of Section 79C(1) of the Act.

The development application was forwarded to Roads and Maritime Services, Macquarie Fields Police and Camden Council for comment and was publicly exhibited and directly notified to more than 100 nearby properties. Comments received from government agencies have been detailed in the report and included as recommended conditions of consent where necessary.

The Site

The site has an area of approximately 2.265 hectares and is bounded on three sides by roads, including the urban release area's main entry road, Willowdale Drive. Surrounding the site presently is a range of residential developments, including a display home village, a medium density development precinct containing approximately 200 dwellings, a retirement village that would ultimately contain approximately 270 dwellings and various open spaces, such as a large regional park and riparian corridor.

The site is also relatively close to Camden Valley Way, although does not have a direct access to that road. To the south-east, a road is presently under construction that would connect Willowdale Drive to Denham Court Road (it will become an extension of Jamboree Avenue). The southern side of Willowdale Drive is within the Camden local government area. The site is located in close proximity to existing and proposed bus routes.

To the site's immediate south-east, a portion of land has been set aside for the purposes of a future community centre, which would be funded and constructed in accordance with a 'voluntary planning agreement', presently under negotiation with Council and the land owners in the release area.

The site has been cleared of vegetation as part of previous works that were undertaken on the land.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

The site is zoned B2 – Local Centre, pursuant to State Environmental Planning Policy (Sydney Region Growth Centres) 2006, better known as the Growth Centres SEPP.

As detailed earlier in the report, the site is contained within an area previously rezoned by the State Government for urban release, pursuant to the Sydney Region Growth Centres SEPP.

The site had been set aside as a business/commercial space from an early stage during the urban release area's precinct planning in 2012, which was undertaken as a joint venture between the Department of Planning and the Campbelltown, Camden and Liverpool Councils.

The Proposal

The application proposes the civil works, construction and operation of a commercial centre, which contains the following features:

- bulk earthworks and associated land contouring to create appropriate foundations for the proposed building construction.
- construction and use of a retail building for a Coles Supermarket, Liquorland and a number of specialty shops with a total gross leasable floor area (GLFA) of 5,440sqm comprising:
 - Coles supermarket, comprising a general sales and main floor area, bakery, butcher, delicatessen, storage areas and cool-rooms, offices and staff amenities (3,800sqm GLFA)
 - Coles online packing store (450sqm GLFA)
 - Coles Liquorland (190sqm GLFA)
 - approximately 12 specialty shops with a collective net leasable floor area of 1,000sqm
 - arcade area, comprising public amenities, seating areas with landscaped planters, trolley bays and automatic teller machines
 - service vehicle access and loading/unloading area along the northern elevation of the building, including at-grade loading/unloading docks, waste and plant facilities and truck turning areas
 - associated business identification signage.
- construction of an at-grade car park providing 262 car spaces with tensile fabric sun shade above.
- associated site landscaping, including outdoor seating areas and the creation of a landscaped public plaza that will integrate with the future community centre to the east.
- Formalisation of drainage infrastructure.

A plan of the site's proposed development is contained in attachment 3 to this report.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

The Coles supermarket is proposed to operate between 6.00am to 12.00am Monday to Saturday and 7.00am to 10.00pm Sunday. The loading dock and waste compactor would operate from 7.00am to 10.00pm Monday to Sunday.

A minimum of 100 staff will be employed over a number of shifts in a range of full-time, part-time and casual positions. The coverage of staff hours will be based on operational needs and peak trading hours, however it is likely that at least 20 staff will be on-site at any one time.

A Coles online facility is proposed to be established on the northern side of the supermarket. The Coles online facility would provide for the local collection, distribution, storage and delivery of fresh food, dry goods and liquor purchased online via the internet.

The Coles online facility is proposed to operate between 6.00am to midnight Monday to Sunday. The application includes detail that the Coles online van loading would be between 6.00am to 10.00pm Monday to Sunday. A minimum of 120 staff would be employed in association with the online facility, including delivery drivers and packing and administration staff. It is likely that 10 to 15 staff would be on site at any one time in association with the online store.

A Liquorland retail outlet with a floor area of 190sqm is proposed to be established with the building. The Liquorland store would be located opposite the Coles supermarket and would have an internal frontage to the arcade as well as an external frontage to the customer car park. The application proposes that Liquorland would be open from 9.00am to 9.00pm Monday to Saturday and from 10.00am to 8.00pm on Sunday.

The application includes the use of the subject shop as a licensed premises and as such, a social impact assessment was prepared. That assessment and a copy of all supporting documentation was forwarded to Macquarie Fields Police and Council's Community Development section for comment. Further detail is provided on this issue later in the report.

The fit out of the store is subject to a separate development application.

The proposal includes the construction of approximately 12 variably sized specialty shops along the active frontage to the customer car park. The final configuration of the shops is subject to detailed design at a later stage. The total combined net leasable floor area for the specialty shops is 1,000sqm.

Customer access to each of the proposed speciality shops (except for proposed Shop 5) would be from the building's car park facing façade. A service/staff access is proposed to be provided to the rear of each of the shops via the arcade directly or via a secure corridor accessed from the arcade. The exception is proposed Shops 1 and 2, which would have a rear service/staff access from the adjoining loading/unloading area.

A comprehensive landscaping plan has been developed for the entire site, which includes tree and shrub plantings throughout garden beds on car park edges, site boundaries and the central plaza area. This would connect to the future community centre, which would be designed and developed in conjunction with Council. A plan illustrating the proposed landscaping is contained in attachment 7 to this report.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

The external facades of the building have been designed to engage pedestrians at street level, particularly the building's car park facing façade, which contains a feature awning, large glazed areas and an interesting palette of materials and colours. Other facades of the building have been designed and treated to minimise the building's 'bulky' appearance and feature an interesting mix of colours in geometric shapes. Elevation and perspective drawings are contained in attachments 5 and 6 of this report.

Trucks of various sizes, including semi-trailers up to 19 metres in length, would access and depart the site via a pre-defined route, which would include Willowdale Drive, the as yet east west road (Jamboree Avenue extension) that leads out to Denham Court Road and a new road between the subject site and the adjoining residential area (currently identified on plans as 'Retail Road 12'), at which dwellings and internal roads are presently under construction.

The loading bay and service area for the commercial complex has been designed to minimise noise disturbance to nearby residential dwellings. Favourably, as the residential dwellings and commercial complex have been considered together, the residential dwellings have also been designed and would be acoustically treated to minimise internal disturbance from activity at the commercial site. The applicant has submitted a noise impact assessment with the proposal and its recommendations have been included within the recommended conditions of consent in attachment 1 to this report.

The application also includes a range of business identification and directional signs that would be placed throughout the site and on the building. The signage sizes and locations are consistent with the scale of the site and the building on which they are attached or placed. Details of proposed signs are contained in attachment 8 to this report.

The proposal also includes the construction of stormwater and other utility infrastructure.

The applicant has also prepared and submitted an operations management plan, which details procedures for several areas that contribute to the centre's relationship with nearby properties, the environment and site amenities. Matters detailed in the plan include truck delivery times, truck routes, waste storage and collection, provision of food to charities, landscaping maintenance and security. As relevant, the operations management plan has been incorporated into the recommended conditions of consent in attachment 1 to this report.

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.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

The strategic direction relevant to this application is:

- growing the Regional City
- building and maintaining quality public infrastructure
- creating education, employment and entrepreneurial opportunities
- building a distinctive Campbelltown sense of place.

The application is consistent with these strategic directions in that it:

- would add a number of new businesses to the City of Campbelltown and provide several employment opportunities
- provides a suitable link to a future community facility.

2. Planning Provisions

The development has been assessed in accordance with the heads of consideration under Section 79C(1)(a) 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 (Sydney Region Growth Centres) 2006

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP) applies to the site and forms the basis of the urban release area's planning objectives and controls. The site is located in what is known as the 'East Leppington Precinct' within the South West Growth Centre.

Appendix 10 of the Growth Centres SEPP applies specifically to the Campbelltown local government area and is referred to as the 'Campbelltown Growth Centres Precinct Plan'. The aims of the precinct plan are:

- a. to make development controls for land that will ensure the creation of quality environments and good design outcomes
 - b. to protect and enhance environmentally sensitive natural areas and cultural heritage
 - c. to provide for recreational opportunities
 - d. to provide for multifunctional and innovative development that encourages employment and economic growth
 - e. to promote housing choice and affordability
 - f. to provide for sustainable development
 - g. to promote pedestrian and vehicle connectivity.
-

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Under the precinct plan, the site is zoned B2 – Local Centre. Relevant zone objectives for the B2 zone are:

- to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area
- to encourage employment opportunities in accessible locations
- to maximise public transport patronage and encourage walking and cycling
- to ensure that residential development within the centre does not detract from the primary function of the centre being to provide for retail, business, entertainment and community uses
- to facilitate active retail, commercial, entertainment and community facility uses at ground level of mixed use developments
- to encourage development that will contribute to economic growth and the creation of employment opportunities within the City of Campbelltown.

The development is considered to be complementary to those objectives as it upholds the Plan's objectives to provide retail and community amenity facilities for people in the local area in an accessible place where active retail and community facility uses would be provided.

The development is defined as a retail premises, which means a building or place used for the purpose of selling items by retail, or for hiring or displaying items for the purpose of selling them by retail or hiring them out, whether the items are goods or materials (or whether also sold by wholesale).

Retail premises as well as car parking and advertising signs are permissible with consent in the B2 – Local Centre zone.

Relevant Clauses of the precinct plan are discussed in more detail below:

Clause 4.3 prescribes the maximum building height, via a map that accompanies the plan. The maximum building height at this location is 18 metres.

With a height of 9 metres at its highest point (including roof plant), the building is compliant with that control.

Clause 5.9 requires the consent authority to consider the impacts of vegetation removal. The site has previously been cleared and formed as part of other consents previously issued.

It is important to note that the entire area subject to the development application is bio-certified pursuant to a Biodiversity Certification Order made pursuant to the *Threatened Species Conservation Act 1995*. As such, no further assessment of the site's vegetation and fauna is required in accordance with Sections 5A and 5B of the *Environmental Planning and Assessment Act 1979*.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Clause 6.1 requires that the consent authority must not grant development consent unless it is satisfied that adequate public utility infrastructure is available to service that development.

The site would be serviced by water and sewerage supply, telecommunications and electricity in accordance with the plan's requirement.

Clause 6.7 requires that the gross floor area of all development for the purposes of a retail premises in the B2 zone does not exceed 16,500sqm. This restriction was placed on the zone so as to ensure it did not compromise the commercial viability of a major centre in the nearby Leppington Precinct.

The subject development contains 5,440sqm of gross floor area and is therefore compliant with the Clause. Approximately 9,500sqm of land would remain available for future development within the B2 zone, at which time further floor space considerations would be applied.

Having regard to the above discussion and detail of relevant objectives and controls in the Growth Centres SEPP, the development is considered to be highly compliant and therefore permissible with Council's consent.

2.2 State Environmental Planning Policy No. 64 – Advertising Signs

As the application includes the placement of signs throughout the site, SEPP No. 64 applies. The SEPP requires Council to consider the following aim:

- (a) to ensure that signage (including advertising):
 - (i) is compatible with the desired amenity and visual character of an area, and
 - (ii) provides effective communication in suitable locations, and
 - (iii) is of high quality design and finish

The application includes a range of directional and business identification signs of varying sizes that would serve to provide information and to identify the primary tenants of the building. Plans of the proposed signs are in attachment 8 of this report. The signs are also visible on the elevations in attachment 5 of this report. These drawings provide context for the size of the signs in relation to the building.

The signs have been designed to reflect the corporate image of the centre's core tenant. The colours and materials of the signs and the building as a whole have been selected to complement each other. The signs would be maintained in a safe and neat manner, as required by a recommended condition of consent.

The applicant has undertaken an assessment of the proposed signs in accordance with Schedule 1 of SEPP No. 64. Briefly, the Schedule requires the consideration of the signs as they relate to the nearby environment, the building or place on which they are located and any impacts of their illumination.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

In this case, it is considered that the signs do not unreasonably intrude or interfere with the building's architectural merit and are complementary to the scale of the development site.

Accordingly, the application is compliant with SEPP No. 64.

2.3 State Environmental Planning Policy (Infrastructure) 2007

Due to the development's proposed floor area and its proximity to Camden Valley Way, Clause 104 and Schedule 3 of the Infrastructure SEPP applies to the development. The Clause and Schedule require Council to forward the application to Roads and Maritime Services (RMS) for its assessment.

According to the SEPP's requirement, Council did provide a copy of the application to RMS. In response, the RMS confirmed in writing that it does not object to the issue of a development consent for the proposal and provided some cursory recommended conditions in relation to access and management of land near Camden Valley Way. As appropriate, RMS's recommended conditions have been included in attachment 1 of this report.

Accordingly, the application is compliant with the Infrastructure SEPP.

2.4 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP No. 55 provides a state-wide planning approach to land remediation and aims to promote the repatriation of any contaminated land so as to reduce the risk of harm to human health and the environment.

A detailed site investigation of part of the subject land as well as nearby and adjoining lands has been undertaken. The investigation included the removal and study of soil samples to detect and quantify the levels of any contamination by chemicals, organic compounds and heavy metals.

After analysing the samples taken from the site, and upon consideration of the site's intended use for urban purposes, an accredited laboratory confirmed that the land was suitable for development without remediation.

Based on the above, the proposal is consistent with the requirements of SEPP No. 55.

2.5 Campbelltown Growth Centres Development Control Plan 2014

The Campbelltown Growth Centres Development Control Plan 2014 (GC DCP) was prepared by the Department of Planning as part of the precinct planning undertaken at 'East Leppington' in 2012. The development control plan is strongly based on other development control plans that apply to other precincts in the South West growth centre, including those in Liverpool and Camden Council local government areas. The GC DCP has been drafted in a near identical manner to those other control plans to increase consistency across the Councils in which the growth centre is located.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Relevant parts of the GC DCP, in particular those contained within Section 5 of the plan which relate to 'centres', are detailed and discussed below.

The GC DCP's relevant objectives for the 'centres' area are to:

- a. create vibrant, functional centres that are a focus for community activity and interaction
- b. establish design principles that achieve high quality coordinated urban design outcomes and high standards of amenity
- c. encourage social interaction and the development of places that are safe and desirable for all users
- d. provide flexible controls to accommodate change within the centres over time
- e. ensure that development in centres takes advantage of access to public transport
- f. to ensure that the centres provide for a range of retail, commercial and community related uses that serve the needs of the local population
- g. to ensure that centres are located to maximise viability and walkability
- h. to provide a hierarchy and function of local and neighbourhood centres.

Section 5.2.1 of the GC DCP contains general controls for the centres development. The proposal is consistent with relevant controls including those that repeat the maximum floor area requirement from the Growth Centres SEPP and those that require retail premises to contain a mix of large floor plate and specialty retail uses.

The GC DCP goes on to specify that:

The local centre is to be located within Campbelltown LGA and is to contain a mix of retail, commercial and community land uses.

The application is complementary to that control as it would provide a suitably direct connection to a proposed future community centre that would be developed as a joint venture by Council and the developer, pursuant to a voluntary planning agreement, which is in the final stages of negotiation.

Section 5.2.3 of the GC DCP contains controls relative to the design and layout of the local centre. The Section requires Council to consider:

- opportunities for crime are minimised through appropriate design and maintenance, in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - large format retail premises (such as supermarkets and discount department stores) have pedestrian access to any main street, and do not present blank walls or inactive facades to any main street.
-

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

- facilities including loading, waste storage, servicing and other infrastructure are to be co-located as much as possible to maximise the efficient use of space while ensuring these facilities do not adversely impact on the amenity of surrounding sensitive land uses.
- an interconnected street block network with small block sizes and mid-block connections maximises pedestrian movement and connections to key destinations including parks, plazas and transport nodes.
- noise and amenity considerations inform the layout and location of various uses, particularly residential uses.

The proposal responds favourably to those relevant controls.

A detailed CPTED review has been undertaken by Macquarie Fields Police which concluded that the proposal is consistent with best-practice environmental design. Waste storage and loading/unloading facilities have been designed to be as obscured from public view as possible and treated in a manner that will minimise amenity impacts on nearby residents.

By its nature, the building would include blank walls, however these would be obscured by way of architectural treatment and site landscaping. No blank walls are located immediately adjacent to a public street. Some 9,500sqm to the immediate east of the development site is under separate ownership and would be developed for other purposes consistent with the land's zoning. This would serve to obscure the two relatively large blank walls that comprise part of the development in the short to medium term.

The development would provide for safe pedestrian access across the land, by way of the proposed plaza and in front of the glazed facade of the building then via a defined pathway and pedestrian crossing into the residential part of the precinct.

Section 5.2.4 of the GC DCP provides controls in relation to the public domain. The development responds favourably as it provides for high standards of design and landscaping, based on a consistent public domain design to promote the character and attractiveness of the centre and create a sense of ownership and pride for businesses and residents.

As mentioned earlier, the centre would adjoin a future community space, that would be design to blend in and create a uniform and vibrant public space for residents of the 'Willowdale' estate.

Other relevant controls in the GC DCP are addressed in the following points:

- The public plaza will receive sunlight to a minimum of 50% of the area between 11.00am and 2.00pm mid-winter.
-

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

- The signs are designed and located to:
 - be visually interesting and have a high level of design quality
 - be integrated with the architecture and structure of the building on which they are located
 - be consistent with the scale of the building/site on which they are to be located.
 - project minimally from the building.
- The proposed development is of a contemporary design and style that is typical of other Coles developments across Sydney and nationally. As detailed previously, design treatments to the form, colour and texture of the building façades have been incorporated so as to moderate its large scale and to provide visual interest from a range of distances.
- The proposed roof form does not result in excessive bulk or overshadowing and has been designed to conceal mechanical roof-top equipment where required.
- The proposed retail building has been orientated to the west to face inwards towards the proposed customer car park. Large windows have been incorporated along this main elevation so as to provide a visually attractive and active customer interface and shopfront environment.
- The development would require 181 spaces in order to comply with the DCP's control. The proposal provides for 262 spaces, which is compliant and would provide for an appropriate number of spaces having regard to the centre's location within in an emerging urban release area.

Having regard to the above discussion, the proposal is considered to be complementary to the development control plan's objectives and controls.

3. Planning Assessment

3.1 Likely impacts

Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979* requires Council to consider the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Having regard to those matters the following potential impacts have been identified for further consideration:

- noise
 - traffic and access
 - stormwater management
 - social
 - economic.
-

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

3.2 Noise

The centre's use, particularly the loading bays, is considered likely to generate noise, primarily through the operation of heavy vehicles and loading/unloading equipment.

In order to minimise the development's potential to unreasonably impact on nearby residents, several physical and operation measures are proposed to ensure that noise emanating from the site is managed appropriately.

The submitted acoustic impact assessment report provides recommendations regarding restrictions on loading area operating hours, which have been incorporated into the applicant's operations manual. The operations manual and acoustic impact assessment recommendations have both been referenced within the recommended conditions of consent in attachment 1.

Briefly, the recommendations relate to the construction of a landscape screened solid wall along the bay's frontage to the future residential street, restrictions on the operating hours for the bays and certain equipment at the bays (for example, cardboard baling machines) and operational procedures for staff.

As the adjoining residential development is being undertaken by the developer of the estate at the same time as assessment of the retail complex was occurring, conditions relating to the installation of passive acoustic protection in nearby potentially affected dwellings was also required.

Having regard to the above comments and with reference to the relevant recommended conditions in attachment 1, the proposal is not considered likely to significantly impact on the built environment in relation to noise.

3.3 Traffic and access

The retail centre will generate heavy vehicle and passenger car traffic. The application was accompanied by a traffic impact assessment report, which noted that the busiest times for passenger car traffic are likely to be Thursday evening and on Saturdays.

At peak time, and utilising the RMS's "Guide to Traffic Generating Developments" vehicle movement rates based on the retail uses and associated floor areas, up to 690 vehicles per hour are expected to enter and leave the car parking area and enter the surrounding road network. The RMS goes on to assume that 20 percent of visits are through traffic or those vehicles that would have been on local roads in any case, reducing the likely effect on local traffic to approximately 550 vehicles per hour on peak Saturday.

The traffic impact assessment report detailed the impacts that this amount of traffic would have on existing and future intersections nearby. Using industry-standard SIDRA modelling software, the report concluded that the centre would not unreasonably impact on the performance of nearby intersection, even after taking into consideration future nearby development in the urban release area. This is most likely due to the highly detailed precinct planning and centre location studies that were undertaken during the land's rezoning in 2012 and other work which has been done by the RMS on Camden Valley Way to improve vehicle access efficiency throughout the entire South West Growth Centre.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Further, Willowdale Drive was designed with turning and median areas in preparation for the future centre, which would reduce the impacts of any waiting traffic on that road's efficiency and safety.

The report also assesses the development's car park for compliance with Australian Standard 2890, which is the Standard used to guide the design of car parking spaces and vehicle manoeuvring areas. The car park is considered to be compliant with the Standard.

The report also assesses the suitability of the proposed heavy vehicle route and access to and from the site's loading areas for vehicles of various sizes. The area proposal provides appropriate manoeuvring space for the safe and efficient movement of heavy vehicles that would access the site. Intersections that would be used by trucks have also been designed from the earliest assessments to accommodate large vehicles that would have been required to access the commercial centre.

Pedestrian access would be provided throughout the site as it is anticipated that people from the relatively dense surrounding residential and retirement developments would arrive on foot. Appropriately located and shielded pedestrian crossings are shown on plans submitted for Council's assessment. See attachment 3 of this report for a site plan which illustrates crossing locations.

Accordingly, the development is not considered likely to significantly and detrimentally impact on the built environment by way of its introduction of truck and car traffic to the local area.

3.4 Stormwater management

Having regard to the scale the development and the amount of impervious area within car parking, loading and roof areas, it is prudent to consider the proposal's potential to impact on the natural environment, with a specific regard to stormwater capture and disposal.

The large sealed car park, vehicle manoeuvring space, pedestrian plaza and roof would provide for relatively little opportunity at the site for stormwater to be absorbed by the ground.

The applicant has prepared a stormwater design that illustrates the capture and disposal of stormwater, including a below-ground rainwater storage tank.

The surrounding stormwater infrastructure has been designed to accommodate the likely retail centre, noting the urban release area and retail centre would be developed concurrently.

From the site, water would travel in underground pipes to infrastructure in two new roads adjacent to the development and would then enter the existing pipe network and ultimately travel to water quality and detention basins in nearby Bonds Creek.

The proposal is considered to have provided adequate solutions to the capture and disposal of stormwater and is therefore not considered likely to have a significant detrimental impact on the natural environment.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

3.5 Social

The application includes the provision of a licensed retail liquor shop. As such, the proposal included an assessment of the development's potential social impacts and was also referred to Macquarie Fields Police and Council's Community Development section for comment.

The social impact assessment report for the proposal included a consideration of existing nearby liquor outlets and an identification of potentially sensitive land uses, such as schools, churches, parks and open space, hospitals and alcohol free zones.

The report also provided significant detail on the social and demographic profile of the local area, including relevant portions of Camden and Liverpool local government areas.

Three existing licensed premises are in relatively close proximity to the site, one being an established hotel and two being established pre-packaged liquor retail outlets at Leppington. The report found that the proximity of these sites was not inconsistent with best practice guidelines issued by the NSW Government's Office Liquor Gaming and Racing. Further, the applicant would remain a part of the existing Campbelltown Liquor Accord, which was introduced in 2011 and has been a successful instrument to provide educational workshops to vulnerable high school children.

The report then moved to make eight recommendations regarding the ongoing operation and management of the store, including the recording and monitoring of incidents, establishing a close working relationship with local Police, implementation of company policy regarding the viewing of identification for any person who appears to be under the age of 25 and the maintenance and recording of security cameras.

The report was reviewed by appropriately qualified and trained officers within Council and Macquarie Fields Police. Both Council and the Police concurred with the report's methodology and recommendations. Accordingly, the conclusions in the report are considered to be sound and have been incorporated into the recommended conditions of consent in attachment 1 to this report.

The Police also undertook a detailed safer by design assessment of the proposal, which included a check of proposed surveillance, space and activity management for the centre, lighting, fencing and access control. The report made several recommendations, which are largely consistent with those in the applicant's proposed operational management plan.

Where relevant, additional recommendations made by the Police have been incorporated into the conditions in attachment 1.

Having regard to the above comments and the relevant recommended conditions in attachment 1 to this report, the development is not considered likely to create detrimental social impacts on the locality.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

3.6 Economic

The economic impacts of the development are considered likely to be positive. The complex would provide shopping opportunities in close proximity to an emerging residential area, reducing residents' reliance on centres some distance away by vehicle.

Further, and as mentioned previously in the report, the centre has been designed to accord with the restrictions placed on the site by the planning controls in the Growth Centres SEPP with regard to its size. This was done so that the centre did not unreasonably impact on the viability of retail and commercial facilities that are slated for development at the nearby Leppington town centre, adjacent to the existing Leppington railway station in the Camden local government area.

3.7 Suitability of the site

Section 79C(1)(c) of the *Environmental Planning and Assessment Act 1979* requires Council to consider the suitability of the site for the proposed development.

In this case, the site has been especially set aside for the development and operation of a retail facility since the earliest urban release planning for the precinct was undertaken in 2012.

Surrounding road and other civil infrastructure has been designed to accommodate the centre and nearby existing residents were notified of its likely future existence during the first stage of property purchasing at 'Willowdale' in 2013.

The centre has been designed to complement surrounding future residential, community and open space land uses and would integrate well into the urban release area.

Ameliorative measures in relation to heavy vehicle movement and potential noise impacts have been proposed and would be implemented at the site to reduce its detrimental effect on surrounding residents.

Accordingly, the site is considered to be suitable for the proposed development.

4. Public Participation

4.1 Public submissions

Section 79C(1)(c) of the *Environmental Planning and Assessment Act 1979* requires Council to consider any submissions made on the proposal.

The application was directly notified to a total of 107 owners in both Campbelltown and Camden local government areas between 27 November and 11 December 2015 as well as a notice being published in local print media pursuant to Council's notification policy.

During the notification/exhibition period, no submissions from the public were received.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

As mentioned earlier, Council forwarded the proposal to three government agencies for comment, being Roads and Maritime Services, Macquarie Fields Police and Camden Council. Recommendations from RMS and the Police have been incorporated into the conditions of consent in attachment 1 to this report.

The pre-defined truck routes and all proposed stormwater works would be solely located in the Campbelltown local government area and having regard to the centre's location being part of long-term planning, no response was received from Camden Council.

5. Conclusion

A development application has been received for the construction and use of a retail building as a supermarket with specialty stores including a licensed liquor outlet and associated car parking, site landscaping, civil works and advertising signage.

The proposed centre would be constructed on a site that has been planned as a place for commercial development during the area's precinct planning, which was undertaken as a joint venture between the Department of Planning and Campbelltown, Camden and Liverpool Councils in 2012.

The application provides for the construction of a retail centre building that would contain a Coles supermarket, 12 speciality stores, a licensed pre-packaged liquor outlet, 262 car parking spaces and associated landscaping, servicing and civil works. The centre would be attractively landscaped and its exterior architecturally treated. The centre would provide for an important link to a future community centre that would be constructed as a joint venture between the urban release's developer and Council pursuant to a voluntary planning agreement that is currently being prepared.

The proposal has been assessed against relevant State and local planning controls and objectives and is considered to exhibit a high level of compliance.

The application and subsequent assessment has considered a range of potential impacts that the centre may create in the locality, relating to social matters, noise and traffic. The assessment and supporting information found that impacts are best controlled by implementing operating restrictions on the centre to assist with noise and mitigating potential social impacts and installing acoustic protection at the site and in nearby dwellings, which has already been undertaken. Traffic impacts are not expected to be significant as the local road network has been designed to accommodate a commercial centre on the land from the outset of the urban release area's preparation.

The application was publicly exhibited in local media and on Council's internet site as well as being notified to over 100 nearby owners directly. No submissions on the proposal were received.

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The development is considered to be suitable for the site and its approval would be in the public interest, having regard to its consistency with relevant planning controls and the economic benefits its construction may bring to the locality.

Officer's Recommendation

That development application 3211/2015/DA-C for the construction and use of a retail building as a supermarket with specialty stores including a licensed liquor outlet and associated car parking, site landscaping, civil works and advertising signage at Willowdale Drive, Denham Court be approved, subject to the conditions in attachment 1 to this report.

Having declared an interest in regard to Item 3.3, Councillor Hawker left the Chamber and did not take part in debate nor vote on this item.

Committee's Recommendation: (Thompson/Rowell)

That the Officer's Recommendation be adopted.

CARRIED

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

Voting against the Committee's Recommendation: nil.

At the conclusion of the discussion regarding Item 3.3, Councillor Hawker returned to the Chamber for the remainder of the meeting.

Council Meeting 17 May 2016 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 73

That the Officer's Recommendation be adopted.

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

Voting against the Council Resolution were: nil.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

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 ink or by any conditions within.

Leffler Simes Architects, Job No. 3859

Drawing No.	Issue	Date
DA01	A	27 October 2015
DA02	D	25 February 2016
DA03	D	25 February 2016
DA04	D	25 February 2016
DA05	D	25 February 2016
DA06	A	27 October 2015
DA10	A	27 October 2015
DA11	D	25 February 2016

Henry and Hymas

Drawing No.	Revision	Date
15182_DA_BE00	2	23 July 2015
15182_DA_C000	2	22 July 2015
15182_DA_C100	4	25 February 2016
15182_DA_C101	3	02 October 2015
15182_DA_C102	5	25 February 2016
15182_DA_C103	3	02 October 2015
15182_DA_C104	3	02 October 2015
15182_DA_C110	2	22 July 2015
15182_DA_C200	3	25 February 2016
15182_DA_C250	4	25 February 2016
15182_DA_SE01	2	22 July 2015
15182_DA_SE02	2	22 July 2015
Stormwater design advice letter, dated 22 July 2015		

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Site Image Landscape Architects, Job No. SS15-3008

Drawing No.	Issue	Date
000	D	24 February 2016
001	D	24 February 2016
101	D	24 February 2016
102	D	24 February 2016

Site Image Landscape Architects, Job No. SS15-3008 (continued)

Drawing No.	Issue	Date
501	A	17 April 2015
502	B	17 June 2015

Forefront Signs

Drawing No.	Revision	Date
1	07	08 October 2015
2	07	08 October 2015
2.1	07	08 October 2015
2.2	07	08 October 2015
2.4	07	08 October 2015
2.5	07	08 October 2015
3.1	07	08 October 2015
4.1	07	08 October 2015
4.2	07	08 October 2015
4.3	06	07 October 2015
4.4	07	08 October 2015
4.5	07	08 October 2015
4.6	07	08 October 2015
4.7	07	08 October 2015

Supporting Reports

Statement of Environmental Effects, GLN Planning (ref. Bushfire Protection Assessment, EcoLogical Australia (ref. 10357, dated October 2015).

Noise Emission Assessment of Proposed Supermarket, Acoustic Logic (ref. 20150511.1, Revision 5, dated 2 March 2016).

Social Impact Assessment Liquorland East Leppington, Urban Advisers (ref. 1513, dated January 2016).

Traffic Report for Proposed Retail Development East Leppington, Colston Budd Hunt and Kafes (ref. 9722, dated October 2015).

Coles Leppington Supermarket Operations Management Plan, Coles Supermarkets Australia (dated 6 October 2015).

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

NCC Energy Efficiency Report, Anderson Energy Efficiency (dated 9 October 2015).

Building Code of Australia Report Coles Leppington, McKenzie Group (ref. 068731-04BCA, Revision D, dated 8 October 2015).

DA Access Audit, Independent Living Centre NSW (dated 4 May 2015).

2. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

3. 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.

4. 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.

