



# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**10 September 2013**

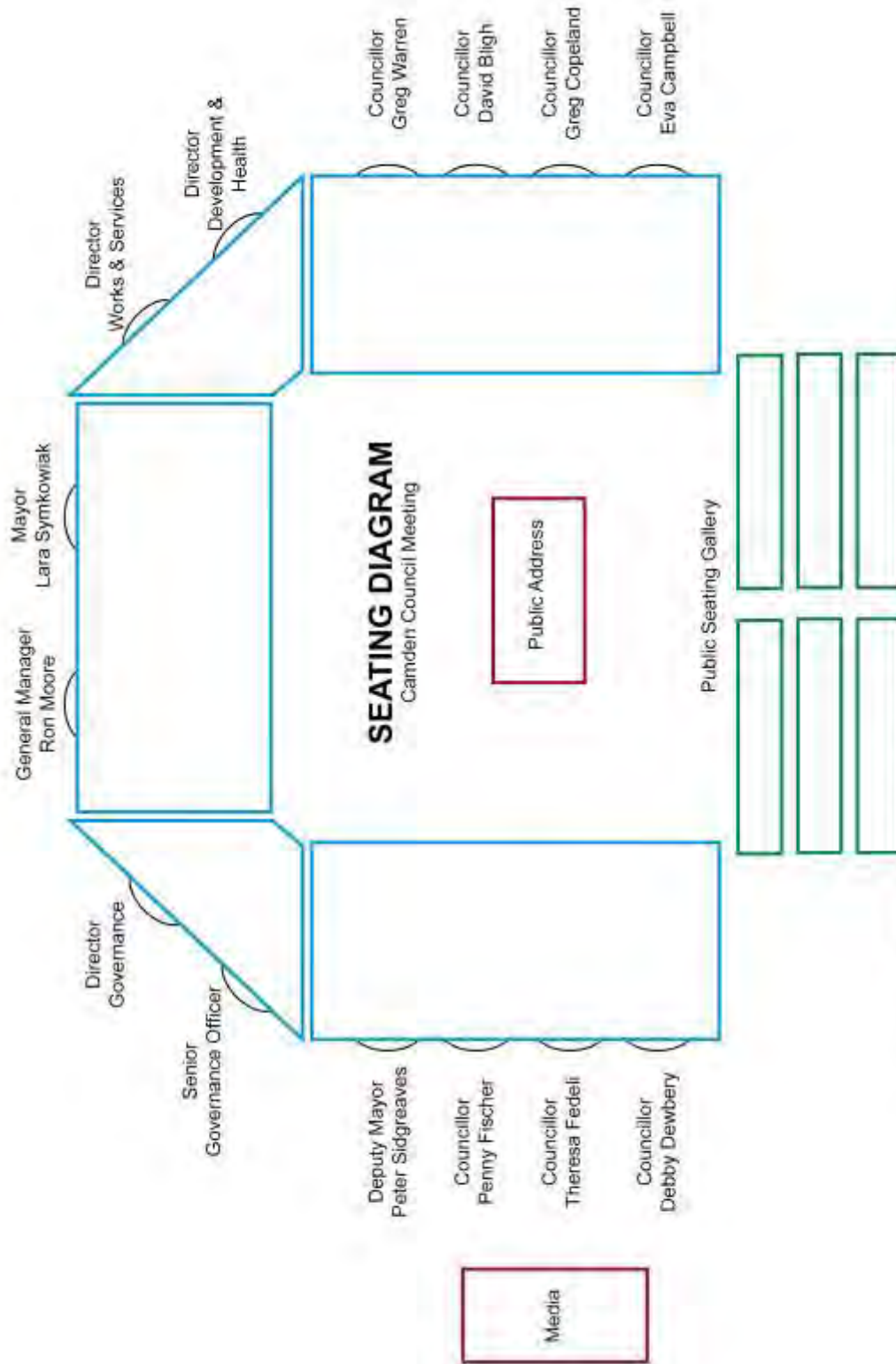
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**Camden Civic Centre**  
**Oxley Street**  
**Camden**



## 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
RMS	Roads & Maritime Services (incorporating previous 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



**Please do not talk during Council Meeting proceedings.  
Recording of the Council Meeting is not permitted by members of the public at any time.**



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# ORDINARY COUNCIL

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## ORDINARY COUNCIL

SUBJECT: PRAYER

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### PRAYER

Almighty God, bless all who are engaged in the work of Local Government. Make us of one heart and mind, in thy service, and in the true welfare of the people we serve: We ask this through Christ our Lord.

Amen

\*\*\*\*\*

Almighty God, give thy blessing to all our undertakings. Enlighten us to know what is right, and help us to do what is good: We ask this through Christ our Lord.

Amen

\*\*\*\*\*

Almighty God, we pause to seek your help. Guide and direct our thinking. May your will be done in us, and through us, in the Local Government area we seek to serve: We ask this through Christ our Lord.

Amen

\*\*\*\*\*

### AFFIRMATION

We affirm our hope and dedication to the good Government of Camden and the well being of all Camden's residents, no matter their race, gender or creed.

We affirm our hope for the sound decision making by Council which can improve the quality of life in Camden.

*Either – "So help me God" or "I so affirm" (at the option of councillors)*

\*\*\*\*\*

We pledge ourselves, as elected members of Camden Council, to work for the provision of the best possible services and facilities for the enjoyment and welfare of the people of Camden.

*Either – "So help me God" or "I so affirm" (at the option of councillors)*

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## **ORDINARY COUNCIL**

**SUBJECT: ACKNOWLEDGMENT OF COUNTRY**

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I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.



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## **ORDINARY COUNCIL**

**SUBJECT: RECORDING OF COUNCIL MEETINGS**

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In accordance with Camden Council's Code of Meeting Practice and as permitted under the Local Government Act this meeting is being audio recorded by Council staff for minute taking purposes.



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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.

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 27 August 2013 and the Local Traffic Committee Meeting held 20 August 2013.

### **RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 27 August 2013 and the Local Traffic Committee Meeting held 20 August 2013, copies of which have been circulated, be confirmed and adopted.**



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## ORDINARY COUNCIL

ORD01

ORD01

**SUBJECT: ELECTION OF MAYOR 2013/2014**  
**FROM:** Director Governance  
**TRIM #:** 13/10250

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The procedures to be followed in respect of the election of the Mayor are set out in section 290 of the *Local Government Act 1993* ("the Act") (Timing), clause 394 of the *Local Government (General) Regulation 2005* (method) and Schedule 7 of that Regulation.

To be nominated for election to the position of Mayor, a nomination form must be completed. The nomination form must be signed by two Councillors, one of whom may be the nominee and must indicate consent of the nominee.

The forms must be delivered to the General Manager before 4pm on Tuesday 10 September 2013. To assist, a number of nomination forms have been issued under separate cover to each Councillor for this purpose.

If more than one nomination is received, Council will be required to resolve the method of voting. Three methods are available under the Regulations:

- Show of hands (self-explanatory - open voting)
- Ordinary Ballot
- Preferential Ballot

Once the method of voting is determined, with the exception of show of hands, voting ballot papers will be handed to each Councillor for completion. It is important that the ballot papers are completed correctly to ensure they are formal votes. Informal votes, i.e. those completed contrary to instructions, are excluded from the election count.

In the event of a tied vote, i.e. two candidates with the same number of votes, the election is determined by the draw from a box. In the case of an exclusion to reduce the number of candidates to two, the first name drawn is excluded. In the case of a two candidate draw, the name drawn is declared the elected candidate.

Action required:

- (a) If only one candidate nominated - the General Manager will declare the candidate elected.
- (b) If more than one candidate nominated - Council to determine the method of voting as outlined in this report.

