



# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**25 October 2011**

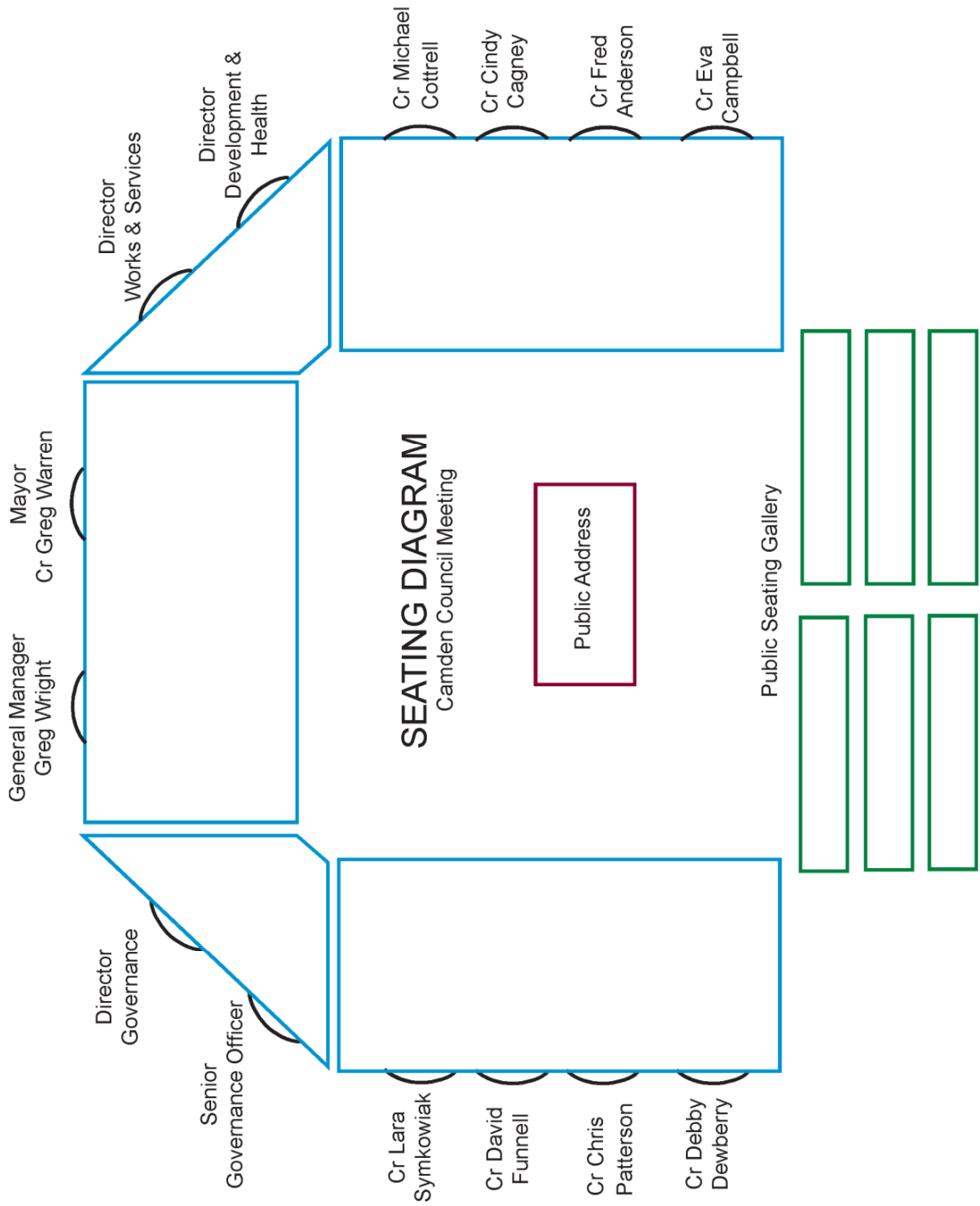
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**Camden Civic Centre**  
**Oxley Street**  
**Camden**



## COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DECCW	Department of Environment, Climate Change & Water
DCP	Development Control Plan
DDCP	Draft Development Control Plan
DPI	Department of Planning & Infrastructure
DLG	Division of Local Government, Department of Premier & Cabinet
DWE	Department of Water and Energy
DoH	Department of Housing
DoT	NSW Department of Transport
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GCC	Growth Centres Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
OSD	Onsite Detention
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
RTA	Roads & Traffic Authority
SECTION 149 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
SECTION 603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SRA	State Rail Authority
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
WSROC	Western Sydney Regional Organisation of Councils





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# ORDINARY COUNCIL

## ORDER OF BUSINESS - ORDINARY COUNCIL

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## ORDINARY COUNCIL

**SUBJECT: APOLOGIES**

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Leave of absence tendered on behalf of Councillors from this meeting.

**RECOMMENDED**

**That leave of absence be granted.**



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## ORDINARY COUNCIL

**SUBJECT:       DECLARATION OF INTEREST**

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NSW legislation provides strict guidelines for the disclosure of pecuniary and non-pecuniary Conflicts of Interest and Political Donations.

Council's Code of Conduct also deals with pecuniary and non-pecuniary conflict of interest and Political Donations and how to manage these issues (Clauses 7.5 -7.27).

Councillors should be familiar with the disclosure provisions contained in the Local Government Act 1993, Environmental Planning and Assessment Act, 1979 and the Council's Code of Conduct.

This report provides an opportunity for Councillors to disclose any interest that they may have or Political Donation they may have received relating to a Report contained in the Council Business Paper and to declare the nature of that interest.

### **RECOMMENDED**

**That the declarations be noted.**

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## ORDINARY COUNCIL

**SUBJECT: PUBLIC ADDRESSES**

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The Public Address segment (incorporating Public Question Time) in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper agenda or on any matter within the Local Government area which falls within Council jurisdiction.

Speakers must book in with the Council office by 4.00pm on the day of the meeting and must advise the topic being raised. Only seven (7) speakers can be heard at any meeting. A limitation of one (1) speaker for and one (1) speaker against on each item is in place. Additional speakers, either for or against, will be identified as 'tentative speakers' and should only be considered where the total number of speakers does not exceed seven (7) at any given meeting.

Where a member of the public raises a question during the Public Address segment, a response will be provided where Councillors or staff have the necessary information at hand; if not a reply will be provided at a later time. There is a limit of one (1) question per speaker per meeting.

All speakers are limited to 4 minutes, with a 1 minute warning given to speakers prior to the 4 minute time period elapsing.

Public Addresses are recorded for administrative purposes. It should be noted that speakers at Council meetings do not enjoy any protection from parliamentary-style privilege. Therefore they are subject to the risk of defamation action if they make comments about individuals. In the event that a speaker makes potentially offensive or defamatory remarks about any person, the Mayor/Chairperson will ask them to refrain from such comments. A copy of the recording may be available to third parties (in certain circumstances).

The Mayor/Chairperson has the discretion to withdraw the privilege to speak where a speaker continues to make inappropriate or offensive comments about another person.

### **RECOMMENDED**

**That the public addresses be noted.**



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## **ORDINARY COUNCIL**

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt Minutes of the Ordinary Council Meeting held 11 October 2011, and the Local Traffic Committee Meeting held 18 October 2011.

**RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 11 October 2011, and the Local Traffic Committee Meeting held 18 October 2011, copies of which have been circulated, be confirmed and adopted.**



**ORD01**

## **ORDINARY COUNCIL**

**ORD01**

**SUBJECT: SITE INSPECTION - TWO SUBDIVISIONS TO CREATE 12  
RESIDENTIAL LOTS AT 7A KOWALD STREET, ELDESLIE**

**FROM:** Director Development and Health

**BINDER:** Development Applications 2010

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A report was submitted to the Council meeting of 27 September, 2011. At that meeting Council resolved to defer the decision until a site inspection had been carried out.

A site inspection is to be held prior to the matter going before Council. Councillors to meet in the Council carpark at 4.45pm or on-site at 5.00pm.

### **RECOMMENDED**

**N/A**



## ORDINARY COUNCIL

ORD02

ORD02

**SUBJECT:** TWO SUBDIVISIONS TO CREATE 12 RESIDENTIAL LOTS AT 7A (LOT 36, DP 115708) KOWALD STREET, ELDESLIE  
**FROM:** Director Development and Health  
**BINDER:** Development Applications 2010

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**DA NO:** 1542/2010 and 1543/2010  
**OWNER:** Australand Holdings Pty Ltd  
**APPLICANT:** John M Daly and Associates  
**ZONING:** R1 General Residential

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of two development applications (DAs) to create a total of 12 residential lots at 7A Kowald Street, Elderslie. The applications are referred to Council in accordance with its delegations as there are unresolved objections to the proposal. Additionally, the DAs are non-compliant in part with Camden Development Control Plan 2011.