5. Operations Management Plan

The operations management plan, prepared by Coles Supermarkets Australia (dated 6 October 2015) shall be implemented and undertaken at all times.

Amendments to any operations, especially those relating to delivery times, vehicle equipment and unloading procedures must be approved via a separate application by Council prior to the amendment being made.

6. Storage of Goods

All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building.

7. Graffiti Removal

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

8. Neighbourhood Amenity

The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water and noise pollution, in accordance with the *Protection of the Environment Operations Act, 1997*.

AMENITY OF THE NEIGHBOURHOOD – The implementation and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products or other products.

OFFENSIVE NOISE – The development must be design so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit ‘offensive noise’ as defined in the *Protection of the Environment Operation Act, 1997*:

Offensive noise means noise:

- a. That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
 - i. Is harmful to (or likely to be harmful to) a person who is outside the premises from which it is emitted; or
 - ii. Interferes unreasonably with (or is likely to interfere unreasonably with the comfort or repose of a person who is outside the premises from which it is emitted; or
- b. That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

NOISE MINIMISATION CONTROL – Onsite acoustic controls must be implemented as detailed in the acoustic report by Acoustic Logic ‘Coles East Leppington Noise Emission Assessment of Proposed Supermarket’ project number 20150511.1 dated 2 March 2016 and must not contravene any applicable operational requirements and standards including, but not limited to, road transport vehicles, work health and safety, or food safety.

APPROVED OPERATIONAL MANAGEMENT PLAN – Where any variation to the operational requirements and standards – including, but not limited to, road transport vehicles, work health and safety, waste disposal – is intended to accommodate onsite acoustic controls, such variation must be authorised by the regulatory authority responsible for the relevant requirements and standards and is to be strictly managed in accordance with an Environmental Management Plan prepared for the purpose of implementing such variation to the operational requirements and standards. Prior to the commencement of the extended truck delivery hours, a copy of the Environmental Management Plan must be submitted to Council.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

9. 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 the installation and maintenance of landscaping works.

The landscape design shall incorporate a significant portion of native, low water demand plants.

10. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the loading bay/s provided.

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

- d. All vehicles with a GVM of 4.5 tonnes or greater MUST exit the site in a right turn direction at all times.

A 'No Left Turn – Vehicles under 4.5T excepted' sign must be placed at the service driveway exit in a place and in a size that is easily discernable by drivers.

Should the sign be damaged or removed, it shall be replaced within 24 hours.

11. Hours of operation

Supermarket trading hours are limited to:

6.00am - 12.00am (midnight) Monday to Saturday
7.00am - 10.00pm Sunday

Liquorland trading hours are limited to:

9.00am - 9.00pm Monday to Saturday
10.00am - 8.00pm Sundays

Heavy vehicle deliveries (trucks over 10 tonnes GVM) and any waste collection movements associated with the supermarket and specialty stores shall only be undertaken between:

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

7.00am - 10.00pm each day

Smaller trucks and vans may visit the site between 6.00am to 10.00pm each day.

12. Rubbish/Recycling Bin Storage

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

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

13. Sliding Gate

The loading area sliding gate must:

- be maintained in good order so as to not cause an adverse noise impact on the amenity of neighbouring residences and
- be able to operate in such a manner that delivery vehicles are not required to wait on the public road an excessive time for it to open.

14. Safer by Design

The following safer by design management undertakings and equipment shall be installed and maintained at the centre throughout its operation:

- landscaping maintenance to ensure concealment opportunities are minimised
- fencing shall be constructed and maintained around the garden bed area in the south eastern pocket of the site, adjacent to the plaza area
- a recorded closed circuit television system shall be installed on the exterior of the building and maintained in an operable condition at all times to discourage anti-social and criminal behaviour
- exterior lighting fixtures shall be designed and located so as to minimise vandalism opportunities
- access to the roof shall be appropriately restricted by way of locks and barriers
- it is recommended that architecturally sensitive anti-vehicle intrusion bollarding be constructed at the building's entry
- a maintenance plan for the quick repair of car park lighting shall be developed and implemented by centre management and
- the operation of the packaged liquor outlet must accord with the requirements of the *Liquor Act 2007*, the Campbelltown Liquor Accord and other relevant requirements of Liquor and Gaming NSW.

15. Advertising Signs

- a. All signage is to be erected/supported in a safe and secure manner.
 - b. At no time shall the intensity, period of intermittency and hours of illumination of the signage impact the amenity of the neighbourhood in a detrimental manner.
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3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

- c. No signage on site shall flash, move or display electronic images.
- d. Advertising signs and structures shall be maintained in an appropriate condition so as to not become unsightly.
- e. Separate application(s) may be required for the installation/placement of advertising signs for specialty tenancies.
- f. Pursuant to Clause 14(1) of State Environmental Planning Policy No. 64 – Advertising Signs, consent for the approved advertising signs ceases to be in force on the expiration of 15 years after the date on which the consent becomes effective.

If the advertising signs are to be retained after this period, a new development application must be lodged before the expiration of the consent for Council's consideration.

16. Fitout and Occupation of Specialty Tenancies

Fitout and Occupation of specialty tenancies in the building may be subject to separate approval(s) being required.

17. 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 (such as the flushing of toilets), in accordance with the approved plans.

18. Car Parking Spaces

262 car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).

19. Construction Certificate

Prior to the commencement of any works that require a construction certificate:

- a. the applicant shall obtain a construction certificate for the particular works
- b. the applicant shall appoint a principal certifying authority and
- c. the private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works.

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.

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20. 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 authority's water or sewer infrastructure.

21. Construction Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and receive Council's written approval for a 'Construction Traffic Management Plan', which shall contain details of the following as a minimum:

- required loading zones and parking restriction areas near the development site to allow for manoeuvring and loading/unloading of heavy vehicles associated with the development
- 'Staging' locations, where heavy vehicles wait until such time that adequate space is available adjacent to the development site for loading/unloading
- traffic management and intersection control near to the development site*
- proposed access routes for heavy vehicles loading/unloading at the site
- hours of truck movements
- details of regular road cleaning and sediment controls in place to reduce the introduction of site soil into Council's stormwater infrastructure throughout the construction period and
- consultations made with potentially affected residents and businesses in preparation of the plan.

*A traffic control plan shall be prepared and approved in accordance with the RMS (nee RTA) publication "Traffic Control at Work Sites Manual Version 4" and Australian Standard AS 1742.3 (as amended). A copy of the approved Plan shall be kept on site for the duration of the works in accordance with SafeWork NSW requirements. A copy shall be submitted to Council for its records.

22. Stormwater Management Plan (Development)

Prior to Council or an accredited certifier issuing a construction certificate, plans and accompanying reports and electronic models 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 Council's written 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 Council's stormwater infrastructure.

All proposals shall comply with Council's 'Engineering Design Guide for Development'.

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23. AutoTrack Road Software

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit electronic AutoTrack files relating to heavy vehicle access and egress to/from the site to Council for its assessment and written approval.

The speed environment used in the assessment is to be consistent with the requirements as set out in Austroads 'Guide to Road Design Part 4'.

The review may require the alteration of a landscaped garden bed in the loading area.

24. Coin Operated Shopping Trolley System

All shopping trolleys shall have a coin-operated system to minimise the impacts of shopping trolley abandonment in the community.

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a management plan for installation and maintenance of coin-operated trolleys associated with the development.

25. Design for Access and Mobility

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

26. 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.

27. Sydney Water

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, 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. An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Principal Certifying Authority prior to Council or an accredited certifier issuing a construction certificate.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

28. Special Infrastructure Contribution

If applicable, a Special Infrastructure Contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011, (as in force when this consent becomes operative). The SIC shall be paid to the NSW Department of Planning and Environment and evidence of payment of the SIC shall be provided to both the Council and the principal certifying authority prior to the issue of a construction certificate.

Note: Information on the SIC can be found on the NSW Department of Planning and Environment's website. Please contact the NSW Department of Planning and Environment when organising payment of the SIC.

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.

29. 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.

30. 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.

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31. 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.

32. 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.

33. 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.

34. 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.

35. 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.

36. Hoarding/Fence

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with WorkCover requirements.

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The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. A separate land use application under Section 68 of the *Local Government Act 1993* shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

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.

37. 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.

38. 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.

39. 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.

40. 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.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

41. 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.

42. 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.

43. 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.

44. Excess Material

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

45. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, minimum 1.2 metres wide, separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times.

The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with the Traffic Control Plan prepared in accordance with the requirements of Condition 21.

Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant.

46. 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 Council's 'Engineering Design Guide for Development'.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

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.

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".

47. Completion of External Works Onsite

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

48. Acoustic Protection

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall receive written confirmation from an appropriately qualified person that all required acoustic treatments as specified in the approved report (ref. Noise Emission Assessment of Proposed Supermarket, Acoustic Logic, 20150511.1, Revision 5, dated 2 March 2016) have been installed at the site.

49. 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.

50. No Smoking Areas

In addition to the requirements mandated in the *Smoke Free Environment Act 2000* and accompanying Regulations 2007, prior to the principal certifying authority issuing an occupation certificate, the applicant shall install signage across the retail centre's entry that:

- Details smoking is not permitted within 25 metres of the centre's entry walkway from the car park and
 - Details that smoking is not permitted within 10 metres of any retail tenancy shopfront across the centre's car park-facing façade.
-

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

51. Cooling Tower Registration

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall make application and obtain approval from Council for registration of the cooling tower/s.

52. 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.

FOOD CONSTRUCTION CONDITIONS

The following conditions have been applied to ensure that the use of the building (Coles and any other food premises) is carried out in such a manner that is consistent with the *Food Act 2003*, *Food Regulation 2004* *Local Government Act 1993* and associated technical standards.

53. Construction

The internal construction of the shop must be completed in accordance with AS4674-2004: Design, construction and fit-out of food premises.

54. Registration

The premises are required to be registered with Council. An application must be made on the appropriate form and submitted to Council prior to the business operations commencing. Annual administration fees and routine inspection fees may be charged in accordance with Council's annually adopted Fees and Charges.

55. Inspection

Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted to undertake an inspection of the premise/s to confirm compliance with this Consent, *Food Act 2003*, *Food Regulation 2010*, the Food Standards Code as published by Food Standards Australia and New Zealand and AS 4674-2004: Design, construction and fit out of food premises.

56. Routine Inspections

The food premises are required to be registered with Council so that regular inspections can be carried out to ensure health standards are maintained. The business registration form is available on Council's website which must be completed and submitted to Council prior to the operations of the food business commencing.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

57. Retail Meat Premises

The premises must be constructed and operated in accordance with NSW Food Authority – “New South Wales Standard for construction and hygienic operation of a retail meat premises”.

The premises are required to be licensed with NSW Food Authority prior to operations commencing. An application can be made by contacting:

NSW Food Authority
PO Box 6682
SILVERWATER NSW 1811
Telephone: (02) 9741 4760

Prior to operations commencing, the premises must be inspected and approved by an authorised representative of NSW Food Authority.

58. Floor Construction

The floor construction must be finished to a smooth, even non-slip surface, graded and drained to the waste (AS4674-2004 – Section 3).

59. Floor Waste

Floor waste in the food preparation and food service area must be fitted with a sump removable basket and grate, a minimum 200mm in diameter, in all stainless steel finish (AS4674 2004 – Section 4.1.8).

60. Coving

Approved, recessed coving must be provided at all intersections of the floor with the walls/plinths within all food preparation, service, and storage areas. All coving must:

- a. have a minimum concave radius of 25mm, or
- b. be tiled 50mm minimum in width and splayed at 45°.

The coving must be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface in accordance with Figure 3.1 and 3.2 of the Australian Standard. Feather edge skirting and non-rebated coving are not permitted (AS4674-2004 – Section 3.1.5).

61. Penetrations

All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling (AS4674-2004 – Section 3.2.9).

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

62. Wall Requirements

All walls in the food premises, including all new and existing partition walls, must be of solid construction and finished to a smooth, impervious surface that can be easily cleaned, as specified in Table 3.2 of AS4674-2004. The finishing materials of the wall surfaces shall provide an even surface, free of buckles and ledges, fixing screws, open joint spaces, cracks or crevices. Cavity walls are not permitted (AS4674-2004 - Section 3.2).

63. Window Sills

Windowsills must be located 450mm above the top of any bench/sink and tiled at a splayed angle of 45 degrees.

64. Ceiling Construction

The ceiling in the food preparation and food service area must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight-jointed, sealed and dust proofed. Drop-in panel style ceilings are not permitted in food preparation areas or over areas where open food is displayed, handled or served (AS4674-2004 – Section 3.2).

65. Light Fittings

All fluorescent light fittings must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. recessed so that the diffuser is flush with the ceiling; or
- b. designed to ensure that no horizontal surface exists that would allow dust and grease to accumulate (AS4674-2004 – Section 2.6.2).

66. Hand Basin/s and Hand Towels

Hand basins must be provided in all parts of the premises where open food is handled and in utensil/equipment washing areas. The hand wash basin is to be located and installed in such a way that they are not obstructed, are at bench height either permanently fixed to a wall, to a supporting frame or set in a bench top and is accessible no further than 5 metres away from any place where food handlers are handling open food.

The hand wash basin is to have a permanent supply of warm running potable water mixed to a temperature of at least 40°C and delivered through a single outlet. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand basin (AS4674-2004 – Section 4.4).

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

67. Dish Washing Machines

The dishwashing/glass washing machine must be designed and able to operate in accordance with AS4674-2004 and the Food Standards Code. All utensils and equipment must undergo a washing, sanitising and rinsing cycle. The sanitizing rinse cycle must achieve a water temperature of 80°C for two minutes or 75°C for 10 minutes (AS4674-2004 – Section 4.1.6).

Appropriate ventilation must be provided over the dishwashing system and be designed and installed in accordance with Australian Standard 1668.2 – 2012 – ‘The use of ventilation and air conditioning in buildings – Part 2: Mechanical ventilation in buildings’

68. Sinks

Food Preparation Sinks

All food preparation sinks must be used only for the preparation and cleaning of food. The sink is in addition to the hand basin and equipment wash sink (AS4674-2004 – Section 4.1).

Equipment Wash Sinks

A double bowl wash sink must be installed and serviced with hot and cold water through a single outlet (AS4674-2004 – Section 4.1). The double bowl sink is in addition to the hand basin or

A triple bowl sink must be installed and serviced with hot and cold water through a single outlet where rinsing is required before or after sanitising e.g. wash, rinse, sanitise procedure or wash, rinse/sanitise, rinse procedure (AS4674-2004 – Section 4.1).

69. Cleaner’s Sink

A cleaner’s sink is to be installed in a location outside of the food preparation area and must be serviced with hot and cold water through taps fitted with hose connectors. (AS4674-2004 – Section 4.1.8).

70. Tap Fittings

Hot and cold wall mounted taps must be installed fitted with hose connectors and positioned at least 600mm above the floor in a convenient and accessible location within the food preparation area adjacent to the floor waste (AS4674-2004 – Section 4.1.8).

71. Fittings

All fixtures, fittings and equipment must be provided with smooth and impervious surfaces, free from cracks and crevices to enable easy cleaning (AS4674-2004 Section 4).

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

All fittings and fixtures must be built into the wall and floor so to be free from joints, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following in accordance with Table 4.5 of AS4674-2004:

- Plinths must be an integral part of the floor, constructed of solid materials similar to the floor at least 75mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth so to be free from gaps, cracks and cavities.
- Fittings and fixtures can be supported on wheels or castors. The wheels and castors must be capable of supporting and easily moving a full loaded fitting. All wheels and castors must be provided with a restraining device.
- Fittings and fixtures can be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and crevices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150mm.

False bottoms under fittings are not permitted (AS4674-2004 Section 4.2 and 4.3).

72. Food Preparation Benches

All food preparation benches must be constructed in stainless steel. All food contact surfaces are to be smooth, continuous and flush so as to avoid any exposed screw fixtures.

73. Benches

The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints, cracks and crevices. (AS4674-2004 – Section 4.2).

74. Storage Cabinets

All storage cabinets (internal and external surfaces) must be finished in a smooth and non-absorbent material that is free of joints (AS4674-2004 – Section 4.2).

75. Shelving

All shelving must be located at least 25mm off the wall or alternatively, the intersection of the shelf and the wall is to be completely sealed. All shelving must be constructed at least 150mm from the floor level (AS4674-2004 Section 4.2).

76. Display Units

The food display units must be enclosed to prevent the possibility of contamination by customer's breath, handling, or from flies, dust, etc (Food Regulation 2004, AS4674-2004 – Section 4.2).

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

77. Self-Service Appliances

Self-service food appliances must be constructed so as to comply with the National Code for the Construction and Fitout of Food Premises as published by the Australian Institute of Environmental Health.

78. Food Storage

Any appliance used for the storage of hot and cold food must be provided with a numerically scaled indicating thermometer or recording thermometer accurate to the nearest degree Celsius or an alarm system for continuous monitoring of the temperature of the appliance.

79. Coolroom and Freezer Room

The coolroom and/or freezer room floor must be finished with a smooth even surface and graded to the door. A sanitary floor waste must be located outside the coolroom and freezer room adjacent to the door.

All metal work in the coolroom and freezer room must be treated to resist corrosion.

Condensation from the refrigeration units/coolroom/freezer room motors must be directed to a tundish, installed in accordance with Sydney Water requirements.

The coolroom and freezer room must be provided with:

- a. a door which can at all times be opened from inside without a key and
- b. an approved alarm device located outside the room, but controllable only from inside.

80. Condensation Collection

Condensation from the refrigeration units/cool room motors must be directed to a tundish, installed in accordance with Sydney Water requirements (Food Standards Code 3.2.3).

81. Mechanical Exhaust Ventilation

A food premises must be provided with a kitchen exhaust hood complying with Australian Standard 1668.2 – 2012 – The use of ventilation and air conditioning in buildings – Part 2: Mechanical ventilation in buildings and 1668:1-1998 The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings where applicable.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Note: Mechanical ventilation is required for:

- (a) any cooking apparatus that has:
 - (i) a total maximum electrical power input exceeding 8 kW; or
 - (ii) a total gas power input exceeding 29 MJ/h; or
- (b) the total maximum power input to more than one apparatus exceeds
 - (i) 0.5 kW electrical power; or
 - (ii) 1.8 MJ gas,per sqm of floor area of the room or enclosure

or any deep fryer;

Prior to the issue of any occupation certificate or occupation or use of premise, certification from a suitably qualified professional engineer shall be submitted to the Principal Certifying Authority verifying that the exhaust system in the food premises is installed and constructed in accordance with Australian Standards.

82. Pest Protection

Flyscreens and/or other approved means of excluding the entry of pests must be provided to all window and door openings in accordance with Section 2.1.5 of AS4674-2004.

Where pipe work, drains, cables and ducts penetrate walls, ceilings and roofs, holes shall be sealed, filled and finished to prevent the entry of pests.

Spaces between adjoining structures, such as between coolroom walls and premises walls, shall be accessible for inspection and cleaning or sealed with a suitable compound so that they are inaccessible to pests.

Spaces between the top surface of equipment or structures such as coolrooms shall be accessible for inspection and cleaning or sealed or boxed in so that they are inaccessible to pests.

83. Toilet Facilities and Hand basins

A toilet for staff must be provided for the premises.

The toilet cubicle must be separated from areas where open food is handled, displayed or stored by one of the following:

- a. an intervening ventilated space fitted with self closing doors; or
 - b. self-closing doors and mechanical exhaust systems that operate when the sanitary compartment is in use for at least 30 seconds after the cubicle is vacated (AS4674-2004 – Section 5.2).
-

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Toilets intended for customer use must not be accessed through areas where open food is handled, displayed or stored

A hand basin must be located within the toilet cubicle. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed to a temperature of at least 40°C and fitted with a hands-off type tap set (AS4674-2004 – Section 4.4). The basin must be provided with soap and disposable paper towels from a dispenser.

84. Locker Storage of Staff Belongings and Equipment

Sufficient lockers must be provided in the food preparation area or store room specifically for the storage of cleaning materials, employees' clothing and personal belongings (AS4674-2004 – Section 5.1).

85. Store Rooms

Store rooms must be constructed in accordance with AS4674-2004 by providing the following:

- a. Walls must be provided with a smooth even surface and painted with a light coloured washable paint to enable easy cleaning in accordance with Table 3.2 of AS 4674-2004.
- b. Ceilings must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersections of the walls and ceiling must be tight-jointed, sealed and dustproof (AS4674-2004 – Section 3.2)
- c. Shelving or storage racks must be designed and constructed to enable easy cleaning.
- d. Appropriate ventilation must be provided (ducted to the external air) within the store room to allow for the escape heat and odour that can be produced from refrigeration and freezer motor units.

86. Meter Box

An approved non-absorbent, smooth faced cover must be provided over the meter box. The cover is to be splayed at an angle of 45 degrees to the wall at the top and made tight fitting to the wall surfaces.

87. Roller Door

Any drum of a roller door situated in the food preparation area must be enclosed in a frame sheeted with compressed cement sheet, and finished smooth and sealed. The enclosure must be accessible for pest control inspection and maintenance (AS4674-2004 – Section 2.1.5).

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

88. Hot Water Service

The hot water service must be positioned at least 75mm clear of the adjacent wall surfaces, and mounted at a minimum 150mm above the floor level on a non-corrosive metal stand. The hot water system must be of adequate size to enable a sufficient amount of hot water to all washing facilities throughout the working day (AS4674-2004 – Section 4.3).

89. Waste and Recycling Storage, Collection and Disposal

The business operator must enter into a commercial waste contract agreement for regular waste and recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council.

All waste and recycling generated from the business is to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.

90. Grease Arrestors

All grease arrestors must be located outside of where food and equipment is handled or kept. Access to grease arrestors for emptying shall not be through area where open food is handled or stored or where food contact equipment and packaging materials are handled or stored (AS4674-2004 Section 2.3).

The person with the benefit of this consent must obtain and submit to Council details of a Trade Waste Agreement with Sydney Water before the issue of the Construction Certificate. If no trade waste agreement or grease trap is required, a letter from Sydney Water is to be submitted to the accredited certifier to this effect.

Please contact Sydney Water for information and requirements for grease arrestors by calling 132 092.

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.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The *Environmental Planning and Assessment Act 1979* requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the Building Code of Australia (BCA) and the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

Advice 3. 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 4. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Advice 5. 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 Growth Centres Development Control Plan.

Advice 6. *Smoke Free Environment Act 2000*

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act 2000* (SFEA2000) or the Smoke Free Environment Regulations 2007 (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

Advice 7. 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.

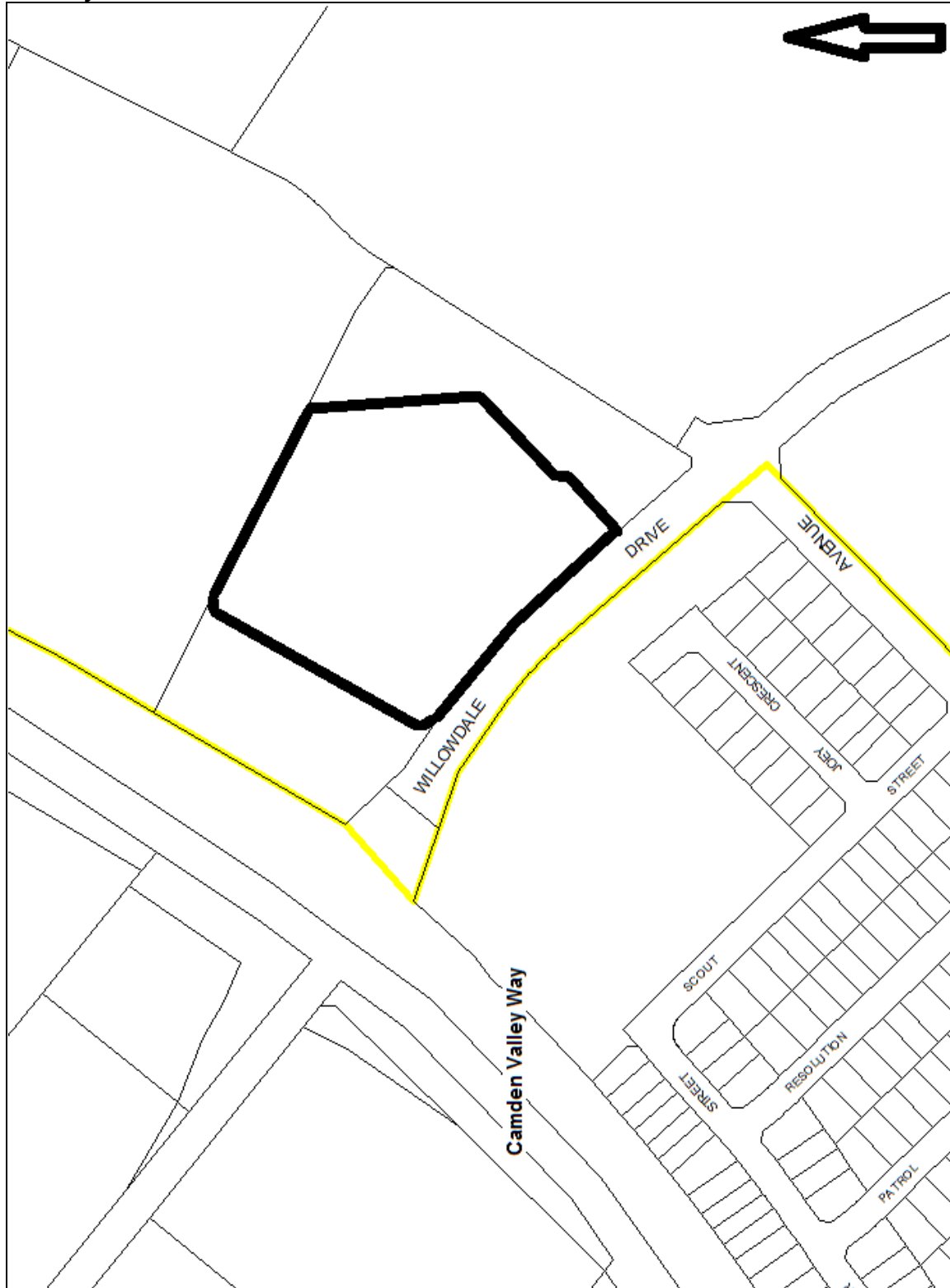
It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