**RECOMMENDED**

**That Council:**

- i. **determine the method of voting, if required; and**
- ii. **an election be held at the Council Meeting of 10 September 2013 and once the result is known, the General Manger to declare the candidate with the majority, elected as Mayor for the 2013/2014 term.**



ORD02

## ORDINARY COUNCIL

ORD02

**SUBJECT: DEPUTY MAYOR ELECTION 2013/2014**  
**FROM:** Director Governance  
**TRIM #:** 13/10251

Unlike the position of Mayor, which is required by statute under section 225 of the *Local Government Act 1993* ("the Act"), the position of Deputy Mayor is optional (section 231).

The position of Deputy Mayor does not involve any additional responsibilities or functional authorities beyond the normal role of a Councillor, except when requested by the Mayor or at times, when the Mayor is prevented by illness, absence or otherwise from carrying out the duties of office. In such times, the Deputy Mayor assumes the role and authorities of the Mayor as specified under section 226 of the Act. Although optional, past practice has been to retain the position of Deputy Mayor each year.

The procedures required to be followed in respect of the election of Deputy Mayor are the same as that for the election of the Mayor. The same methods of voting apply and a decision is required to be made, if applicable.

To be nominated for election to the position, a nomination form must also be completed. The nomination must be signed by two Councillors, one of whom may be the nominee and must indicate the consent of the nominee.

The form must be delivered to the General Manager by 4pm on Tuesday 10 September 2013. To assist, a number of nomination forms have been issued separately to each Councillor for this purpose.

Action required:

- (a) If only one candidate - the General Manager will declare the candidate elected.
- (b) If more than one candidate nominated - Council to determine the method of voting.

**RECOMMENDED**

**That Council:**

- i. **determine the appointment of the position of Deputy Mayor;**
- ii. **determine the method of voting, if required; and**
- iii. **following the election at the Council Meeting of 10 September 2013, and once the result is known, the General Manager to declare the candidate with the majority, elected as Deputy Mayor for the 2013/14 term.**



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## ORDINARY COUNCIL

ORD03

ORD03

**SUBJECT: COUNCILLOR REPRESENTATIONS ON COMMITTEES 2013/2014**  
**FROM:** Director Governance  
**TRIM #:** 13/10249

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Following the election of the Mayor and Deputy Mayor, it is normal procedure to re-appoint Councillor representatives to various internal Committees and external Government/Council Committees for the ensuing twelve (12) month period.

### **Narellan and Camden Chambers of Commerce**

As a member of the Narellan and Camden Chambers of Commerce, Council is entitled to participate in voting at Chamber meetings. As such, it is recommended that the Mayor of the Day (or their delegate) be nominated as the appropriate party to act as the Councillor representative and exercise this voting right. The appointment of a voting delegate in no way precludes other Councillor's attending the meetings.

A list of the relevant Committees and Councillor representation is **attached at the end of this report**.

### **RECOMMENDED**

#### **That Council:**

- (i) **identify Committee membership requiring change and action those changes accordingly; and**
- (ii) **appoint a voting delegate to the Narellan and Camden Chambers of Commerce.**

#### **ATTACHMENTS**

1. Councillor Representations on Committees 2013/2014

ORD03

Attachment 1

**CAMDEN COUNCIL 2013-2014  
COUNCILLOR REPRESENTATIVES ON COMMITTEES**

Adopted: Council Meeting 25/09/2012 Last Updated: 28/08/2013

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## **FULL COUNCIL**

(Determines strategy, policy, statutory and staff matters) (Meets 6pm on the second and fourth Tuesday of the Month)

## **OTHER COMMITTEES**

### **INTERNAL COMMITTEES**

#### **ACCESS ADVISORY GROUP**

Provide advice, support and direction in regard to disability access issues within local community (Meets monthly. Evening meetings.)

**Cr Dewbery (Primary)**

**Cr Symkowiak (Primary)**

#### **CAMDEN LOCAL GOVERNMENT AREA TREE PLANTING COMMITTEE**

Actively involved in increasing community involvement in tree planting and landscaping projects to increase biodiversity, sustain native vegetation and protect and improve the natural landscape across the Camden Local Government Area. (Meets Monthly. Daytime meetings.)

**Cr Fedeli (Primary)**

#### **LOCAL EMERGENCY MANAGEMENT COMMITTEE**

Representatives of all emergency organisations prepare for emergencies within the Council Area. (Meets Quarterly. Afternoon/evening meetings.)

**Director of Works and Services (Primary Chairperson)**

**Manager of Assets (Deputy Chairperson)**

**Manager of Assets (Local Emergency Management Officer)**

**Manager of Environment & Health (Alternate Local Emergency Management Officer)**

### **EXTERNAL GOVT/COUNCIL COMMITTEES**

#### **AUSTRALIA DAY COMMITTEE**

The Committee functions as an advisory committee and works to organise a program for Australia Day including a Thanksgiving Service run by the Evangelical Sisters of Mary, Civic Awards, Citizenship Ceremony, entertainment and stalls organised by Camden Council with assistance from Camden Lions Club and the Australia Day Parade organised by Macarthur Lions Club. (The committee meets once a month in October, November, December and January commencing at 5.00pm at Narellan Administration Building).

**Cr Warren**

#### **CAMDEN AIRPORT COMMUNITY CONSULTATIVE GROUP**

Enables stakeholders to be consulted and involved in issues relating to the development and operation of Camden Airport.

(Meets quarterly. Daytime meetings)

**Councillor Symkowiak (Primary)**

**Team Leader Land Use & Planning (Primary)**

#### **CAMDEN CHAMBER OF COMMERCE**

Council is entitled to participate in voting at Chamber meetings. (Regular meetings are held on the first Wednesday of every month at 6pm and all Councillors are entitled to attend).

**1 x voting representative to be nominated.**



### **CAMDEN COUNCIL FLOOD RISK MANAGEMENT COMMITTEE**

The committee's role is to guide council in the development and implementation of detailed floodplain risk management plans to produce flood risk management outcomes.

The Committee generally meets quarterly for each catchment (Nepean, Narellan and South Creek) areas, hence there may be up to 12 meetings per year during normal business hours.

**Cr Campbell (Primary)**

**Cr Symkowiak (Primary)**

### **CAMDEN CYCLING ADVISORY GROUP**

Helps provide direction and support to Council and other agencies in regard to cycling facilities and issues and encourages a greater commitment within the community to the use of sustainable forms of transport. Terms of reference are still to be established.

**Cr Fedeli (Primary)**

**Cr Campbell (Primary)**

### **CAMDEN FESTIVAL COMMITTEE**

The Committee functions as an advisory committee and works together to provide a two week festival for the community. (Meets once a month in April, May, June and July and then every two weeks from August in the lead up to the start of the festival in September. Meetings start at 5.00pm at the Narellan Administration Building).

**Cr Warren**

### **CAMDEN LOCAL TRAFFIC COMMITTEE**

A technical committee meeting with RMS, Police, State Member Representative and other invited guests to consider traffic issues on local road system with the view of maintaining road safety, improve traffic flow and reduce accidents. (Meets monthly. Daytime meetings.)

**Cr Warren (Primary)**

**Cr Sidgreaves (Alternate)**

**Cr Fischer (Alternate)**

### **CAMPBELLTOWN ARTS CENTRE SUB COMMITTEE**

Assists Campbelltown Arts Centre facilitate cultural programming across Macarthur Region. (Meets three times a year at 6pm Campbelltown Arts Centre).