### SUMMARY OF RECOMMENDATION

It is recommended that the DAs be approved subject to the draft Development Consent Conditions provided at the end of this report.

### BACKGROUND

This matter was deferred at Council meeting of 27 September 2011 pending a site inspection.

The subject applications were lodged with Council on 22 December 2010. The applications were publicly exhibited between 10 and 24 February 2011. Four submissions and one petition with 30 signatures were received as a result of this exhibition.

Subsequent to the identification of the non-compliance with the density controls and concerns raised in the submissions and petition, amended plans were lodged by the applicant that removed two lots from each of the two development applications the subject of this report.

The amended plans, the public submissions and petition have now been assessed and the applications are now able to be referred to Council for determination.

Both applications are being reported to Council together as the submissions received relate to both applications, the proposed subdivisions will adjoin each other and both have been assessed concurrently and are now ready to be determined.

### THE SITE

The site comprises a large vacant lot with an area of 7.88ha, known as Lot 36 in DP 1115708 and is located within the Elderslie release area. The site is enveloped by

residential development to the south that is characterised by detached dwellings; Kirkham Park to the north; and other vacant land to the east and west that has been rezoned for future residential development, but remains currently undeveloped.

The site is generally cleared of vegetation with the exception of a cluster of mature vegetation around an old farm dam. The site has a gentle fall from south to north.

The area of the subdivisions which are the subject of these applications are located on Brunero and Kowald Streets, both of which run off Franzman Avenue, and one block to the north of Elderslie Primary School.

Whilst the existing description of the site is Lot 36 in DP 1115708, a subdivision approved by Council staff under delegated authority in February 2008 created three residue lots out of this existing lot. The subject subdivision applications are located within these proposed residue lots. **A location plan is provided at the end of this report (Attachment 1).**

### THE PROPOSAL

Development consent (through two separate development applications) is sought for the following developments on this site:

- a subdivision referenced by the applicant as Stage 22 (DA 1542/2010) for 6 residential lots (proposed lots 2201-2206 (inclusive)) (including 1 residue lot (proposed lot 2207) for future subdivision). The lot size for all 6 lots is 507.6m<sup>2</sup>. This is a paper subdivision only with no construction works being proposed as part of the application;
- a subdivision referenced by the applicant as Stage 23 (DA 1543/2010) for 6 lots (proposed lots 2301-2306 (inclusive)) (including a residue lot (proposed lot 2307) for future subdivision). The lot size for all 6 lots is 507.6m<sup>2</sup>. This is a paper subdivision only with no construction works being proposed as part of the application.

The public road frontage for Stage 23 has already been constructed whilst the public road that will provide access to the lots in Stage 22 was approved as part of the approved Stage 2 subdivision. **A copy of the proposed plans is provided at the end of the report (Attachment 2).**

### NOTIFICATION

Both applications were notified between 10 and 24 February 2011 for 14 days. Four submissions and one petition were received objecting to the proposal. The issues raised in these submissions and the petition are assessed in the "Any submissions" section of this report. **Copies of the submissions and petition are provided with the Business Paper supporting documents.**

### PLANNING CONTROLS

The following are relevant planning controls that have been considered in the assessment of this application:

- Deemed State Environmental Planning Policy No 20 – Hawkesbury/Nepean River
- Camden Local Environmental Plan 2010
- Camden Development Control Plan 2011

## **ASSESSMENT**

The application has been assessed in accordance with Section 79C of the Environmental Planning and Assessment Act 1979. The following comments are made with respect of the application:

### **(1)(a)(i) The provisions of any Environmental Planning Instrument**

#### **Deemed State Environmental Planning Policy No 20 – Hawkesbury/Nepean River (SEPP)**

The overall aim of this plan is to protect the function of the Hawkesbury/Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. It is considered that the aims and objectives of this policy will not be prejudiced by this development and that there will be no detrimental impacts upon the Hawkesbury/Nepean River system.

#### **Camden Local Environmental Plan 2010 (the LEP)**

The land is zoned R1 General Residential. The proposal complies with the relevant zone objective which seeks to "provide for the housing needs of the community" and to "provide for a variety of housing types and densities."

The minimum lot size specified on the LEP's minimum lot size map is 300m<sup>2</sup>. All of the proposed lots exceed this minimum requirement. Camden Development Control Plan 2011 specifies a larger minimum lot size of 450m<sup>2</sup> which is assessed in the "Part C6.2 – Neighbourhood and Subdivision Design" section of this report.

Arrangements for designated state public infrastructure to be provided prior to the issue of a Subdivision Certificate for the proposed lots is a recommended development consent condition. This also is a requirement of the LEP.

### **(1)(a)(ii) The provisions of any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority**

There are no relevant draft environmental planning instruments applicable to this site or development.

### **(1)(a)(iii) The provisions of any Development Control Plan**

#### **Camden DCP 2011**

Camden Development Control Plan 2011 (the DCP) came into force on 16 February 2011 and the subject DAs were lodged on 22 December 2010.

The DCP states that "it applies from the date of commencement. Development applications lodged prior to the commencement date (i.e. 16 February 2011) may, at the discretion of Council, be assessed under the provisions of the Camden Development Control Plan 2006 (Camden DCP 2006)."

It is considered appropriate that this development is assessed against the current DCP and not the now superseded Camden Development Control Plan 2006.

### Part B1.1 – Erosion and Sedimentation

Appropriate erosion and sedimentation control measures are recommended as draft development consent conditions for this development.

### Part B1.3 – Salinity Management

A salinity assessment was lodged and approved with the previous subdivision development application for this land. It is a recommended 88B restriction that future dwellings constructed on the proposed lots be constructed in accordance with the recommendations of that assessment.

### Part B1.13 – Mine Subsidence

The subdivisions are located within the South Campbelltown Mine Subsidence area and concurrence from the Mine Subsidence Board has been received.

### Part C5.1 – Neighbourhood Amenity and Subdivision Design

This part of the DCP seeks to achieve variety in lot frontages to ensure streetscape variation and visual interest for residents of the area. The DCP requires that for lots greater than 12.5m wide no more than three in a row must have the same frontage. In both of the proposed subdivisions, 5 of the 6 lots in a consecutive order have the same width.

Whilst it is noted that this subdivision pattern does not comply with this DCP control, the proposed subdivision layout is considered to be acceptable as the streetscape variation and visual interest for this area can still be achieved through a mixture of future dwellings to be constructed with features such as varied footprints and front setbacks by way of articulation of building elements. The intent of this DCP control is to achieve variation in streetscapes and it is considered that this will still be achieved through the above.

Therefore it is recommended that Council supports the proposed variation from this DCP control.

### Part C5.7 – Provision of Adequate Infrastructure and Facilities

Infrastructure such as roads and drainage will be provided as part of the previous development application approval.

### Part C6.2 – Neighbourhood and Subdivision Design

The two proposed subdivisions comply with the minimum lot size of 450m<sup>2</sup> within the DCP map titled "Elderslie Master Plan with all lots being 507.6m<sup>2</sup>. However the DCP also specifies that the average lots should be 525m<sup>2</sup>, therefore the subdivisions fall short of the average.

A variation from the average lot size is supported in this instance because:

- The average lot size complies with the DCP when taken for the entire Australand holdings within the Elderslie Master Plan, in that larger lot sizes are provided in other stages to increase the average.

- The lots satisfy the minimum lot size and therefore will provide sufficient building area for dwellings.
- The proposal allows for a balanced outcome as a reduction in 1 lot would result in an average lot size well in excess of the average (609m<sup>2</sup>)

#### **(1)(a)(iii) The provisions of any Planning Agreement**

There are no planning agreements that apply to this site or development.

#### **(1)(a)(iv) The provisions of the Regulations**

The Regulations prescribe several development consent conditions that will be included in any development consent issued for this development.

#### **(1)(b) The likely impacts of the development**

The likely impacts of this development include:

##### Social impacts

The proposed development will potentially contribute to diversity through provision of a variety of housing stock, subject to future development applications for individual dwellings.

##### Built impacts

The size of the proposed lots compared to the lots that are already existing on Brunero Street has been addressed previously in this report and will not contribute to any negative impacts on the streetscape, as any future dwellings will still need to comply with the relevant DCP controls. The size and width of the proposed lots still enables a future dwelling bulk that will be in keeping with the existing streetscape.

#### **(1)(c) The suitability of the site for the development**

The proposal is compatible with the locality in terms of its ability for future dwellings to conform with the relevant development controls.

The site has good provision of service connection. In addition, salinity and mine subsidence are able to be managed and therefore it is considered that this site is suitable for the proposed development.