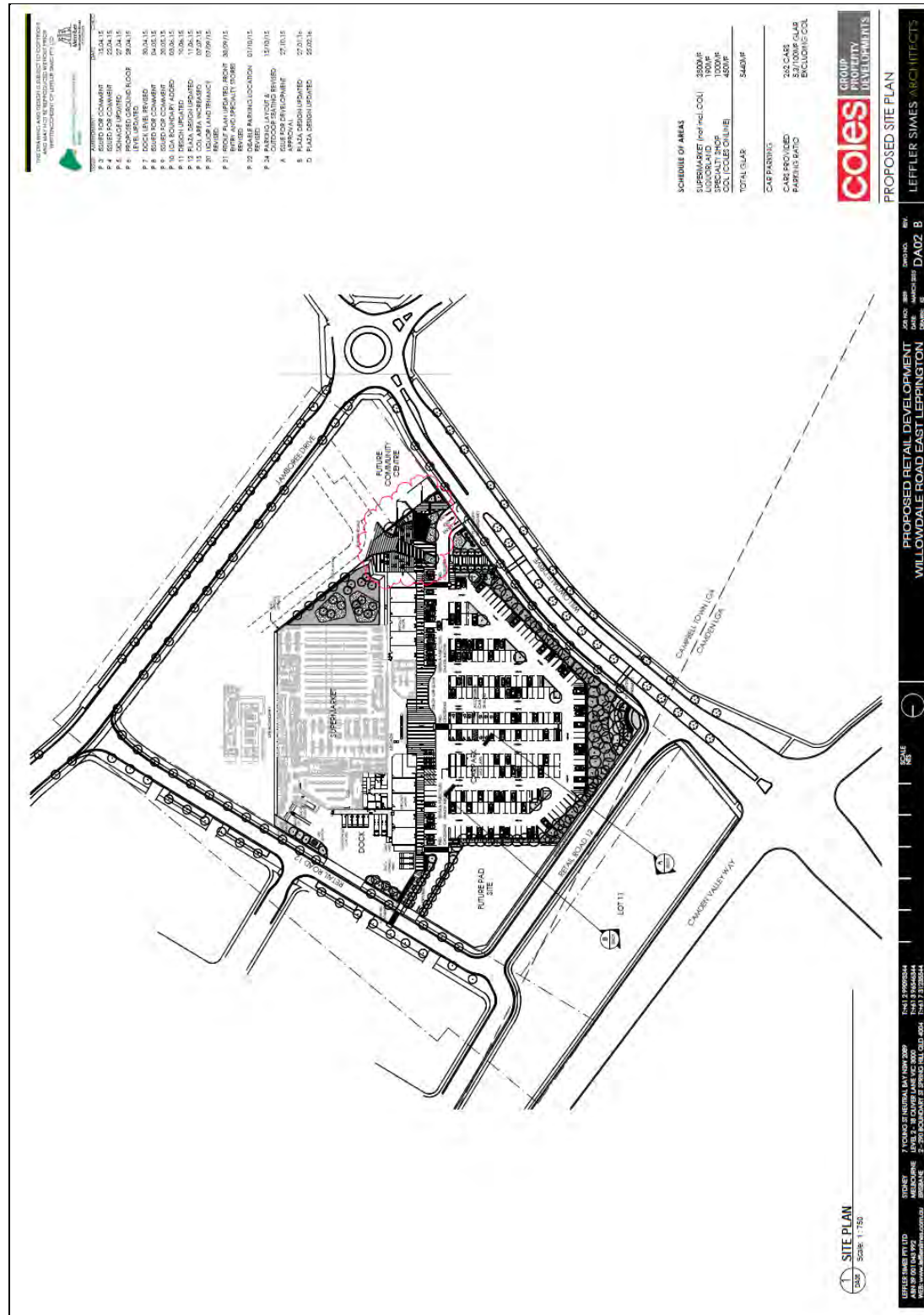
END OF CONDITIONS

3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

ATTACHMENT 2

Locality Plan

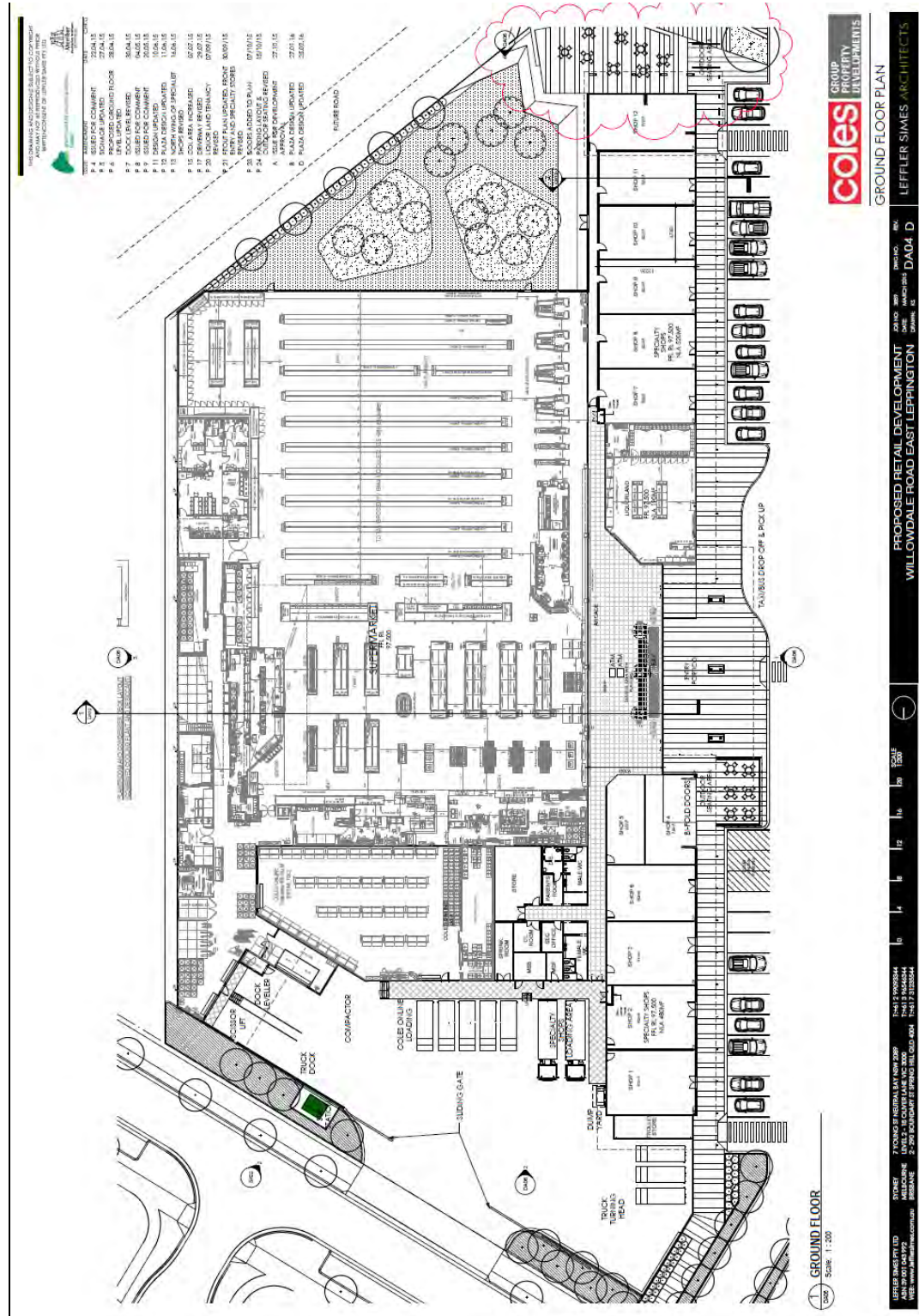




3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

ATTACHMENT 4

Floor Plan

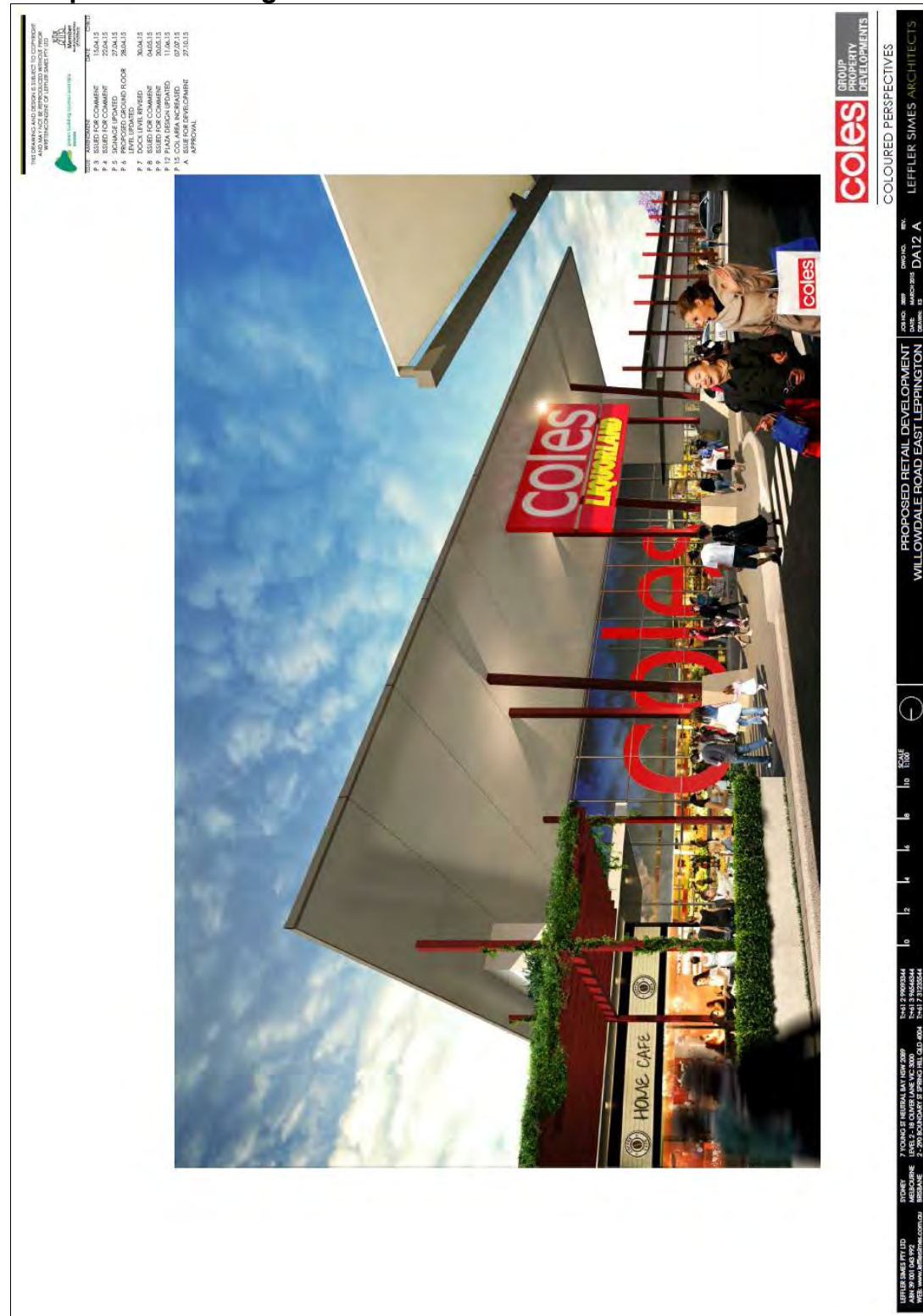


3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

ATTACHMENT 5

Elevation Plan

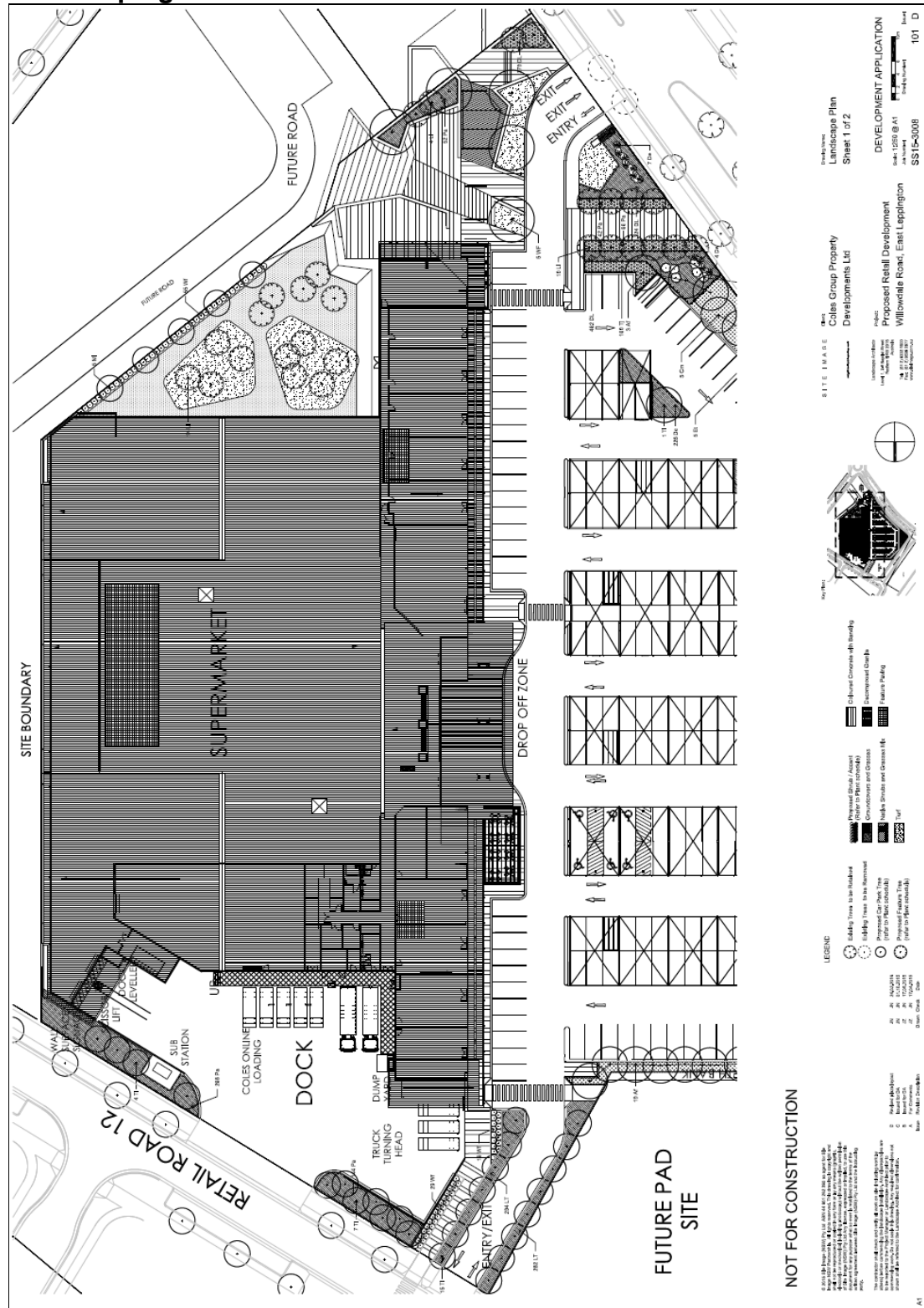




3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

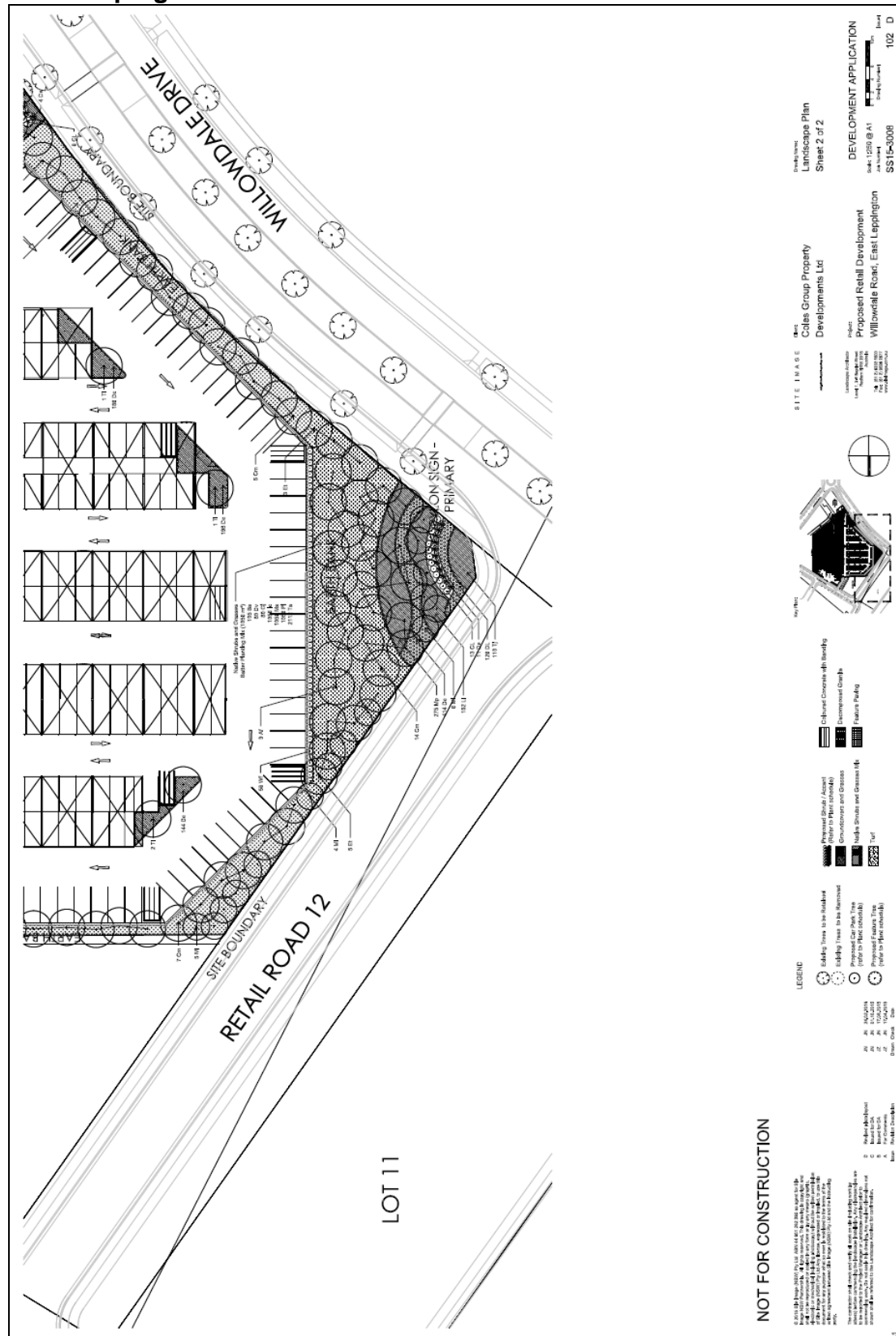
ATTACHMENT 7

Landscaping Plans



3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

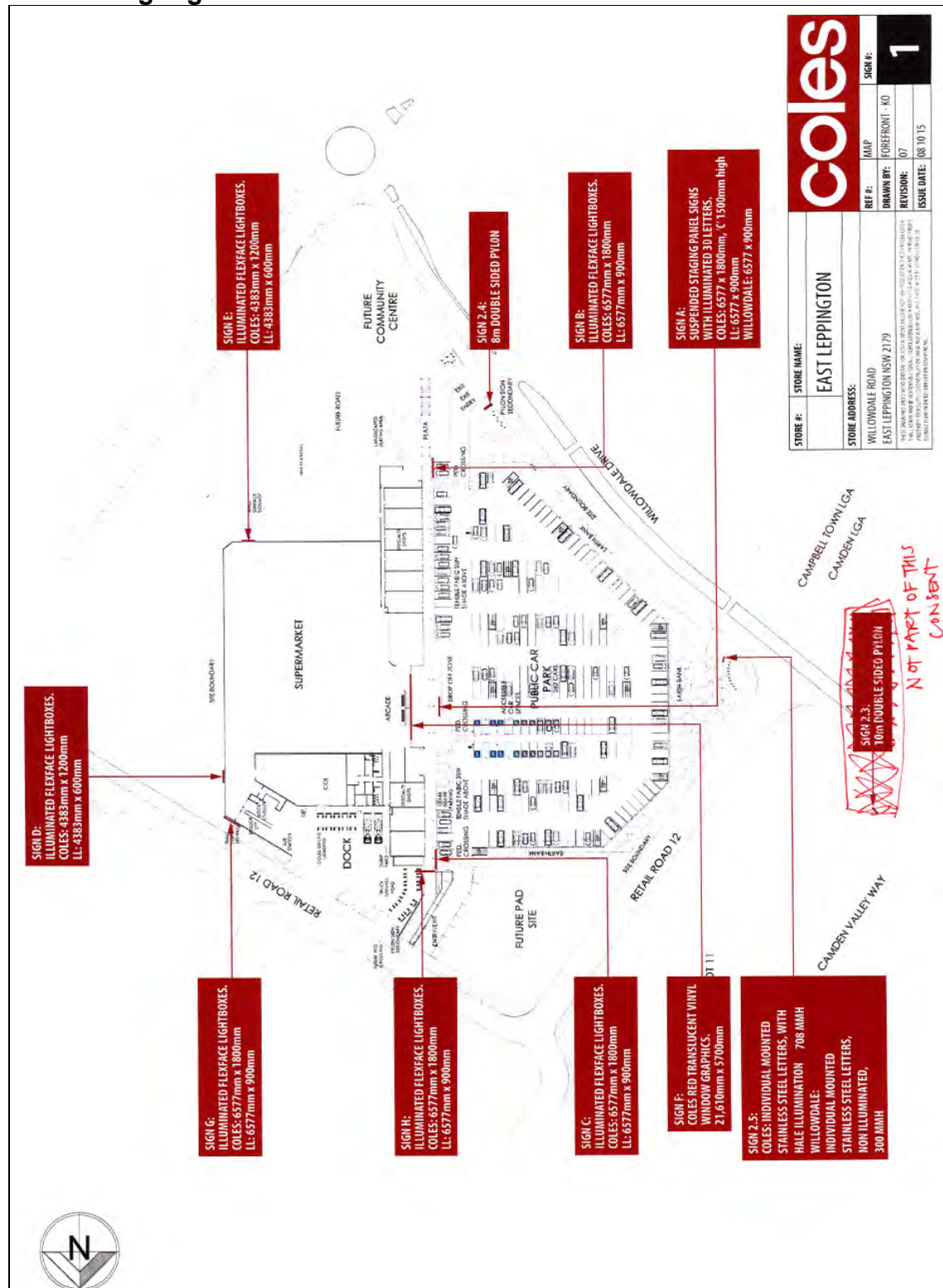
Landscaping Plans



3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

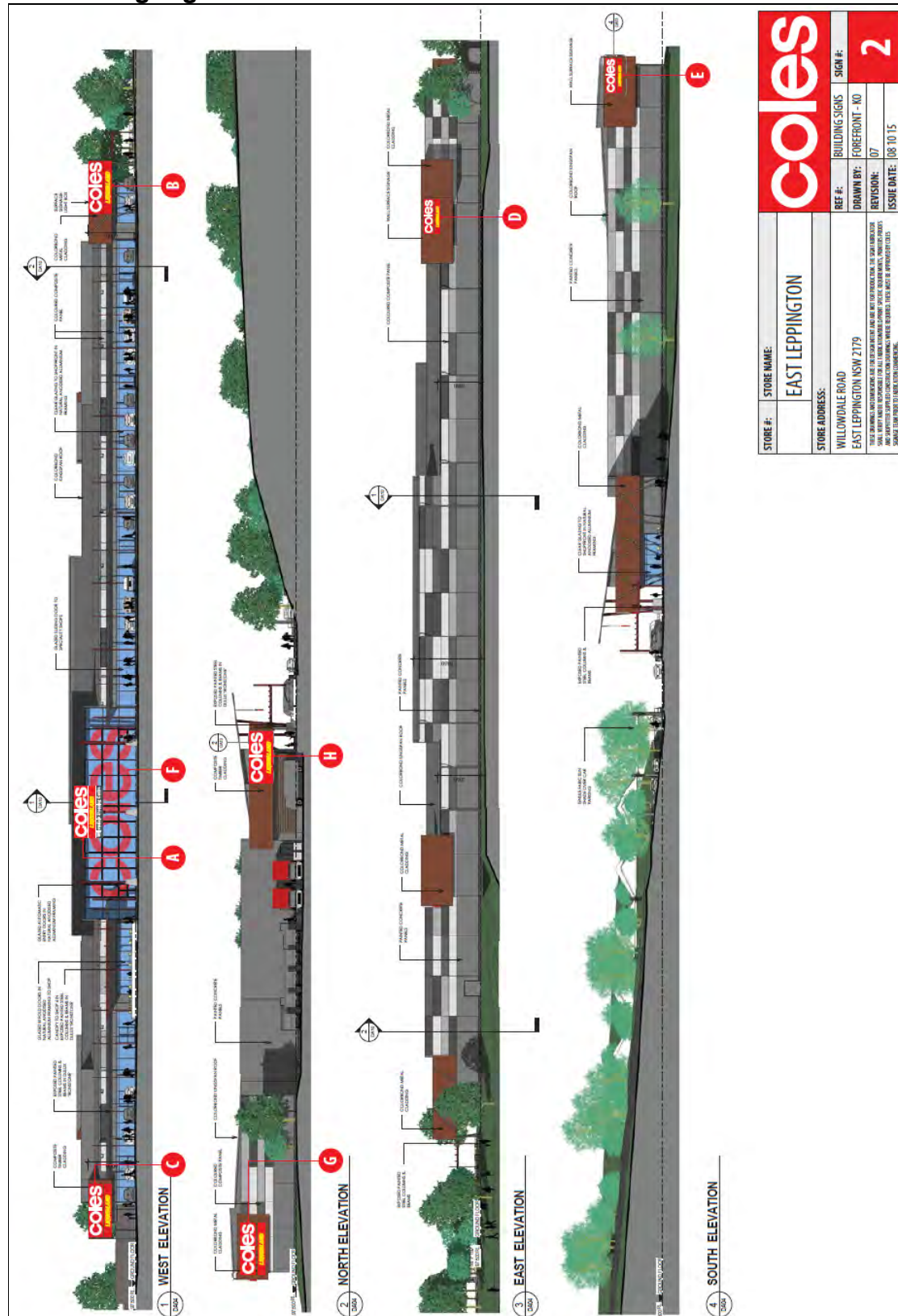
ATTACHMENT 8

Advertising Sign Plans



3.3 Construction And Use Of A Retail Building As A Supermarket With Specialty Stores Including A Licensed Liquor Outlet And Associated Car Parking, Site Landscaping, Civil Works And Advertising Signage - Willowdale Drive, Denham Court

Advertising Sign Plans



Advertising Sign Plans

Site plan showing the development layout including the supermarket, car park, and surrounding roads (Willowdale Drive, Retail Road 1/2, Retail Road 1/1). A red circle indicates the location of the proposed advertising sign on the building facade.

Sign dimensions and layout: 8000mm width, 3400mm height. Components include Coles logo (1065mm x 3000mm), Liquorland logo (735mm x 3000mm), Willowdale Shopping Centre logo (735mm x 3000mm), and Coles Opening hours sign (1100mm x 1800mm).

THE SIGN ILLUMINATION IS TO TURN OFF AT MIDNIGHT.

LESSOR APPROVED:	STORE #:	STORE NAME:	coles
		EAST LEPPINGTON	
		STORE ADDRESS:	
		EAST LEPPINGTON NSW 2179	
COUNCIL APPROVED:	REF #:	BUILDING SIGNS	SIGN #:
		FOREFRONT - NO	
		DRAWN BY: 07	2.4
		REVISION:	
		ISSUE DATE: 08/10/15	

PROPOSED SIGN DETAILS: INSTALL NEW DOUBLE SIDED SIGN Pylon.
Coles logo: 3000mm x 1065mm
Liquorland logo: 3000mm x 735mm
Willowdale logo: 3000mm x 735mm
Trading hours sign: Illuminated A4/M panels: 1800mm x 1100mm

EXISTING CONDITIONS: THE SIGN ILLUSTRATED IS NEW.

EXISTING POWER SUPPLY: TBC

POWER SUPPLY DETAILS: TBC

ACCESS REQUIREMENTS: 6m

TRAFFIC MANAGEMENT REQUIRED: TBC

KNOWN HAZARDS (POWERLINES ETC): TBC

NOTES:

Reference within Coles signage guidelines

Advertising Sign Plans

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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 Supreme 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 eight 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 17 May 2016 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 71

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 22/04/2016)	2
Total completed Class 1 DA appeal matters (as at 22/04/2016)	3
Costs from 1 July 2015 for Class 1 DA appeal matters:	\$108,358.54

1 (a)	Multiplan Constructions Pty Ltd
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Issue: An appeal against Council's refusal of development application No. 2775/2014/DA-MAH that sought consent for the construction of nine two-storey dwellings and associated strata subdivision.

Property: Lot 36 DP 13118, 17 Lyndia Street, Ingleburn.

Property Owner: Mr Ramy Maher Youssef and Mrs Nevine Magdy Youssef

Council File: Development Application No: 2775/2014/DA-MAH

Court Application: Filed on 22 September 2015 - File No. 10848 of 2015

Applicant: Multiplan Constructions Pty Ltd

Costs Estimate: \$40,000.00 (exclusive of Barristers, Court Appointed Experts or disbursement fees)

Costs to date: \$33,946.01

Status: Ongoing – judgment reserved to a date to be advised.

Progress: The Applicant filed an appeal in the Land and Environment Court of NSW against Council's refusal of development application No. 2775/2014/DA-MAH that sought consent for the construction of nine two-storey dwellings and associated strata subdivision.

On 22 October, the proceedings were adjourned to 23 November 2015 for a section 34 conciliation conference.

At the conclusion of the section 34 conciliation conference held on 23 November 2015, the applicant agreed to make some amendments to the application as discussed. The Commissioner made certain procedural directions and listed the matter for telephone callover on 16 December 2015.

At the telephone callover on 16 December 2015, the Registrar adjourned the proceedings to 10 February 2016 for a section 34 conciliation conference so as to allow Council time to assess the amended plans submitted by the applicant.

The matter was before the Court for section 34 conciliation conference on 10 February 2016. A number of issues were

identified which would necessitate amended plans, which the applicant intends to rely on, being prepared by the applicant and re-advertised by Council. The Commissioner terminated the conciliation conference and adjourned the proceedings for further callover on 18 February 2016 at which time the matter would be listed for either contested hearing or consent orders hearing.

At the callover on 18 February 2016 the Registrar made certain procedural directions concerning the applicant's intention to rely on amended plans and the need for Council to prepare amended facts and contentions in the matter. The Registrar listed the proceeding for hearing commencing onsite at 10:00am on 29 April 2016. The objectors to the development were advised in writing of the hearing listing.

Given that the proposed development involves the broader issues of affordable rental housing and community concerns surrounding the application of the relevant standards under the Affordable Rental Housing SEPP, Council's Solicitor will be instructing a Barrister for the hearing.

The matter was heard before the Court on 29 April 2016. At the completion of the hearing the Commissioner made certain directions to the parties in respect of filing and service of conditions and reserved judgment to a date to be advised by the Court. Council's Solicitor has written to the objectors advising that judgment had been reserved and that they would be further advised when judgment is handed down.

1 (b)	JD One Enterprise Pty Ltd
Issue:	An appeal against Council's refusal of development application No. 2952/2014/DA-C that sought consent for the construction of a medical centre and a childcare centre, and associated car parking.
Property:	Lot 50 DP 1028174, Campbellfield/Redfern's Cottage, 20 Lind Street, MINTO
Property Owner:	JD One Enterprise Pty Ltd
Council File:	Development Application No: 2952/2014/DA-C
Court Application:	Filed on 14 April, 2016 - File No. 10351 of 2016
Applicant:	JD One Enterprise Pty Ltd
Costs Estimate:	Awaiting costs estimate
Costs to date:	\$0.00
Status:	New matter - proceedings listed for callover on 12 May 2016.

Progress: The Applicant filed an appeal in the Land and Environment Court of NSW against Council's refusal of development application No. 2952/2014/DA-C that sought consent for the construction of a medical centre and a childcare centre, and associated car parking on land known as Campbellfield/Redfern's Cottage, 20 Lind Street, Minto.

The proceedings are listed for first callover on 12 May 2016

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 22/04/2016)	0
Total completed Class 1 and 2 appeal matters (as at 22/04/2016)	2
Costs from 1 July 2015 for Class 1 & 2 appeal matters:	\$1,578.13

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 22/04/2016)	0
Total completed Class 4 matters (as at 22/04/2016)	0
Costs from 1 July 2015 for Class 4 matters	\$570.00

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 22/04/2016)	0
Total completed Class 5 matters (as at 22/04/2016)	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 22/04/2016)	0
Total completed Class 6 matters (as at 22/04/2016)	0
Costs from 1 July 2015 for Class 6 matters	\$0.00

6. Supreme Court of NSW – Contractual proceedings with WSN Environmental Solutions concerning South West Sydney Councils Resource Recovery Project

Total ongoing matters (as at 22/04/2016)	0
Total completed (as at 22/04/2016)	1
Costs contribution from 1 July 2015 for this matter	\$35,330.23

7. District Court of NSW – Appeals from the Local Court in respect of the Magistrate erred at law or severity of sentence imposed

Total ongoing matters (as at 22/04/2016)	0
Total completed (as at 22/04/2016)	2
Costs contribution from 1 July 2015 for this matter	\$2,000.00

8. 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 22/04/2016)	6
Total completed Local Court Matters (as at 22/04/2016)	42
Costs from 1 July 2015 for Local Court Matters	\$5,955.66

File No:	LP03/16 – Penalty Notice Court Election
Offence:	Disobey no-stopping sign (school-zone)
Act:	<i>Road Rules 2014</i>
Final Costs:	\$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed - matter dismissed
Progress:	<p>The matter was listed before the Court for first mention on 8 March 2016 where the defendant entered a not guilty plea. The Registrar adjourned the proceedings to 28 April 2016 for hearing.</p> <p>Matter was before the Court for hearing on 28 April 2016 where the defendant maintained their not guilty plea. After hearing the evidence and submissions the Magistrate found that from the photographic evidence presented a definite determination could not be made that the driver</p>

was not in the vehicle as maintained by the defendant, therefore the offence was not proved beyond reasonable doubt and dismissed.

File No:	LP04/16 – Penalty Notice Court Election
Offence:	Stop on/near pedestrian crossing
Act:	<i>Road Rules 2014</i>
Final Costs:	\$0.00 – Matter dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
Status:	Completed - Fine and Court costs imposed.
Progress:	The matter was before the Court for first mention on 26 April 2016 where the defendant, Soleman James, entered a guilty plea with explanation. After considering the evidence and submissions the Magistrate found the offence proved and convicted the defendant imposing a \$100 fine and an order for \$85 Court costs.

File No: LP05/16 – Penalty Notice Court Election
Offence: Stop on path/strip in built-up area
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 – listed for mention

Progress: The matter is listed for first mention on 17 May 2016.

File No: LP06/16 – Penalty Notice Court Election
Offence: Not Stand vehicle in marked parking space
Act: *Local Government Act 1993*

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 – listed for mention

Progress: The matter is listed for first mention on 17 May 2016.

File No: LP07/16 – Penalty Notice Court Election
Offence: Disobey no-stopping sign
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 – listed for mention

Progress: The matter is listed for first mention on 24 May 2016.

File No: LP08/16 – Penalty Notice Court Election
Offence: Transport waste to unlawful waste facility
Act: *Protection of the Environment Operations Act 1997*

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 – listed for mention

Progress: The matter is listed for first mention on 24 May 2016.

9. 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 22/04/2016)
Costs from 1 July 2015 for advice matters

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\$10,370.79

10. 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	\$108,358.54	\$4,400.00
Class 1 and 2 Land and Environment Court - appeals against Orders or Notices issued by Council	\$1,578.13	\$0.00
Class 4 Land and Environment Court matters - non-compliance with Council Orders, Notices or prosecutions	\$570.00	\$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
Supreme Court hearing and appeal matters	\$35,330.23	\$0.00
District Court appeal matters	\$2,000.00	\$0.00
Local Court prosecution matters	\$5,955.66	\$100.00
Matters referred to Council's solicitor for legal advice	\$10,370.79	\$0.00
Miscellaneous costs not shown elsewhere in this table	\$0.00	\$0.00
Costs Sub-Total	\$164,163.35	\$4,500.00
Overall Net Costs Total (GST exclusive)	\$159,663.35	

4.2 Impounding Amendment (Unattended Boat Trailers) Act 2015

Reporting Officer

Manager Compliance Services

Attachments

Nil

Purpose

To outline proposed legislation that is intended to assist councils with the issue of owners parking boat trailers in local streets for a continuous period in excess of 28 days.

Councils have up until 1 October 2016 to nominate operational areas (if any) they wish to be declared for the purpose of applying the proposed legislation as of early 2017. This report seeks to bring to the Council an awareness of the proposed legislation as it relates to the Campbelltown local government area.

History

In August 2015 there was significant media attention surrounding the NSW Government announcement of proposed laws to target boat trailer parking in problem areas such as the high density waterside locations of Drummoyne or Vaucluse.