**Mayor of the Day (Primary)**

### **COHESIVE COMMUNITIES ADVISORY GROUP**

Develop and comment on strategies, plans and help drive projects regarding issues of community cohesiveness aimed at increasing the social capital of the Camden LGA. (Email group only)

**Cr Bligh (Primary)**

**Cr Copeland (Primary)**

### **COMMUNITY SAFETY COMMITTEE**

Police Committee to address issues of concern within the community. (Meets bi-monthly. Evening meetings.)

**Cr Dewbery (Primary)**

**Cr Warren (Alternate)**

### **COMPANION ANIMAL ADVISORY COMMITTEE**

To consider matters related to companion animal management, along with the organising events such as Paws in the Park.

**Cr Dewbery (Primary)**

**Cr Symkowiak (Primary)**

### **FLOOD MITIGATION AUTHORITY OF NSW**

Local Representative appointed to consider Flood Mitigation issues throughout NSW. (Meets quarterly. Daytime meetings in Sydney.)

**Manager - Environmentally Sustainable Design**

**Cr Campbell (Primary)**

### **G.R.O.W. COMMITTEE**

Allocates State Government funding for community projects. (Meets as required, dependent on projects)

**Cr Sidgreaves (Primary)**

**Mayor of the Day (Alternate)**

### **HAWKESBURY-NEPEAN LOCAL GOVERNMENT ADVISORY GROUP**

Advisory capacity to implement the Statement of Intent guiding local government in natural resource management within the Hawkesbury Nepean catchment & to determine priority projects. (Daytime meetings.)

**Cr Campbell (Primary)**

**Manager - Environmentally Sustainable Design (Alternate)**

### **JOINT REGIONAL PLANNING PANEL FOR SOUTH WEST (JRPP)**

To determine development proposals of regional significance.

(Meets as required, daytime meetings, and on occasion outside the LGA)

**Cr Sidgreaves (Primary)**

**Cr Symkowiak (Primary)**

**Cr Fischer (Alternate)**

**Cr Fedel (Alternate)**

**Appointed until September 2016.**

### **MACARTHUR AREA HEALTH SERVICE PLANNING AND DEVELOPMENT COMMITTEE**

Oversees the implementation of the Macarthur Area Health Strategy. (Meets as required.)

**Cr Campbell (Primary)**

**Cr Fischer (Alternate)**

**Cr Fedeli (Alternate)**

### **MACARTHUR BUSH FIRE MANAGEMENT COMMITTEE**

Coordinate Bush Fire Management in Macarthur area. (Meets Quarterly at Bush Fire headquarters, Minto. Dates to be advised. Daytime meetings.)

**Cr Copeland (Primary)**

### **MACARTHUR LIVERPOOL REGIONAL ADVISORY COMMITTEE**

Identify multicultural issues of local concern – government & community reps. (Meets quarterly 6pm at Liverpool, Campbelltown and Camden Councils).

**Team Leader Community Planning and Development appointed for a period of two years concluding 30 September 2014.**

**MACARTHUR REGIONAL ORGANISATION OF COUNCILS  
(MACROC)**

Regional Organisation of Councils made up of Camden, Campbelltown and Wollondilly Councils. (Meets Bi-Monthly. Evening meetings.) (4 year appointment)

**It should be noted that for the next 2 years it is Camden Council's turn to nominate a President to MACROC.**

**Cr Sidgreaves (Primary)**  
**Cr Fischer (Primary)**  
**Cr Copeland (Primary)**  
**Cr Symkowiak (Primary)**  
**Cr Warren (Alternate)**

**METROPOLITAN PUBLIC LIBRARIES ASSOCIATION NSW (MPLA)**

Represent interest of LG Libraries in Sydney region to all levels of Government (Daytime meetings.).

**Cr Campbell (Primary)**  
**Manager - Library Services (Primary)**

**NARELLAN CHAMBER OF COMMERCE**

Council is entitled to participate in voting at Chamber meetings. (Regular meetings are held on the second Wednesday of every month in the evening and all Councillors are entitled to attend).

**1 x voting representative to be nominated.**

**RURAL FIRE SERVICE MACARTHUR ZONE LIAISON COMMITTEE**

Monitor SLA, review budgets and quarterly financial reports. (Meets quarterly. Evening meetings).

**Cr Sidgreaves (Primary)**

**SOUTH WEST SYDNEY ACADEMY OF SPORT**

NSW Department of Sport and Recreation Advisory Board. (Daytime meetings.)

**Cr Copeland (Primary)**  
**Recreation Planner**

**SYDNEY GAS COMMUNITY CONSULTATIVE COMMITTEE**

Community link to operations of Sydney Gas as required by production lease. (Meets quarterly at Wollondilly and Campbelltown Councils. Daytime meetings.)

**Cr Symkowiak (Primary)**

**SYDNEY WATER CORPORATE CUSTOMER COUNCIL**

Sydney Water consults regularly with customer Councils. Member of Corporate Customer Council. (Meets in Sydney Head Office 6 times per year 9.00am-1.00pm)

**No representative elected**

## **STATUTORY COMMITTEES (MINISTERIAL APPOINTMENTS)**

### **BELGENNY FARM TRUST**

Representatives on board of management. (Daytime meetings.)

**Cr Campbell (Primary)**

## **COMMUNITY MANAGEMENT COMMITTEES**

(Community Committees operate Council facilities & provide services on Council's behalf including grounds and buildings.)

In relation to Section 355 Management Committees, the appointment and election of the committees is undertaken in accordance with the Section 355 Management Committee Manual, adopted by Council on 27 May 2002 and reviewed on 10 March 2009.

This manual states, under 'Committee Membership' that "Camden Council reserves the right to appoint one of its members to each Committee" (Clause 2.1.1 g).

In relation to the balance of members of a Section 355 Management Committee, the process to be followed as outlined in the Manual is summarised as follows:

- The committee needs to be formed at a public meeting in the district in which the facility is situated; preferably on site (Clause 2.1.1 c);
- Council or the Management committee may call the public meeting (Clause 2.1.1 d);
- All members, including new members, need to be appointed by Council before being able to vote or take part in the meetings (Clauses 2.1.1 e) and f);
- Committees are formally appointed by the Councillors in office (Clause 2.1.1 g);
- Three months after the General Election of Councillors, all community Committee Members will cease to hold office (Clause 2.1.1 g);
- Committee membership is on a quadrennial basis (Clause 2.1.1 a) – Committee Membership);
- Membership numbers are limited (Clause 2.1.1 b) – Committee Membership);
- The Management Committee membership should reflect the Community organisations which use the facility and must be open to representatives of user groups and interested community members (Clause 2.1.1 i) – Committee Membership);
- Membership make up and voting "rights" are set out in Manual (Clause 2.1.1 i) – Committee Membership);
- Provisions of the manual can be varied by a resolution of Council (Clause 3.3 (h))

It should be noted that the appointment of the Management Committee is entirely at the discretion of the Council (Clause 2.1.1).

### **BICENTENNIAL EQUESTRIAN PARK COMMUNITY MANAGEMENT COMMITTEE**

Second Wednesday of the month. Evening meetings.

**Cr Symkowiak (Primary)**

**Cr Dewbery (Primary)**

**Cr Campbell (Alternate)**

**ORD03**

**Attachment 1**

ORD03

**CAMDEN INTERNATIONAL FRIENDSHIP ASSOCIATION  
COMMUNITY MANAGEMENT COMMITTEE**

Evening meetings.

**Cr Warren (Primary)**

**CAMDEN SENIOR CITIZENS COMMUNITY MANAGEMENT  
COMMITTEE**

To address social and community issues. (Daytime meetings.)

**Cr Dewbery (Primary)**

**CAMDEN TOWN FARM COMMUNITY MANAGEMENT COMMITTEE**

(Evening meetings.)