#### **(1)(d) Any submissions**

A total of 4 submissions and 1 petition were received to the two development applications, all objecting to the proposal. The following is a list of the issues raised and an officer assessment of them:

1. *The proposal involves the removal of a pond which is home to a number of wildlife species. It should be retained and incorporated within the subdivision design.*

*Officer comment:*

The pond that is being referenced is an old farm dam and has previously been granted a separate development consent for its removal.

2. *The proposal is not consistent with the Elderslie DCP density map, as the lot sizes are too small.*

*Officer comment:*

The proposal has been amended to increase the lot sizes. The lots now comply with the minimum lot size, however don't comply with the lot average. See discussion in Camden DCP 2011 section of this report.

3. *There will be an increase in traffic and on-street parking.*

*Officer comment:*

The subdivision will ultimately contain standard residential dwellings on Torrens Title lots and will result in traffic levels that are consistent with the other already established residential areas in the Elderslie Release Area.

The surrounding street network has been designed to cater for the additional traffic that will be generated by the proposed subdivision and the future roads will be wide enough to accommodate on-street car parking if necessary.

4. *There will be a reduction in property values.*

*Officer comment:*

The potential loss of property values is not an issue that can be considered as part of this assessment, however it is noted that no evidence has been provided to demonstrate that the proposed subdivisions will result in a loss of property values.

5. *The area will lose its semi-rural feel.*

*Officer comment:*

The proposed subdivisions are located within an area that has been rezoned for residential development. Over time, the land that was formerly farm land and other rural uses will be redeveloped into residential uses in accordance with Camden Development Control Plan 2011.

6. *House plans should be lodged for the lots that are under 450m<sup>2</sup>.*

*Officer comment:*

The application has been amended to increase the lots sizes, therefore there are now no lots that are under 450m<sup>2</sup>.

7. *It will not result in an "attractive and memorable" streetscape.*

*Officer comment:*

There is no reason to consider attractive streetscapes will not be achievable by the proposed subdivisions, provided that the future dwellings comply with the controls of Camden Development Control Plan 2011. It is anticipated that the future streetscape will contain a range of dwelling designs and styles that will result in an attractive streetscape.

8. *Width of the lots will limit housing type, driveway location and garage design.*

*Officer comment:*

This issue has been assessed in the "Provisions of any Development Control Plan" section of this report. Controls in Camden Development Control Plan 2011 relating to dwelling setbacks, minimum lot widths and depths and site coverage will not result in an unacceptable limitation of housing types.

9. *If these are rental properties, there will be a downward trend in maintenance.*

*Officer comment:*

These applications are for subdivision only, with dwellings to be subject to future applications upon the registration of the subdivisions. Council has no control over whether or not future dwellings on the proposed lots will be rental properties.

10. *It will not be safe for children.*

*Officer comment:*

This issue is addressed in the response to issue 3 in this section of the report. There will be a manageable increase in traffic as a result of these subdivisions and it is noted that this increase can be accommodated by the surrounding street network. Therefore it is not considered that the proposed subdivisions will be unsafe for children.

11. *Residents were informed by Australand that only high density would be at the western end of Franzman Street.*

*Officer comment:*

Figure C12 of Camden Development Control Plan 2011 nominates higher densities at the western end of Franzman Avenue. The two proposed subdivisions collectively have an average lot size of 507.5m<sup>2</sup>, which is not classified as high density development. It is also noted that single dwellings will be constructed on each of these lots in the future.

### **(1)(e) The public interest**

It is considered that the proposed development is generally consistent with the relevant objectives and controls of Camden Local Environmental Plan 2010 and the majority of the Camden Development Control Plan 2011. The proposed development represents the planned and orderly development of the site and will not result in any unacceptable impacts.

### **CONCLUSION**

Council has received two development applications for two 6 lot residential subdivisions on this site.

The applications have been publicly exhibited and the submissions received have been considered. The applications have been assessed under Section 79C of the Environmental Planning and Assessment Act 1979.

The applications have been referred to Council because of the unresolved issues raised in the 4 submissions and 1 petition received.

It is considered that although not fully compliant with Camden Development Control Plan 2011, the size of lots within the proposed subdivisions has been increased so the lots now comply with the minimum lot size. Whilst the lots do not comply with the



## ORD02

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average, it is considered that on balance the proposal is acceptable. Consequently the developments are able to be recommended to Council for approval, subject to the draft development consent conditions shown below.

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## **DRAFT CONDITIONS OF CONSENT FOR DA 1542/2010**

### **1.0 - General Requirements**

- (1) **Approved Plans** – The development must be carried out strictly in accordance with the following approved plans or other documentation:
- Plan of Proposed Subdivision of Lot 2028 and Part Lot 2113 (Resub Lot 36 in DP 1115708), Ref 10213DA1, Sheet 1 of 1, Issue D, dated 16/9/11

The development must also comply with the conditions of approval imposed by Council hereunder.

Amendments or modification of the approved development require the written prior approval of Camden Council.

- (2) **Residential Lot Threshold** - Council has identified the current road capacity in Elderslie is 627 residential lots. Once this threshold is reached it will be necessary to provide alternate road access. This will require the provision of a signal controlled intersection at the Camden Bypass and construction of the associated connecting road linking Lodges Road to the Camden Bypass. In this regard the Principal Certifying Authority will not release any linen plan of subdivision until the required roadworks are complete and operational.

### **2.0 - Subdivision Certificate**

The following conditions of consent shall be complied with prior to the Council or an Accredited Certifier issuing a Subdivision Certificate.

- (1) **Subdivision Registration – Prior to the issue of any Subdivision Certificate** for this development, documentary evidence from the Department of Lands, Land and Property Information Section advising of the registration of the re-subdivision of Lot 36 DP 1115708 (DA 1113/2006) creating Lot 2028 & Pt Lot 2113, shall be submitted to the Principal Certifying Authority.
- (2) **Interim Land Release Contribution Deed – Prior to the issue of any Subdivision Certificate**, the applicant must submit to the consent authority written evidence from the Director-General of the Department of Planning and Infrastructure which certifies the applicant is not in breach at that time of any of its obligations under the deed entitled “ILRC Deed” between the applicant and the Minister for Planning relating to the development.
- (3) **Services - Prior to the issue of any Subdivision Certificate** the following service authority certificates/documents must be obtained and submitted to the Principal Certifying/Certifying Authority for inclusion in any Subdivision Certificate application:
- a certificate pursuant to s.73 of the *Sydney Water Act 1994* indicating the status of availability of water and sewerage facilities for each allotment.
- Application for such a certificate must be made through an authorised Water Servicing Coordinator.
- a Notification of Arrangements from Endeavour Energy.

- Written advice from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development.
- (4) **Show Easements on the Plan of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.
- (5) **Show Restrictions on the Plan of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.
- (6) **Section 88b Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user, where required:
  - (a) Easement for services.
  - (b) Easement to drain water.
  - (c) Restriction as to user over any filled lots which stipulate that footings must be designed by a suitably qualified civil and/or structural engineer.
  - (d) Restriction as to user creating an easement for support and maintenance 900mm wide adjacent to the “zero” lot line wall.
  - (e) Restriction as to user over each proposed residential lot indicating that no combustion heaters or wood burning fireplaces are permitted in any proposed dwelling on the lots.
  - (f) Restriction as to user over each proposed residential lot stipulating that all waste and recycling bins shall be kept behind the building line, not visible from the road.
  - (g) All residential buildings, landscaping and associated infrastructure proposed to be constructed on the land must be built in accordance with the Salinity Management Plan as contained under “Section 6” and drawings 1, 2, 3” in report titled *Salinity Management Plan: Proposed Residential subdivision development lot 102 DP 631430, 150 Lodges Road, Elderslie NSW, prepared for Australand Holding Pty Ltd, Prepared by GeoEnviro Consultancy Pty Ltd, Ref No. JE04210B-r4, dated September 2006.* Compliance with the Plan must be demonstrated for each residential development Application.
- (7) **Burdened Lots to be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions must also be suitably burdened.
- (8) **Soil Classification** - A soil classification report must be submitted to the Principal Certifying Authority (PCA) for inclusion in any application for a Subdivision Certificate. The report must:
  - i) indicate the classification of soil type generally found within the subdivision,

- ii) provide a lot classification for each lot within the subdivision,
  - iii) be prepared:
    - a) by a person with experience in geotechnical aspects of earthworks,
    - b) in accordance with the requirements of the current editions of AS 2870 "Residential Slabs and Footings" and AS 3798 "Guidelines on Earthworks for Commercial and Residential Development",
  - iv) be endorsed by a practising engineer with National Professional Engineering Registration and a Specific Area of Practice in Subdivisional Geotechnics.
- (9) **Lot Numbers and Street Names - Prior to issue of a Subdivision Certificate** lot numbers, house numbers and street names must be stencilled on the face of kerb, or in such location as directed by the Principal Certifying Authority.