An item of general business was raised at Council's City Works Committee Meeting held 11 August 2015 requesting that Council be presented with information regarding residents leaving boats and caravans parked on the kerbside and the legislation surrounding this.

Staff made enquiry with the Office of Local Government to obtain further information regarding the proposed boat trailer parking legislation and were informed further advice would be forthcoming in the not too distant future.

An Office of Local Government Circular was distributed in December 2015 and was immediately withdrawn as there was concern about the advice contained in the circular.

Council has subsequently received a NSW Office of Local Government Circular (the circular) dated 6 April, 2016 outlining details of new powers to help Councils manage the parking of boat trailers in local streets. The circular advised that Councils wishing to commence implementation of the new legislation from 1 October 2016 should apply to the Office of Local Government by 31 May 2016, with evidence that the Council has undertaken appropriate community consultation on the matter.

Given the 31 May 2016 deadline, there was no practical opportunity to consult the community, report the matter to Council and subsequently lodge an application with the Office of Local Government (OLG) by the May deadline. As such, a letter has been forwarded to OLG seeking an extension of time. In response to Council's request, the OLG has extended the deadline to 1 October 2016. This means that Councils that notify the OLG by 1 October 2016, will be able to implement the legislation in their gazetted areas in early 2017.

Report

In any area (local streets) where the provisions of the amended legislation is applied, boat trailers parked in those local streets will be required to be moved to a different location (ie at least to a different street block) every 28 days. In enforcing this rule, the Council must provide a minimum of 15 days' notice to the registered owner before impounding the offending trailer if the owner fails to relocate it in accordance with the relevant legislation and within the required timeframe.

The issue of boat trailer parking on local streets and any actual or perceived adverse impacts on the amenity of local neighbourhoods has not been significant within the Campbelltown Local Government Area. On average, Council receives a very small number of complaints annually (in the order of two to four complaints) which may suggest that this is an issue that has more relevance to congested and built up areas in and around Sydney and its recreational waterways.

Notwithstanding the above, nominated areas that comply with the OLG criteria, including satisfying the need to publicly consult on the proposal will ultimately be published in the NSW Government Gazette. Alternatively Councils may not wish to nominate to apply the proposed provisions and therefore no further action is required.

In circumstance where Councils do not make an application to have areas included under the proposed legislation, those Councils would continue to rely upon existing provisions under the *Impounding Act 1993* and Australian Road Rules to control situations where a boat trailer may be parked illegally. For example where a trailer is abandoned or it is parked unsafely or the trailer is over 7.5 metres in length and parked on a residential street in built up area for longer than one hour, the Council has the power to take action to have the trailer moved.

In such situations a trailer can only be impounded if it is deemed to be parked unsafely or if when making all reasonable enquiries, the trailer is deemed to be abandoned and/or the owner fails to respond to a Notice issued to remove the vehicle within the period nominated in the Notice.

Given the issue of boat trailer parking does not appear to be a significant issue within the Campbelltown area, in particular when compared to the experiences and challenges in other local government areas, and the fact that existing legislative provisions under the *Impounding Act 1993* and Australian Road Rules available to the Council are deemed sufficient in order to regulate unsafe parking or abandonment of boat trailers, it is recommended that Council not apply to the OLG to have local streets included under the proposed legislation at this stage.

In the case that future events cause the Council to reconsider the need for such a restriction to be placed on specified local streets, Council are at liberty to make an application with the OLG for the inclusion of those streets at that time.

Officer's Recommendation

That no further action be taken in relation to the proposed legislation.

Committee's Recommendation: (Oates/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Greiss/Rowell)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 71

That the Officer's Recommendation be adopted.

5. GENERAL BUSINESS

5.1 Issuing of Non Compliance Notices

Committee's Recommendation: (Thompson/Rowell)

That a report be presented to Council outlining the process regarding the issue of non compliance notices with regard to dirty backyard swimming pools, cars parked on nature strips for lengthy periods and overgrown grass within residential areas.

CARRIED

Council Meeting 17 May 2016 (Greiss/Rowell)

That the Committee's Recommendation be adopted.

Council Resolution Minute Number 71

That the Committee's Recommendation be adopted.

5.2 Keeping of Exotic Animals on private property

Committee's Recommendation: (Kolkman/Rowell)

That a report be presented outlining the keeping of exotic animals on private property, any advice received regarding the legitimacy of keeping such animals and any development application requirements.

CARRIED

Council Meeting 17 May 2016 (Greiss/Rowell)

That the Committee's Recommendation be adopted.

Council Resolution Minute Number 71

That the Committee's Recommendation be adopted.

Confidentiality Motion: (Thompson/Kolkman)

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

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: (Rowell/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 7.55pm.

G Greiss
CHAIRPERSON

Reports of the City Works Committee Meeting held at 7.30pm on Tuesday, 10 May 2016.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

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Minutes of the City Works Committee held on 10 May 2016

Present

His Worship the Mayor, Councillor P Hawker
Councillor S Dobson (Chairperson)
Councillor F Borg
Councillor G Brticevic
Councillor C Mead
Director Business Services - Mr M Sewell
Acting Director Community Services - Mrs J Uluibau
Director City Works - Mr W Rylands
Acting Manager Assets and Supply Services - Mr W Miller
Manager Compliance Services - Mr P Curley
Manager Emergency Management and Facility Services - Mr R Blair
Manager Financial Services - Mrs C Mears
Manager Healthy Lifestyles - Mr M Berriman
Manager Operational Services - Mr A Davies
Manager Property Services - Mr J Milicic
Manager Technical Services - Mr K Lynch
Executive Assistant - Mrs J Worden

Apology (Dobson/Borg)

That the apologies from Councillors Chanthivong, Glynn and Lake 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

Minutes of the Local Traffic Committee of 14 April 2016 (contained within this report)

Purpose

To seek Council's endorsement of the recommendations arising from the Local Traffic Committee meeting of 14 April 2016.

Report

RECOMMENDATIONS OF LOCAL TRAFFIC COMMITTEE OF 14 APRIL 2016

Reports Listed for Consideration

LTC 16/15 Stage 3 Lead-in Road, Urban Growth Western Sydney University - Signs and Line Markings Plan

1. That Council approve the submitted J Wyndham Prince signs and line marking plan 943536/CC83 Rev C for the lead-in road to Stage 3 University of Western Sydney, Campbelltown.
2. That Urban Growth revises the design of the intersections of Road No 1 and William Downes Avenue so that left turning vehicles have adequate clearance to oncoming traffic.

LTC 16/16 Willowdale East Leppington, Precinct 7, Denham Court - Signs and Line Markings Plan

That Council approve the submitted Cardno Drawings for the signs and line markings of Precinct 7, Willowdale Estate Development, Denham Court Plans 6000319-CC7-1-1450 Rev E and 600319-CC7-1-1451 Rev E.

LTC 16/17 Glenfield Road Release Area Multiple Subdivisions - Signs and Line Marking Proposals

1. That Council approve the signs and line markings prepared by JMD Development Consultants, Plan Ref: 15170E1 Sheet 12 Issue D and plan 14203(C)E3(A) for the respective subdivisions in the Glenfield Road Release area DA 2796/2014 and DA's 3124/2014 and 3129/2014.
2. That Council review the signs and line markings at the existing section of Atlantic Boulevarde near Glatton Road in relation to its road connection as a through road.

Officer's Recommendation

That the recommendations of the Local Traffic Committee as detailed in the Minutes of 14 April 2016 be adopted.

Committee's Recommendation: (Borg/Brticevic)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Dobson/Brticevic)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 74

That the Officer's Recommendation be adopted.

ATTACHMENT



LOCAL TRAFFIC COMMITTEE MINUTES

14 April 2016

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 16/15 Stage 3 Lead-in Road, Urban Growth Western Sydney University - Signs and Line Marking Plan

LTC 16/16 Willowdale East Leppington, Precinct 7, Denham Court - Signs and Line Marking Plans

LTC 16/17 Glenfield Road Release Area Multiple Subdivisions - Signs and Line Marking Proposals

- 6. LATE ITEMS**

No reports this round

- 7. GENERAL BUSINESS**

No reports this round

- 8. DEFERRED ITEMS**

No reports this round

LOCAL TRAFFIC COMMITTEE MINUTES

Traffic matters related to the functions delegated to Councils under the *Transport Administration Act 1988*.

The Meeting was an electronic meeting and comments were received from Traffic Committee members electronically and are recorded in the Minutes.

1. ATTENDANCE

Electronic meeting.

2. APOLOGIES

Nil at time of print.

3. CONFIRMATION OF MINUTES

The Minutes of the previous meeting held on 10 March 2016 were recommended by the City Works Committee on 12 April 2016 and adopted by Council on 19 April 2016.

4. BUSINESS ARISING FROM MINUTES

No reports this round

5. REPORTS LISTED FOR CONSIDERATION

LTC 16/15 Stage 3 Lead-in Road, Urban Growth Western Sydney University - Signs and Line Marking Plan

Previous Report: Nil
Electorate: Campbelltown
Author Location: Traffic and Road Design Unit

Attachments

1. Location Plan
2. Signs and Line Marking Plan 943536/CC83 Rev C
3. Turning Path Plan 9435/SK291 Rev 1 intersection Road No 1 and William Downes Avenue

Background (14/4/2016)

Campbelltown City Council has approved the construction of a lead-in road and bridge to Stage 3 of the Urban Growth development of University of Western Sydney (UWS). The works also includes bulk earthworks to create building pads of future UWS development.

J Wyndham Prince consulting engineers on behalf of Urban Growth NSW has submitted engineering design plans including signs and line marking plans for the approval of the Local Traffic Committee. This new collector road will have access from William Downes Avenue (refer Attachment 1) and from early planning reports the road is described as a possible future bus route.

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

1. The lead-in Road No 1 being 11.6m wide and approximately 520m long from its intersection with William Downes Avenue has a horizontal alignment that requires a section of 106m BB from the intersection and a S1 centre dividing line around the bends (refer Attachment 2).
 2. There are a series of road narrowing points on Road No 1 and two of them have access points to future commercial/educational facilities (refer Attachment 2). These road narrow points are provided for traffic calming purposes bringing down the carriageway width from 11.6m to 7m. Advance warning and approach edge lines are being provided at these narrow points.
 3. Signs and markings are proposed to delineate an off road Shared Path (cycleway) on the southern nature strip of Road No1 (refer Attachment 2).
 4. The T intersection of Road No 1 and William Downes Avenue poses a constriction to the turning path of a single unit truck/bus (refer Attachment 3). William Downes Avenue is primarily kept at its 6.8m wide carriageway (edge kerb without road shoulders) and is drained by open swale. The consulting
-

engineers have forwarded a turning path plan showing the path of a single unit truck (refer Attachment 3).

It is recommended that the presented signs and line marking plan for the lead-in road to Stage 3, Western Sydney University Development be approved.

In assessing the submitted plans, Council Officers have observed the following that need to be addressed by the developer;

The consulting engineers have forwarded a turning path plan for the T intersection of William Downes Avenue and Road No 1 (refer Attachment 3). This intersection poses a constriction to the left turning path of a 12.5m design truck/bus out of Road No 1 (refer Attachment 3).

It is recommended that the developer widen this section of the intersection so that left turning vehicles have adequate clearance to oncoming traffic.

Officer's Recommendation

1. That Council approve the submitted J Wyndham Prince signs and line marking plan 943536/CC83 Rev C for the lead-in road to Stage 3 University of Western Sydney, Campbelltown.
2. That Urban Growth revises the design of the intersection of Road No 1 and William Downes Avenue so that left turning vehicles have adequate clearance to oncoming traffic.

Submitted Comments (14/4/2016)

The Roads and Maritime Services representative advised that RMS raised no objections to the signs or line markings, however requested detailed designs of the slow points located on Road 1. Further detailed information was forwarded to RMS.

All other members supported the recommendations.

Recommendation of Local Traffic Committee

1. That Council approve the submitted J Wyndham Prince signs and line marking plan 943536/CC83 Rev C for the lead-in road to Stage 3 University of Western Sydney, Campbelltown.
 2. That Urban Growth revises the design of the intersection of Road No 1 and William Downes Avenue so that left turning vehicles have adequate clearance to oncoming traffic.
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LTC 16/16 Willowdale East Leppington, Precinct 7, Denham Court - Signs and Line Marking Plans

Previous Report: Nil
Electorate: Macquarie Fields
Author Location: Traffic and Road Design Unit

Attachments

1. Location Plan
2. Signs and Line Marking Sheet 1 Plan 600319-CC7-1-1450 Rev E
3. Signs and Line Marking Sheet 2 Plan 600319-CC7-1-1451 Rev E

Background (14/4/2016)

Campbelltown City Council has approved the construction of earthworks and civil infrastructure works including road construction, drainage and landscaping works for the subdivision of Precinct 7 of the Willowdale Estate which will be accessed off Denham Court Road by a future roundabout. Precinct 7 can also be accessed by Willowdale Drive off Camden Valley Way as shown in Attachment 1. The works will include road works servicing 100 Torrens titled residential allotments.

Cardno on behalf of Stocklands has submitted engineering designs including signs and line marking plans for Traffic Committee's endorsement.

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

1. Road 102 will be linking Denham Court Road and Willowdale Drive (refer Attachment 2). Road 102 will be a collector road and has been modelled to carry 13,000 vehicles per day by year 2036 (subject to road connections at the southern end of the estates: Ref: Cardno's Master Plan Transport Assessment of Willowdale Southern Precincts).
 2. Road 138 at its intersection with Road 102 (refer Attachment 2) has been provided with left and right only turning bays and accompanying C3 'No Stopping' edge lines.
 3. The right angle bend in Road 131 is marked with C3 'No Stopping' edge lines (refer Attachment 2).
 4. A shared pathway accompanies the north/west nature strip of Road 102 and the southern side of Road 134 (refer Attachment 3).
 5. The battle axe blocks of Lots 7081 and 7082 have been identified for Section 88B (property Conveyancing Regulation) restriction to user on the lots so that the occupants are to exit the driveways in a forward direction (refer Attachment 3).
 6. A temporary cul-de-sac closure on the eastern end of Road 102, which will be opened following the construction of a roundabout on Denham Court Road (refer Attachment 3).
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7. Give Way controls are placed on the cross intersection of Roads 131 and 134 (refer Attachment 3).
8. Provision of No Parking restrictions accompanying the 5.5m wide Laneway 7A (refer Attachment 3).

It is recommended that the presented signs and line marking plans for Precinct 7, Willowdale Estate Development, Denham Court be approved.

Officer's Recommendation

That Council approve the submitted Cardno Drawings for the signs and line markings of Precinct 7, Willowdale Estate Development, Denham Court: Plans 600319-CC7-1-1450 Rev E and 600319-CC7-1-1451 Rev E.

Submitted Comments (14/4/2016)

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

Recommendation of Local Traffic Committee

That Council approve the submitted Cardno Drawings for the signs and line markings of Precinct 7, Willowdale Estate Development, Denham Court: Plans 600319-CC7-1-1450 Rev E and 600319-CC7-1-1451 Rev E.

**LTC 16/17 Glenfield Road Release Area Multiple Subdivisions -
Signs and Line Marking Proposals**

Previous Report: LTC 15/1, 15/25
Electorate: Macquarie Fields
Author Location: Traffic and Road Design Unit

Attachments

1. Location Plan – Subdivision sites
2. Signs and Line Marking Plan Ref: 15170E1 Sheet 12, Issue D
3. Signs and Line Marking Plan 14203(C) E3 (A)

Background (14/4/2016)

Council has received two signs and line marking plans from JMD Development Consultants covering three subdivisions as shown on the attached Locality Plan (refer Attachment 1) for the following developments:

1. Mirvac Homes Lot 31 DP 17859, DA 2796/2014, Glatton Road, Atlantic Boulevarde, comprising of 1 Torrens residential allotment (Massland Group DA 3093/2014 68 allotments), 4 Torrens residue allotments and associated earth works, road works and drainage works.
2. Borvac, Stage 3 (Part Lot 3 DP 1207534) subdivision, DA 3124/2014 creation of 4 residue lots and subdivision of 8 residential lots and associated earth works, road works and drainage works.
3. M and M Building Supplies, Lot 4 DP1207534 and Lot 36 DP1192946 (Part Lot 3136 DP 1190579) Glenfield Road, DA 3129/2014 creation of 5 residue lots and associated road works, earth works and drainage works (subdivision of residue lots into 14 lots).

Subdivision 1, Mirvac Homes – Lot 31 DA 2796/2014

This development consists of subdivision Lot 31 DP 17859 and Lot 3134 DP 1190579 and the further creation of 68 allotments in Lot 31. The subdivision involves the extension of the existing 6.5m wide Mellish Parade that loops back onto Atlantic Boulevarde. With these works Atlantic Boulevarde will also be extended and connected along its length so that the road will become a through route in the Glenfield Road Release area.

The signs and line marking plan 15170E1 Sheet 12 Issue D (refer Attachment 2) for this subdivision has the following features:

1. Provision of 'No Parking' restriction along Mellish Parade along the Riparian Environmental Corridor on the southern boundary.
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2. Provision of C3 yellow 'No Stopping' edge lines and accompanying No Stopping signs on both sides of the right angle bends of Mellish Parade. These restrictions are extended to the intersection of Three Bees Drive.
3. The continuation of the centre S1 dividing line in Atlantic Boulevarde (final link).

It is recommended that the signs and line marking plan Ref: 15170E1 Sheet 12 Issue D be approved.

Combined Subdivisions 2 and 3, Borvac DA 3124/2014 and M and M Building Supplies DA 3129/2014

A sign and line marking plan has been submitted combining the two subject subdivisions, which are located adjacent to each other. Besides the creation of numerous residue and residential lots it will provide a series of 6.5m wide local service roads servicing the extension of both Mary Ann Drive and Hebe Terrace.

The signs and line marking plan 14203(C) E3 (A) (refer Attachment 3) for these subdivisions have the following features;

1. Provision of R5-40 (L&R) 'No Parking' signs on the southern kerb of Hebe Terrace, along the Riparian Environmental Corridor.
2. Provision of yellow 'No Stopping' C3 edge lines on the kerb returns of a number of T intersections.
3. Provision of similar yellow no stopping edge line at the right angle bend of Mary Ann Drive.
4. Temporary cul-de-sac head at the end of Mary Ann Drive in anticipation of further extension.

It is recommended that the signs and line marking plan 14203(C) E3 (A) be approved.

Atlantic Boulevarde

Subdivision 1, as described above, will complete the link of Atlantic Boulevarde from both sides of the estate. In a previous Traffic Committee report, at its meeting of 5 February 2015 Council addressed concerns regarding truck entry into the estate and of vehicles speeding along the horizontal curves of Atlantic Boulevarde, between Northampton Drive and Glatton Road. Subsequently, centreline and shoulder edge line marking was introduced to Atlantic Boulevarde to reduce the width of the carriageway around the sweeping bends. This line marking ending at Glatton Road leaves a short section of unmarked road to the temporary closure of Atlantic Boulevarde.

As a result of the line marking treatment ending in Atlantic Boulevarde, at Glatton Road intersection, it is recommended that Council review the signs and line marking at this location in view of the road being opened to through traffic.

Officer's Recommendation

1. That Council approve the signs and line marking plans prepared by JMD Development Consultants, Plan Ref: 15170E1 Sheet 12 Issue D and plan 14203(C)E3(A) for the
-

respective subdivisions in the Glenfield Road Release area DA 2796/2014 and DA's 3124/2014 and 3129/2014.

2. That Council review the signs and line marking at the existing section of Atlantic Boulevard near Glatton Road in relation to its road connection as a through road.

Submitted Comments (14/4/2016)

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

Recommendation of Local Traffic Committee

1. That Council approve the signs and line marking plans prepared by JMD Development Consultants, Plan Ref: 15170E1 Sheet 12 Issue D and plan 14203(C)E3(A) for the respective subdivisions in the Glenfield Road Release area DA 2796/2014 and DA's 3124/2014 and 3129/2014.
2. That Council review the signs and line marking at the existing section of Atlantic Boulevard near Glatton Road in relation to its road connection as a through road.

6. LATE ITEMS

No reports this round

7. GENERAL BUSINESS

No reports this round

8. DEFERRED ITEMS

No reports this round

P Lake
CHAIRPERSON

2. OPERATIONAL SERVICES

No reports this round

3. ASSETS AND SUPPLY SERVICES

3.1 T16/02 Floodlight Pole and Fixture Inspections

Reporting Officer

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 Floodlight Pole & Fixture Inspections and recommend that Council accept the tender submitted by Silver Wolf Projects Pty Ltd.

History

Council officers from Assets and Supply Services identified a requirement for a contract for inspections of steel floodlight poles and fixtures located at 39 different locations throughout Campbelltown LGA. The purpose of the inspection is to provide data that will be utilised for life cycle modelling, works program preparation and revaluation of assets.

Report

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy and Procedures.

Contract Expenditure

Funds for these works are allocated in Council's budget.

Contract Term

The term for this contract will be for a period of two years with two options for extension of 12 months each.

Advertising of Tenders

Tenders were advertised in The Sydney Morning Herald, The Macarthur Advertiser and The Macarthur Chronicle in the weeks commencing 22 and 29 February 2016. Tenders were also advertised on Tenderlink and Council's website. The Ingleburn and Campbelltown Chambers of Commerce and Industry were notified.

Tender Document

Organisations were requested to submit the following information with their tender response:

- company details
- references
- company experience, particularly as they relate to these services
- details of any subcontractors and their experience, particularly as they relate to the services
- details of their proposed method of inspection and equipment to be used to comply with AS/NZS:4676 and AS1170.2
- a sample report for a similar pole inspection
- pricing
- insurances
- Work Health and Safety management systems
- environmental practices
- conflict of interest declaration
- collusive submission declaration
- additional terms of contract, if proposed.

Tenders Received

Tenders closed on Tuesday 15 March 2016. Two on-time responses were received from the following organisations:

- Rocla Pty Ltd
- Silver Wolf Projects Pty Ltd.

Evaluation Process

The Evaluation Panel, consisting of officers from Assets and Supply Services and Sustainable City and Environment, evaluated the tenders against the following weighted assessment criteria:

- company experience and subcontracting
 - methodology and resources
 - price
 - work health and safety
 - environmental commitment.
-

The Evaluation Panel used Council's standard 0-10 scoring system for all non-pricing criteria with 10 being the highest score.

The Work Health and Safety and Environmental Practices criteria were assessed on the basis of unsatisfactory, satisfactory or exceptional.

The scoring of tendered prices was determined on the overall cost of inspecting floodlights at 39 locations.

Recommendation of the Evaluation Panel

Silver Wolf Projects Pty Ltd is recommended for the inspection of floodlight pole and fixtures as they:

- provided details of experience in similar works
- provided a suitable sample report
- tendered the lowest price.

Tender Not Recommended

Rocla Pty Ltd is not recommended for the inspection of floodlight poles and fixtures as they tendered a more expensive price than the recommended tenderer. The Evaluation Panel deemed there to be no additional benefit in recommending a more expensive 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 Silver Wolf Project Pty Ltd for the provision of Floodlight Pole and Fixture Inspections for a period of two years with two options for extension of 12 months each.
 2. That the Contract documents be executed under the Common Seal of Council.
 3. That the unsuccessful Tenderer be notified of the results of tender process.
-

Committee's Recommendation: (Hawker/Borg)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Dobson/Brticevic)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 74

That the Officer's Recommendation be adopted.

3.2 T16/04 Cleaning of Sports Stadium

Reporting Officer

Manager Assets and Supply Services and Manager Healthy Lifestyles

Attachments

The following confidential attachment has been distributed to Councillors under separate cover as numerous tenderers have indicated that the contents of their tender are commercial-in-confidence:

Evaluation and Pricing Matrix

Purpose

To advise Council of the tenders received for the cleaning of the Campbelltown Sports Stadium and recommend that Council accept the tender submitted by Pioneer Facility Services Pty Ltd.

History

Council currently has in place a contract for the cleaning of Campbelltown Sports Stadium comprising Campbelltown Athletics Centre and Campbelltown Football Stadium, which is due to expire on 30 June 2016. As Council continues to require the services, and the expenditure historically exceeds the legislative threshold, a tender process was undertaken to ensure a new contract is in place prior to the expiration of the current contract.

Report

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy and Procedures.

Contract Expenditure

Funds for these works are allocated in Council's budget.

Contract Term

The term for this contract will be for a period of two years from 1 July 2016 with three options for extension, each of 12 months.

Advertising of Tenders

Tenders were advertised in The Sydney Morning Herald, The Macarthur Advertiser and The Macarthur Chronicle in the weeks commencing 22 and 29 February 2016. 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 for similar, recent works
- company experience, particularly as they relate to these services including experience in special events and experience at similar venues including attendance numbers, event type and capacity
- details of any subcontractors and their experience, particularly as they relate to the services
- details of their corporate structure nominating the personnel proposed to manage the contract and methods of ensuring Council's contact with the nominated personnel
- statement demonstrating the tenderer's capacity to employ and retain suitable staff
- cleaning proposal including equipment and contamination prevention
- detailed cleaning plan for a standard major football event
- pricing for range of cleaning services at the Sports Stadium
- 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 15 March 2016. Thirteen on-time responses were received from the following organisations:

- ADZ Cleaning Services Pty Ltd
 - AFMR Pty Ltd
 - Dynamic Facilities Maintenance Group Pty Ltd
 - Four J's Group Pty Ltd
 - GJP Property Services Pty Ltd
 - Menzies International (Aust) Pty Ltd
 - Onsite Contracting Services Pty Ltd
 - Perpetual Propertycare Pty Ltd
 - Pioneer Facility Services Pty Ltd
 - S.Michael Cleaning Services Pty Ltd
 - SKG Property Services Australia Pty Ltd
 - TJS Property Services Group Pty Ltd
 - VDG Pty Ltd.
-

Evaluation Process

The Evaluation Panel, consisting of officers from Technical Services and Healthy Lifestyles evaluated the tenders against the following weighted assessment criteria:

- experience of the company and subcontracting
- management and nominated staff
- proposal presented to Council
- tendered price
- work health and safety
- environmental commitment.

The Evaluation Panel used Council's standard 0-10 scoring system for all non-pricing criteria with 10 being the highest score.

The Work Health and Safety and Environmental Practices criteria were assessed on the basis of unsatisfactory, satisfactory or exceptional.

The scoring of tendered prices was determined on a basket of commonly utilised services.

Shortlisting Process

The Request for Tender process allows for a short listing process to occur at Council's discretion. This process allows the Evaluation Panel to exclude 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.

A shortlisting process was undertaken whereby the following organisations were excluded from further evaluation as their price exceeded Council's budget for provision of the services or is evaluated as not achieving a satisfactory standard:

- ADZ Cleaning Services Pty Ltd
- Dynamic Facilities Maintenance Pty Ltd
- Four J's Group Pty Ltd
- GJP Property Services Pty Ltd
- Onsite Contracting Services Pty Ltd
- S.Michael Cleaning Services Pty Ltd
- TJS Property Services Group Pty Ltd
- VDG Pty Ltd.

The Evaluation Panel evaluated the following remaining tenders:

- AFMR Pty Ltd
 - Menzies International (Aust) Pty Ltd
-

- Perpetual Propertycare Pty Ltd
- Pioneer Facility Services Pty Ltd
- SKG Property Services Australia Pty Ltd.

Recommendation of the Evaluation Panel

Pioneer Facility Services Pty Ltd provided the best response to Council and is recommended to provide cleaning services at Campbelltown Sports Stadium as they:

- demonstrated sufficient experience confirmed through satisfactory reference check with an equivalent site
- provided details of their staffing management structure suitable to undertake the works
- tendered a suitable equipment list and cleaning proposal demonstrating an understanding of the required services
- tendered a competitive price for provision of a basket of commonly utilised services.

Tenders Not Recommended

AFMR Pty Ltd, Menzies International (Aust) Pty Ltd and Perpetual Propertycare Pty Ltd are not recommended as their tendered price for provision of a basket of commonly required cleaning services was more expensive than the recommended tenderer. The Evaluation Panel did not regard there to be any additional benefit for the increase in cost.

SKG Property Services Australia Pty Ltd are not recommended as parts of their tender did not relate to the Campbelltown Sports Stadium, particularly the cleaning proposal, making it difficult to demonstrate a sufficient understanding of the works required.

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 Pioneer Facility Services Pty Ltd for the provision of cleaning at the Campbelltown Sports Stadium for a period of two years with three options for extension, each of 12 months.
2. That the Contract documents be executed under the Common Seal of Council.
3. That the unsuccessful Tenderers be notified of the results of tender process.

Committee's Recommendation: (Borg/Brticevic)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Dobson/Brticevic)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 74

That the Officer's Recommendation be adopted.

3.3 T16/12 Building Demolition Services

Reporting Officer

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 building demolition services and recommend that Council accept the tenders submitted by from Beasy Pty Ltd, Budget Demolition and Excavation Pty Ltd, CPA Contracting Pty Ltd and RMA Contracting Pty Ltd t/a RMA Group under a panel arrangement.

History

Historically, Council has required the whole or partial building demolition services including removal and disposal of all materials. Some buildings may contain asbestos and removal and disposal must be carried out by a suitably licenced Contractor.

Report

Legislation

This tender process was conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy and Procedures.

Contract Expenditure

Funds for these works are allocated in Council's budget.

Contract Term

The term for this contract will be for a period of two years from the 1 June 2016 with two 12 month options for extension.

Advertising of Tenders

Tenders were advertised in The Sydney Morning Herald, The Macarthur Advertiser and The Macarthur Chronicle in the weeks commencing 22 and 29 March 2016. 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 for similar, recent works
- company experience, particularly as they relate to the building demolition services including asbestos removal, details of recent similar projects and copies of relevant qualifications and demolition/asbestos licence
- details of any subcontractors and their experience, particularly as they relate to the services
- a detailed quotation based on a fictional building demolition scenario including provision of all relevant WHS documentation, Asbestos Removal Plan, works program and resources
- 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 15 March 2016. Seven on-time responses were received from the following organisations:

- Antoun's Construction Pty Ltd t/a AMJ Demolition and Excavation
- Beasy Pty Ltd
- Budget Demolition and Excavation Pty Ltd
- CPA Contracting Pty Ltd
- Hynash Demolition and Asbestos Removal Pty Ltd
- RMA Contracting Pty Ltd t/a RMA Group
- The Trustee for MN Family Trust t/a Shore Contracting.

Evaluation Process

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

- experience of the company and subcontracting
 - fictional scenario
 - 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.

Recommendation of the Evaluation Panel

Beasy Pty Ltd, Budget Demolition and Excavation Pty Ltd, CPA Contracting Pty Ltd and RMA Contracting Pty Ltd t/a RMA Group provided the best responses to Council and are recommended under a panel arrangement as they:

- provided satisfactory details outlining their company experience particularly as they relate to building demolition services and asbestos experience
- provided a satisfactory response to the fictional scenario
- provided satisfactory work, health, safety and environmental documentation.

CPA Contracting Pty Ltd and RMA Contracting Pty Ltd t/a RMA Group have provided satisfactory services to Council in the past.

Beasy Pty Ltd and Budget Demolition and Excavation Pty Ltd had satisfactory reference checks undertaken.

Tenders Not Recommended

Antoun's Construction Pty Ltd t/a AMJ Demolition and Excavation, Hynash Demolition and Asbestos Removal Pty Ltd and The Trustee for MN Family Trust t/a Shore Contracting all provided satisfactory submissions however were not as competitive as the recommended tenderers. The Evaluation Panel saw no benefit in recommending all satisfactory tenderers as historically Council has required two demolition projects annually.