**Cr Fischer (Primary)**

Attachment 1



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## ORDINARY COUNCIL

ORD04

ORD04

**SUBJECT:** CONSTRUCTION OF 19 SENIORS DWELLINGS, TREE REMOVAL AND ASSOCIATED SITE WORKS AT 34 AND 90 WEROMBI ROAD, GRASMERE  
**FROM:** Director, Development & Health  
**TRIM #:** 13/2530

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**APPLICATION NO:** 1185/2012  
**PROPOSAL:** Construction of 19 seniors dwellings, tree removal and associated site works  
**PROPERTY ADDRESS:** 34 and 90 Werombi Road, Grasmere  
**PROPERTY DESCRIPTION:** Lot 1, DP 1174315 and Lot 10, DP 845472  
**ZONING:** R5 Large Lot Residential  
**OWNER:** Camden Council and Carrington Centennial Trust  
**APPLICANT:** Mr R Richards

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the construction of 19 seniors dwellings, tree removal and associated site works at 34 and 90 Werombi Road, Grasmere.

The DA is referred to Council for determination as there remain unresolved issues received in 6 submissions from the public.

### SUMMARY OF RECOMMENDATION

That Council determine DA 1185/2012 for the construction of 19 seniors dwellings, tree removal and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

### EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of 19 seniors dwellings, tree removal and associated site works at 34 and 90 Werombi Road, Grasmere.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly exhibited in accordance with Camden Development Control Plan 2011. 6 submissions were received (all objecting to the proposed development). **A copy of the submissions is provided with the Business Paper Supporting Documents.**

The issues raised in the submissions relate to the proposed tree removal, loss of fauna habitat, noise, traffic, general amenity impacts and design/heritage concerns.



The DA was accompanied by an ecological assessment that assessed the proposed tree removal and its impacts. The assessment concluded that the removal of 84 trees from this site will not have a significant impact upon the biodiversity of the site. This is due to there already being extensive vegetation on the site and most of the trees to be removed are damaged, suppressed or unhealthy. 52 existing trees, including a significant fig tree, will be retained and replacement Cumberland Plain Woodland landscaping will be provided where appropriate. 138 new trees will also be planted in the vicinity of the proposed development. Council staff have reviewed the ecological assessment and agree with its recommendations.

The ecological assessment also assessed the potential impacts upon fauna known to inhabit the site. These impacts are not deemed to be significant, particularly given that of the site's 4 hollow bearing trees only 1 will be removed.

The concerns regarding noise, traffic and general amenity impacts have also been considered. Given the scale of the proposed development, being for only 19 single storey dwellings, it is not considered that there will be significant additional noise or traffic impacts generated. Standard conditions that will control construction noise and work hours are recommended to protect the amenity of nearby residents during the construction of the proposed development.

It is a recommended condition that the access driveway along the south eastern boundary of the site from Werombi Road be limited to emergency vehicle access only. It is also a recommended condition that this access be gated, that the gate be kept closed at all times and that signage be provided on the gate that clearly advises that it can only be opened for emergency vehicle access.

A landscape buffer will be provided between the proposed access driveway and the nearest existing residential property to the south east to soften the development's visual impacts and safeguard the neighbouring property's amenity.

The development has been appropriately designed to not have significant impacts upon the visual amenity and character of the site and area. The form of the proposed development is small, detached, single storey dwellings set within existing trees and appropriate replacement landscaping that will complement but not detract from the overall Carrington complex.

The DA was accompanied by a statement of heritage impact that was prepared by a heritage consultant. Council staff have reviewed this statement and considered the potential heritage impacts of the proposed development (as the entire site is identified as a local heritage item and contains several buildings of heritage significance). The proposed development will not have negative impacts upon the heritage significance of the overall Carrington complex due to its proposed layout and design.

The proposed development **fully complies** with all applicable planning controls.

Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

## AERIAL PHOTO



## THE SITE

The site involves two properties that are commonly known as 34 and 90 Werombi Road, Grasmere and are legally described as Lot 1, DP 1174315 and Lot 10, DP 845472.

34 Werombi Road has a frontage of approximately 175m to Werombi Road, a maximum depth of 37m and an overall area of approximately 4,896m<sup>2</sup>. The land is largely vacant except for some scattered vegetation and is owned by Council.

90 Werombi Road has a frontage of approximately 1.3km to Werombi Road, an approximate depth of 930m and an overall area of approximately 71ha. The entire site is identified as a local heritage item by Camden Local Environmental Plan 2010 and is known as "Carrington Centennial Care."

90 Werombi Road contains an extensive seniors living development including independent living units and residential aged care facilities. The site also contains a dam, native vegetation including remnant Cumberland Plain Woodland, introduced exotic landscaping and several buildings of heritage significance.

The exact portion of 90 Werombi Road on which the proposed development will be located is to the south east of the roundabout that allows entry from Werombi Road into the Carrington complex. This land slopes steeply downwards from north-west to south-east.





The surrounding area is largely characterised by low density detached residential dwellings on large lots.

To the north/north-east lies the Nepean River and Camden Airport. To the east lies the town of Camden, to the south the rural residential suburb of Grasmere and to the west the Wollondilly LGA.

### HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
Circa 1870s onwards	The establishment of Carrington Hospital including the Grasmere cottage, the Gardener's cottage, the Masonic cottage and the morgue building
14 April 1993	Additions to an aged persons housing complex (50 bed hostel and 78 self contained units) approved by DA 250/1992
13 August 1993	Modification of the existing car park and landscape embellishment approved by DA 702/2011
11 July 2007	Stage 1 concept masterplan DA for the ultimate development of the Carrington Centennial care site approved by DA 639/2006
21 December 2012	Demolition of an existing residential aged care facility and replacement with a new 132 bed residential aged care facility, realigned internal access roads, construction of car parking, drainage, services, landscaping and tree removal approved by DA 642/2012. This DA was determined by the Sydney West Joint Regional Planning Panel

### THE PROPOSAL

DA 1185/2012 seeks approval for the construction of 19 seniors dwellings and associated site works.

Specifically the proposed development involves:

- construction of 19 seniors dwellings. All of the proposed dwellings are detached, single storey and contain 3 bedrooms. The dwellings will be finished with timber composite material (having a weatherboard like appearance) and have corrugated metal roofs. 3 of the units will have double garages with the rest having single garages. The gross floor areas of the dwellings range between approximately 145 and 149m<sup>2</sup>.
- construction of a new internal access road and 10 visitor car parking spaces;
- removal of 84 existing trees, retention of 53 existing trees and replacement planting of 138 new trees;
- construction of drainage, paths, landscaping and associated site works including minor earthworks; and
- the works proposed on Council's land include the construction of a path, drainage and landscaping.

The value of the works is \$5,700,000.