The stencil medium must be of a good quality UV stabilised paint and applied to the kerb accordingly:

1 Lot numbers:

White number on Blue background located on the prolongation of both common boundaries of each lot.

2. Street names:

White lettering on Blue background at kerb and gutter tangent points, or at such locations as directed by the Principal Certifying Authority.

- (10) **Vehicular Access Denial for Specific Lots** – The Principal Certifying Authority must confirm the “access denied” location of any proposed lot affected by drainage pits, service fixtures or the like, adjacent a proposed/existing public road. Such information must be reflected in an appropriate restriction-as-to-user pursuant to s.88B of the *Conveyancing Act 1919* and included in any application for a Subdivision Certificate.
- (11) **Provision of Kerb Outlets** – Where proposed lots grade to an existing/proposed public road, kerb outlets shall be provided in the kerb and gutter adjacent to those lots.

Such kerb outlets shall be:

- (a) located within two (2) metres downstream of the prolongation of the lot corner with the lowest reduced level and to the requirements of the Principal Certifying Authority. In that regard, where a location coincides with a stormwater drainage pit a connection to that pit shall be provided in lieu of the kerb outlet,
- (b) constructed in accordance with Camden Council's current Engineering Specification/s,
- (c) subject to prior approval by the Roads Authority by way of a Public Road Activity Approval, and

(d) indicated in any design plan submitted to the Roads Authority for the purposes of obtaining a Public Road Activity Approval.

- (12) Pursuant to **Contributions Plan No. 8** amended in September 1997, a contribution must be paid to Council of \$8 per additional lot or dwelling, total \$40, for **Secondary Roundabout R6 (Richardson Road/Lodges Road)**.

The contribution must be indexed to the Road Cost Index, **paid prior to issue of the Subdivision Certificate.**

- (13) Pursuant to **Contributions Plan No. 20** adopted in October 1996, a contribution must be paid to Council of \$27 per additional lot or dwelling, total \$135, for **Fire and Other Emergency Facilities and Equipment**.

The contribution must be indexed to the Consumer Price Index, paid **prior to issue of the Subdivision Certificate.**

- (14) Pursuant to **Camden Contributions Plan** amended in July 2004, a contribution must be paid to Council of \$8,623 per additional lot or dwelling, total \$43,115, for **Community Facilities**.

The contribution must be indexed by the methods set out in Paragraph 2.4 of the plan paid **prior to issue of the Subdivision Certificate.**

The monetary contribution may, at the sole discretion of Council, be offset by the value of land transferred to Council or by works in kind at the discretion of Camden Council. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such an agreement is to be undertaken, it must be signed **prior to the release of a Subdivision Certificate.**

- (15) Pursuant to **Camden Contributions Plan** amended July 2004, a contribution must be paid to Council of \$383 per additional lot or dwelling, total \$1,915, for **s.94 Administration and Management**.

The contribution must be indexed by the methods set out in paragraph 2.4 of the plan and paid **prior to issue of the Subdivision Certificate.**

- (16) Pursuant to **Camden Contributions Plan** amended in July 2004, a contribution must be made to Council of 112.84m<sup>2</sup> per additional lot or dwelling, total 564.2m<sup>2</sup> for **s.94 Open Space Land Acquisition** and 3.68m<sup>2</sup> per additional lot or dwelling, total 18.4m<sup>2</sup>, for **s.94 Community Land Acquisition**.

The land must be dedicated free of charge in accordance with paragraph 5.1.6 of the plan and clearly identified on the plan of subdivision.

Alternatively, a contribution must be paid to Council of \$15,209 per additional lot or dwelling, total \$76,045.

The contribution must be indexed by the methods set out in Paragraph 2.4 of the plan and paid **prior to issue of the Subdivision Certificate.**

- (17) Pursuant to **Camden Contributions Plan** amended in July 2004, a contribution must be paid to Council of \$32,250 per additional lot or dwelling, total \$161,250 for **Drainage, Roadworks, Traffic Facilities, Open Space Embellishment, Newcomers Programme and Masterplan**.

The contribution must be indexed by the methods set out in Paragraph 2.4 of the plan and paid **prior to issue of the Subdivision Certificate.**

The monetary contribution for Drainage, Roadworks, Traffic Facilities, Open Space Embellishment, Newcomers Programme and Masterplan may at the sole discretion of Council be offset by the value of land transferred to Council or by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such an agreement is to be undertaken, it must be signed **prior to the release of a Subdivision Certificate.**

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## **DRAFT CONDITIONS OF CONSENT FOR DA 1543/2010**

### **1.0 - General Requirements**

(1) **Approved Plans** – The development must be carried out strictly in accordance with the following approved plans or other documentation:

- Plan of Proposed Subdivision of Lot 2029 and Part Lot 2207 (Resub Lot 36 in DP 1115708), Ref 10214DA1, Sheet 1 of 1, Issue C, dated 16/9/11

The development must also comply with the conditions of approval imposed by Council hereunder.

Amendments or modification of the approved development require the written prior approval of Camden Council.

(2) **Residential Lot Threshold** - Council has identified the current road capacity in Elderslie is 627 residential lots. Once this threshold is reached it will be necessary to provide alternate road access. This will require the provision of a signal controlled intersection at the Camden Bypass and construction of the associated connecting road linking Lodges Road to the Camden Bypass. In this regard the Principal Certifying Authority will not release any linen plan of subdivision until the required roadworks are complete and operational.

### **2.0 - Subdivision Certificate**

The following conditions of consent shall be complied with prior to the Council or an Accredited Certifier issuing a Subdivision Certificate.

(1) **Subdivision Registration – Prior to the issue of any Subdivision Certificate** for this development, documentary evidence from the Department of Lands, Land and Property Information Section advising of the registration of the re-subdivision of Lot 36 DP 1115708 (DA 1113/2006) creating Lot 2029 & Pt Lot 2208, shall be submitted to the Principal Certifying Authority.

(2) **Interim Land Release Contribution Deed – Prior to the issue of any Subdivision Certificate**, the applicant must submit to the consent authority written evidence from the Director-General of the Department of Planning and Infrastructure which certifies the applicant is not in breach at that time of any of its obligations under the deed entitled “ILRC Deed” between the applicant and the Minister for Planning relating to the development.

- (3) **Services - Prior to the issue of any Subdivision Certificate** the following service authority certificates/documents must be obtained and submitted to the Principal Certifying/Certifying Authority for inclusion in any Subdivision Certificate application:
- a certificate pursuant to s.73 of the *Sydney Water Act 1994* indicating the status of availability of water and sewerage facilities for each allotment.  
  
Application for such a certificate must be made through an authorised Water Servicing Coordinator.
  - a Notification of Arrangements from Endeavour Energy.
  - Written advice from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development.
- (4) **Show Easements on the Plan of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.
- (5) **Show Restrictions on the Plan of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.
- (6) **Section 88b Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user, where required:
- (a) Easement for services.
  - (b) Easement to drain water.
  - (c) Restriction as to user over any filled lots, which stipulates that footings must be designed by a suitably qualified civil and/or structural engineer.
  - (d) Restriction as to user creating an easement for support and maintenance 900mm wide adjacent to the “zero” lot line wall.
  - (e) Restriction as to user over each proposed residential lot indicating that no combustion heaters or wood burning fireplaces are permitted in any proposed dwelling on the lots.
  - (f) Restriction as to user over each proposed residential lot stipulating that all waste and recycling bins shall be kept behind the building line, not visible from the road.
  - (g) Salinity Management Plan- All residential buildings, landscaping and associated infrastructure proposed to be constructed on the land must be built in accordance with the Salinity Management Plan as contained under “Section 6” and drawings 1,2,3” in report titled *Salinity Management Plan: Proposed Residential subdivision development lot 102 DP 631430, 150 Lodges Road, Elderslie NSW, prepared for Australand Holding Pty Ltd,*

Prepared by GeoEnviro Consultancy Pty Ltd, Ref No. JE04210B-r4, dated September 2006." Compliance with the Plan must be demonstrated for each residential development Application.