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 Beasy Pty Ltd for the provision of building demolition services for a period of two years with two 12 months extensions.
2. That Council accept the offer of Budget Demolition and Excavation Pty Ltd for the provision of building demolition services for a period of two years with two 12 months extensions.
3. That Council accept the offer of CPA Contracting Pty Ltd for the provision of building demolition services for a period of two years with two 12 months extensions.
4. That Council accept the offer of RMA Contracting Pty Ltd t/a RMA Group for the provision of building demolition services for a period of two years with two 12 months extensions.
5. That the Contract documents be executed under the Common Seal of Council.
6. That the unsuccessful Tenderers be notified of the results of tender process.

Committee's Recommendation: (Brticevic/Borg)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Dobson/Brticevic)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 74

That the Officer's Recommendation be adopted.

4. EMERGENCY SERVICES

No reports this round

5. GENERAL BUSINESS

Nil.

Confidentiality Motion: (Hawker/Mead)

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

22. CONFIDENTIAL ITEMS

22.1 Confidential Report Directors of Companies - City Works

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Motion: (Hawker/Brticevic)

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 7.42pm.

S Dobson
CHAIRPERSON

Reports of the Community Services Committee Meeting held at 5.30pm on Tuesday, 10 May 2016.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

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Minutes of the Community Services Committee held on 10 May 2016

Present

His Worship the Mayor, Councillor P Hawker
Councillor T Rowell (Chairperson)
Councillor G Bricevic
Councillor D Lound
Councillor M Oates
Councillor R Thompson
Acting Director Community Services - Mrs J Uluibau
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
Manager Healthy Lifestyles - Mr M Berriman
Manager Library Services - Mr G White
Manager Technical Services - Mr K Lynch
Executive Assistant - Mrs J Worden

Apology (Oates/Thompson)

That the apologies from Councillors Glynn and Matheson, be received and accepted.

CARRIED

Also in Attendance

At the conclusion of the Corporate Governance Committee Meeting the following Councillors attended the Planning and Environment Committee meeting:

Councillor Greiss
Councillor Kolkman

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 2016 Ingleburn Alive post event report

Reporting Officer

Manager Communications and Marketing

Attachments

Nil

Report

The Ingleburn Alive Festival was held on Saturday 5 March 2016. This is the 16th year that Council has run this event, which offers the community a day of activities, entertainment, carnival rides, street stalls and a fireworks display.

The festival took place in the Ingleburn Central Business District (CBD), with most activities held in and around Oxford Road, between Cumberland and Ingleburn Roads. A fireworks display was held at Milton Park to mark the end of the event.

Festivities commenced at 11.00am with the Admiral's Own Band from the Royal Australian Navy, before the event was officially opened by the Mayor of Campbelltown, Councillor Paul Hawker. A presentation of plaques and certificates was made to sponsors to acknowledge their contribution to the event.

The stage provided more than nine hours of free family entertainment and included a range of performances, such as local dance groups, children's entertainment and bands.

Highlights of the line-up included the Nick Jr's PAW Patrol who performed two shows on stage and conducted a meet and greet with event attendees, and an interview with Channel Nine's Lachlan McAleer from Farmer Wants a Wife. Bands included K-Groove-Now, Wildcatz and Anthill Mobb.

Street stalls lined Oxford Road, with many of these comprising local community groups and businesses. Council had a number of stalls at the event including Road Safety, Education and Care, Tourism, Environmental Planning and Leisure Services.

The grounds of Ingleburn Public School hosted the Free Family Fun Fest that offered camel rides, a petting zoo and inflatable games. Activities and displays run by the Combined Churches, Ingleburn Public School staff and P&C proved very popular.

The Macquarie Road area housed the carnival, with a number of rides and attractions.

The marketing plan included regular updates on social media, a printed program, banners in the Ingleburn CBD, bus shelter advertising, a radio campaign and feature articles and ads in both local papers.

Sponsors of this year's event were Channel Nine, Ingleburn RSL Club, Patrick and Tina Vitocco, LMD Soldatic and in-kind support was received from C91.3FM.

Crowds remained consistent throughout the day, but it was noted that attendance was down on previous years.

It is proposed that the 2017 Ingleburn Alive Festival be held on Saturday 11 March.

The event was delivered within budget of \$70,300 as adopted as part of the 2016-2017 operational plan.

Officer's Recommendation

That the 2017 Ingleburn Alive Festival be held on Saturday 11 March.

Committee's Recommendation: (Hawker/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Rowell/Oates)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 75

That the Officer's Recommendation be adopted.

2. COMMUNITY RESOURCES AND DEVELOPMENT

2.1 Revised Policy - Community Grants under section 356 of the *Local Government Act 1993*

Reporting Officer

Manager Community Resources and Development

Attachments

Community Grants under section 356 of the *Local Government Act 1993* Policy (contained within this report)

Purpose

To seek Council's endorsement on the Community Grants under section 356 of the *Local Government Act 1993* Policy.

History

The above mentioned policy was adopted by Council on 7 December 1999, was last reviewed on 12 November 2013 and is due for review by 30 September 2016 in accordance with the Records and Document Management Policy. Council was provided with a briefing about the proposed changes to the policy and its implementation on 29 March 2016.

Report

The abovementioned policy was reviewed in accordance with Council's Record Management Policy and the adopted procedure for Policy Development and Review.

The Community Grants under section 356 of the *Local Government Act 1993* Policy has been reviewed and changes have been identified to align with the Council's policy and strategic direction.

Council staff examined the current policy with the aim of obtaining greater value for the community with a small increase in expenditure. This increase in the annual budget is included in the 2016-2017 operational plan.

The policy has been reviewed with minor amendments which are highlighted in the attachment. The amendments reflect changes that will be made to the Community Grants Guidelines and Procedure.

2.1 Revised Policy - Community Grants Under Section 356 Of The Local Government Act 1993

The existing Community Grants Guidelines and Procedure have been amended to align with the recommended changes to the policy. The revisions outline a capacity building program being established, that would enable participating organisations to improve:

- their governance
- how they manage their finances and resources
- how they manage and deliver their community activities
- the social outcomes that they deliver to the community.

To see a stronger alignment between the type of activities funded under this policy and the Council priorities identified through the Integrated Planning and Reporting process, it is proposed that the guidelines and procedure set out how:

- the Community Grants program would become part of a wider capacity building program that focuses on building the strengths and assets of community organisations and the wider community
- the capacity building program would have three stages:
 - a. a training and development program to improve governance and project management
 - b. eligibility to apply for a seeding grant of up to \$500 for organisations that had successfully completed the training program
 - c. eligibility to apply for a project grant of up to \$5,000 for organisations that had successfully completed activities funded by a seeding grant
- the training and development program be used to would develop a seeding grant application for each participating group
- small groups would be linked to larger groups where additional support is required in the development and delivery of projects
- coaching and mentoring would be provided by Council staff during the delivery and evaluation of projects.

It is recommended that the policy be adopted and a new review date set.

Officer's Recommendation

1. That the Community Grants under section 356 of the *Local Government Act 1993* Policy in attachment 1 be adopted.
2. That the policy review date be set for 30 June 2019 or reviewed with any legislation changes to section 356 of the *Local Government Act 1993*.

Committee's Recommendation: (Thompson/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Rowell/Oates)

That the Officer's Recommendation be adopted.


Council Resolution Minute Number 75

That the Officer's Recommendation be adopted.

Councillor Mead asked for his name to be recorded in opposition to the resolution for Item 2.1 – Revised Policy Community Grants Under Section 356 of the *Local Government Act 1993*.

2.1 Revised Policy - Community Grants Under Section 356 Of The Local Government Act 1993

ATTACHMENT 1

 campbelltown city council	POLICY
Policy Title	Community Grants Under section 356 in the <i>Local Government Act 1993</i>
Related Documentation	Policy - Allocation of Annual Subsidies Policy - Grants - Sports, Cultural and Arts Representatives
Responsible Officer	Manager Community Resources and Development

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

1. To support community organisations to improve social outcomes for the city.
2. To provide encouragement and support based on the needs of such groups and organisations by:
 - i. Providing an initiating grant for groups that have demonstrated that their programs are essential to a perceived need in the community; or
 - ii. Supplementing funds that groups themselves raise for their own activities.

Policy Statement

1. That the group seeking funds should have a self-help focus; should propose a specific project that will directly enhance the lifestyle of or provide a service to residents of the City of Campbelltown; and should be managed by local resident/service user committees.
2. That the group must not be in receipt of more than \$50,000 in funding per annum; should not be controlled or funded by a larger organisation; and should not be able to access funding for the proposed project from other grant bodies.
3. That the group should have attempted to obtain funds from other sources, e.g. public fundraising, submissions to other levels of government (although ineligibility for funding from other levels of government should not necessarily imply ineligibility for Council subsidy). Groups who contribute towards a project will be given priority.
4. That the group should encourage participation from a broad section of the community, and be non-discriminatory in access to membership and to services provided.
5. Should not be a 'for profit' or government organisation.

2.1 Revised Policy - Community Grants Under Section 356 Of The Local Government Act 1993

6. That the group should in its submission to Council provide detailed information of its management structure, activities, annual budget and proposed use of any Council subsidy.
7. That in making allocations Council takes into account the necessity to give significant support to those programs, which contribute to wide community benefit as demonstrated by close alignment with Council's Community Strategic Plan 2012-2022.
8. That Council recognise further the need to encourage new community programs by the provision of 'seeding' funds during the initiation period of new groups.
9. That the group must advise Council of receipt of funds within 3 months.
10. That if funds are approved for the purchase of equipment, the equipment is to be identified and, should the organisation cease to exist in the manner for which the funds were originally allocated, the equipment is to become the property of Council.
11. That application for items of equipment should include at least two quotes.
12. That Council may distribute a total of \$20,000 annually in half yearly amounts. There is a maximum amount of \$500 for a seeding grant or \$5,000 for a project grant to be awarded to any one group. In awarding the grants Council will seek to balance the community needs.
13. That groups awarded a seeding grant will thereafter only be able to apply for a project grant.
14. That groups awarded a project grant are unable to apply for a further project grant within one calendar year of the date the grant was awarded. Unsuccessful applicants are entitled to apply for a grant in the subsequent year.
15. That the grants may be awarded at the Council's discretion and Council reserves the right not to allocate the half yearly or annual amounts stipulated in this policy.
16. That applications for grants be invited twice a year through an advertisement.
17. That Councillors be provided with the information to be supplied by the applicant as stated in this policy and a history of grants applied for by the group and the outcome, under this policy.
18. Applicants may not vary the purpose of the grant for which they have been funded without receiving write approval from Council.

END OF POLICY STATEMENT

3. CULTURAL SERVICES

3.1 Gordon Darling Foundation - Travel Grant

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To advise Council that Campbelltown Arts Centre has been selected to receive financial assistance from the Gordon Darling Foundation to the value of \$3,000.

Report

Campbelltown Arts Centre received financial assistance to the amount of \$3,000 from the Gordon Darling Foundation for the Curator Contemporary Art to travel to London, United Kingdom to participate in Studio Voltaire's Associates Scheme. The funds will contribute to expenses including travel and accommodation. There will be no financial implications to Council and the Curator Contemporary Art will be utilising her available annual leave entitlements to participate in the Studio Voltaire's Associates Scheme.

Studio Voltaire is a major artist lead gallery and studio space in Clapham, London. Studio Voltaire has been supporting artists for over twenty years, through its renowned programme of exhibitions, performances, events and education projects as well as providing affordable studios. Studio Voltaire has gained a reputation for championing both emerging and underrepresented artistic practices, often at key stage in the artist's career. Key exhibitions and projects have included Marvin Gaye Chetwynd, Phyllida Barlow, Ruth Ewan, Elizabeth Price, Jo Spence, Joanne Tatham & Tom O'Sullivan, Richard Slee and Cathy Wilkes.

This grant will support the Curator Contemporary Art to participate in Studio Voltaire's Associates Scheme which offers learning opportunities, avenues to meet other participants, visit artists' studios and galleries in London, and more broadly Europe. This is a unique opportunity for the Curator to receive experience in curatorial practices and an introduction to a huge network of artists and curators within the European landscape. This invaluable experience and acquired new curatorial skills will directly benefit Council as the Curator will share the attained network and knowledge with the Manager Cultural Services with intentions of broadening the Centre's international presence and capturing new audiences.

This financial assistance is a strong recognition of the contribution that Campbelltown Arts Centre is making to the arts particularly through developing strong curatorial programming.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Brticevic/Oates)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Rowell/Oates)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 75

That the Officer's Recommendation be adopted.

3.2 2017 Campbelltown Arts Centre Contemporary Music Program Funding Submission

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To seek Council's endorsement of a submission to the Federal Government through the Australia Council for the Arts, Arts Projects – Organisations program requesting up to \$50,000 support for the delivery of Campbelltown Arts Centre's 2017 Contemporary Music Program.

Report

The Australia Council for the Arts provides grants to organisations towards a range of activities, including the creation of new work, arts practice based research, creative development, professional skills development, performances, market development and festivals. Grants are available from \$10,000 to \$100,000 to support activities that deliver benefits to the arts sector and wider public.

Campbelltown Arts Centre will apply for \$50,000 to deliver the 2017 music program. The program will build upon the achievements of recent years in commissioning and presenting innovative and inclusive music programs. The program will focus on developing new work with leading musicians while focusing on professional development opportunity within the community.

Officer's Recommendation

1. That Council endorse the submission to the Federal Government through the Australia Council for the Arts, Arts Projects - Organisations program requesting up to \$50,000 support for Campbelltown Arts Centre's 2017 Contemporary Music Program.
2. That subject to notification of success, the funding Agreement from the Australia Council for the Arts be accepted and signed by the General Manager or her delegate on behalf of Council.

Committee's Recommendation: (Thompson/Oates)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Rowell/Oates)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 75

That the Officer's Recommendation be adopted.

3.3 2017-2018 Campbelltown Arts Centre Live Art Program Funding Submission

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To seek Council's endorsement of a submission to the Federal Government through the Australia Council for the Arts, Arts Projects – Organisations program requesting up to \$100,000 support for the delivery of Campbelltown Arts Centre's 2017-2018 Live Art Program.

Report

The Australia Council for the Arts provides grants to organisations towards a range of activities, including the creation of new work, arts practice based research, creative development, professional skills development, performances, market development and festivals. Grants are available from \$10,000 to \$100,000 to support activities that deliver benefits to the arts sector and wider public.

Campbelltown Arts Centre intends to apply for \$100,000 to deliver a two year program that includes the research, development and presentation of a series of live and socially-engaged arts projects by Australian and international artists.

The Live Art Program consists of the commission and presentation of temporal art works that take place outside of the traditional gallery or theatre spaces of the Arts Centre. The program focuses on engaging the local community directly in the process or outcome of the art project, in turn, aiming to give voice to local experiences.

Officer's Recommendation

1. That Council endorse the submission to the Federal Government through the Australia Council for the Arts, Arts Projects – Organisations program requesting up to \$100,000 support for Campbelltown Arts Centre's 2017-2018 Live Art Program.
2. That subject to notification of success, the funding Agreement from the Australia Council for the Arts be accepted and signed by the General Manager or her delegate on behalf of Council.

Committee's Recommendation: (Hawker/Thompson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Rowell/Oates)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 75

That the Officer's Recommendation be adopted.

3.4 2017 Campbelltown Arts Centre Contemporary Dance Program Funding Submission

Reporting Officer

Manager Cultural Services

Attachments

Nil

Purpose

To seek Council's endorsement of a submission to the Federal Government through the Australia Council for the Arts, Arts Projects – Organisations program requesting up to \$60,000 support for the delivery of Campbelltown Arts Centre's 2017 Contemporary Dance Program.

Report

The Australia Council for the Arts provides grants to organisations towards a range of activities, including the creation of new work, arts practice based research, creative development, professional skills development, performances, market development and festivals. Grants are available from \$10,000 to \$100,000 to support activities that deliver benefits to the arts sector and wider public.

Campbelltown Arts Centre intends to apply for \$60,000 to deliver the 2017 Contemporary Dance Program. The program will consist of several key projects comprising of creative developments, presentations and new commissioned works with a focus on connecting local Australian and international artists. The 2017 Contemporary Dance Program will continue to support the development of new and innovative contemporary dance works, showcase the highest calibre artists and provide access for the community and schools through connected public programming.

Officer's Recommendation

1. That Council endorse the submission to the Federal Government through the Australia Council for the Arts, Arts Projects – Organisations program requesting up to \$60,000 support for Campbelltown Arts Centre's 2017 Contemporary Dance Program.
 2. That subject to notification of success, the funding Agreement from the Australia Council for the Arts be accepted and signed by the General Manager or her delegate on behalf of Council.
-

Committee's Recommendation: (Brticevic/Lound)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Rowell/Oates)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 75

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

No reports this round

7. LIBRARY SERVICES

No reports this round

8. GENERAL BUSINESS

8.1 Feasibility of Shaded Seating and BBQ areas at Macquarie Fields Skate Park

Committee's Recommendation: (Oates/Brticevic)

That a report be presented investigating the feasibility of installing shaded seating and BBQ facilities as well as a foam pit at Macquarie Fields Skate Park.

CARRIED

Council Meeting 17 May 2016 (Rowell/Oates)

That the Committee's Recommendation be adopted.

Council Resolution Minute Number 75

That the Committee's Recommendation be adopted.

8.2 Provision Of Wi-Fi Services At Skate Parks Located Within The Local Government Area

8.2 Provision of Wi-fi Services at skate parks located within the Local Government Area

Committee's Recommendation: (Oates/Brticevic)

That a report be presented investigating the feasibility of providing wi-fi services at all skate parks located within the Local Government Area.

CARRIED

Council Meeting 17 May 2016 (Rowell/Oates)

That the Committee's Recommendation be adopted.

Council Resolution Minute Number 75

That the Committee's Recommendation be adopted.

8.3 Opposition to Super Max Gaol

Committee's Recommendation: (Brticevic/Lound)

1. That Council write to the Premier, the Hon Mike Baird and the Minister for Corrections, David Elliott, opposing the plan to build a Maxi Jail in the Macarthur region.
2. That Council write to the Hon Jai Rowell, Member for Wollondilly, thanking him for his public stance opposing the Maxi Jail and seeking his written support for Council's position in this matter.

CARRIED

Council Meeting 17 May 2016 (Rowell/Oates)

That the Committee's Recommendation be adopted.

Amendment: (Bricevic/Lound)

1. That Council write to the Premier, the Hon Mike Baird and the Minister for Corrections, David Elliott, opposing the plan to build a Super Max Gaol in the Macarthur region.
2. That Council write to the Mr Jai Rowell MP, Member for Wollondilly and Mr Greg Warren MP, Member for Campbelltown, thanking them for their public stance opposing the Super Max Gaol and seeking their written support for Council's position in this matter.

Council Resolution Minute Number 75

That the above amendment be adopted.

Councillor Mead asked for his name to be recorded in opposition to the resolution for Item 8.3 – Opposition to Super Max Gaol.

Confidentiality Motion: (Thompson/Lound)

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 Naming Rights Sponsorship of Campbelltown Sports Stadium

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: (Oates/Lound)

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

CARRIED

There being no further business the meeting closed at 5.52pm.

T Rowell
CHAIRPERSON

Reports of the Corporate Governance Committee Meeting held at 5.30pm on Tuesday, 10 May 2016.

APOLOGIES

ACKNOWLEDGEMENT OF LAND

DECLARATIONS OF INTEREST

Pecuniary Interests

Non Pecuniary – Significant Interests

Non Pecuniary – Less than Significant Interests

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Minutes of the Corporate Governance Committee held on 10 May 2016

Present

Councillor G Greiss (Chairperson)
Councillor F Borg
Councillor S Dobson
Councillor R Kolkman
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 Financial Services - Mrs C Mears
Manager Governance and Risk - Mrs M Dunlop
Manager Information Management and Technology - Mrs S Peroumal
Manager Operational Services - Mr A Davies
Manager Property Services - Mr J Milicic
Executive Assistant - Mrs K Peters

Apology (Kolkman/Borg)

That the apology from Councillors Chanthivong, Lake and Mead be received and accepted.

CARRIED

Election of Chairperson

In the absence of the Chairperson, Councillor Greiss was elected to Chair the meeting.

Acknowledgement of Land

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

DECLARATIONS OF INTEREST

There were no Declarations of Interest at this meeting.

1. GOVERNANCE AND RISK

1.1 Local Government New South Wales Board Elections

Reporting Officer

Manager Governance and Risk

Attachments

1. Short Minute of Order in the matter of the election of office for LGNSW (contained within this report)
2. Australian Electoral Commission Election Notice (contained within this report)
3. Letter to the Mayor from LGNSW regarding the Election of the Board of Directors (contained within this report)

Purpose

To update Council on the election for positions on the Board of Local Government New South Wales.

History

Local Government New South Wales (LGNSW) is an organisation of employers registered under the *Fair Work (Registered Organisations) Act 2009 (Cth)*.

At the election for offices of the LGNSW, conducted in conjunction with the Association's Annual Conference on 12 October 2015, an irregularity occurred, whereby the voting delegates from Hawkesbury City Council were wrongly included on the Rural/Regional roll of voters rather than the Metropolitan/Urban. The causative issue was one of document control.

The error had the potential to affect the result of the ballot for Vice Presidents and Directors, where the outcome was close and the wrong assignation of the Hawkesbury City Council delegates could have been critical. The error did not affect the ballot for the offices of President or Treasurer as all delegates voted for those positions.

The ballot was conducted by the Electoral Commissioner, an office established by s 18 of the *Commonwealth Electoral Act 1918 (Cth)*. When the error was discovered, the Australian Electoral Commission (AEC) made an application to the Federal Court of Australia and sought that an inquiry be conducted into the election.

Report

The inquiry into the election of the Board of LGNSW was heard in the Federal Court of Australia on 29 March 2016.

The Court determined that the positions of President and Treasurer and three Directors were not impacted by the irregularity because of the size of their respective primary votes.

As such, from 5 April 2016 the Board of LGNSW comprises:

President: Cr Keith Rhoades
Treasurer: Cr Scott Bennison
Directors: Cr Mazhar Hadid, Cr Leo Kelly, and Cr Ben Shields.

The Court declared the election of 13 board members void and that a new ballot be conducted by a secret postal ballot for the following positions:

- Vice President Metropolitan/Urban
- Vice President Rural/Regional
- Directors from a Metropolitan/Urban council (5)
- Directors from a Regional/Rural council (6).

The decision of the Federal Court is included at attachment 1 to this report. The Court determined that the only candidates eligible for the vacant positions are those who stood for them in 2015.

In accordance with the decision of the Court, the AEC issued the Notice of Election (attachment 2) on 15 April 2016. The ballot will be conducted by post. Ballot material will be posted to 'voting delegates' of eligible member councils (Ordinary Members) as defined by the rules of the Association and Members of the Board on Thursday, 9 June 2016. The ballot will close on Thursday, 30 June 2016 at 10.00am (AEST).

Campbelltown City Council is entitled to nine voting delegates for the 2016 election of vacant positions on the LGNSW Board of Directors, the same number of delegates as was allocated for the 2015 ballot. The voting delegates nominated by Council resolution for the 2015 ballot were Councillors Borg, Glynn, Greiss, Hawker, Kolkman, Matheson, Mead, Oates and Rowell.

Council must provide the name and postal address of the nominated voting delegates to LGNSW by 12.00noon, Thursday, 2 June 2016. No changes to voting delegates will be accepted after this time. As only one nomination form may be completed for each member council, Council officers will coordinate the submission of the nomination form.

LGNSW has provided advice to each member council of the number of voting delegates that they are entitled to and instructions regarding the registration of nominated delegates (attachment 3).

Officer's Recommendation

That Council nominate the nine voting delegates for postal ballot for the LGNSW Election of the Board of Directors.

Committee's Recommendation: (Kolkman/Greiss)

That the Councillors appointed as the nine voting delegates for the 2015 ballot being Councillors Borg, Glynn, Greiss, Hawker, Kolkman, Matheson, Mead, Oates and Rowell, be again nominated as the delegates for the 2016 postal ballot for the Local Government NSW Board Elections.

CARRIED

Council Meeting 17 May 2016 (Greiss/Kolkman)

That the Committee's Recommendation be adopted.

Council Resolution Minute Number 76

That the Committee's Recommendation be adopted.

ATTACHMENT 1

SHORT MINUTES OF ORDER

FEDERAL COURT OF AUSTRALIA
DISTRICT REGISTRY: NEW SOUTH WALES
DIVISION: FAIR WORK

NO NSD 53 OF 2016

The application of the **Electoral Commissioner**

In the matter of an election for an office in the **Local Government and Shires Association of New South Wales**

The Court makes the following orders pursuant to s 206(4) of the *Fair Work (Registered Organisations) Act 2009* (Cth):

1. An order declaring that the election of the following persons to the following offices (the **election**) on the Board of Directors of the Local Government and Shires Association of New South Wales (the **Association**) declared 16 October 2016 is void and each such person is declared not to have been elected:
 - (i) Bill Pickering to the office of Vice President Metropolitan/Urban;
 - (ii) Greg Matthews to the office of Vice President Rural/Regional;
 - (iii) Darriea Turley to the office of Director Rural/Regional (2nd elected);
 - (iv) Phyllis Miller to the office of Director Rural/Regional (3rd elected);
 - (v) Lindsay Brown to the office of Director Rural/Regional (4th elected);
 - (vi) Denise Osborne to the office of Director Rural/Regional (5th elected);
 - (vii) Troy Mark to the office of Director Rural/Regional (6th elected);
 - (viii) Ruth Fagan to the office of Director Rural/Regional (7th elected);
 - (ix) Yvonne Keane to the office of Director Metropolitan/Urban (3rd elected)
 - (x) Paul Hawker to the office of Director Metropolitan/Urban (4th elected)
 - (xi) Linda Scott to the office of Director Metropolitan/Urban (5th elected)
 - (xii) Julie Hegarty to the office of Director Metropolitan/Urban (6th elected)
 - (xiii) George Glinatsis to the office of Director Metropolitan/Urban (7th elected);
-

2. An order that the requirement to conduct the election at the Annual Conference of the Association is dispensed with;
 3. An order directing the General Manager of the Fair Work Commission to make arrangements for the conduct of the following steps in the election to be taken:
 - (i) the Returning Officer is to issue an Election Notice for the election for the filling of vacancies arising from the making of Order 1, excluding calling for nominations;
 - (ii) the Association to provide the Returning Officer with a correct roll of voters listing the delegates who have been appointed to represent the Ordinary members of the Association not more than 49 days after the date of the issuing by the Returning Officer of the Election Notice;
 - (iii) the Returning Officer to conduct the election for the offices declared vacant as a postal ballot, commencing not more than 21 days after compliance by the Association with paragraph (ii) and closing not more than 21 days thereafter.
 4. An order that the candidates in the election to be conducted pursuant to Order 3 be restricted to those candidates who stood in the election declared void by Order 1, if still eligible at the date of the issuing of the Election Notice, and any such candidate shall be treated as having nominated for the same office as was the subject of the candidate's nomination in the election declared void by Order 1.
 5. An order that, where the Rules of the Association are silent, the procedure for the conduct of the election be determined by the Returning Officer in a manner that is not inconsistent with those Rules.
 6. An order that the term of office of any person elected in the election to be conducted pursuant to Order 3 shall commence on the date the result of the election is declared and conclude at the conclusion of the Annual Conference of the Association in 2017.
 7. Liberty to apply on 48 hours' notice.
-

ATTACHMENT 2

LOCAL GOVERNMENT & SHIRES ASSOCIATION OF NEW SOUTH WALES Election of Board of Directors

ELECTION NOTICE

Fair Work (Registered Organisations) Act 2009

The Federal Court of Australia has ordered a new ballot (NSD53/2016) be conducted for the following Offices:

- **Vice President from a Metropolitan/Urban council**
- **Vice President from a Regional/Rural council**
- **Directors from a Metropolitan/Urban council) (5)**
- **Directors from a Regional/Rural council (6)**

The ballot will be conducted by post. Ballot material will be posted to 'voting delegates' of eligible Ordinary Members as defined by the rules of the Association and Members of the Board on Thursday, 9 June 2016. The ballot will close on Thursday, 30 June 2016 at 10:00 am (AEST).

Ordinary Members of the Association must provide the name and postal address of their voting delegates to the Association by 12:00 noon, Thursday, 2 June 2016. No changes to voting delegates will be accepted after this time.

Voting delegates must be a Councillor of a Council which is an Ordinary Member of the Association, or, if the NSW Aboriginal Land Council is an Ordinary Member, a member of its Board (see rule 37 of the Association's rules).

Within seven days of this Election Notice the Association will advise each Ordinary Member of the number of voting delegates that they are entitled to and issue instructions on how Ordinary Members are to provide the name and postal address of their voting delegates to the Association. Questions on voting delegates can be directed to Adam Dansie, Senior Manager – Industrial Relations on (02) 9242 4142 at the Association.

The count of the ballot will commence after the ballot closes at 10:00 am (AEST), 30 June 2016, at the Australian Electoral Commission, **Level 10, 59 Goulburn Street, Haymarket NSW 2000.**

Candidates may appoint a scrutineer to represent him/her in accordance with the rules of the Association. Appointments of scrutineers must be in writing and received by the Returning Officer **before** 10:00 am (AEST), Thursday, 30 June 2016.

The roll of voters may be inspected during normal business hours at the office of the Returning Officer from 6 June 2016.

Note: A copy of the AEC's election report can be obtained from the organisation or from me after the completion of the election.

Renee Damasena
Returning Officer
Telephone: (02) 9375 6361
15 April 2016



ATTACHMENT 3



Our ref: R16/0006
Further contact: Adam Dansie

15 April 2016

Cr Paul Hawker

Dear Cr Hawker,

Local Government and Shires Association of New South Wales – Election of Board of Directors

The purpose of this letter is to provide you with important information about the election of persons to the Board of the Association.

You will recall that the Association asked the Australian Electoral Commission ("AEC") to seek an Election Inquiry immediately after the Board election held at our 2015 Annual Conference, because an error caused a voting irregularity.

On 29 March 2016 the Federal Court of Australia ("Court") made an order declaring that the election of 13 persons on the Board of Directors of Association declared on 16 October 2015 void and each such person not to have been elected. The offices of President and Treasurer were unaffected, and the Court determined that three other directors were not impacted by the irregularity because of the size of their respective primary votes. A copy of the Court's judgement is available at the following link: <http://www.lgnsw.org.au/files/imce-uploads/127/federal-court-judgement-2016.pdf>.

The Fair Work Commission has directed the AEC to conduct a fresh election for the affected positions, and in accordance with the Court's orders the election will be by secret postal ballot. The vacant positions are:

- Vice President (Metropolitan/Urban council)
- Vice President (Regional/Rural council)
- Five (5) Directors (Metropolitan/Urban council)
- Six (6) Directors (Regional/Rural council)

The only candidates eligible for these positions are those who stood for them in 2015. A nomination for election may be withdrawn by a candidate, provided that notice of withdrawal in writing is received by the Returning Officer no later than seven (7) days before the holding of the ballot.

The AEC's Notice of Election, issued on 15 April 2016, is available at the following link http://www.lgnsw.org.au/files/imce-uploads/79/2016_Election_Notice.pdf.

Allocation of voting delegates

The formula for calculating the number of voting delegates is provided for in Rule 23 of the Association's Rules.

The number of voters that each Ordinary member is entitled to is set out in the table at Annexure A.

Eligibility requirements to be a voting delegate

Voting delegates must be a Councillor of a Council which is an Ordinary Member of the Association, or, in the case of the NSW Aboriginal Land Council, a member of its Board – see rule 37(a) of the Association's rules.

In addition to the foregoing, a Director (whether office bearer or not) shall have a right to vote in elections for the Board next occurring, in addition to any right to vote in such elections arising from being a delegate for a member – see rule 37(d) of the Association's Rules.

An Administrator of a Council that is an Ordinary member, shall not be eligible for nomination or election as a member of the Board nor be entitled to vote in any such election – see rule 37(b) of the Association's rules.