**PROPOSED PLANS**



**PROPOSED ELEVATIONS**



**ORD04**

**3D VIEW**



**ASSESSMENT**

***Environmental Planning and Assessment Act 1979 – Section 79(C)(1)***

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

***(a)(i) The Provisions of any Environmental Planning Instrument***

The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy No 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- Camden Local Environmental Plan 2010

An assessment of the proposed development against these Environmental Planning Instruments is detailed below.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP)

*Relevant Clauses*

The DA was assessed against the following relevant clauses of the SEPP:

Clause	Requirement	Provided	Compliance
2	The aim of the SEPP	The proposal is well	Yes



Clause	Requirement	Provided	Compliance
Aims of this Policy	is to encourage the provision of housing that is well designed to meet the needs for seniors and people with disabilities whilst utilising existing infrastructure and services	designed and will utilise existing infrastructure that services the site to ensure that the needs of residents will be met	
4 Land to which this Policy Applies	This policy applies to land within New South Wales that is zoned primarily for urban purposes	The proposed site is zoned R5 Large Lot Residential. The SEPP identifies such land as non-urban land, however permissibility for the proposed development is established under Camden Local Environmental Plan 2010	Permissibility is established under Camden Local Environmental Plan 2010
18 Restrictions on occupancy of seniors housing allowed under this chapter	Development may only be carried out for the accommodation of seniors or people who have a disability, people who live within the same household with seniors or people who have a disability or staff employed to assist in the administration of and provisions of services to housing provided under this policy	A condition is recommended that requires that a covenant is registered against the title of the property limiting the use of the proposed units in accordance with this clause	Yes
25 Application for site compatibility certificate	The consent authority must consider Clauses 5 (b) (i), (iii) and (v). This clause requires that the natural environment and existing uses on site and surrounding area are considered, adequate access to services and infrastructure is available or can be made available to meet the needs of the proposal, the impact of the bulk,	The proposed development is compatible with its surroundings (being on a site that already contains an extensive seniors living development) and will complement the site. It is considered that the development will not produce any unreasonable impacts on the existing character or services available to the site and nor will it have any potential future negative impacts	Yes



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Clause	Requirement	Provided	Compliance
	scale, built form and character from the proposal and the potential future impacts on the site or the surroundings as a result		
26 Location and Access to Facilities	The consent authority needs to be satisfied that the development provides for access to services and facilities	The DA proposes 19 seniors dwellings to be situated on a site for which consent has been given by DA 642/2012 to construct a residential aged care facility which includes services such as a GP, clinic, pharmacy, coffee shop, beauty salon and an allied health clinic. Access to other services in the nearby town of Camden will be provided by the operation of a village bus service. Access to the above will be facilitated by appropriate paths in accordance with this clause	Yes
27 Bush Fire Prone Land	The proposal must be designed to comply with "Planning for Bush Fire Protection 2006"	A bush fire protection assessment forms part of this DA and was referred to the Rural Fire Service (RFS) as the proposal is Integrated Development. The RFS have reviewed the assessment and issued a bush fire safety authority without any specific conditions	Yes
28 Reticulated Water and Sewer	The consent authority must be satisfied that the development has access to reticulated water and adequate facilities for the disposal of sewerage	The site has access to reticulated water and Sydney Water has confirmed that they can accept sewerage at a rate of 27 litres per second into their existing system from the proposed development which is acceptable	Yes



Clause	Requirement	Provided	Compliance
29 Consent authority to consider certain site compatibility criteria for development applications to which Clause 24 does not apply	In determining an application to which this clause applies must consider the criteria referred to in clause 25 (5) (b) (i), (iii) and (v).	The proposed development has been assessed against Clause 25 above and it is considered that the site is suitable for it	Yes
30 Site Analysis	The consent authority must not grant consent unless they are satisfied that a site analysis has been undertaken	A site analysis has been prepared including an assessment of the site topography, existing vegetation, existing heritage and other built structures	Yes
33 Neighbourhood Design and Streetscape	Maintain and recognise reasonable local character, neighbourhood amenity and appropriate residential character whilst complementing any heritage items in the vicinity	The proposed development has been designed and sited to ensure minimal impact on the existing local character whilst maintaining neighbourhood amenity. The proposed development has been designed to limit any impact on the heritage significance of the site	Yes
34 Visual and Acoustic Privacy	Development needs to consider visual and acoustic privacy for neighbours and residents	The proposed development will be sited in a location that will result in only minimal overlooking on the adjacent residential properties on the boundary. The dwellings have been designed with living rooms and outdoor terrace areas away from neighbouring living areas and adjoining properties to protect the privacy of those residents.  The applicant has submitted acoustic reports addressing aircraft and road traffic noise. Subject to compliance with the recommendations	Yes



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Clause	Requirement	Provided	Compliance
		contained therein, it is considered that the proposed development is acceptable in terms of acoustic privacy	
35 Solar Access and Design for Climate	Ensure adequate daylight to main living areas and open space. Building to be designed to be energy efficient	The dwellings have been designed to maximise the use of natural daylight and ventilation and are consistent with the requirements of this clause	Yes
36 Stormwater	Control and minimise impacts from storm water run off due to development on site	The DA was accompanied by stormwater plans identifying how stormwater run-off will be managed post development. The development will provide an on-site detention system with water to be reused on site where possible	Yes
37 Crime Prevention	Design that encourages/allows for observation approaches, safety and secure of both residence and visitors	The DA was accompanied by a crime risk assessment report. The proposed development is considered to be consistent with Safer by Design principles and achieves the objectives of this clause	Yes
38 Accessibility	Provide links for pedestrians to access public transport or local facilities that are both attractive and safe. Provide access to parking for both visitors and residents	The development proposes formalised access through this part of the site and provides a legible network for pedestrians and vehicles. Sufficient parking is provided both in proposed garages and at grade, with a village bus service also available to residents	Yes
39 Waste Management	Manage waste in appropriate facilities and maximise recycling	The proposed development provides adequate facilities to store waste. Each dwelling has a bin storage area to accommodate household	Yes



Clause	Requirement	Provided	Compliance
		waste and recycling bins	
40 Development Standards – Minimum sizes and Building Heights	The site must have a minimum lot size of 1,000m <sup>2</sup>	The site area is approximately 71ha	Yes
	The proposal must provide a minimum frontage 20m at the building line	The site has a frontage of approximately 1.3km to Werombi Road	Yes
41 Hostels and Self Contained dwellings – standards concerning accessibility and useability	A consent authority must not consent to a development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development	An address of Schedule 3 is detailed below. The proposed development has been assessed and conditions to comply with the requirements set out in Schedule 3	Yes
50 Development standards that cannot be used to refuse development for self contained dwellings	The proposed dwellings are 8m high or less	The proposed dwellings are single storey and range in height from 6.6m-9.45m	No, however the DA is recommended for approval
	The proposal does not exceed a density and scale of 0.5:1 or less	The floor space ratio of the proposed development is 0.13:1 and will not result in a density of greater than 50% over the entire site when considering the existing seniors development thereon	Yes
	A minimum of 30% of the area of the site is to be landscaped	A minimum of 30% of the site will be landscaped	Yes
	An area of no less than 15% of the area of the site must accommodate deep soil planting	It is a recommended condition that a minimum of 15% of the site accommodate deep soil planting	Yes
	A minimum of 70% of the dwellings are to receive a minimum of 3 hours of solar access between 9am and 3pm in mid winter	73% of the dwellings receive a minimum of 3 hours of solar access between 9am and 3pm in mid winter	Yes





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Clause	Requirement	Provided	Compliance
Schedule 3 Part 1 and 2 - Standards applying to hostels and self-contained dwellings	Private open space of 15m <sup>2</sup> or an area of 3m x 3m long accessible from living area located on ground floor	A minimum of 15m <sup>2</sup> or 3m x 3m of private open space will be provided for each dwelling	Yes
	0.5 car parking spaces for each bedroom, 29 spaces are required in total	The proposed development will provide 32 spaces available in garages (3 double garages and 16 single garages) and 10 spaces at grade within the site.	Yes
	Compliance with requirements of siting standards, security, letterboxes, private car accommodation, accessibility entry, interior, bedroom, bathroom, toilet, surface finished, door hardware, ancillary items, living room and dining room, kitchen, access to kitchen, main bedroom, bathroom and toilet, lifts in multi-storey buildings, laundry and storage for linen	The applicant has provided an address of the schedule which demonstrates compliance with all applicable requirements. It is a recommended condition that the proposed development complies with these requirements	Yes

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP)

Pursuant to Clause 6 of the SEPP, BASIX certificates have been lodged in support of this DA. These certificates have been assessed and Council staff are satisfied that the proposed development is consistent with the requirements of the SEPP.