- (7) **Burdened Lots to be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions must also be suitably burdened.
- (8) **Soil Classification** - A soil classification report must be submitted to the Principal Certifying Authority (PCA) for inclusion in any application for a Subdivision Certificate. The report must:
- i) indicate the classification of soil type generally found within the subdivision,
  - ii) provide a lot classification for each lot within the subdivision,
  - iii) be prepared: -
    - a) by a person with experience in geotechnical aspects of earthworks,
    - b) in accordance with the requirements of the current editions of AS 2870 "Residential Slabs and Footings" and AS 3798" Guidelines on Earthworks for Commercial and Residential Development",
  - iv) be endorsed by a practising engineer with National Professional Engineering Registration and a Specific Area of Practice in Subdivisional Geotechnics.
- (9) **Lot Numbers and Street Names - Prior to issue of a Subdivision Certificate** lot numbers, house numbers and street names must be stencilled on the face of kerb, or in such location as directed by the Principal Certifying Authority.
- The stencil medium must be of a good quality UV stabilised paint and applied to the kerb accordingly:
- 1 Lot numbers:

White number on Blue background located on the prolongation of both common boundaries of each lot.
  2. Street names:

White lettering on Blue background at kerb and gutter tangent points, or at such locations as directed by the Principal Certifying Authority.
- (10) **Vehicular Access Denial for Specific Lots** – The Principal Certifying Authority must confirm the “access denied” location of any proposed lot affected by drainage pits, service fixtures or the like, adjacent a proposed/existing public road. Such information must be reflected in an appropriate restriction-as-to-user pursuant to s.88B of the *Conveyancing Act 1919* and included in any application for a Subdivision Certificate.
- (11) **Provision of Kerb Outlets** – Where proposed lots grade to an existing/proposed public road, kerb outlets shall be provided in the kerb and gutter adjacent to those lots.



Such kerb outlets shall be:

- (a) located within two (2) metres downstream of the prolongation of the lot corner with the lowest reduced level and to the requirements of the Principal Certifying Authority. In that regard, where a location coincides with a stormwater drainage pit a connection to that pit shall be provided in lieu of the kerb outlet,
- (b) constructed in accordance with Camden Council's current Engineering Specification/s,
- (c) subject to prior approval by the Roads Authority by way of a Public Road Activity Approval, and
- (d) indicated in any design plan submitted to the Roads Authority for the purposes of obtaining a Public Road Activity Approval.

- (12) Pursuant to **Contributions Plan No. 8** amended in September 1997, a contribution must be paid to Council of \$8 per additional lot or dwelling, total \$40, for **Secondary Roundabout R6 (Richardson Road/Lodges Road)**.

The contribution must be indexed to the Road Cost Index, **paid prior to issue of the Subdivision Certificate.**

- (13) Pursuant to **Contributions Plan No. 20** adopted in October 1996, a contribution must be paid to Council of \$27 per additional lot or dwelling, total \$135, for **Fire and Other Emergency Facilities and Equipment**.

The contribution must be indexed to the Consumer Price Index, paid **prior to issue of the Subdivision Certificate.**

- (14) Pursuant to **Camden Contributions Plan** amended in July 2004, a contribution must be paid to Council of \$8,623 per additional lot or dwelling, total \$43,115, for **Community Facilities**.

The contribution must be indexed by the methods set out in Paragraph 2.4 of the plan paid **prior to issue of the Subdivision Certificate.**

The monetary contribution may, at the sole discretion of Council, be offset by the value of land transferred to Council or by works in kind at the discretion of Camden Council. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such an agreement is to be undertaken, it must be signed **prior to the release of a Subdivision Certificate.**

- (15) Pursuant to **Camden Contributions Plan** amended July 2004, a contribution must be paid to Council of \$383 per additional lot or dwelling, total \$1,915, for **s.94 Administration and Management**.

The contribution must be indexed by the methods set out in paragraph 2.4 of the plan and paid **prior to issue of the Subdivision Certificate.**

- (16) Pursuant to **Camden Contributions Plan** amended in July 2004, a contribution must be made to Council of 112.84m<sup>2</sup> per additional lot or dwelling, total 564.2m<sup>2</sup> for **s.94 Open Space Land Acquisition** and 3.68m<sup>2</sup> per additional lot or dwelling, total 18.4m<sup>2</sup>, for **s.94 Community Land Acquisition**.

The land must be dedicated free of charge in accordance with paragraph 5.1.6 of the plan and clearly identified on the plan of subdivision.

Alternatively, a contribution must be paid to Council of \$15,209 per additional lot or dwelling, total \$76,045.

The contribution must be indexed by the methods set out in Paragraph 2.4 of the plan and paid **prior to issue of the Subdivision Certificate**.

- (17) Pursuant to **Camden Contributions Plan** amended in July 2004, a contribution must be paid to Council of \$32,250 per additional lot or dwelling, total \$161,250 for **Drainage, Roadworks, Traffic Facilities, Open Space Embellishment, Newcomers Programme and Masterplan**.

The contribution must be indexed by the methods set out in Paragraph 2.4 of the plan and **paid prior to issue of the Subdivision Certificate**.

The monetary contribution for Drainage, Roadworks, Traffic Facilities, Open Space Embellishment, Newcomers Programme and Masterplan may at the sole discretion of Council be offset by the value of land transferred to Council or by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such an agreement is to be undertaken, it must be signed **prior to the release of a Subdivision Certificate**.

#### END OF CONDITIONS

#### RECOMMENDED

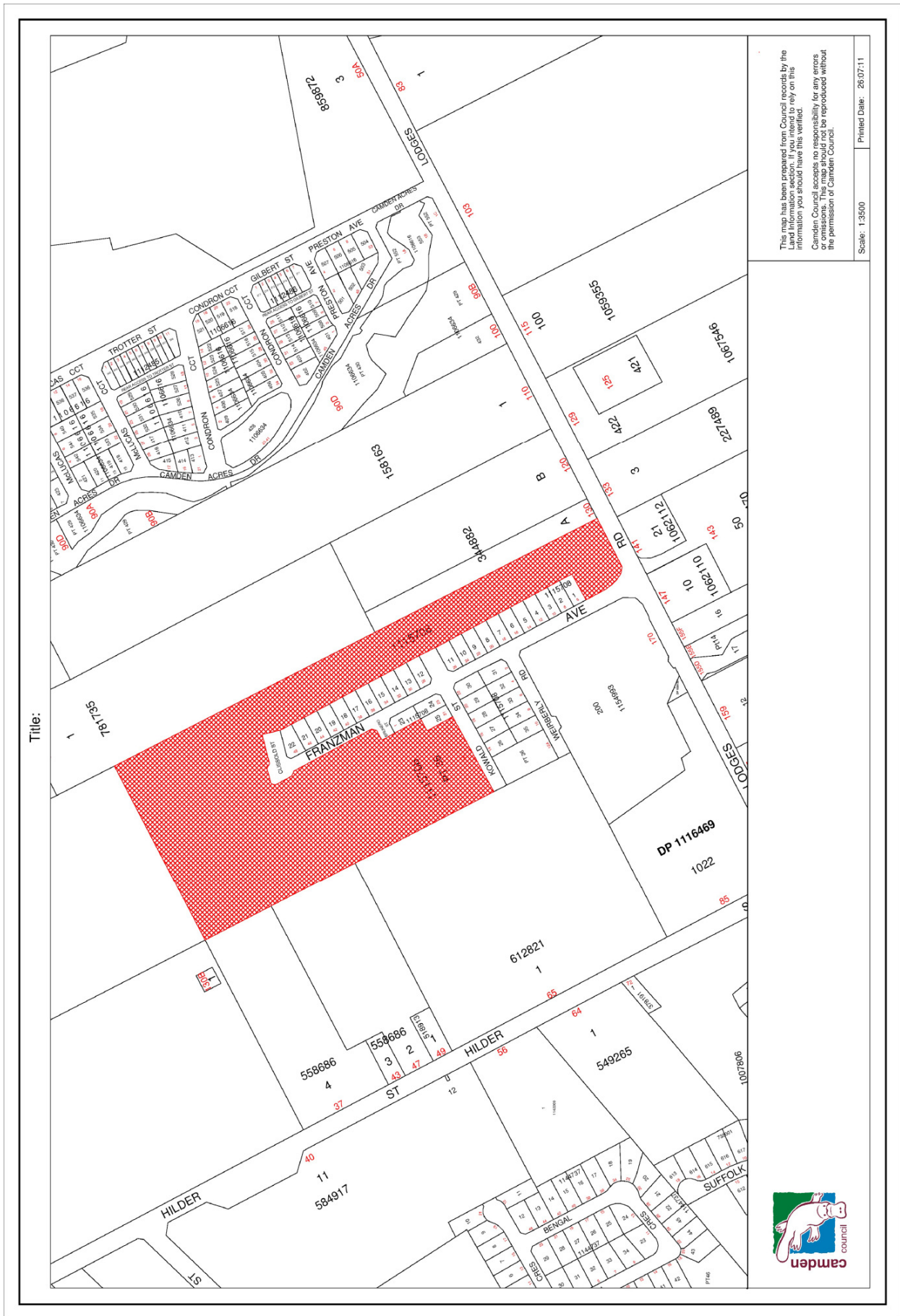
##### That Council:

- i. approve Development Application 1542/2010 for a 6 lot residential subdivision at 7A (Lot 36 in DP 1115708) Kowald Street, Elderslie, subject to the draft development consent conditions shown above; and
- ii. approve Development Application 1543/2010 for a 6 lot residential subdivisions at 7A (Lot 36, DP 1115708) Kowald Street, Elderslie, subject to the draft development consent conditions shown above.