How to nominate voting delegates

Each Ordinary member must nominate its voting delegate(s) for the postal ballot by **12:00 noon on Thursday 2 June 2016**. No changes to voting delegates will be accepted after this time.

Nominations must include the full name and postal address (including street address or PO Box number, suburb, state and postcode) for each voting delegate and indicate whether the address for each voting delegate is a workplace address.

A Director must submit the following details to member.services@lgnsw.org.au.

Full name and postal address (including street address or PO Box number, suburb, state and postcode) and indicate whether the address is a workplace address.

Important note: Only one nomination form may be completed for each Ordinary member. It is important that you have all of the required information (full names and postal addresses for each nominated voting delegate) before completing the form.

Questions on voting delegates should be directed to Adam Dansie, Senior Manager – Industrial Relations on (02) 9242 4142.

Yours sincerely



Cr Keith Rhoades AFSM
President



Annexure A for 2016 Board Elections

Ordinary members' voting delegations for the 2016 election to vacant positions on the Board of Directors of the Association.

Ordinary member	Number of voters for voting in the election of Board of Directors
Aboriginal Land Council	9
Albury City Council (R/R)	4
Armidale Dumaresq Council (R/R)	3
The Council of the Municipality of Ashfield (M/U)	4
Auburn City Council (M/U)	5
Ballina Shire Council (R/R)	3
Balranald Shire Council (R/R)	1
Bankstown City Council (M/U)	10
Bathurst Regional Council (R/R)	3
Bega Valley Shire Council (R/R)	3
Bellingen Shire Council (R/R)	2
Berrigan Shire Council (R/R)	1
Blacktown City Council (M/U)	12
Bland Shire Council (R/R)	1
Blayney Shire Council (R/R)	1
Blue Mountains City Council (R/R)	4
Bogan Shire Council (R/R)	1
Bombala Council (R/R)	1
Boorowa Council (R/R)	1
The Council of the City of Botany Bay (M/U)	4
Bourke Shire Council (R/R)	1
Brewarrina Shire Council (R/R)	1
Broken Hill City Council (R/R)	2
Burwood Council (M/U)	4
Byron Shire Council (R/R)	3
Cabonne Shire Council (R/R)	2
Camden Council (M/U)	5
Campbelltown City Council (M/U)	9
City of Canada Bay Council (M/U)	5
Canterbury City Council (M/U)	7
Carrathool Shire Council (R/R)	1
Central Darling Shire Council (R/R)	1**
Cessnock City Council	4
Clarence Valley Council (R/R)	4
Cobar Shire Council (R/R)	1
Coffs Harbour City Council (R/R)	4
Conargo Shire Council (R/R)	1

Ordinary member	Number of voters for voting in the election of Board of Directors
Coolamon Shire Council (R/R)	1
Cooma-Monaro Shire Council (R/R)	2
Coonamble Shire Council (R/R)	1
Cootamundra Shire Council (R/R)	1
Corowa Shire Council (R/R)	2
Cowra Shire Council (R/R)	2
Deniliquin Council (R/R)	1
Dubbo City Council (R/R)	3
Dungog Shire Council (R/R)	1
Eurobodalla Shire Council (R/R)	3
Fairfield City Council (M/U)	10
Forbes Shire Council (R/R)	1
Gilgandra Shire Council (R/R)	1
Glen Innes Severn Council (R/R)	1
Gloucester Shire Council (R/R)	1
Gosford City Council (R/R)	7
Goulburn Mulwaree Council (R/R)	3
Great Lakes Council (R/R)	3
Greater Hume Shire Council (R/R)	2
Greater Taree City Council (R/R)	3
Griffith City Council (R/R)	3
Gundagai Shire Council (R/R)	1
Gunnedah Shire Council (R/R)	2
Guyra Shire Council (R/R)	1
Gwydir Shire Council (R/R)	1
Harden Shire Council (R/R)	1
Hawkesbury City Council (M/U)	5
Hay Shire Council (R/R)	1
Holroyd City Council (M/U)	7
The Council of the Shire of Hornsby (M/U)	9
The Council of the Municipality of Hunters Hill (M/U)	2
Hurstville City Council (R/R)	5
Inverell Shire Council (R/R)	2
Jerilderie Shire Council (R/R)	1
Junee Shire Council (R/R)	1
Kempsey Shire Council (R/R)	3
The Council of the Municipality of Kiama (R/R)	3
Kogarah City Council (M/U)	5
Ku-ring-gai Council (M/U)	7
Kyogle Council (R/R)	1
Lachlan Shire Council (R/R)	1

Ordinary member	Number of voters for voting in the election of Board of Directors
Lake Macquarie City Council (R/R)	7
Lane Cove Municipal Council (M/U)	3
Leeton Shire Council (R/R)	2
Leichhardt Municipal Council (M/U)	5
Lismore City Council (R/R)	3
City of Lithgow Council (R/R)	3
Liverpool City Council (M/U)	10
Liverpool Plains Shire Council (R/R)	1
Lockhart Shire Council (R/R)	1
Maitland City Council (R/R)	4
Manly Council (M/U)	4
Marrickville Council (M/U)	5
Mid-Western Regional Council (R/R)	3
Moree Plains Shire Council (R/R)	2
Mosman Municipal Council (M/U)	3
Murray Shire Council (R/R)	1
Murrumbidgee Shire Council (R/R)	1
Muswellbrook Shire Council (R/R)	2
Nambucca Shire Council (R/R)	2
Narrabri Shire Council (R/R)	2
Narrandera Shire Council (R/R)	1
Narromine Shire Council (R/R)	1
Newcastle City Council (R/R)	7
North Sydney Council (M/U)	5
Oberon Council (R/R)	1
Orange City Council (R/R)	3
Palerang Council (R/R)	2
Parkes Shire Council (R/R)	2
Parramatta City Council (M/U)	10
Penrith City Council (M/U)	10
Pittwater Council (M/U)	5
Port Macquarie-Hastings Council (R/R)	4
Port Stephens Council (R/R)	4
Queanbeyan City Council (R/R)	3
Randwick City Council (M/U)	7
Richmond Valley Council (R/R)	3
Rockdale City Council (M/U)	7
Ryde City Council (M/U)	7
Shellharbour City Council (R/R)	4
Shoalhaven City Council (R/R)	4
Singleton Council (R/R)	3

Ordinary member	Number of voters for voting in the election of Board of Directors
Snowy River Shire Council (R/R)	1
Strathfield Municipal Council (M/U)	4
Sutherland Shire Council (M/U)	10
Council of the City of Sydney (M/U)	10
Tamworth Regional Council (R/R)	4
Temora Shire Council (R/R)	1
Tenterfield Shire Council (R/R)	1
The Hills Shire Council (M/U)	10
Tumbarumba Shire Council (R/R)	1
Tumut Shire Council	2
Tweed Shire Council (R/R)	4
Upper Hunter Shire Council (R/R)	2
Upper Lachlan Shire Council (R/R)	1
Uralla Shire Council (R/R)	1
Urana Shire Council (R/R)	1
Wagga Wagga City Council (R/R)	4
The Council of the Shire of Wakool (R/R)	1
Walcha Council (R/R)	1
Walgett Shire Council (R/R)	1
Warren Shire Council (R/R)	1
Warringah Council (M/U)	9
Warrumbungle Shire Council (R/R)	1
Waverley Council (M/U)	5
Weddin Shire Council (R/R)	1
Wellington Council (R/R)	1
Wentworth Shire Council (R/R)	1
Willoughby City Council (M/U)	5
Wingecarribee Shire Council (R/R)	3
Wollondilly Shire Council (R/R)	3
Wollongong City Council (R/R)	7
Woollahra Municipal Council (M/U)	5
Wyong Shire Council (R/R)	7
Yass Valley Council (R/R)	2
Young Shire Council (R/R)	2

Notes:

(R/R) – Rural / Regional

(M/U) – Metropolitan / Urban

** – Council is under administration

2. PROPERTY SERVICES

2.1 Revised Policy - Closure and Sale of Walkways

Reporting Officer

Manager Property Services

Attachments

Revised Policy – Closure and Sale of Walkways (contained within this report)

Purpose

To seek Council's endorsement for a revised policy covering the Closure and Sale of Walkways.

History

The policy titled Closure and Sale of Walkways was adopted by Council on 26 March 2013 and is now due for review in accordance with Council's Records Management Policy.

Report

The policy has been reviewed to ensure compliance with current legislation and Council practices.

There have been no changes made to the policy.

Summary

Council has adopted a Records Management Policy with adopted procedures for policy development and review. The review of all Council policies is in accordance with the Records Management Procedures relating to the policy review date. The attached policy is recommended to Council for adoption.

Officer's Recommendation

1. That the revised policy for Closure and Sale of Walkways be adopted.
2. That the policy review date be set at 30 June 2019.

Committee's Recommendation: (Borg/Dobson)

That the Officer's Recommendation be adopted.

CARRIED


Council Meeting 17 May 2016 (Greiss/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 76

That the Officer's Recommendation be adopted.

ATTACHMENT 1

 campbelltown city council		POLICY
Policy Title	Closure and Sale of Walkways	
Related Documentation	General Information for Applicants on Proposed Walkway Closure and Sales Procedures	
Relevant Legislation/ Corporate Plan	<i>Road Act, 1993</i> <i>Local Government Act, 1993</i>	
Responsible Officer	Manager Property Services	

Policy details may change prior to review date due to legislative changes etc, therefore this document is uncontrolled when printed.

Objectives

To establish a consistent method and standard approach for the community and Council as to the circumstances under which walkways can be formally closed.

To provide an overview to the process required to formally close a walkway, define any subsequent sale process that might stem from the formal closure and articulate the responsibility for all parties involved.

Policy Statement

Council acknowledges that under certain circumstances the need may arise to consider the closure of a walkway in the best interest of its community. This Policy seeks to ensure that the community is appropriately informed about the rights and obligations of the various parties involved in a walkway closure.

Scope

This Policy applies to all members of the community seeking walkway closure(s) and all members of staff involved in the consideration of walkway closure applications.

Definitions

Walkways are typically a dedicated public right of passage connecting public areas such as a right of passage between two roads or a right of passage between a road and park/reserve.

In addition to providing a public right of passage walkways may also be used for overland drainage flow and the location of utility services.

Legislative Context

Council has under its control various walkways pursuant to Section 7 (4) of the Roads Act, 1993. Council can under certain circumstances apply to the Minister to have walkways formally closed pursuant to Part 4 of the Roads Act, 1993.

Council has the authority to sell formally closed walkways to the adjoining landowners pursuant to Part 2 of the Local Government Act, 1993.

Principles

1. Investigation by the relevant Departments of Council to determine if the walkways are required for operational purposes and to determine any conditions relating to their closure if not required by Council.
2. All costs associated with pursuing a walkway closure and sale are to be paid by the applicant(s).
3. All adjoining owners must indicate their support for a closure in writing to Council. Council may also consider any special circumstances regarding the closure of walkways.
4. In the case where four owners adjoin a walkway, there must be at least two owners willing to purchase the land, one owner from each end of the walkway for Council to consider an application to close the walkway.
5. Public notification to allow public submission on the proposal and a 3-week closure trial period will occur prior to the Council considering a report to close and sell a walkway.
6. The Minister (Crown Lands) is authorised to formally close walkways through the provisions of the Road Act, 1993. Council independently has no legislative provision to formally close a walkway and must rely on the Minister (Crown Lands) to do so.
7. The effect of a walkway closure is a walkway becomes land, a commodity that can be purchased by adjoining owners.
8. The relevant Council sections and service authorities will be notified to determine if the walkway can be closed and if easements or service relocations are required to be created upon closure of walkway.
9. An independent real estate valuer determines the sale price of land.
10. Land sold to an adjoining owner is required to be consolidated with the adjoining owners land through a consolidation survey. The consolidation survey is a requirement of the adjoining owner to whom the land is sold.
11. Applicants should refer to "General Information for Applicants on Proposed Walkway Closure and Sales Procedures" that articulates the responsibility for all parties involved.

Responsibility

The application of this Policy is the responsibility of the Manager Property Services.

Effectiveness of this Policy

This policy will be reviewed in 3 years to ensure its continuing suitability and effectiveness. Records of reviews shall be maintained.

END OF POLICY STATEMENT

2.2 Installation of Geological Monitoring Station on Council land

Reporting Officer

Manager Property Services

Attachments

Locality Plan for proposed location of monitoring device (contained within this report)

Purpose

To seek Council approval to provide a Permit of Entry to allow the NSW Division of Resources and Energy and Geoscience Australia to occupy a portion of Council land being part Lot 1000 DP 1198516 (Blaxland Road, Campbelltown) to install a seismic/geological monitoring device in order to measure any seismic activity or potential ground subsidence associated with the Camden Gas Project.

Report

Council has been approached by NSW Department of Industry Division of Resources and Energy seeking approval to occupy a portion of Council owned land being Lot 1000 DP 1198516, Blaxland Road Campbelltown, as part of the Camden environmental monitoring project.

In order to provide a better understanding of any environmental impacts which may be caused by coal seam gas production, geological monitoring stations are being set up in the Camden area and surrounding region as part of the NSW Gas Plan to meet monitoring requirements recommended in the NSW Chief Scientist and Engineer's Final report of the independent review of coal seam gas activities in NSW.

The report included 16 recommendations that were accepted by the NSW Government and implemented through the NSW Gas Plan. The report identified that the risks of coal seam gas development could be effectively managed with the right regulation, engineering solutions and constant learning through monitoring and research. It was identified that the information collected would contribute to government and public understanding of any new environmental impacts caused by Coal Seam Gas production.

The seismic monitoring study involves the upgrade or installation of five seismic monitoring stations around Camden and the surrounding area. It is proposed that one station be placed on Council land being part of Lot 1000 DP 1198516 Blaxland Road, Campbelltown.

The monitoring station consists of a 1.5m buried vault ('pile') with a six metre deep concrete pier containing a seismometer (to measure motion) and an accelerometer (to measure force) along with a digitiser, battery power supply and mobile phone network modem. The 'pile' will be covered by a hard plastic box (finishing at ground level) for protection.

The stations will enable seismic events down to a magnitude two to be detected and located. The project is low impact in terms of ground disturbance and will not inconvenience the broader community.

Above the ground, each survey mark will consist of a pair of radar reflectors and a mounting point for highly accurate measuring devices. The radar reflectors provide easily detectable reference points in the satellite imagery. It is expected that the survey marks will become part of the NSW Land and Property Information Survey Control network of monitoring stations on completion.

Given that the information gathered by the geological monitoring stations will assist in the government and public understanding of any new environmental impacts caused by coal seam gas production, it is recommended that Council provide consent for Geoscience Australia to install a monitoring station on Council land being part of Lot 1000 DP 1198516.

It is understood that the research is scheduled to run for approximately three years with results to be issued at regular intervals throughout the duration of the project on the NSW Division of Resources and Energy website and the environmental data portal.

In terms of the subject site it has been identified that this site may provide for future development opportunities for Council and in this respect removal of the survey mark following the end of the present monitoring project may be required. The proposed monitoring station is not considered to represent any significant constraint on the future development of the land. If required by Council the removal of either or part of the whole structure would need to be undertaken at no cost to Council.

Further, it has been identified that to remove the full pile down to a depth of six metres could cause some excavation to the ground in the vicinity of the pile. Accordingly Council should require that any excavation required to remove or decommission the monitoring station shall not create any significant development constraint.

Given the proposal it is recommended that Council provide approval to enter into a Permit of Entry agreement with NSW Division of Resources and Energy and/or Geoscience Australia for the installation of a monitoring device subject to the above.

Officer's Recommendation

That Council provide approval for NSW Division of Resources and Energy and Geoscience Australia and/or Geoscience Australia to install a monitoring station on Council land being part of Lot 1000 DP 1198516 subject to a Permit of Entry subject to the requirements listed in the above report.

Committee's Recommendation: (Kolkman/Dobson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Greiss/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 76

That the Officer's Recommendation be adopted.

ATTACHMENT 1



3. FINANCIAL SERVICES

3.1 Investment report - March 2016

Reporting Officer

Manager Financial Services

Attachments

Investment portfolio performance for the month of March 2016 (contained within this report)

Purpose

To provide a report outlining Council's investment portfolio performance for March 2016.

Report

Council holds a number of reserves in order to fund significant future liabilities or future objectives. These liabilities include insurance claims, employee leave entitlements and asset replacement. In addition, Council is also required to hold funds that under the *Local Government Act 1993*, are not permitted to be used for any other purposes than those originally collected for. These include developer contributions, specific purpose grants, domestic waste management, contributions and stormwater management funds.

Council invests funds 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* requires a monthly investment report be presented to Council.

Council's Investment Portfolio as at 31 March 2016 stood at approximately \$115m. 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 have consistently outperformed the AusBond bank bill index benchmark.

Monthly annualised return	March
Council Managed Funds	3.15%
Benchmark: AusBond Bank Bill Index	2.38%

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	March
Council Managed Funds	3.21%
Benchmark: AusBond Bank Bill Index	2.22%

Council's portfolio as at 31 March 2016 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, 26% in floating rate deposits which gives Council a set margin above either 30 or 90 day bank bills, 4% in fixed rate bonds, 1% in funds in a short term at call account.

Maturity profile	31 March
Short term at call	\$1,025,582
0 – 3 months	\$23,948,982
3 – 6 months	\$52,837,135
6 – 12 months	\$22,458,295
12 months +	\$15,000,000

All investments are placed with approved deposit taking institutions. No funds are placed with any unrated institutions. Any funds placed with institutions that have a BBB long term rating have maturity lengths in the short term of up to 12 months, effectively A-2 rated, in accordance with Council's investment policy.

Credit exposure (S&P Long Term / Short Term Rating)	31 March
Long AAA to AA- / Short A-1	63%
Long A+ to A- / Short A-1	24%
Long BBB+ to BBB- / Short A-2	13%

Economic outlook

The Board of the Reserve Bank of Australia (RBA) left the cash rate unchanged at the present level of 2% at its 5 April meeting, in line with market expectations, despite the Australian dollar remaining stubbornly high and the local economy relatively unchanged from recent months.

The statement of monetary policy accompanying the decision was relatively unchanged from recent months citing continued low inflation and growth in labour costs continuing to be subdued. The Board judged that it is reasonable for further growth in the economy, albeit slower than expected and for inflation to remain close to target which indicates there is scope for further easing should it be appropriate.

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: (Borg/Kolkman)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Greiss/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 76

That the Officer's Recommendation be adopted.

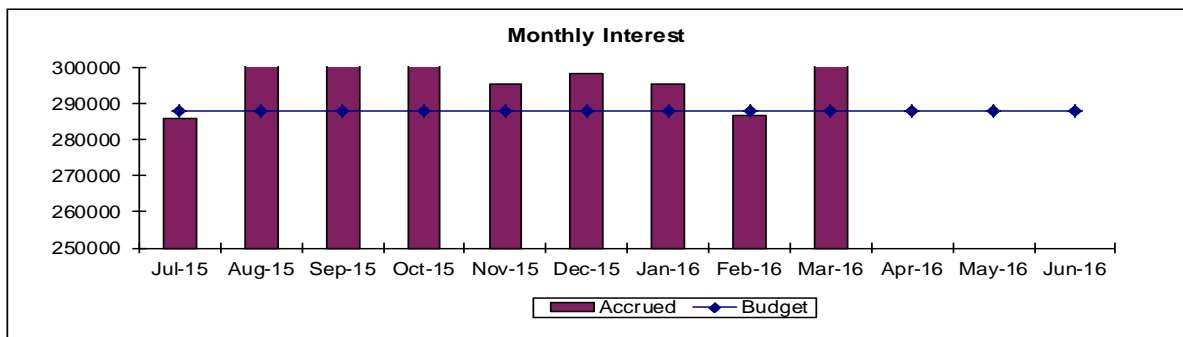
ATTACHMENT 1

CAMPBELLTOWN CITY COUNCIL INVESTMENT PORTFOLIO

March 2016

Benchmark AusBond Bank Bill Index
Portfolio Balance \$115,269,994.25

Monthly Performance	Return (mth)	Return (pa)
AusBond Bank Bill Index	0.20%	2.38%
Total Portfolio	0.27%	3.15%
<i>Performance to Benchmark</i>	+ 0.07%	+ 0.77%
Portfolio - Direct Investments	0.27%	3.15%
<i>Performance to Benchmark</i>	+ 0.07%	+ 0.77%
Short Term Call Account	0.20%	2.40%

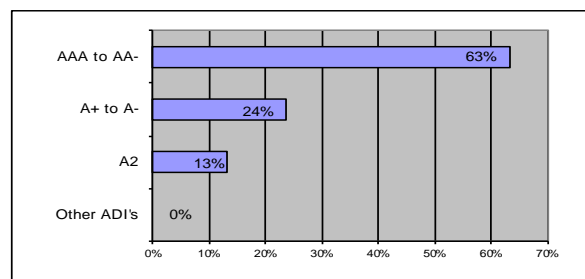


Year to Date Performance

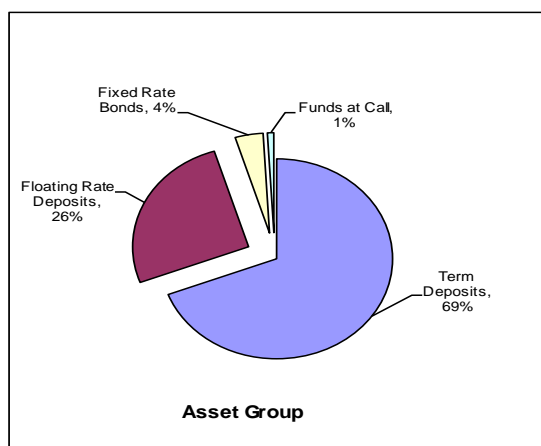
Credit Exposure (S&P Long Term Rating)

Rolling 12 Month Period
3.21% Council Managed Funds
2.22% Benchmark

Interest Budget to Actual
Average Budget to Period \$2,590,275
Actual Accrued to Period \$2,695,887



Portfolio Diversity



			%
NAB Funds at Call	\$ 1,025,581.85	AA-	1%
NSW Treasury	\$ 2,810,000.00	AA+	2%
National Australia Bank	\$ 44,234,700.41	AA-	38%
ANZ Bank	\$ 3,500,000.00	AA-	3%
Westpac Bank	\$ 4,000,000.00	AA-	3%
Commonwealth Bank	\$ 5,000,000.00	AA-	4%
Bank Western Australia	\$ 12,363,237.62	AA-	11%
AMP Bank	\$ 5,051,972.60	A+	4%
Suncorp Metway	\$ 13,228,701.77	A+	11%
Rural Bank	\$ 4,000,000.00	A-	3%
Bank of Queensland	\$ 5,032,067.12	A-	4%
My State CU	\$ 3,000,000.00	A2	3%
Credit Union Aust	\$ 6,000,000.00	A2	5%
Heritage Bank	\$ 2,000,000.00	A2	2%
ME Bank	\$ 4,023,732.88	A2	3%
	\$ 115,269,994.25		100%

3.2 Monthly Rates Summary - March 2016

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 2015-2016 Rates and Charges levy and cash collections for the period ending 31 March 2016.

Report

Rates and charges levied for the period ending 31 March 2016 totalled \$97,391,357 representing 100% of the total annual budget estimate.

For the period ending 31 March 2016, receipts to the value of \$76,520,000 have been received. In percentage terms, 76.9% of all rates and charges due to be paid have been collected. The amount collected in the same period last year was 76.4%.

Debt recovery action during the month involved the issue of 2189 seven day letters to ratepayers with two or more instalments outstanding and a combined balance exceeding \$500. Towards the end of March, a review of matters still outstanding resulted in 621 accounts being referred to Council's recovery agents for a second letter of demand. Aside from penalty interest, no additional costs have been incurred at this stage.

Missed instalment notices were issued to 7899 ratepayers that appeared to have overlooked payment by 29 February 2016 instalment. Council officers continue to provide assistance to ratepayers experiencing difficulty in settling their accounts. This includes the monitoring of 401 ratepayers with a total arrears balance of \$555,385 and who have made suitable payment arrangements.

Ratepayers who purchased property since the February instalment notices are issued with a 'notice to new owner' letter. During the month, 26 of these notices were sent to ratepayers advising them of the amount unpaid on their account and the amount levied in annual rates and charges.

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Dobson/Kolkman)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Greiss/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 76

That the Officer's Recommendation be adopted.

ATTACHMENT 1

RATES SUMMARY

STATEMENT OF ALL OUTSTANDING RATES AND EXTRA CHARGES

RATE - CHARGE	NET ARREARS 1/7/2015	NET LEVY FOR YEAR	PENSION REBATES	EXTRA CHARGES	TOTAL RECEIVABLE	CASH COLLECTED	NET AMOUNT DUE	POSTPONED RATES & INTEREST	GROSS AMOUNT DUE
RESIDENTIAL	2,443,224.65	54,452,849.12	1,430,442.53	613,586.83	56,079,218.07	42,498,708.14	13,580,509.93	300,857.48	13,881,367.04
BUSINESS	436,057.49	17,751,310.64		64,922.17	18,252,290.30	14,355,386.69	3,896,903.61		3,896,903.61
BUSINESS - IND	100.30	0.00		0.00	100.30	5.17	95.13		95.13
FARMLAND	0.00	597,545.27	884.79	3,352.83	600,013.31	534,134.08	65,879.23	149,791.50	215,670.73
MINING	0.00	23,937.48		0.00	23,937.48	23,937.48	0.00		0.00
LOAN	75,640.51	3,055.29		1,803.53	80,499.33	11,616.32	68,883.01	26,875.37	95,758.38
INFRASTRUCTURE	206,769.81	5,681,936.31		9,258.37	5,897,964.49	4,495,889.37	1,402,075.12	17,151.53	1,419,226.65
F5 ACCESS RAMPS	379.22	0.00		0.00	379.22	0.77	378.45		378.45
TOTAL	\$3,142,670.23	\$78,510,634.11	\$1,431,327.32	\$692,923.73	\$80,934,402.50	\$61,919,678.02	\$19,014,724.48	\$494,675.88	\$19,509,399.99
GARBAGE	674,774.34	18,326,071.55	840,113.41	32,734.73	18,193,467.21	13,771,189.79	4,422,277.42		4,422,277.42
STORMWATER	49,776.92	1,042,386.96		411.65	1,092,575.53	829,132.44	263,443.09		263,443.09
GRAND TOTAL	\$3,867,221.49	\$97,879,092.62	\$2,271,440.73	\$726,070.11	\$100,220,445.24	\$76,520,000.25	\$23,700,444.99	\$494,675.88	\$24,195,120.50

Total from Rates Financial Transaction Summary	23,627,656.72
Overpayments	-567,463.78
Difference	0.00

ANALYSIS OF RECOVERY ACTION

Rate accounts greater than 6 months less than 12 months in arrears	854,341.98
Rate accounts greater than 12 months less than 18 months in arrears	130,213.24
Rate accounts greater than 18 months in arrears	16,309.70
TOTAL rates and charges under instruction with Council's agents	\$1,000,864.92

ATTACHMENT 2

COMPARISON OF BUDGET TO ACTUAL

DESCRIPTION	ORIGINAL BUDGET	REVISED BUDGET	ACTUAL	BALANCE STILL REQD.	% RAISED
RESIDENTIAL	53,878,600	54,278,600	54,452,849	(174,249)	100.32%
BUSINESS	17,935,000	17,585,000	17,751,311	(166,311)	100.95%
FARMLAND	459,900	609,900	617,047	(7,147)	101.17%
MINING	23,900	23,900	23,937	(37)	100.16%
INFRASTRUCTURE	5,631,700	5,631,700	5,681,936	(50,236)	100.89%
SUB TOTAL	77,929,100	78,129,100	78,527,081	(397,981)	100.51%
INTEREST CHARGES	238,000	238,000	202,166	35,834	84.94%
LEGAL COSTS RECOVERED	840,000	840,000	523,904	316,096	62.37%
PENSIONERS - Sec 575	(1,837,700)	(1,837,700)	(1,893,071)	55,371	103.01%
PENSIONERS - Sec 582	(389,800)	(389,800)	(378,370)	(11,430)	0.00%
PENSIONERS SUBSIDY	1,010,735	1,010,735	1,041,189	(30,454)	103.01%
SUB TOTAL	(138,765)	(138,765)	(504,182)	365,417	363.33%
DOMESTIC WASTE CHARGES	17,621,100	17,621,100	17,799,621	(178,521)	101.01%
COMMERCIAL WASTE CHARGES	444,600	444,600	526,451	(81,851)	118.41%
STORMWATER MNGMNT	1,138,000	1,138,000	1,042,387	95,613	91.60%
	19,203,700	19,203,700	19,368,459	(164,759)	100.86%
GRAND TOTALS	96,994,035	97,194,035	97,391,357	(197,322)	100.20%

COLLECTIONS AS A % OF:

	TOTAL RECEIVABLE	TOTAL LEVIED	TOTAL RECEIVABLE	TOTAL LEVIED
RESIDENTIAL	75.78%	78.05%		
BUSINESS	78.65%	80.87%	RATES	78.87%
FARMLAND	89.02%	89.39%	WASTE	75.15%
INFRASTRUCTURE	76.23%	79.13%	STORMWATER	79.54%
ALL RATES	76.51%	78.87%	TOTAL RATES & CHARGES	78.76%

ATTACHMENT 3

RATES STATISTICS

No. of documents Issued	July	August	September	October	November	December	January	February	March	April	May	June	Mar-15
Rate Notices	50,454	56		121			16						
Electronic - DoH	5,427												
Instalment Notices				43,741			42,834						
Electronic - DoH				5,389			5,417						
Missed Instalment Notices			8,315			7,866			7,401				6,705
- Pensioners > \$15.00			586			554			498				448
Notice to new owner	105	51	41	21	56	49	47	19	26				22
7-day Letters - Council issued			2,073			2,023			2,060				2,054
- Pensioners > \$500.00			170			181			129				134
7-day Letters - Agent Issued			581				633		621				635
Statement of Claim	209	29	13	220	18	11	262	40	22				26
Judgments	16	40	19	12	64	3	11	64	39				41
Writs	11	29	17	9	11	18	14	11	47				49
eRates	1,543	1,601	1,611	1,640	1,654	1,660	1,685	1,699	1,701				1,369
Arrangements	351	298	373	396	471	355	402	309	401				412

3.3 Sundry Debtors Report - March 2016

Reporting Officer

Manager Financial Services

Attachments

1. Debtors summary to 31 March 2016 (contained within this report)
2. Ageing of sundry debts to 31 March 2016 (contained within this report)

Purpose

To provide a report detailing the amount outstanding by type and age for sundry and miscellaneous debts for the period ending 31 March 2016.