State Environmental Planning Policy No 55 – Remediation of Land (SEPP)

The SEPP requires the consent authority to be satisfied that the proposed site is suitable for its intended use (in terms of contamination) prior to granting consent.

This site has been subject to a preliminary contamination assessment with low rate sampling. The assessment concludes that the risk of potential contamination is low.

Council staff are satisfied with the findings of the assessment and therefore consider the site to be suitable for the proposed development.



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Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (SEPP)

The proposed development is consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. A condition is recommended to provide water pollution control devices as part of the development.

Camden Local Environmental Plan 2010 (LEP)

*Permissibility*

The site is zoned R5 Large Lot Residential under the provisions of the LEP. The proposed development is defined as “residential care facility.”

Pursuant to Schedule 1, Clause 8 of the LEP, “seniors housing” (which includes residential aged care facilities) is an additional permitted use on this site.

*Zone Objectives*

The objectives of the R5 Large Lot Residential zone are as follows:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

Officer comment:

The proposal is for a seniors housing development and it is not considered to have a negative impact on environmentally sensitive locations and scenic quality as described throughout this report.

- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.

Officer comment:

This objective is not relevant to the proposed development as the proposal is for seniors housing.

- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.

Officer comment:

The proposed development will not result in an unreasonable increase in required public facilities and the overall site already provides a range of on-site services for residents.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.



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Officer comment:

The proposed development is consistent with this objective as it provides a largely self-contained development that will not produce unreasonable impacts on other development in this or in adjoining zones.

*Relevant Clauses*

The DA was assessed against the following relevant clauses of the LEP.

Clause	Requirement	Provided	Compliance
4.3 Height of Buildings	Maximum building height of 9.5m	The proposed units range in height from 6.6m to 9.45m	Yes
5.9 and 5.9AA Trees or Vegetation	Maintain amenity and biodiversity values through the preservation of trees	The DA was accompanied by an ecological assessment and tree report. Council staff have reviewed these reports and it is considered that the site's amenity and biodiversity values will be retained by compliance with their recommendations which include the retention of most hollow bearing trees	Yes
5.10 Heritage Conservation	Conserve environmental heritage, including views, settings and fabrics. The site is identified as local heritage Item I118	The proposed development has been designed to limit impacts on the site's existing heritage structures, heritage fabrics and view corridors. A statement of heritage impact has been submitted and the design of the proposed development is not considered to cause any impact on the heritage significance of the site	Yes
7.1 Flood Planning	To minimise flood risk to life and property	The overall site is identified as being flood affected, however the proposed development area is located above the 1% annual exceedence probability level. It is not considered that the development will generate any additional risk to life or property on the site	Yes



Clause	Requirement	Provided	Compliance
7.2 Airspace Operations	Before granting consent to development shown on the Obstacle Limitation Surface Map (OLSM) the consent authority must notify the relevant authority of the proposal and take into account any comments received. The consent authority also needs to consider whether the proposal will compromise the operation of Camden Airport	<p>The proposed development is located within the OLSM. The DA was referred to Camden Airport who has raised no objection subject to compliance with recommendations that include limiting the maximum height of any structure to 100.65m Australian Height Datum and requesting consideration of the use of low reflective surfaces.</p> <p>The proposed development will be consistent with the above and therefore it is not considered that it will interfere with the operations of the airport</p>	Yes
7.3 Development in Areas subject to Airport Noise	Council must consider whether proposed development within the Aircraft Noise Exposure Forecast (ANEF) contour will meet AS 2021-2000, Acoustics-Aircraft noise intrusion-building siting and construction	<p>The proposed development will be located outside the ANEF however is within the airport movements plan. The application was referred to Camden Airport who has raised no objection with regard to noise.</p> <p>Acoustic reports were submitted in support of this DA and recommend several construction measures including thicker glazing and acoustic seals in order to protect future residents of these dwellings from aircraft noise. Subject to the above Council staff are satisfied that the proposed development will comply with AS 2021-2000</p>	Yes
7.4 Earthworks	Consider the likely disturbance and impact on existing drainage, soil stability, future uses or redevelopment, the sources and quality	The proposed development will require minor earthworks to facilitate the development. Sediment and erosion controls will be put in place to reduce any sediment and erosion impacts. Subject to the	Yes



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Clause	Requirement	Provided	Compliance
	of fill, vegetation, amenity of adjoining properties, the likelihood of disturbing relics and adverse impacts on watercourses, drinking water catchments or environmentally sensitive areas	conditions contained within this report, all other development impacts, including construction noise, dust and stormwater run-off will be mitigated and not produce the adverse impacts listed for consideration by this clause	

**(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).**

There is no draft Environmental Planning Instruments applicable to the proposed development.

**(a)(iii) The Provisions of any Development Control Plan**

Camden Development Control Plan 2011 (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP.

Control	Requirement	Provided	Compliance
B1.1 Erosion and Sedimentation	Erosion and sediment control measures	Appropriate erosion and sedimentation controls measures have been provided	Yes
B1.2 Earthworks	To ensure development takes into account the topography of the site and minimises disturbance	The proposed dwellings and associated works are designed to minimise the need for cut and fill on the site and respond to the natural topography to ensure minimal disturbance	Yes
B1.3 Salinity Management Plan	Salinity resistant construction	The DA was accompanied by a salinity report which has been reviewed by Council staff. The site is situated in a saline prone environment and the report recommends management strategies, compliance with which is a recommended condition	Yes



Control	Requirement	Provided	Compliance
B1.4 Water management	Demonstrate how stormwater will be managed in accordance with Council's Engineering Specifications	The DA was accompanied by stormwater plans and a report outlining how stormwater will be managed on-site including the proposed storage, treatment and detention procedures to be undertaken. This is consistent with Council's Engineering Specifications	Yes
B1.5 Trees and Vegetation	Protect trees and vegetation that contribute to the ecological, botanical, cultural, heritage and aesthetic amenity of Camden	The DA was accompanied by an ecological assessment and tree report. Council staff have reviewed the report and it is not considered that the amenity, aesthetics or character of the site will be lessened by the proposed tree removal	Yes
B1.6 Environmentally Sensitive Land	Ensure that new development considers and maximises the protection of existing natural features, protects, manages, restores and enhances as much environmentally sensitive land as possible	The DA was accompanied by an ecological assessment and tree report. Council staff have reviewed these reports and it is considered that the proposed development achieves a reasonable balance between the protection of significant trees and development	Yes
B1.9 Waste minimisation and management	A waste management plan (WMP) be provided outlining how waste will be managed throughout the demolition, construction and operation stage of the development	The DA was accompanied by a WMP addressing demolition, construction and operational waste generation by outlining how waste will be managed, stored and transported	Yes
B1.10 Bush Fire Risk Management	Prevent loss of damage to life, property and the environment and ensure that future development does not increase bushfire risk	A bush fire protection assessment formed part of the DA and was referred to the Rural Fire Service (RFS) as the proposal Integrated Development. The RFS have reviewed the assessment and	Yes