#### ATTACHMENTS

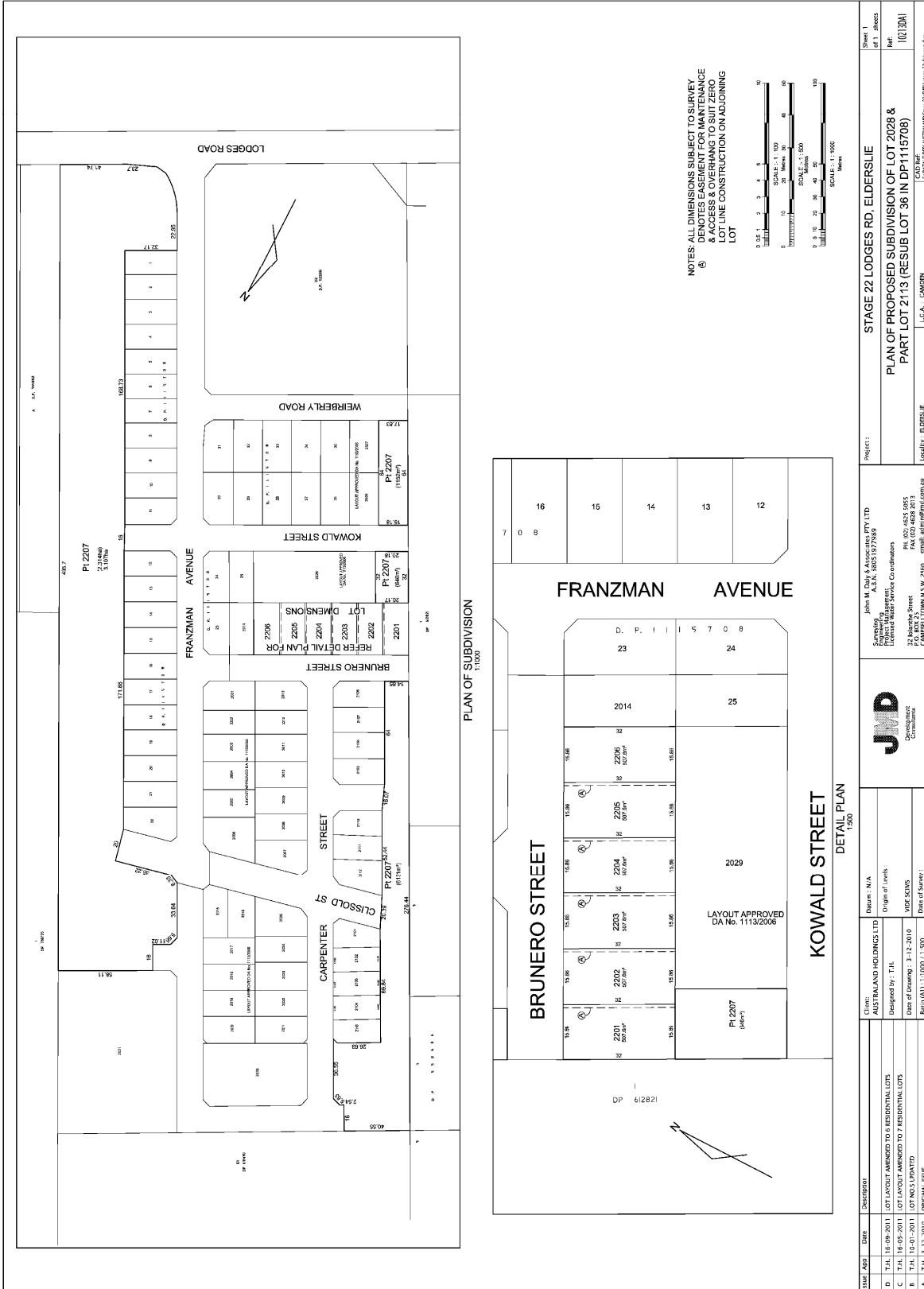
1. Location Plan
2. Proposed Plans
3. Submissions and Petition - *Supporting Document*

Attachment 1  
ORD02

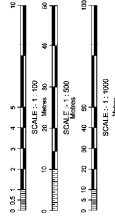


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Scale: 1:3500  
Printed Date: 26/07/11



NOTES: ALL DIMENSIONS SUBJECT TO SURVEY  
 DENOTES EASEMENT FOR MAINTENANCE  
 OF LOT 2028 & PART LOT 2113  
 LOT LINE CONSTRUCTION ON ADJOINING  
 LOT



PLAN OF SUBDIVISION  
 1:1000

DETAIL PLAN  
 1:500

DATE	APD	DRAWN	DESCRIPTION	DATE	APPROVED	DATE	APPROVED	DATE	APPROVED
D	T.H.	16-09-2011	LOT LAYOUT AMENDED TO 6 RESIDENTIAL LOTS						
C	T.H.	16-05-2011	LOT LAYOUT AMENDED TO 7 RESIDENTIAL LOTS						
B	T.H.	10-01-2011	LOT NO'S 1 & 11 TO 13						
A	T.H.	1-12-2010	ORIGINAL ISSUE						

Client:	AUSTRALAND HOLDINGS LTD	Design: N/A
Designed by:	T.H.	Origin of levels:
Date of Drawing:	1-12-2010	VDI SCMS
Revised (A1):	1:1000 / 1:500	Date of Survey:

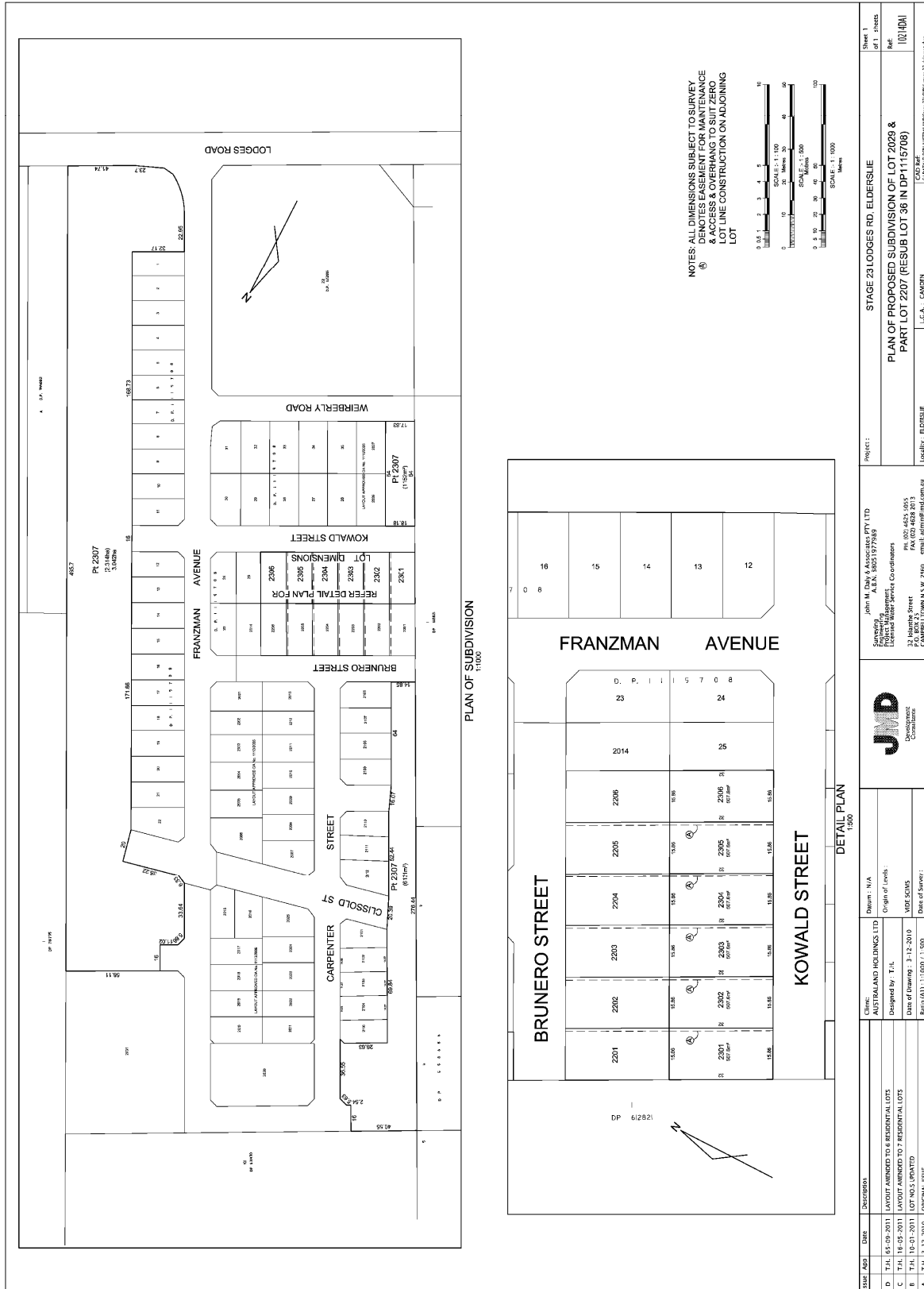
Surveyor:	John M. Allen, Surveying Pty Ltd 1/153-155 Licensed State Service Coordinators 32 Adelaide Street CAMPERDOWN NSW 2160 Email: admin@jmac.com.au Phone: (02) 4623 2013 Fax: (02) 4623 2015
Project:	STAGE 22 LODGES RD. ELDERSLIE PLAN OF PROPOSED SUBDIVISION OF LOT 2028 & PART LOT 2113 (RESUB LOT 36 IN DP1116708)
Locality:	ELDERSLIE
L.C.A.:	CMDRN