Report

Debts outstanding to Council as at 31 March 2016 are \$982,692 reflecting a decrease of \$8,557 since February 2016. The ratio of outstanding debts to current invoices has decreased from 37.1% in February to the current level of 29.2%. 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 – March 2016

During the month, 677 invoices were raised totalling \$3,469,898. 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 Grant -\$2,496,853 – The main invoices relate to:

Roads and Maritime Services – Eagle Vale Road widening, Claim No.5	\$2,438,252 (paid)
Crime Prevention and Federal Offenders Branch - Safer Street Program CCTV grant for Campbelltown and Ingleburn CBD's project	\$30,000
Eschol Park Soccer Club - Community Building Partnership Program – new storage room facility	\$28,600

Land and Building Rentals – \$450,941 – the main invoices relate to:

Vodafone Network Pty Ltd – 3GIS land lease annual payment March 2016 to March 2017	\$197,096 (paid)
Telstra Corporation Limited- 3GIS land lease annual payment March 2016 to March 2017	\$107,864 (paid)
Aldi Foods Pty Ltd – monthly rental Macquarie Fields	\$25,214
Nuvezo Pty Ltd – rental Dumaresq Street Cinema	\$24,243 (paid)

Glenquarie Hotel – monthly rental Glenquarie Shopping Centre	\$20,438 (paid)
Optus Mobile Pty Ltd - Glen Alpine S802 land lease annual payment March 2016 to March 2017	\$16,252 (paid)
Caltex Oil Australia Pty Ltd – monthly rental Macquarie Fields	\$15,974
Mycorp Group Pty Ltd - monthly rental Macquarie Fields	\$13,878 (paid)

Sundry – \$214,814 – the main invoices relate to:

Menai Civil Contractors Pty Ltd – road occupancy fees for Badgally Road from 11 April to 23 April 2016	\$94,462
Campbelltown City Kangaroos JRLFC – community building partnership program – permanent seating at Stromferry Oval	\$48,639 (paid)
Camden Council – Rural Fire Service one third shared cost of operating expenses from July 2015 to December 2015	\$21,360
Liverpool City Council - Rural Fire Service one third shared cost of operating expenses from July 2015 to December 2015	\$21,360 (paid)

Sportsground and Field Hire - \$81,536 – the main invoices relate to:

West's Tigers Football Club - hire of Campbelltown Stadium March 2016	\$28,514
Total Event Management Services Pty Ltd – Campbelltown Stadium kiosk sales commission March 2016	\$23,515 (paid)
Camden District Cricket Association – cricket field hire 2015 to 2016 financial year	\$20,044 (paid)

Hall Hire – \$71,692 – The main invoices relate to:

After Hours School Care - St Andrews Neighbourhood Centre	\$37,578
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Receipts to the value of \$3,478,455 have been received during the period, the most notable in the following areas:

Government and other Grants	\$2,477,657
Land and Building	\$575,951
Various Sundry	\$137,087
Waste Collection	\$68,719
Healthy Lifestyles	\$40,160
Corporate Administration	\$35,343
Sportsground and Field Hire	\$37,342
Shop and Office Rentals	\$26,829

Sundry debts outstanding – 31 March 2016

Debts exceeding 90 days of age totalled \$263,259 as at March 2016. The major invoices relating to this balance include:

Description	Date Invoiced	Balance at 31 March 2016
Crime Prevention and Federal Offenders Branch - Safer Street Program CCTV for Campbelltown and Ingleburn CBD's. Department has sought some clarifications on the final report which is being prepared. Payment is expected to be received by end of April 2016	24/12/2015	\$130,000
Debtor 10068316.8 - 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	\$3,800
Casper's Baseball Club - electricity charges. Club is experiencing financial difficulty, however have been making irregular payments to reduce the debt	17/12/12 to 17/06/15	\$6,946
Insight Mercantile Pty Ltd - abandoned motor vehicle. Vehicles have now been taken over and sold by the auction house on behalf of the finance company. Council is in discussions with the auction house and insurance company	18/07/14	\$2,799
GE Automotive - abandoned motor vehicle. Vehicles have now been taken over and sold by the auction house on behalf of the finance company. Council is in discussions with the auction house and insurance company	05/07/12	\$5,709
Debtor 100739796 - purchase of walkway land adjacent to 17 Sapphire Place, Eagle Vale – with Council's solicitor awaiting registration, anticipate payment by end April 2016	10/11/15	\$8,250
Macarthur Respite Care- reimbursement of case management hours for services provided by Life Designs NSW (formerly known as Macarthur Community Options). Seven day letter has been issued, they have requested a detailed listing of invoices which has been provided, payment expected end of April 2016	10/08/15 to 08/01/16	\$2,731
Bastow Civil Constructions - road restoration - various locations The Parkway, Bradbury, sent to Council's debt recovery agents. Endeavour Energy now taking over responsibility for debt	19/08/15	\$14,616
Campbelltown City Kangaroos RLFC – various invoices relating to hire of Campbelltown Football Stadium, field hire and electricity charges. Payment made early April 2016	30/08/15	\$1,725 (paid)
Debtor 10073212.2 – shop licence inspection fees and legal recovery costs. All legal avenues have been exhausted and to pursue would be uneconomical	24/09/13	\$3,042
Decadance Dance Studio - permanent hall hirer of Ron Moore Community Centre, hire has been cancelled due to defaulting agreement, seven day letter issued February 2016, no response from debtor, matter has been referred to Council's debt recovery agents and a Letter of Demand has been sent March 2016. Debtor failed to respond to demand letter and as a result a Statement of Liquidated Claim has been lodged with the local court	03/11/15	\$2,971

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

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

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

All costs associated with formal legal recovery are payable by the debtor 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, six 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 obtain judgment on one account for unpaid road restoration works and Statement of Claim instructions have been requested for six accounts relating to unpaid health inspection fees.

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

Officer's Recommendation

That the information be noted.

Committee's Recommendation: (Dobson/Borg)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Greiss/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 76

That the Officer's Recommendation be adopted.

ATTACHMENT 1

DEBTORS SUMMARY 1 March 2016 to 29 March 2016

DEBTOR TYPE/DESCRIPTION	ARREARS AT 29/02/2016	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/03/2016	% DEBT RATIO
Corporate Administration	37,666	54,002	35,343	56,325	29.49%
Abandoned Items	6,662	0	0	6,662	0.35%
Education and Care Services	22,829	0	1,738	21,091	0.98%
Community Bus	229	350	140	439	0.01%
Sportsground and Field Hire	33,830	81,536	37,342	78,024	5.46%
Government and other Grants	344,064	2,496,853	2,477,657	363,260	12.87%
Public Hall Hire	16,480	71,692	20,249	67,924	1.39%
Health Services	350	0	0	350	0.02%
Land and Building Rentals	181,708	450,941	575,951	56,698	5.63%
Healthy Lifestyles	5,403	39,712	40,160	4,954	0.15%
Library Fines and Costs	0	0	0	0	0.00%
Licence Fees	57,923	20,410	24,376	53,957	1.85%
Pool Hire	45,521	2,655	22,102	26,075	0.39%
Private Works	8,084	0	450	7,634	0.52%
Road and Footpath Restoration	41,034	3,591	10,312	34,314	28.17%
Shop and Office Rentals	18,585	33,342	26,829	25,098	2.17%
Various Sundry Items	139,020	214,814	137,087	216,747	6.42%
Waste Collection Services	70,539	0	68,719	1,820	6.17%
	991,249	3,469,898	3,478,455	982,692	100%

ATTACHMENT 2

AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 March 2016

Description	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due
Corporate Administration	26,926	6,938	1,937	20,524	56,325
Abandoned Items	0	0	0	6,662	6,662
Education and Care Services	18,710	0	2,380	0	21,091
Community Bus	439	0	0	0	439
Sportsground and Field Hire	57,989	11,555	3,842	4,638	78,024
Government and other Grants	58,600	174,660	0	130,000	363,260
Public Hall Hire	55,551	2,737	1,044	8,592	67,924
Health Services	0	0	0	350	350
Land and Building Rentals	52,413	2,746	596	943	56,698
Healthy Lifestyles	-9,079	13,042	707	285	4,954
Licence Fees	15,872	16,090	425	21,570	53,957
Pool Hire	2,016	1,971	8,706	13,382	26,075
Private Works	1,189	0	0	6,445	7,634
Road and Footpath Restoration	1,206	17,160	399	15,549	34,314
Shop and Office Rentals	16,243	5,103	0	3,752	25,098
Various Sundry Items	155,288	27,234	3,657	30,568	216,747
Waste Collection Services	-330	2,150	0	0	1,820
	414,355	281,385	23,693	263,259	982,692
Previous Month 90+ days					19,693
					6,662
					0
					0
					10,875
					0
					5,680
					350
					919
					196
					19,240
					1,066
					6,895
					18,629
					3,761
					80,159
					0
					174,125

3.4 Quarterly Budget Review Statement as at 31 March 2016

Reporting Officer

Manager Financial Services

Attachments

Quarterly Budget Review Statement for the period 1 January 2016 to 31 March 2016
(contained within this report)

Purpose

A quarterly financial review has been conducted on the original income and expenditure estimates presented in the 2015-2016 budget. The adjustments relating to the review of the original budget allocations are presented for Council's consideration.

Introduction

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

Report

In accordance with Clause 203 of the *Local Government (General) Regulations 2005*, the Responsible Accounting Officer is required to prepare a quarterly budget review of income and expenditure estimates and submit a report to Council. The QBRS must also include an opinion of the Responsible Accounting Officer concerning the financial position of Council. This report provides an overview of the results of the financial review for the quarter ended 31 March 2016.

In June 2015, Council adopted a balanced budget for 2015-2016. There is no proposed change to the budget result in this review.

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

In the January to March quarter, Council considered a number of reports that either required an adjustment to budget estimates or requested that consideration be given to funding programs. The recommendations from these reports have been included in this review.

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

Executive Services - \$200,000 increase in expenditure

Several long term employees have retired in this quarter. This adjustment is required to fund the annual leave and other entitlements due on termination. Any long service or sick leave due on termination will be funded from the Leave Entitlements Reserve which is held to meet such obligations.

Planning Directorate - \$50,000 increase in expenditure

During the current financial year the Planning and Environment Division has been operating with a number of staff acting in higher grade positions due to vacancies and the finalisation of the organisational restructure, as well as the establishment of the Director of Strategy position which was not included in the original budget. This adjustment is required to fund the salary costs anticipated this financial year and can be funded from additional planning income received.

Animal Management - \$25,000 increase in expenditure

During the process of upgrading the operation of the Animal Care Facility, there have been minor cost overruns. Actual costs for the capital works improvements have exceeded initial cost estimates relating to refurbishment of the old building.

Parvo Vaccination Program - \$25,000 decrease in expenditure

The Parvo Vaccination Program was set up in this financial year to reduce the incidence of the disease at the Animal Care Facility. The program should not require the full amount of funds allocated in the original budget and these funds have been utilised to fund the additional costs required for the capital improvement works at the facility.

Weed Action Program - \$42,500 decrease in expenditure and income

In previous years Council has received funding from the Government towards its weed reduction and management programs, the funding has been approximately \$50,000 per year. In this financial year the grant funding allocation was \$42,500 less than was budgeted. This amount has been deducted from the weeds program.

Sanitary Waste Management - \$43,900 increase in expenditure and income

There have been some repair works required at the facility that were not included in the original budget. Also temporary staff have been employed to fill a vacancy at the facility. These additional costs will be offset by additional income generated at the facility.

Development Assessment Unit - \$330,000 increase in income

There has been a continued significant increase in development activity resulting in a marked increase in the number of planning and building developments in the Local Government Area this financial year. This has led to an increase in the funds received from development applications, damage inspection fees and construction certificates. These additional funds have been utilised to offset various adjustments throughout the budget.

Strategic Planning - \$28,400 increase in income

There have been a number of planning proposals lodged with Council which have required rezoning application fees. The high volume of proposals was not factored into the original budget calculations resulting in this additional income.

Arts Centre Dance Program - \$57,000 decrease in expenditure and income

An anticipated grant relating to the dance program was unsuccessful. The dance program has been amended to cater for this reduction in income.

Arts Centre Marketing and Promotion - \$210,000 increase in expenditure and income

The Arts Centre receives grant funding from Arts NSW on a triennial basis. Advice has been received that the funding will be \$210,000 more than was originally anticipated. This additional funding will be used to fund contractor costs and marketing and promotion of the centre.

Fishers Ghost Festival - \$45,000 decrease in income

The anticipated income from the Fishers Ghost carnival was less than anticipated in the original budget. The income tends to be weather dependent and this year's inclement weather has contributed to the decline in income.

City Works Directorate - \$65,000 increase in expenditure

During the current financial year, the City Works Division has been operating with a number of staff acting in higher grade positions due to vacancies, along with the previous director being on long term leave and subsequent termination payment, as well as the temporary employment of an additional staff member to prepare an Open Space Plan. This adjustment is required to fund those additional salary costs anticipated this financial year and has been funded from salary savings in Assets and Supply. Included in this adjustment is an allocation of \$20,000 provided to fund the Council's contribution to the Western Sydney Rail Alliance for advocacy and study work for the proposed Western Sydney Rail Network between Rouse Hill and Campbelltown, which was approved recently by Council.

Fire and Rescue NSW - \$52,500 decrease in expenditure

Council makes contributions to the three emergency services organisations each year (RFS, SES and Fire and Rescue). The contribution is often not advised to Council prior to the setting of the annual budget, and the amount due can vary greatly from one year to the next. As such, the amount budgeted for the contribution to Fire and Rescue NSW was greater than the actual amount required. This saving has been utilised to fund expenditure in other areas of the budget.

Facility Administration - \$50,000 increase in expenditure

During the current financial year, the Facility Administration Section has been operating with a temporary staff member to cater for workload. This adjustment has been part funded by savings in Caretaking overtime costs.

Menangle Park Development - \$100,000 increase in expenditure

As Council would be aware, the Manager of Property Services is currently engaged in the promotion and sale of land in Menangle. This adjustment is required to fund the expenditure incurred to date and will be funded by a transfer from the Development Reserve.

Summary

As reported to Council in previous years, the financial objective has been to budget a surplus to improve Council's liquidity ratio. The liquidity ratio has improved to a satisfactory level and as such, a balanced budget is proposed for the 2015-2016 financial year.

As per the Responsible Accounting Officer's statement, the 2015-2016 results continue to support Council's sound financial position in the short to medium term. During 2015-2016, Council will further refine its financial strategy in line with the development of the 10 year Long Term Financial Plan, required by the Integrated Planning and Reporting Framework and determine the most appropriate and financially responsible action for future periods.

Officer's Recommendation

That the adjustments recommended in the Quarterly Budget Review Statement be adopted.

Committee's Recommendation: (Borg/Dobson)

That the Officer's Recommendation be adopted.

CARRIED

Council Meeting 17 May 2016 (Greiss/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 76

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review Statement for Campbelltown City Council for the quarter ended 31/03/16 indicates that Council's projected financial position at 30/6/16 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:


Corinne Mears
Responsible Accounting Officer

date: 21.4.16

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Campbelltown City Council

Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 March 2016

Income & Expenses - Council Consolidated

(\$000's)	Original Budget 2015/16	Approved Changes				Revised Budget 2015/16	Variations for this Mar Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs					
Income										
Rates and Annual Charges	94,933	-	50	200	-	95,183	-		95,183	95,416
User Charges and Fees	11,102	-	(79)	41	455	11,519	132	1	11,651	10,730
Interest and Investment Revenues	3,693	-	-	-	-	3,693	-		3,693	2,185
Other Revenues	4,926	-	(30)	962	41	5,899	(36)	2	5,863	7,099
Grants & Contributions - Operating	26,348	-	2,239	(101)	252	28,739	385	3	29,124	25,983
Grants & Contributions - Capital	2,453	15,391	(560)	-	-	17,284	-		17,284	18,079
Total Income from Continuing Operations	143,455	15,391	1,621	1,102	748	162,317	481		162,799	159,491
Expenses										
Employee Costs	62,373	313	214	28	62	62,990	336	4	63,326	47,706
Borrowing Costs	1,458	-	-	-	-	1,458	-		1,458	681
Materials & Contracts	23,927	2,862	(554)	14	363	26,613	244	5	26,857	16,037
Depreciation	25,918	-	-	-	-	25,918	-		25,918	15,948
Legal Costs	1,151	-	-	13	10	1,174	57	6	1,231	694
Consultants	951	1,143	403	65	87	2,649	(15)	7	2,634	1,247
Other Expenses	31,946	435	223	130	213	32,947	(45)	8	32,902	24,370
Total Expenses from Continuing Operations	147,724	4,753	287	250	735	153,749	576		154,325	106,683
Net Operating Result from Continuing Operation	(4,269)	10,638	1,334	852	14	8,568	(95)		8,473	52,807
Discontinued Operations - Surplus/(Deficit)	-	-	-	-	-	-	-		-	-
Net Operating Result from All Operations	(4,269)	10,638	1,334	852	14	8,568	(95)		8,473	52,807
Net Operating Result before Capital Items	(6,722)	(4,753)	1,894	852	14	(8,716)	(95)		(8,811)	34,729

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/03/16 and should be read in conjunction with the total QBRs report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Income & Expenses Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details
1	Increase in income from linen checking fees, effluent disposal charges and learn to swim.
2	Decrease in income received from Fishers Ghost Festival due to inclement weather.
3	Increase in income received from development application fees, rezoning application fees and new grant funding for the Arts Centre. Decrease in grant funding for the weeds program.
4	Variations in employee costs due to staff vacancies, termination payments, HGP and acting roles, which in some case have been transferred to fund contracted staff or consultants, and funding for additional temporary staff.
5	Additional contractor costs allocated to match Arts Centre grant funding, maintenance work at the Effluent Disposal Facility and reduction in weeds program works.
6	Additional funds allocated to legal advice for Human Resources and the sale of Menangle Park land.
7	Transfer of funding from Human Resources consultants budget to fund additional legal expenses.
8	The movements in Other Expenses are mainly attributable to savings on the Parvo Vaccination Program, reduction in the Dance Program due to an unsuccessful grant, savings in the contribution to Fire & Rescue and increased advertising and professional fees for the Menangle land sale.

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Campbelltown City Council

Capital Budget Review Statement

Budget review for the quarter ended 31 March 2016

Capital Budget - Council Consolidated

(\$'000's)	Original Budget 2015/16	Approved Changes				Revised Budget 2015/16	Variations for this Mar Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs					
Capital Expenditure										
New Assets										
- Plant & Equipment	332	1,468	-	-	-	1,800	-	-	1,800	2,608
- Land & Buildings	-	-	-	-	-	-	-	-	-	-
- Other	-	-	-	-	-	-	-	-	-	-
Renewal Assets (Replacement)										
- Plant & Equipment	3,977	24	-	-	146	4,147	-	-	4,147	2,170
- Office Equipment/Furniture & Fittings	142	156	323	8	(5)	624	-	-	624	229
- Land & Buildings	4,630	6,116	1,395	70	(115)	12,096	5	1	12,101	7,144
- Roads, Bridges, Footpaths	13,345	17,241	50	(51)	(11)	30,574	-	-	30,574	24,443
- Stormwater/Drainage	100	242	246	-	-	588	-	-	588	285
- Other Assets	300	-	-	-	-	300	-	-	300	201
Loan Repayments (Principal)	4,092	-	-	-	-	4,092	-	-	4,092	2,436
Total Capital Expenditure	26,918	25,247	2,014	27	15	54,221	5		54,226	39,516
Capital Funding										
Rates & Other United Funding	19,727	-	2,008	27	15	21,777	5	2	21,782	15,234
Capital Grants & Contributions	2,453	15,391	(560)	-	-	17,284	-	-	17,284	18,079
Reserves:										
- External Restrictions/Reserves	-	2,266	189	-	-	2,455	-	-	2,455	807
- Internal Restrictions/Reserves	2,656	7,590	377	-	-	10,623	-	-	10,623	4,012
New Loans	-	-	-	-	-	-	-	-	-	-
Receipts from Sale of Assets										
- Plant & Equipment	2,076	-	-	-	-	2,076	-	-	2,076	1,081
- Office Equipment/Furniture & Fittings	-	-	-	-	-	-	-	-	-	-
- Land & Buildings	-	-	-	-	-	-	-	-	-	301
- Other Assets	6	-	-	-	-	6	-	-	6	-
Total Capital Funding	26,918	25,247	2,014	27	15	54,221	5		54,226	39,516
Net Capital Funding - Surplus/(Deficit)	-	-	-	-	-	-	-		-	-

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/03/16 and should be read in conjunction with the total QBRs report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Capital Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

1	Upgrade of Christmas Tree structure.
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2	Increase in untied funds utilised to fund capital works.
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Campbelltown City Council

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 March 2016
Cash & Investments - Council Consolidated

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

(S000's)	Opening Balance 2015/16	Movement in Reserves		Current Balance 2015/16	Projected Movement Mar Qtr	Notes	Projected Year End Balance	Actual YTD figures
		Income/ Expenses	Transfers to/from					
			Works in Kind					
Externally Restricted ⁽¹⁾								
Special Rates	-	-	-	-	-	-	-	-
Stormwater Management	322	-	(179)	143	-	-	143	143
Specific Purpose Grants	3,443	-	(821)	2,622	(500)	-	2,122	2,622
Specific Purpose Contributions	3,921	-	(182)	3,739	(800)	-	2,939	3,739
Developer Contributions - S94	9,609	3,128	(744)	10,479	300	-	10,779	10,479
Developer Contributions - Other	1,047	146	-	1,193	-	-	1,193	1,193
Domestic Waste Management	3,347	-	-	3,347	-	-	3,347	3,347
Self Insurance Workers Compensation Claims	4,210	-	-	4,210	-	-	4,210	4,210
Total Externally Restricted	25,899	3,274	(1,926)	25,734	(1,000)		24,734	25,734
(1) Funds that must be spent for a specific purpose								
Internally Restricted ⁽²⁾								
Property Development	12,818	-	(131)	12,687	500	-	13,187	12,687
Committed Works	5,087	-	(2,753)	2,334	-	-	2,334	2,334
Childcare	-	-	-	-	-	-	-	-
Self Insurance Workers Compensation Claims	1,330	-	(264)	1,065	-	-	1,065	1,065
Replacement of Plant and Vehicles	2,747	-	376	3,123	(400)	-	2,723	3,123
Committed Works funded by Loans	2,985	-	(701)	2,284	(500)	-	1,784	2,284
Employee Leave Entitlements	10,577	-	-	10,577	(1,000)	-	9,577	10,577
Environmental Sustainability	426	-	(36)	390	-	-	390	390
Asset Replacement	4,844	-	345	5,190	-	-	5,190	5,190
Infrastructure Replacement Fund	20,017	-	2,310	22,327	-	-	22,327	22,327
Olympic Ambassador	100	-	5	105	-	-	105	105
Insurance Claims - Excess	4,706	-	601	5,306	-	-	5,306	5,306
Local Government Elections	439	-	200	639	-	-	639	639
Other	127	0	-	127	-	-	127	127
Total Internally Restricted	66,205	0	(49)	66,156	(1,400)		64,756	66,156
(2) Funds that Council has earmarked for a specific purpose								
Unrestricted (i.e., available after the above Restrictions)	13,439	(3,274)	1,974	27,230	-		27,230	27,230
Total Cash & Investments	105,543			119,119	(2,400)		116,719	119,119

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/03/16 and should be read in conjunction with the total QBRs report

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Cash & Investments Budget Review Statement

Comment on Cash & Investments Position

The recommended variations and projected position will not impact on Council's management plan.

Investments

Investments have been invested in accordance with Council's Investment Policy.

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals \$119,119,383

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 31/03/16

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actual balances held as follows:

\$ 000's

Cash at Bank (as per bank statements)		5,112,108
Investments on Hand		115,269,994
less: Unpresented Cheques	(Timing Difference)	(137,260)
add: Undeposited Funds	(Timing Difference)	133,169
less: Identified Deposits (not yet accounted in Ledger)	(Require Actioning)	(1,276,456)
add: Identified Outflows (not yet accounted in Ledger)	(Require Actioning)	17,828
less: Unidentified Deposits (not yet actioned)	(Require Investigation)	-
add: Unidentified Outflows (not yet actioned)	(Require Investigation)	-
Reconciled Cash at Bank & Investments		119,119,383
Balance as per Review Statement:		119,119,383
Difference:		(0)

Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

N/A

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 March 2016

(\$000's)	Current Projection		Original Budget	Actuals
	Amounts	Indicator		
	15/16	15/16	15/16	Prior Periods 14/15 13/14

NSW Local Government Industry Key Performance Indicators (OLG):

1. Operating Performance				
Operating Revenue (excl. Capital) - Operating Expenses	-8,790		-4.7	4.9 -2.9
Operating Revenue (excl. Capital Grants & Contributions)	145,495	-6.0		

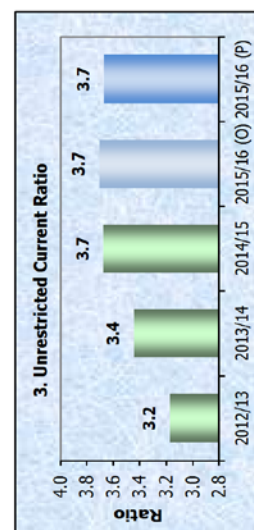
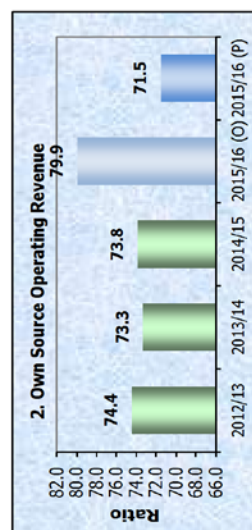
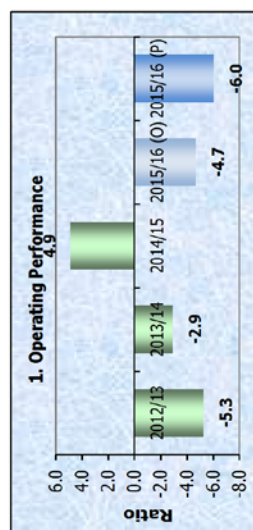
This ratio measures Council's achievement of containing operating expenditure within operating revenue. Benchmark is greater than 0%

2. Own Source Operating Revenue				
Operating Revenue (excl. ALL Grants & Contributions)	116,390	71.5	79.9	73.8 73.3
Total Operating Revenue (incl. Capital Grants & Cont)	162,779			

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions. Benchmark is greater than 60%

3. Unrestricted Current Ratio				
Current Assets less all External Restrictions	88,112	3.7	3.7	3.7 3.4
Current Liabilities less Specific Purpose Liabilities	24,025			

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council. Benchmark is greater than 1.5



Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Key Performance Indicators Budget Review Statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 March 2016

(\$'000's)	Current Projection		Original Budget 15/16	Actuals Prior Periods 14/15 13/14
	Amounts	Indicator		
	15/16	15/16		

NSW Local Government Industry Key Performance Indicators (OLG):

4. Debt Service Cover Ratio				
Operating Result before Interest & Dep. exp (EBITDA)	18,565			
Principal Repayments + Borrowing Interest Costs	5,550	3.3	3.7	5.5 3.8

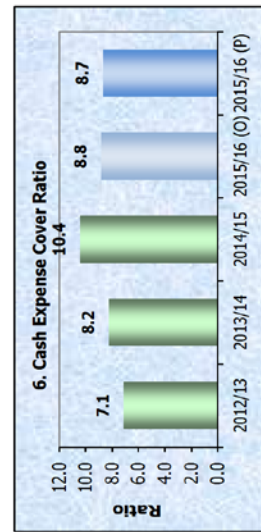
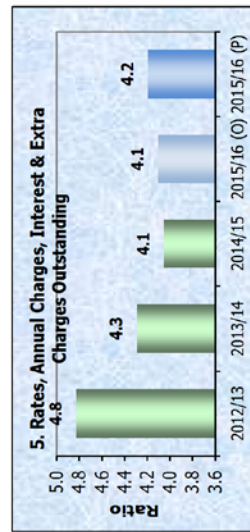
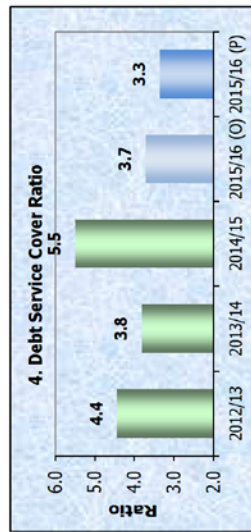
This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.
Benchmark is greater than 2

5. Rates, Annual Charges, Interest & Extra Charges Outstanding				
Rates, Annual & Extra Charges Outstanding	3,988			
Rates, Annual & Extra Charges Collectible	95,183	4.2	4.1	4.1 4.3

To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.

6. Cash Expense Cover Ratio				
Current Year's Cash & Cash Equivalents (incl. Term Deposits)	119,119			
Operating & financing activities Cash Flow payments	137,500	8.7	8.8	10.4 8.2

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.
Benchmark is greater than 3



Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Campbelltown City Council

Contracts Budget Review Statement

Budget review for the quarter ended 31 March 2016

Part A - Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose		Procurement Process Undertaken	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
EXPENDITURE \$50,000 - \$150,000							
Grassports Australia Pty Ltd	Q15/28 Multipurpose Courts Resurfacing		Public Quotation	18/02/16	Until completion	Y	
Brown Brown Lloyd Pty Ltd ATF Brown Brown Lloyd Unit Trust t/as Ryans Recovery Partners	Q15/13 Pre-Employment Medical Assessments and Job Dictionaries		Public Quotation	01/03/16	1 year with 2 x 12 month options for extension	Y	2
GWS Machinery Pty Ltd	Q15/30 Supply and Delivery of Wide Area Rotary Mower Attachment		Public Quotation	23/02/16	Until completion	Y	
Skyline Landscape Services Pty Ltd	T15/28 Grounds Maintenance at Airds and Minto		Public Tender	01/03/16		Y	2
EXPENDITURE \$150,000 - \$300,000							
OHS Services Australia Pty Ltd t/a Minerva Consulting Group	T15/22 WHS Auditing and Consultancy Services		Public Tender	01/03/16	3 years with 1 x 12 month option for extension	Y	1
Safety Australia Group Pty Ltd t/a Safety Australia Group							
EXPENDITURE > \$300,000							
The Sparkle Team Pty Ltd	T15/30 Cleaning of Public Toilets and Sports Ground Amenities		Public Tender	01/03/16	1 year with 2 x 12 month options for extension	Y	2
GLG GreenLife Group Pty Ltd t/as GLG GreenLife Group	T15/28 Grounds Maintenance at Claymore, Glenfield and Macquarie Fields		Public Tender	01/03/16	2 years with 3 x 12 month options for extension	Y	2

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Contracts Budget Review Statement

Comments & Explanations relating to Contractors Listing

Notes Details

1	Contract price is per service, distributed amongst the panel therefore contract value is an estimation only.
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2	Contract price is per services only therefore contract value is an estimation only.
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Campbelltown City Council

Quarterly Budget Review Statement
for the period 01/01/16 to 31/03/16

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	1,246,938	Y
Legal Fees	693,688	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Expenditure included in the above YTD figure but not budgeted includes:

Details

N/A

4. HUMAN RESOURCES

No reports this round

5. INFORMATION MANAGEMENT AND TECHNOLOGY

No reports this round

6. INTERNAL AUDIT

No reports this round

7. GENERAL BUSINESS

Nil.

Confidentiality Motion: (Kolkman/Dobson)

That the Committee in accordance with Section 10A of the *Local Government Act 1993*, move to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Committee's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

CARRIED

24. CONFIDENTIAL ITEMS

24.1 Proposal to Sell Surplus Property (Lot 1022 and Lot 1023 DP 258793) at Eschol Park

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: (Kolkman/Borg)

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

CARRIED

There being no further business the meeting closed at 5.37pm.

G Greiss
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 April 2016

Attachments

Nil

Report

On 15 September 2015, 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 April 2016 were as follows:

Expenses

1.	Training Seminars and Conferences Cost for April 2016.	\$2,511
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 April 2016.	\$5,047
3.	Stationery and Postage Cost of Mayoral and Councillors' stationery, business cards and postage expenses. Approximate cost for April 2016.	\$62
4.	Periodicals Cost of annual subscriptions. Cost for April 2016.	\$891
5.	Meals Provision of meals in conjunction with Council and Committee Meetings and Inspections. Cost for April 2016.	\$1,620
6.	Refreshments Provision of refreshments in the Mayor's Suite and Councillors' Lounge and Civic Receptions. Cost for April 2016.	\$1,165
7.	Insignia of Office Replacement costs Mayoral robes, chain, badge and name plates. Cost for April 2016.	\$63

- | | | |
|----|---|---------|
| 8. | Travelling Expenses for Use of Private Vehicle
Reimbursement of travelling expenses on authorised Council business.
Claims submitted for April 2016. | \$1,033 |
|----|---|---------|

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 April 2016. | \$5,145 |
| 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 April 2016 in accordance with Councillors Policy. | \$1,006 |
| 3. | Office Equipment
Facsimile machines, photocopier and telephone facilities for the Mayor and Councillors at the Civic Centre. Cost for April 2016. | \$1,799 |
| 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 April 2016. | \$231 |
| 5. | Internet Facilities
Costs associated with the provision of internet facilities in accordance with Council's Policy. Cost for April 2016. | \$1,531 |

The total cost for the payment of expenses and provision of facilities to the Mayor, Deputy Mayor and Councillors for April 2016 amounted to \$22,104.