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Control	Requirement	Provided	Compliance
		issued a bush fire safety authority without any specific conditions	
B1.11 Flood hazard Management	Minimise flood risk to life and property	The site is identified as flood affected, however the proposed development area is located above the 1% annual exceedence probability level. It is not considered that the development will generate any additional risk to life or property on the site	Yes
B1.12 Contaminated and Potentially contaminated land management	To evaluate the risk to public health and the environment and that the site is suitable for the intended use.	A preliminary contamination assessment was submitted with the DA identifying the potential for contamination on the site to be low. Based on this report Council staff consider the site to be suitable for its intended residential use	Yes
B1.15 Development near Camden Airport	Ensure the operation of Camden Airport is not hindered or compromised. Protect internal acoustic comfort to new residents	The proposed development will be located outside the ANEF however is within the airport movements plan. The application was referred to Camden Airport who has raised no objection with regard to noise  Acoustic reports were submitted in support of this DA and recommend several construction measures including thicker glazing and acoustic seals in order to protect future residents of these units from noise. Subject to the above Council staff are satisfied that the proposed development will comply with AS 2021-2000	Yes
B1.16 Acoustic Amenity	To ensure the acoustic amenity of residents is mitigated (existing and new residents) both during	The applicant has submitted acoustic reports addressing aircraft and road traffic noise. Subject to compliance with the recommendations	Yes



Control	Requirement	Provided	Compliance
	construction and operation of developments and compliance with Council's Environmental Noise Policy	contained therein, it is considered that the proposed development is acceptable in terms of acoustic privacy. The above is also consistent with Council's Environmental Noise Policy	
B2 Landscaping	Landscaping is to be designed to integrate new development within the existing character of the street and be sensitive to site attributes, existing landscape features, streetscape views and vistas	The DA was accompanied by a landscape plan demonstrating the integration of the new dwellings into the site. The retention of many existing trees and proposed new landscaping is also proposed	Yes
B3 Environmental heritage	To retain and conserve heritage items and their significant elements and settings	The proposed development has been designed to limit impacts on the site's existing heritage structures, heritage fabrics and view corridors. A statement of heritage impact has been submitted and the design of the proposed development is not considered to cause any impact on the heritage significance of the site	Yes
B5 Off-street Car Parking Rates and Requirements	As per the Seniors SEPP:  0.5 car parking spaces for each bedroom  19 dwellings with 3 bedrooms each  $19 \times 3 = 57$  $57 \times 0.5 = 28.5$ (29) spaces are required	The development will provide 22 spaces available in garages (3 double garages 16 single garages) and 10 spaces at grade.  The above results in 32 spaces being provided which is in excess of the DCP's requirements	Yes





**(a)(iia) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F**

No relevant agreement exists or has been proposed as part of this application.

**(a)(iv) The Regulations**

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

**(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

As demonstrated by the above assessment, the proposed development is unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality.

Heritage Impacts

This entire site is identified as a local heritage item by the LEP. The site contains several buildings of heritage significance including Carrington Hospital, Grasmere cottage, the Gardener's cottage, the Masonic cottage and the morgue building.

A statement of heritage impact has been submitted by the applicant. Following assessment by Council staff, it is considered that the design of the proposed development will not negatively impact upon the heritage significance of the site due to its proposed layout and design.

**(c) The suitability of the site**

As demonstrated by the above assessment, the site is considered to be suitable for the proposed development.

**(d) Any submissions made in accordance with this Act or the Regulations**

The DA was publicly exhibited in accordance with the DCP. The exhibition period was from 29 January to 12 February 2013. 6 submissions from 4 properties were received (all objecting to the proposed development).

One of the submissions was received from the Bureau of Meteorology (Australian Government) who owns an adjoining property. The issue raised by the Bureau of Meteorology and Council staff response is provided below.

1. *Objection on the basis that a neighbouring property will not accept the imposition of Asset Protection Zones (APZs) on their property as suggested by the DA.*

Officer comment:

The DA was referred to NSW Rural Fire Service for review as Integrated Development. The RFS has reviewed the DA and issued a bush fire safety authority without any specific conditions. This removes the requirement for the imposition of APZs on adjoining properties.



The following discussion addresses the issues and concerns raised in the remaining 5 submissions.

2. *Concerns are raised over a significant tree on the boundary with 22 Werombi Road and the impacts the proposed development will have on it.*

Officer comment:

Following discussions with the applicant, the proposed development has been amended to reduce the width of a proposed perimeter road along the site's south eastern boundary. This has allowed for a landscape buffer to be provided and the significant tree identified above to be retained. Conditions are also recommended that require the existing trees on the site, which are proposed to be retained, to be protected during construction works.

3. *Concerns are raised over the assessment undertaken on the removal of vegetation on site and the potential impact of the removal of Cumberland Plain Woodland (identified as a threatened species). The large number of trees removed will significantly damage the biodiversity and natural character of the woodlands and grasslands on site.*

Officer comment:

The DA was accompanied by an ecological assessment that assessed the proposed tree removal and its impacts. The assessment included that the removal of the 84 trees from this site will not have a significant impacts upon the biodiversity of the site. This is due to there already being extensive vegetation on the site and that most of the trees to be removed are either damaged suppressed or unhealthy. Replacement landscaping with Cumberland Plain Woodland species were appropriate will also be undertaken. Council staff have reviewed this report and agree with its recommendations.

4. *The proposal has not been undertaken in accordance with Council's natural asset policy and this policy needs to be considered.*

Officer comment:

The proposed development has been reviewed by Council staff and is consistent with Council's Natural Assets Policy. The applicant will provide appropriate replacement landscaping using Cumberland Plain Woodland species where appropriate.

5. *Concerns over the lack of address given to the displacement of birds and animals within this area from the assessment conducted.*

Officer comment:

The DA was accompanied by a detailed ecological assessment undertaken by an ecological consultant. The various species known to inhabit the area were identified. The report concludes that there will not be any significant impacts on fauna on the site, particularly as only 1 hollow bearing tree will be removed and 3 others will be retained. Council staff have reviewed this report and agree with its findings.



6. *The current landscape plans show a limited number suitable trees, shrubs and grasses for exotic birds, animals and insects that are currently living on the site.*

Officer comment:

The proposed landscape plans shows a mixture of endemic species, ornamental natives and exotic species considered culturally significant in the Camden LGA. 138 trees will be planted in the vicinity of the proposed development. The proposed landscaping has been designed to respond to the land and water flow throughout the site with plantings being of a hardy, low maintenance nature. Council staff have reviewed the proposed landscaping and consider it appropriate for the site and existing fauna.

7. *The DA does not identify all the flora and fauna that have inhabited this area for many years. A comprehensive list was provided with the submission.*

Officer comment:

Council staff have reviewed the submission writer's list of flora and fauna, however the applicant has advised that these species do not exist on the site.

8. *Concerns over the proposal's consistency with the open space character present in the surrounding suburb of Grasmere, the development's proposed scale and character and separation from adjoining properties.*

Officer comment:

The proposal is not considered to be inconsistent with the open space character present in the surrounding area. The proposed dwellings have been designed to blend in with the site and surrounding area and will utilise a single storey form with timber composite and verandahs.

The overall scale of the proposed development, taking into account the proposed landscape embellishment and the presence of an existing extensive, multi-storey seniors living complex on the site, is not inconsistent with the surrounding area.

The proposed development will have a setback of between 10 and 27.5m and will provide a landscape buffer to help further soften the appearance of the new dwellings and protect the privacy of nearby dwellings to the south east.

9. *The number of proposed dwellings should be reduced and the development contained to the unwooded areas of the site to reduce disturbance, environmental impact and loss of amenity to both Carrington and surrounding residents.*

Officer comment:

It is considered that the proposed development represents an appropriate balance between conserving existing trees on the site and allowing it to be further developed for seniors housing. It is not considered that the proposed development will result in a significant loss of amenity to either Carrington or surrounding residents, given its overall design, existing tree retention and proposed landscaping.