Attachment 2

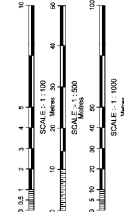
ORD02

Attachment 2

ORD02



NOTES: ALL DIMENSIONS SUBJECT TO SURVEY  
 (6) DENOTES EASEMENT FOR MAINTENANCE  
 OF SERVICES TO ADJACENT  
 LOT LINE CONSTRUCTION ON ADJOINING  
 LOT



Project: STAGE 23 LODGES RD. ELDERSLIE PLAN OF PROPOSED SUBDIVISION OF LOT 2029 & PART LOT 2207 (RESUB LOT 36 IN DP11157008) L.C.A. CAMDEN		Sheet 1 of 1 sheets Ref: 1031001
Designer: N/A Origin of Levels: MVD GEMS Date of Drawing: 17-12-2010 Date of Survey: 17-12-2010		
John M. JPD Development Consultants Pty Ltd 32 Isabella Street CAMDEN TOWN N.S.W. 2560 Phone: 02 4628 2013 Email: admin@jpd.com.au		Locality: ELDERSLIE

## ORDINARY COUNCIL

ORD03

ORD03

**SUBJECT:** APPOINTMENT OF JOINT REGIONAL PLANNING PANEL MEMBERS  
**FROM:** Director Development and Health  
**BINDER:** Government Relations/NSW State Government

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### PURPOSE OF REPORT

The purpose of this report is for Council to determine the appointment of suitably skilled and experienced persons to represent Camden Council on the Sydney West Region Joint Regional Planning Panel (JRPP) for a period of 12 months.

### BACKGROUND

The Sydney West Region JRPP is the relevant body for determining regionally significant development applications received by Camden Council.

The Panel consists of five members: comprising three state appointed members and two Council appointed members. Council may also appoint a person to be an 'alternate' of a member nominated by Council, who will act in the place of the member and have all the powers of the member.

Council is represented on the JRPP as follows:

- Councillors Campbell and Anderson (alternate). This is not proposed to be changed.
- Mr Chris Lalor Acting Manager – Strategic Planning and Ms Kylie Powell, Manager, Strategic Planning (alternate).

Ms Powell is one of Council's current alternate JRPP members, however she has recently commenced a period of maternity leave. As such, her position on the panel is required to be filled to ensure representation during any absence of Mr Lalor.

The Councillors have previously indicated that they do not wish to nominate any other Councillor to fill this JRPP role.

It is considered that where a staff member is involved in statutory assessment of development applications, there could be a perceived or potential conflict of interest for them to participate in the Panel hearings. To avoid any possible conflict, planning representatives are selected from Council's Strategic Planning Branch, however there are no existing Council staff who are suitably qualified and available to fulfil this role at this time.

Accordingly, Council staff invited four suitably qualified and experienced external persons to quote for the supply of Joint Regional Planning Panel services. The request was sent to the applicants on 20 July 2011, with a closing date of 5pm on 5 August 2011.

### MAIN REPORT

At the closing date of the request for quotation, Council had received valid responses from all of the four applicants, including:

- Graham Pascoe – Pascoe Planning Solutions (Camden)
- Adam Piper – CB Richard Ellis (various offices, including Parramatta and Camden)
- Sue Francis – City Plan Services (Sydney City)
- Lesley Bull – JBA Planning (North Sydney)

### **Consideration of Quotes**

A detailed review of the quotes was conducted by Council staff with the information collated into a spreadsheet cataloguing all aspects of the assessment criteria.

In accordance with the JRPP Operational Procedures and Council's process, the quotes were assessed on the following selection criteria:

1. Ability and capacity to supply service specified, including:
  - senior level experience in dealing with multiple stakeholders;
  - high level communication skills;
  - capability to drive high profile outcomes in a credible and authoritative matter;
  - high level analytical skills;
  - knowledge of the assessment of complex development and planning matters; and
  - a high level of expertise in *one or more* of the following fields:
    - planning
    - architecture
    - heritage
    - the environment
    - urban design
    - land economics
    - traffic and transport
    - law
    - engineering
    - tourism.
2. Service availability for the 12 month duration of the appointment.
3. Relevant environmental considerations.
4. Competitive pricing (quote for services was to be provided as a flat fee per DA to be determined).

Applicants were asked to address the above selection criteria and to provide a copy of their Curriculum Vitae (CV), a brief report outlining their understanding of the brief, a completed pricing schedule and a signed declaration of agreement to the appointment terms and conditions.

### **Evaluation**

The aim of the evaluation process is to assess the capability of the applicants to perform all required JRPP services, including primarily to review and determine

complex development applications and to act in accordance with the JRPP Code of Conduct and Operational Procedures.

An internal assessment panel was established to consider in further detail all four quotes received. Using the information provided in the quotation and the selection criteria outlined in points 1 to 4 above, the assessment panel evaluated each of the quotes.

The quotes complied with most aspects of the Invitation to Quote document. Each applicant also described a process to readily identify any conflicts of interest in acting for Council when determining development applications. The standard of quotes was considered high and came from various firms and sole practitioners.

Each of the applicants has sufficient experience and capability to offer adequate JRPP services to Council. The majority have represented firms or Councils at the Land and Environment Court in planning related matters and have senior level experience in development assessment and dealing with multiple stakeholders. Some applicants had also been involved in strategic planning projects within the Camden Local Government Area (LGA). All applicants signed the terms and conditions which committed to service availability for the 12 month appointment period and most tenders included their firm's relevant environmental practices in carrying out daily work.

The pricing schedules submitted by the applicants consisted of a varied range of flat fee rates.

Whilst the fees represented a significant weighting in the scoring and evaluation of the applications, it is noted that other non-price elements of the submissions such as those identified in selection criteria 1 (for relevant skills and experience), also had a major bearing on the recommended appointments. **A summary of the quotations is provided with the Business Paper supporting documents.**

The assessment panel were unanimous in the recommendation that Council should retain the flexibility to select from more than one applicant in order to engage the most appropriate panel member, depending on the particular issue and level of complexity.

After consideration of Council's future needs, the necessity to maintain the ability to engage a firm to match the particular issue and review of the tenders received, it is recommended the following two applicants be appointed:

- Lesley Bull – JBA Planning
- Adam Piper – CB Richard Ellis

Lesley Bull has qualifications in planning and law and has significant experience working on projects ranging from greenfield sites to highly developed urban areas. Lesley has also been involved in policy and plan making for the South West Growth Centres Commission, including the Oran Park and Turner Road release precincts.

Adam Piper has qualifications in planning and environmental engineering and has management level experience in developments ranging from aged care facilities to city centre urban renewal, as well as experience in Land and Environment Court appeals.



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## **CONCLUSION**

In conclusion, with the tender panel assessing and evaluating all tenders submitted and after the consideration of Council's future needs, it is recommended to appoint the following firms:

- Lesley Bull – JBA Planning
- Adam Piper – CB Richard Ellis

for the period of November 2011 to November 2012 (12 months).