Officer's Recommendation

That the information be noted.

Council Meeting 17 May 2016 (Matheson/Mead)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 77

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 19 April 2016.

Officer's Recommendation

That the information be noted.

Council Meeting 17 May 2016 (Kolkman/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 78

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Reports Requested as at 19 April 2016

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
Community Services			
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	July 2016
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	July 2016
24.04.15 MO 4275729	CS2.1 - That a further report be provided to Council: <ul style="list-style-type: none"> 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: awaiting further information from the federal government to complete a detailed report back to Council.	CS	June 2016
19.04.16 PL 4770733	CG7.3 - Local Newspaper advertising That a comprehensive review be conducted and reported to Council in relation to advertising including the local media with a view to providing a more cost effective outcome. This review should include the frequency of advertising as it relates to the local media as well as the content and design of advertising taking into account legislative requirements. Comment: Communications & Marketing Manager is currently conducting the review.	CS	June 2016
19.04.16 PL 4770731	CG7.1 - Bicycle Education and Road Safety Centre That a report be presented investigating the feasibility of hiring out bicycles and helmets to people attending Council's Bicycle Education and Road Safety Centre. Comment: Healthy Lifestyles Manager is currently looking at resourcing for this investigation and tasked to the appropriate Council officers.	CS	Pending investigation
19.04.16 RT 4770735	PE5.2 - Bensley Road Soccer Complex - Macquarie Fields That a report be presented on the current condition of Bensley Road Soccer Complex and any proposed upgrade works including associated costs. Comment: Healthy Lifestyles Manager is currently looking at resourcing for this investigation and tasked to the appropriate Council officers.	CS	Pending investigation

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
City Works			
22.03.16 RK 4728275	<p>PE5.1 - Gregory Hills Drive</p> <p>That a report be presented to Council that identifies and analyses the impacts of the proposed extension of Gregory Hills Drive and the associated South West Growth Centre development to link with Badgally Road, on the capacity, efficiency and safety of Badgally Road. Such report to present options to accommodate the efficient, safe and environmentally acceptable upgrade of Badgally Road to facilitate an appropriate road and public transport connection between the South West Growth Centre and the Campbelltown Regional City Centre.</p>	CW (DSt)	July 2016
19.04.16 RK 4770736	<p>PE5.3 - Upgrade of Badgally Road, Campbelltown</p> <p>That a report be presented outlining the scope of works required to upgrade Badgally Road, Campbelltown to ensure it can cope with the anticipated traffic load resulting from the development of Gregory Hills Drive, the level of investment required to fund these works as well as potential sources of funding.</p>	CW	July 2016

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
Business Services			
18.6.13 PL 3450946	CG3.1 - Further report following expressions of interest on the ground lease in Blaxland road. Comment: Currently addressing Sydney Water regarding Section 73 requirements.	BS	November 2016
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: Undertaking an amended marketing campaign through an agent for café opportunities on Council land.	BS	July 2016
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: Still in the process of finalising the VPA/ISDP with Urban Growth. Currently awaiting response from Urban Growth.	BS	August 2016
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: Awaiting Valuer General issue of determination of compensation.	BS	July 2016

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
Planning and Environment			
13.12.11 BT 3421776	<p>2.4PE - Further Report detailing the outcome of all submissions received as a result of the public exhibition of all Menangle Park documentation.</p> <p>Comment: The Menangle Park Urban Release Area has been included into the Greater Macarthur Land Release Investigation. The NSW Government is formulating a special infrastructure contribution levy to fund the required road infrastructure. A decision on the levy is expected June/July 2016.</p>	PE (EP)	July 2016
13.12.11 RK 3421767	<p>2.5PE - Report following the exhibition period detailing all submissions and the outcomes of the exhibition - Draft Macarthur Precinct DCP.</p> <p>Comment: Placed on hold pending the outcome of Glenfield-Macarthur Urban Renewal Corridor. Corridor Strategy delayed due to the required redesign of the Glenfield Town Centre following the announcement that Hurlstone Agricultural High School will be relocated.</p>	PE (EP)	July 2016
5.6.12 RK 3068270	<p>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.</p> <p>Comment: further information is being investigated and considered.</p>	PE (DS)	July 2016
18.6.13 RK 3451045	<p>PE2.4 - Report identifying what impact the creation of the Local Land Services will have on the Campbelltown LGA.</p> <p>Comment: Report on rating structure with Minister for consideration.</p>	PE (EP)	June 2016
16.7.13 RK 3483315	<p>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.</p> <p>Comment: Trial completed mid December 2014, information being collated. Additional time required to assess impact of the implementation of the provisions of the <i>Swimming Pools Act 1992</i> requiring pool owners to obtain a Certificate of Compliance before selling or leasing their property commencing on 29 April 2016.</p>	PE (CS)	November 2016

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
14.10.14 CM 4033787	<p>CG6.1 -</p> <p>1. That a report be presented on the development application process, particularly as it relates to residential and small business, regarding:</p> <p>(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.</p> <p>(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).</p> <p>2. That Council contact the NSW Business Chamber and the local Chambers of Commerce and report on their suggestions regarding:</p> <p>(i) How Council could streamline the DA process for small business.</p> <p>(ii) Any developments currently requiring approval which they believe would be appropriate to be made exempt.</p> <p>Comment: Investigation continuing into this matter.</p>	PE (DS)	July 2016
27.10.15 GG 4526199	<p>PE5.2 - That Council's Public Notification Policy, in respect to Development Applications, be reviewed and a report provided back to Council recommending options for a more comprehensive community notification process.</p> <p>Comment: Review of notification requirements being incorporated into final review of SCDCP along with a review of DCP 99 Advertising.</p>	PE (EP)	June 2016
15.12.15 RK 4607896	<p>PE5.2 -</p> <p>1. That a full report be presented to Council outlining the cost of a pet giveaway and the likely implications for sales from the Animal Care Facility in the balance of the year.</p> <p>2. That the report include information about the potential for pets freely given from the Animal Care Facility to be abandoned by virtue of the fact that they were acquired at no cost.</p> <p>Comment: Deferred by Executive for Briefing</p>	PE (CS)	July 2016
16.02.16 RT 4676538	<p>PE5.1-</p> <p>That a report be presented investigating waste management strategies for the control of junk mail and newspapers within high density dwellings.</p> <p>Comment: To be incorporated into final review of SCDCP including Notifications and Advertising requirements.</p>	PE (EP)	June 2016
22.03.16 GG	<p>PE2.3 - Amendment to Campbelltown Local Environmental Plan 2015 to reflect the Re-alignment of the Campbelltown - Camden Local Government Boundary</p> <p>4. That at the conclusion of the public exhibition, a report be submitted to Council detailing any outcome of the exhibition and a "strategy" for finalising the planning proposal amendment.</p> <p>Comment: Planning Proposal to be referred to NSW Planning and Environment for 'Gateway Determination' prior to placing the proposal on public exhibition.</p>	PE (EP)	September 2016

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
22.03.16 GG 4725155	PE2.4 - Planning Proposal - Rezoning of the Glenfield Waste Site 3. That a further report be submitted to Council on the outcome of the public consultation. Comment: Planning Proposal to be placed on public exhibition from 6 April to 6 May 2016.	PE (EP)	July 2016
22.03.16 GG 4728276	PE5.2 - Pool to Pond That a report be presented outlining the feasibility of Campbelltown City Council implementing a pool to pond program similar to that being offered by Ku-ring-gai Council.	PE (EP)	July 2016
19.04.16 MO 4770730	CS8.1- Old Clinton's development site That a report be presented outlining any action taken by Council with regards to the dead trees on the old Clinton's development site - Queen Street, Campbelltown.	PE (CS)	July 2016
19.04.16 RT 4770734	PE5.1 - Ingleburn Fair Shopping Centre That a report be presented outlining the commencement and completion timeframes for the proposed development works at Ingleburn Fair Shopping Centre.	PE (DS)	June 2016
Strategy			
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: scoping investigations proceeding under direction of the General Manager.	Strategy (DSt)	June 2016
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 focused on the proposed Campbelltown Health and Education Precinct.	Strategy (DSt)	June 2016
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: Campbelltown CBD Parking nearing finalisation by Consultants.	Strategy (DSt)	June 2016
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.	Strategy (DSt)	June 2016

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
22.03.16 GB 4737423	Cnl10.2 - Western Sydney Rail Alliance 2. That a further report be presented to Council when the technical information from the Alliance's Submission is available, and make a recommendation concerning Council's own submission to the Federal and NSW Governments Joint Investigation.	Strategy (DSt)	July 2016

10. REPORT OF DIRECTOR CITY WORKS

10.1 City Works Activity Report

Attachments

Activity Report

Report

Works activities are proceeding to program and on demand and are outlined in the Activity Report. Statistics on graffiti are also presented in the Activity Report. It should be noted that the Activity Report continues to be reviewed to better reflect the areas and program/projects being undertaken by Council.

Officer's Recommendation

That the information be noted.

Council Meeting 17 May 2016 (Chanthivong/Lound)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 79

That the Officer's Recommendation be adopted.

ATTACHMENT

OPERATIONAL SERVICES SECTION (Reporting period 28 March – 24 April 2016) GRAFFITI

The Graffiti Action Team has for the period undertaken the following graffiti tasks to various Council assets.

Area	Jan to Mar 2015	Apr to Jun 2015	Jul to Sep 2015	Oct to Nov 2015	Jan to Mar 2016	Apr
Area 1	2959	2212	2770	1864	2430	503
Area 2	3285	1534	3260	1285	1568	559
Area 3	1384	1122	1453	763	1110	174
Area 4	2730	1888	2429	1599	2534	728
Total	10358	6756	9912	5511	7642	1964

Council's contractor has removed 100 sqm of graffiti from Council's public facilities throughout the local government area.

During the reporting period 3 Graffiti Removal Kits have been requested by the Community.

Jan to Mar 2015	Apr to June 2015	Jul to Sep 2015	Oct to Nov 2015	Jan to Mar 2016	Apr 2016
32	4	22	3	15	3

OPEN SPACE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Servicing of Parks and Reserves (Sites)	57	32	57	41	187
Road Verges (Sites)	30	48	19	44	141
Community/Childcare Centre's (Sites)	0	0	0	0	0
Servicing Laneways (Sites)	83	67	52	78	280
Litter/Rubbish Pickup	101.5	93.5	59	84	338
Herbicide Spraying (hrs)	0	8.5	17	0	25.5
Mulching (m ³)	0	8.5	17	25.5	51
Garden Maintenance	0	0	0	0	0
Garden Refurbishment	0	0	0	0	0
Top Dressing (hrs)	0	0	0	0	0
Aeration of Fields	0	0	0	0	0
Sharps Pickup	0	0	0	0	0
Pathway Requests	0	0	0	0	0
Tractor Road Verge (Sites)	17	11	3	14	45
Tractor Servicing Parks and Reserves (Sites)	34	28	30	17	109
Cemetery	0	0	0	0	0
Fire Hazard Reduction	4	6	0	0	10
Road Crews Servicing Parks	0	0	0	0	0
Refilling of Sandpits	0	0	0	0	0

HORTICULTURE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Servicing of Parks and Reserves (Sites)	18	27	18	16	79
Road Verges (Sites)	21	18	18	11	68
Community/Childcare Centre's (Sites)	6	6	10	4	26
Cemetery	0	0	0	0	0
Tractors Servicing Sporting Fields	35	19	49	43	146
Litter/Rubbish Pickups (hrs)	23	29	16	23	91
Herbicide Spraying (hrs)	12	15	17	11	55
Mulching (m ³)	12	7	0	0	19
Garden Maintenance (Sites)	18	18	15	18	69
Garden Refurbishment (Sites)	15	5	0	2	22
Top Dressing (tonne)	2	5	12	10	29
Aeration of Fields (Sites)	1	3	0	0	4
Sharps Pickups	0	0	0	0	0
Miscellaneous Requests	0	0	0	0	0
Refilling of Sandpits	0	0	0	0	0
Plumbing	10	4	10	13	37
Placing of goal posts (Sites)	0	0	0	0	0
Cricket Wicket Maintenance	16	14	25	13	68

HORTICULTURE ACTIVITIES

Mawson Park

2000 additional assorted shrubs and annuals were used for the refurbishment planting of existing and new gardens.

Lithgow Street

300 assorted shrubs and annuals were planted and mulching activities undertaken at this location.

Mulching Activities

Mulching activities were undertaken at the following locations;

- Bicycle Education Centre
- Apex Park
- Campbelltown and Raby Roads, Campbelltown
- Saywell and Harold Street Roundabout, Macquarie Fields

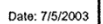
COUNCIL TREE INSPECTIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Contract	19	7	18	9	53
Council	63	57	45	52	217
Termites	1	0	0	1	2
Plumber - Sewer Chokes	0	0	0	0	0
N/A	9	6	2	8	25
HOLD	1	0	0	2	3
Total	93	70	65	72	300

PRIVATE PROPERTY TREE INSPECTIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Private Trees	13	14	6	53	86

AREAS



ROADS AND DRAINAGE

A. HEAVY PATCHING - Roads And Footpaths

Activity	Area 1	Area 2	Area 3	Area 4	Total
Road repairs heavy patching (sqm)	328	211	108	39	686
Road restorations (sqm)	0	5	4	0	9
AC Base Course Total (T)	26	50	24	9	109

B. MINOR PATCHING - Roads And Footpaths

Activity	Area 1	Area 2	Area 3	Area 4	Total
Pot holes (no.)	283	135	221	93	732
Edge breaks (LM)	11	10	50	14	85
Restorations (sqm)	0	0	0	0	0
Car parks pot holes (no.)	78	0	37	0	115
Trip Hazard Footpaths (no.)	26	3	0	10	39

C. ROADS RESERVE OPENING & RESTORATIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Vehicle crossings constructed	1	15	14	11	41
Telstra Inspections	1	3	3	2	9
Sydney Water inspections	6	9	12	10	37
Endeavour Energy Inspections	2	4	4	9	19
Jemena Gas Inspections	0	2	5	3	10
NBN	1	2	9	7	19
Customer & Road Opening requests	5	11	14	9	39

D. MULTI FUNCTIONAL VERGE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Cleaning of gross pollutant trash	9	13	3	12	37
Pits cleaned by hand or suction	248	39	139	34	460
Tail out drains/headwalls	23	5	0	11	39
Removal of waste matter (m ³)	11	24.2	13	67	115.2
Flushing of stormwater lines (LM)	1210	1500	350	600	3660
Underpass (drainage) cleaning	0	3	2	0	5
Trip hazards/footpath hazards	3	8	1	7	19
Dead animals removed	5	4	8	19	36
Parra webbing drainage	3	2	4	4	13
Sign retrievals and straightening	0	4	0	2	6
Syringes	25	191	14	22	252
Deliver and set up at venues	0	0	0	7	7
Paver repairs (sqm)	19	68	0	0	87
Oil/ paint spill/debris on road	2	5	13	20	40
Median cleaning/poisoning (LM)	260	230	0	160	650
Guide Posts	8	0	8	7	23

E. STREET ACCESSORIES - Sign Manufacturer

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory signs	6	14	8	3	31
Street signs	8	0	4	2	14
Ordinance signs	0	16	0	0	16
Directional signs	0	2	0	0	2
Warning signs	0	2	0	0	2
Community signs	2	9	6	0	17
Various council signs	6	6	6	6	24
Council special events	0	20	0	0	20
Banners/ Posters	0	0	0	0	0
Various Stickers / Labels	0	32	0	0	32
Total	22	101	24	11	158

Sign Erection

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory signs	14	40	52	64	170
Street signs	18	5	9	12	44
Ordinance signs	0	10	21	11	42
Directional signs	3	3	18	15	39
Warning signs	4	1	6	7	18
Community signs	0	1	14	10	25
Various council signs	0	0	0	0	0
Banner / Bin Installation	0	1	1	0	2
Graffiti Removal (sqm)	0	0	0	0	0
Works orders (traffic)	1	1	4	2	8
Bollard replacement/ repair	3	5	8	4	20
Line Marking/Car Park (sqm)	0	0	0	0	0

F. FOOTPATH RECONSTRUCTION PROGRAM 2015 – 2016

Stage 1A - 100% complete.

Stage 1B - 93% complete.

Stage 2 - 100% complete.

G. KERB AND GUTTER RECONSTRUCTION 2015 – 2016

Stage 1 - 100% complete.

Stage 2 - 96% complete.

Stage 3A - 100% complete.

Stage 3B - 70% complete.

H. FOOTPATH GRINDING PROGRAM 2015 – 2016

100% complete.

I. PAMPS PROGRAM

100% complete.

J. ROADS PROGRAM 2015 – 2016

93% complete.

K. OPERATIONS MINOR WORKS

Animal Facilities Various Works – 95% complete.

Quirk Reserve Water Quality Program – 90% complete.

Staff Car Park Extension – 80% complete.

L. CAPITAL WORKS

Eagle Vale Drive Road Stage 3 (Widening and Roundabout) - 90% complete.

Eagle Vale Drive Road (Wynn Street to Badgally Road) – 90% complete.

Noorumba Fire Trail Drainage Works and Embankment Stabilisation Works – 0% complete. Pending environmental assessment.

Mawson Park ANZAC Memorial – 100% complete.

Coogan Lane (Additional Car Park) – 99% complete.

Lincoln Street Minto (Stormwater repair) – 100% complete.

Raby Sports Complex Practice Cricket Pitches – 50% 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
9700.02	Reach mower	Front flail clutch repairs	CCC Workshops and Supplier	240hrs

The following is a breakdown of the work performed since the last report **28 March – 24 April 2016**.

9580.02	Engine repairs have been completed and back on the road.
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All previous reported repairs have been completed and vehicles/plant are back in service.

Tyre Repairs	29
Services carried out	23
Repairs to trucks	42
Repairs to heavy plant	37
Repairs to trailers	15
Tractors/implements	32
SES repairs	0

RFS repairs	6
Small plant repairs	45
Repair to cars	6
Repairs to mowers	40
Repairs to sweepers	4
Pathway requests (completed)	8

Of the reported repairs above 19 were out in the field.

The Workshops Solar panel main power switch was turned off. As a result the total amount remains the same as the previous month at **64,422 kWh** back to the grid.

The Workshop has also carried out the following duties:

- Manufacture and repair of various gates, locks, lock boxes and grates.
- Trailer repairs and modifications ex-ramps.
- Manufacture and repairs of truck bodies.

HAZARD REDUCTION PROGRAM

Hazard Reduction Burning - Hazard reduction burning was undertaken at Pademelon Reserve, St Helens Park, totalling an area of 6.847 hectares of fuel reduction and 28 assets protected.

Asset Protection Zones Maintenance - 40 hazard reduction treatments were completed in the reporting period, totalling an area of 34.447 hectares with 1179 assets protected.

Fire Trails – No fire trail maintenance was undertaken during the reporting period.

Fire Trail Gates – No fire trail gate maintenance was undertaken during the reporting period.

Facilities Support Services

Customer Requests	
Sporting Clubs with overdue keys	53 Clubs with 480 keys outstanding
Key access renewals, issues, alarm codes and access	325
Request for access to Council Reserves	9

ASSETS AND SUPPLY SERVICES

Procurement and Contract Management Services

Tenders/Quotes/Expressions Of interest and Agreements being prepared:

- T15/19 Supply and Construct Recycling Shed at Suez site
- T15/20 Design and Construct Workshop at Suez site
- T16/05 Cleaning of Council Facilities and Depot
- T16/11 Sports Grounds Floodlight Installation, Upgrades and Repairs

Tenders/Quotes currently advertised:

- T16/17 HVAC-Art Centre
- Q16/05 Raby Traffic and Transport Study (seeking quotations through Local Government Procurement)
- Q16/09 Railway Parade Road Bridge – Joint Repairs and Protection Angle Replacement

Tenders/Quotes currently under evaluation:

- Q16/02 Rate Notice Production
- Q16/03 Gutter Cleans
- T16/03 General Trades Miscellaneous
- T16/06 Supply and Transport Streetsweeper Waste Bin, Depot Bulk Bin
- T16/07 Processing and Disposal of Waste from Depot Bulk Bin and Casual Skip Bins
- T16/08 Processing and Disposal only of Streetsweeper Waste
- T16/09 Supply and Servicing Front Lift Bins
- T16/10 Horticultural Services
- T16/13 Concrete Minor Works
- T16/14 Irrigation Services
- T16/15 Fisher's Ghost Festival Carnival Activities
- T16/18 Concrete Program

ASSET MANAGEMENT**Roads**

- Road Renewal Program 2015-2016 Phase 2 is 93% completed.
- Falling Weight Deflectometer Test for road-sections included in Road Rehabilitation Program.
2016-2017 is approximately 70% completed.
- Geotechnical Investigation for Road Rehabilitation Program 2016-2017 is approximately 50% completed.

Car Parks

- Car Park Rehabilitation Program for 2015-2016 is 100% completed.

Bridge and Culvert

- The concrete cover replacement work for Gilchrist Drive Road Bridge is 62% completed.
- The Bridge and Culvert Related Footpath Reconstruction has is 61% completed.
- The Asphalt re-sheeting work at southern approach of Gilchrist Drive Road Bridge is completed.
- The Bridge Joint Repair and Protection Angle Replacement have been sent out for public Quotation.

Kerb and Gutter

- Kerb and Gutter Reconstruction Program Stage 4A and 4B has been awarded.

Footpath

- The 2015-2016 footpath condition inspection program is 72% completed.

Stormwater

- 100 new storm water pits and pipes have been captured in the system and mapped in MapInfo.

Parks and Public Spaces

- 100% of Parks and Reserves assets have been inspected to new inspection parameters.
- 258 (63%) Road furniture assets have been inspected.
- All reactive issues discovered have been reported and all conditions and actions have been updated in Council's Asset Management System.
- Four Pathways requests have been forwarded to Operations as results of these inspections.
- Simmos Beach - Simmos Beach steps (South) construction and installation of handrail is completed.
- Biehler Reserve, Leumeah- Replacement of weld mesh perimeter fence with wire barrier rope fencing is completed.

Building Inspections

- Inspections of “Other structures” have been completed.
- Building inspections have been completed at two locations.
- All reactive issues discovered have been reported and all conditions and actions have been updated in Council’s Asset Management System.

Playground Equipment

- Reactive Repairs– No reactive repairs were required between 8 March and 9 April 2016.
- Playground Program Maintenance has been completed for the following locations. Works include repainting and addressing compliance issues:
 - Coronation Park, Minto
 - Benham Oval, Minto
 - Prentice Park, Kearns
 - Waminda Oval, Campbelltown
 - Valley Vista Park, Minto
- Softfall Maintenance work has been completed at one site.

2015-2016 Innovative Play Spaces Program

Installation updates are as follows:

- Lookout Park, Bow Bowling– Replacement work of old original unit with rope climber system is completed.

Internal Assets– Electrical Testing and Tagging

- 56 items of electrical equipment have been tested at locations throughout the Local Government Area.

Asset Management System, Grants and Reports

- Road and Maritime monthly report for the month of April 2016 has been sent.

BUILDING MAINTENANCE/CONSTRUCTION PROGRAM

Reactive Maintenance

There were 302 reactive maintenance requests during the months of April and May 2016.

Building Program Maintenance

- **Animal Care Facility**– Works are 80% complete. Construction of all walls and flooring are continuing. Stainless steel benches will be delivered by the 22 May.
- **Blinman Oval**– Construction of a new Amenities facility is 97% complete. Some minor landscaping and gate locks remain to be actioned.
- **Worrell Park Amenities** – Brick work is now complete. Internal fit out has commenced, works are on schedule.
- **Woodlands Baseball Complex**– Construction of a new storeroom and toilets have commenced. Brickwork commenced Monday 4 May, 2016.
- **Ambarvale Sporting Complex**– Plans have been drafted to include a new awning adjacent to the existing amenities facility. Plans are with Healthy lifestyles for approval.
- **Eaglevale Central Leisure Centre**– Replacement of the existing Air Handling Unit (AHU) has commenced. Removal and disposal of the old AHU and installation of the new AHU is scheduled for mid May.
- **Oswald Amenities Facility**– Construction has commenced, slab has been poured. Works are expected to take approximately 6 weeks.
- **HJ Library**- As part of the building program, a works order has been issued to replace all old fluorescent light with new energy efficient LED lighting.
- **Koshigaya Park Amenities Refurbishment**– Works will soon commence to repaint the roof and all internal toilets. New door grills and timber barge boards will also be replaced.

11. REPORT OF DIRECTOR COMMUNITY SERVICES

No reports this round

12. REPORT OF DIRECTOR PLANNING AND ENVIRONMENT

No reports this round

13. REPORT OF DIRECTOR STRATEGY

No reports this round

17. NOTICE OF MOTION

17.1 Naming Rights and Sponsorship Opportunities at Campbelltown Sports Stadium

Councillor Mead has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 17 May 2016.

That Council undertake an Expression of Interest process for potential naming rights and other sponsorship opportunities at Campbelltown Sports Stadium.

Council Meeting 17 May 2016 (Mead/Dobson)

That Council undertake an Expression of Interest process for potential naming rights and other sponsorship opportunities at Campbelltown Sports Stadium.

LAPSED

Council Meeting 17 May 2016 (Kolkman/Greiss)

That this item be deferred for consideration in conjunction with the Community Services Confidential - Item 23.1 - Naming Rights Sponsorship of Campbelltown Sports Stadium.

Council Resolution Minute Number 80

That this item be deferred for consideration in conjunction with the Community Services Confidential - Item 23.1 - Naming Rights Sponsorship of Campbelltown Sports Stadium.

A **Division** was called in regard to the deferral of this matter to the Confidential Meeting of Council for Item 17.1 - Naming Rights and Sponsorship opportunities at Campbelltown Sports Stadium with those voting for the Motion being Councillors Brticevic, Chanthivong, Greiss, Hawker, Kolkman, Lound, Matheson, Oates and Rowell.

Voting against the deferral of this matter to the Confidential Meeting of Council were Councillors Dobson and Mead.

19. PRESENTATIONS BY COUNCILLORS

19.1 Presentations by Councillors

1. Councillor Kolkman advised that he represented the Mayor at the Lifeline Volunteers Thank You dinner on Saturday night. Councillor Kolkman noted that it was a very successful event and the work that Lifeline does within in the community is intrinsic.
2. Councillor Hawker congratulated Councillor Kolkman for receiving an award at the Lifeline Volunteers Thank You dinner for commitment and best practice.
3. Councillor Brticevic congratulated the Mayor for the successful Mayor's Charity Race Night held over the weekend. The event was well received by all and well attended. Councillor Brticevic also congratulated the Mayor on the chosen beneficiary for the evening being Mary Brooksbank School to assist them with the Library renovation.
4. Councillor Greiss advised that he recently attended the 2016 Police of the Year awards and asked the Mayor if consideration would be given to distributing letters of congratulations to the winners from Campbelltown and Macquarie Fields Local Area Commands.
5. Councillor Hawker thanked Communications and Marketing staff for their efforts and planning for the Mayor's Charity Race Night. Councillor Hawker noted that the Red and Black theme looked great and it was an amazing night, raising much needed funds for a wonderful cause.

RESOLUTIONS FROM THE CONFIDENTIAL SECTION OF THE ORDINARY MEETING OF COUNCIL HELD 17 MAY 2016

Confidentiality Recommendation

It was **Moved** Councillor Kolkman, **Seconded** Councillor Oates that the Council in accordance with Section 10A of the *Local Government Act 1993*, resolve to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Council's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

Planning and Environment Committee

21.1 Confidential Report Directors of Companies

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

Council Meeting 17 May 2016 (Kolkman/Greiss)

That the information be noted.

Council Resolution Minute Number 82

That the information be noted.

CARRIED

City Works Committee

22.1 Confidential Report Directors of Companies - City Works

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Council Meeting 17 May 2016 (Matheson/Rowell)

That the information be noted.

Council Resolution Minute Number 82

That the information be noted.

CARRIED

Community Services Committee

23.1 Naming Rights Sponsorship of Campbelltown Sports Stadium

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

Council Meeting 17 May 2016 (Kolkman/Oates)

That the information be noted and no further action be taken.

Council Resolution Minute Number 82

That the information be noted and no further action be taken.

CARRIED

Corporate Governance Committee

24.1 Proposal to sell surplus Property (Lot 1022 and Lot 1023 DP 258793) at Eschol Park

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

Council Meeting 17 May 2016 (Lound/Brticevic)

1. That Council approve the disposal of Lot 1022 and Lot 1023 in Deposited Plan 258793 on the basis of the reserve price and conditions outlined in the report which is to be no less than the identified minimum reserve price.
2. That Council approve the creation of a covenant which limits the use of the land to exclude the use of the property for child care purposes.
3. That the General Manager or her delegated representative be granted delegated authority to adopt a reserve price for auction purposes above the minimum identified reserve price identified in this report once interest in the property is assessed.
4. That the General Manager or her delegated representative be granted delegated authority to sign a Contract on Councils behalf should the property sell at auction.
5. That the General Manager or her delegated representative be granted delegated authority to negotiate with prospective purchasers if the property does not sell at auction for a price no less than the minimum reserve price outlined in this report.
6. That if sale by private treaty proceeds on the basis that a sale price at least meets the minimum reserve price as outlined in this report that all documentation associated with the disposal of Lot 1022 and Lot 1023 in Deposited Plan 258793 be executed under the Common Seal of Council.

Council Resolution Minute Number 82

1. That Council approve the disposal of Lot 1022 and Lot 1023 in Deposited Plan 258793 on the basis of the reserve price and conditions outlined in the report which is to be no less than the identified minimum reserve price.
2. That Council approve the creation of a covenant which limits the use of the land to exclude the use of the property for child care purposes.
3. That the General Manager or her delegated representative be granted delegated authority to adopt a reserve price for auction purposes above the minimum identified reserve price identified in this report once interest in the property is assessed.
4. That the General Manager or her delegated representative be granted delegated authority to sign a Contract on Councils behalf should the property sell at auction.
5. That the General Manager or her delegated representative be granted delegated authority to negotiate with prospective purchasers if the property does not sell at auction for a price no less than the minimum reserve price outlined in this report.
6. That if sale by private treaty proceeds on the basis that a sale price at least meets the minimum reserve price as outlined in this report that all documentation associated with the disposal of Lot 1022 and Lot 1023 in Deposited Plan 258793 be executed under the Common Seal of Council.

CARRIED

General Special Item

25.1 Life Designs NSW Future Direction

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(a) and (d)(i) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (a) personnel matters concerning particular individuals (other than councillors).
- (d) commercial information of a confidential nature that would if disclosed:
 - (i) prejudice the commercial position of the person who supplied it.

Council Meeting 17 May 2016 (Oates/Dobson)

That Council continue to maintain Life Designs NSW as per Option 1 - Gradual reduction of service, with the potential for closure or expansion as outlined in the above report.

Council Resolution Minute Number 82

That Council continue to maintain Life Designs NSW as per Option 1 - Gradual reduction of service, with the potential for closure or expansion as outlined in the above report.

CARRIED

CONFIRMATION OF COUNCIL'S ORDINARY MEETING MINUTES

At the Council Meeting held 21 June 2016 the following Council minutes were adopted:

There being no further business at the meeting of 17 May 2016, the meeting closed at 7.35pm.

Confirmed by Chairperson: 