## **RECOMMENDED**

**That Council:**

- i. appoint the following suitably qualified and experienced persons to act as Council's primary and alternate member on the South West Region Joint Regional Planning Panel for the period November 2011 to November 2012 (12 months):**
  - Lesley Bull – JBA Planning
  - Adam Piper – CB Richard Ellis
- ii. Advise all firms tendering of the outcome of the Tender process.**

## **ATTACHMENTS**

1. *Summary of Quotations - Supporting Document*

## ORDINARY COUNCIL

ORD04

ORD04

**SUBJECT:** COMMUNITY BUILDING PARTNERSHIP GRANTS  
**FROM:** Director Works & Services  
**BINDER:** Community Services Funding

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### PURPOSE OF REPORT

To provide Council with information about a current State Government Community Grant Program, and the potential for Council to be called upon to contribute to larger projects by local community groups. The report also seeks Council's endorsement of a capital upgrade of the Narellan Youth Space to enable greater use of technology as a Council submission for funds.

### BACKGROUND

The NSW Government will conduct the Community Building Partnership (CBP) program in 2011. The CBP program provides funds for community groups and local councils to invest in community infrastructure throughout the State.

Community organisations and local councils are able to apply for funding to build and improve community facilities in their local area. Grant funding of up to \$300,000 is available for every state electoral district.

### MAIN REPORT

Applicants for grants under the CBP program should demonstrate how their project will benefit their local community through the building or improvement of facilities to deliver positive social, recreational or environmental outcomes. Applications from local councils require a commitment of matching funding by the council. Projects must be ready to commence by early 2012 and be completed before the end of March 2013. Applications are open from Wednesday 14 September until Monday 31 October 2011.

Council has a small project within its budget which can be enhanced by additional funding on offer under the CBP program and which meets the program criteria.

Criteria for the funding includes:

- Generally only one project proposal from each local council within an electorate will be considered in the electorate area. Councils may submit a project proposal for a location in each electorate within their area.
- Local councils (including their Section 355 committees) will be required as a minimum to provide matching (cash) funding to the CBP grants. Matching contributions from councils (and Section 355 Committees) must be in the form of cash and can be provided from council income sources or from other external funding sources.
- Not-for-profit organisations are eligible to seek the entire project cost as a grant. Favourable consideration will however be given to those projects with contributions from their own or from other sources.
- Voluntary labour and donated materials can form part of the not-for-profit organisation's contribution to the project funding. Details of the voluntary labour

and donated materials including the estimated value should be provided in the project budget and application form.

- It is required that the applicant will cover any administration costs incurred with the project.
- While grant funding may be applied to the cost of obtaining development approval, no funding will be advanced until that consent has been secured.

Projects able to be funded are:

- construction of new capital works;
- refurbishment, repairs and maintenance to existing capital facilities; or
- the purchase of capital equipment with a life expectancy of 15+ years that enables the delivery of new or enhanced community services

The following projects are not eligible for funding:

- Non capital equipment (e.g. computers, IT equipment, sports equipment etc).
- Projects that have commenced prior to 31 October 2011.
- Projects that involve the development of private or commercial ventures, including licensed areas of registered clubs.
- Projects that seek funding for the organisation's operating recurrent expenses (eg: staff, consumables etc).
- Projects that seek funding to stage events, exhibit a display or for filming.
- Projects to undertake studies or investigations.
- Purchase of land or buildings is generally not appropriate

In 2010 projects funded in Camden included sportsfield lighting for a number of sporting codes and groups, equipment sheds and other community facilities. This program, combined with the federal infrastructure funding, has assisted Council to be able to provide lighting for most sporting codes over the past two years. It is likely that in the 2011 round the remaining sporting codes which do not have lighting will apply for funds. The softball association has indicated it will be seeking funds to light the ground at Cowpasture Reserve at a cost of \$150,000 and has sought an indication as to the availability of Council funds to meet any shortfall.

Other groups may also consider seeking Council assistance or contribution. Council may wish to consider an allocation of some "grant matching funds" for community groups to gain the best leverage of available state funds.

Unfortunately, at the time of writing, Council is not aware of any other applications. To cover potential applications, where there is a shortfall of available funds versus the project cost, Council could consider support out of future budgets. In such cases, contributions from applicants would still be expected. However, successful applications will not be known until March 2012.

In previous years Council has not sought funds from this funding program to enable community groups to access the entire funding pool available. However it should be acknowledged that Council does provide a broad range of community services and that any increase in funds available to those programs reduces the cost to the general budget, and in turn, the community.

In identifying a suitable Council project, a small capital improvement project in the Narellan Youth Space meets all the requirements, has allocated funds in the current budget and will have great community benefit for young people. Council is enhancing the service levels offered at the Youth Space by opening every afternoon and

developing a technology based program in place of the drop in service to better meet the current needs of young people. The “Flick the Switch Project” will make changes in the electrical and communications capacity within the building to allow improved WiFi access in the space, additional power outlets for laptops, tablets, and smart phones plug in and charging. It is proposed to seek \$15,000 from the CBP to match existing budget funds.

### **CONCLUSION**

A capital infrastructure upgrade to Narellan Youth Space to assist the transition from a drop in space to a technology hub, using existing budget allocation as matching funding, would be an ideal Council project to be submitted to CBP this round.

It is likely that Council will be approached for financial assistance for lighting at Cowpasture Reserve should the Softball Association’s application to the Community Building Partnerships funding program be successful. Council may also receive requests from other groups and could consider a matching allocation of funds in future budgets.

### **RECOMMENDED**

#### **That Council:**

- i. endorse the submission to the Community Builders Partnerships program seeking \$15,000 for the “Flick the Switch” Project, to upgrade infrastructure in Narellan Youth Space to enable improved WiFi access and wider, improved technology usage; and**
- ii. consider the allocation of funds for the purpose of complimenting approved funding under the Community Building Partnership Program, with a preference to projects where the applicant is also contributing.**

## ORDINARY COUNCIL

ORD05

**SUBJECT: FUNDING FOR NEW CLUBHOUSE AND ASSOCIATED FACILITIES AT RON DINE RESERVE (CAMDEN TIGERS) PROJECT**

**FROM:** Director Works & Services

**BINDER:** Ron Dine Clubhouse

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### PURPOSE OF REPORT

To seek Council's approval to accept funding of \$1,200,000 (GST exclusive) under the Federal Government's Community Infrastructure Grants Program for the New Clubhouse and Associated Facilities at Ron Dine Reserve.

### BACKGROUND

The Community Infrastructure Grants (CIG) Program was established by the Department of Regional Australia, Regional Development and Local Government following the Federal Government's announcements during the 2010 Election campaign. The CIG Program is to contribute funding to the proposed projects of Local Government and community organisations. Grants made under the program are for the construction and upgrade of local sport, recreation and community infrastructure.

In April 2011 the Camden Tigers project was identified in the program's list of proposed projects as being eligible for consideration of funding. On behalf of the Camden Tigers Soccer Club, Council prepared and submitted an application on 15 June 2011 to seek grant funding under the program for the Camden Tigers' project.

In a reply letter dated 28 September 2011 to Council, the Minister has given funding approval for the project of up to \$1,200,000 (GST exclusive) for the construction of a new clubhouse and upgrade of associated facilities at Ron Dine Reserve.

### MAIN REPORT

Camden Tigers Soccer Club (the Club) uses Ron Dine Reserve as its home ground for matches. The Club currently has more than 65 teams using the ground which comprises six playing fields with a small clubroom building and an adjacent toilet block. Both existing clubroom and toilet block are located away from the main playing field and are in need of upgrade.

In its 2011 Strategic Plan, the Club identifies its desire to meet the Soccer NSW ground criteria in order to host major events and compete at the Youth League and State League level. It has identified actions required to improve and upgrade the existing ground facilities to satisfy the above criteria.

This funding approval presents an opportunity for Council to work in partnership with the Club and assist them to achieve a number of objectives in the Club's Strategic Plan. The project includes design and construction of a new clubhouse, new floodlighting to playing fields, new electrical substation and, should sufficient funds remain, provision of a new irrigation storage tank with pump system to help improve the field irrigation.

This funding is provided without a requirement for any monetary contribution from Council. Council's Capital Works Branch will project manage the design and construction of the new facilities.

Preliminary costings indicate that the main project components will be able to be delivered within the budget set by the grant value and within the timeframe dictated by the grant conditions.

### **CONCLUSION**

This grant funding approval delivers on a 2010 Election Commitment by the Federal Government. It allows Council to provide greatly improved facilities at Ron Dine Reserve. These new facilities will assist Camden Tigers achieve their long term strategic objectives and provide benefits to the local community.

### **RECOMMENDED**

#### **That Council:**

- i. accept the grant funding of \$1,200,000 (GST exclusive) under the Federal Government's Community Infrastructure Grants Program for the New Clubhouse and Associated Facilities at Ron Dine Reserve;**
- ii. delegate authority for the General Manager or delegate to enter a Funding Agreement with the Department of Regional Australia, Regional Development and Local Government; and**
- iii. authorise the seal of Council to be affixed to documents required to make the agreement effective.**