10. *Concerns over the proximity of the development to the adjoining boundary (on the east) and its proximity to existing residents.*



Officer comment:

The proposed development will include the construction of 7 dwellings near the site's south eastern boundary. The dwellings will be set back between 10 and 27.5m from this boundary. Council staff have assessed the proposed development and consider this distance to be sufficient, particularly given that in rural and rural residential areas a minimum side set back of only 5m is required.

11. *Concerns are raised over road traffic noise and the location of the dwellings directly adjacent to Werombi Road. The DCP requires that development for residential purposes near roads shall include noise attenuation measures. The proposed development does not make mention of noise barriers (attenuation measures) along Werombi Road and this requires further investigation.*

Officer comment:

The DA was accompanied by acoustic reports demonstrating compliance with Council's Environmental Noise Policy and recommending several noise attenuation measures including thicker glazing and acoustic seals for the dwellings. It is a recommended condition that the proposed development complies with these recommendations.

12. *Concerns that traffic will increase with this development and the previously approved Paling Court development DA 642/2012.*

Officer comment:

Council staff have reviewed the traffic impacts of both this development and the previously approved Paling Court redevelopment that was approved in December 2012. The traffic impacts of both developments combined are considered to be acceptable and can be suitably managed by the existing surrounding road network.

13. *Potential of trade cars and machinery utilising access from Werombi Road (not the entrance to Carrington but the access closer to the access road for 22, 24 and 26 Werombi Road) and the potential impacts and blocking of the access for adjacent residents.*

Officer comment:

The applicant has clarified that they are not proposing to utilise the access road adjacent to 22, 24 and 26 Werombi Road during construction. It is a recommended condition that this access point not be used during construction other than via emergency vehicles. It is also a recommended condition that this access be gated, that the gate be kept closed at all times and that signage be provided on the gate that clearly advises that it can only be opened for emergency vehicle access.

14. *The proposal will increase demand on public facilities such as rubbish, impact on water resources, sewerage and power. Potential impacts on road maintenance and traffic control.*

Officer comment:

The applicant will enter into a commercial agreement for the collection of residents' waste. The applicant will also be required to pay Section 94 Contributions to



Council which will assist in meeting the additional demands on local services. It is however noted that as the proposed development is only for an additional 19 dwellings, the impacts upon surrounding infrastructure and services will be minimal.

15. *The proposal doesn't minimise conflict between land uses.*

Officer comment:

It is not considered that the proposed development will conflict with surrounding land uses as described throughout this report.

16. *The proposed perimeter road will have severe negative impacts on adjoining residents as well as the flora and fauna in the vicinity. No explanation on the need for the road has been given, and no explanation of how the "proposed perimeter road" will service low volumes of traffic and provide a buffer distance between adjoining residences and the proposed dwellings" has been provided. The DA proposes 7 dwellings along this perimeter road and there are concerns over the loss of views and vistas, acoustic amenity and privacy for existing residents.*

Officer comment:

The perimeter road, along the south eastern boundary of the site, is required to service the proposed development in accordance with the Rural Fire Service's (RFS) Planning for Bush Fire Protection 2006 publication as the majority of the site is mapped as being bush fire prone. For this DA the RFS have issued a bush fire safety authority for the proposed development without specific conditions, which has allowed the applicant to amend the proposal and reduce the width of the perimeter road. This will decrease the potential impacts on vegetation along the site's south eastern boundary as well as provide a landscaped buffer between the road and the adjoining property.

It is noted that the perimeter road will only provide access to 7 dwellings and so noise generated from it will be minimal. It is a recommended condition that it is a no through road and can only be accessed from Werombi Road by emergency vehicles.

17. *Concerns over water run-off from the development site, and diversion of the run-off will result in land currently benefiting from the run-off not benefiting any more.*

Officer comment:

The proposed development will not significantly alter the drainage characteristics of the site, rather it formalises the current drainage pattern taking place on site. This involves stormwater flowing north-west before being collected in an existing dam on the site.

18. *The DA proposes to direct stormwater from a drainage pipe around the spring using a rock flow channel to allow for the construction of 3 dwellings over the spring and 2 more down the swale. Increase in water run off from the roofs, driveways and paved areas will increase stormwater encroachments on land in the spring/swale areas. The proposed development is contrary to Section B1.4 of the DCP which seeks to protect water catchments from potential pollution sources and enhance natural watercourses.*

Officer comment:

The proposed development was referred to the NSW Office of Water (NOW) for comment. NOW has advised that this section of the overall site does not contain a natural watercourse and raised no objection to the proposed development.

Council staff have considered the proposed development and subject to conditions requiring compliance with Council's engineering specifications, it is considered that the natural overland flow directed onto the site from Werombi Road can be sufficiently captured, treated and detained on site therefore satisfying the relevant controls of the DCP.

19. *Concerns are raised over the noise and management of the construction phased associated with the development (both works and tree removal). The application has not been staged and the proponent offers no attempt to mitigate noise during the construction stage.*

Officer comment:

Conditions are recommended to limit the amount of noise and that can be made and the hours in which work can be carried out during construction. These are standard conditions that are applied to all developments proposing construction works in the Camden LGA and are considered appropriate to mitigate these concerns.

20. *Loss of heritage. The boundary of the proposal was formerly known as Brownlow Hill Road, leading to the original Mcleary property on Mt Hunter Rivulet. Brownlow Hill Road was later renamed to Werombi Road and realigned in its current position. The driveway to WH Paling's homestead (Grasmere villa) leaves former Brownlow Hill Road near the Moreton Bay fig tree on the boundary. The historical driveway is visible from the villa to the fig tree. Can this driveway be maintained in some form and not lost as a result of this proposal?*

Officer comment:

It is a recommended condition that the retention of the alignment of the original alignment of Brownlow Hill Road (within the Council land at 34 Werombi Road) is interpreted in a paving colour that differs to the rest of the paving material of the proposed paths. It is also a recommended condition that the applicant provide an information plaque along the path with suitable wording referring to the original road alignment as determined by a heritage consultant.

There is no evidence of any original driveway to Grasmere cottage on the site and it is considered that the key heritage matter to be addressed is the interpretation of the original Brownlow Hill Road alignment as described above.

21. *The fig tree is marked for removal. Although its not indigenous to the area it is assumed it was planted to mark the entrance gate to Paling's Homestead. Further investigation of this fig tree is sought.*

Officer comment:

This proposed removal of the fig tree was discussed with the applicant who has amended the proposed development plans to retain it.



22. *Concerns that the proposed site was not part of the 2006 Masterplan (DA 639/2006) and concerns over the inclusion of this area for development.*

Officer comment:

The DA site for this application was not part of the aforementioned 2006 concept stage 1 Masterplan DA. The site's exclusion from this 2006 DA does not inhibit Council from considering the proposed development in its merits at this time.

23. *Concerns are raised over the land swap and when this was undertaken with Council. The agreement between Council and Carrington for the land adjoining the road has resulted in a change in the landscape with old trees being destroyed and replaced by gravel, seeing a loss of habitat for birds animals and insects, destroying the pleasant rural and typical "Aussie" bush vista in that patch of land. The proposed plans show 17 trees to be retained on the 'Council land' adjoining the dwellings; however 12 of these trees have already been destroyed.*

Officer comment:

Council entered into a lease agreement which allowed Carrington Centennial Trust to use the Council land fronting Werombi Road for landscape embellishment.

The applicant has clarified that the proposed plans were drawn prior to the removal of the trees on the Council land. In April 2012 Council staff undertook works on the Council land as part of necessary drainage works. Any tree removal was undertaken at that time.

24. *Traffic management issues are highlighted as this site forms part of the parking area for the Carrington Fair. Consideration of how traffic management will be implemented for visitors at the time of this event is required.*

Officer comment:

The management of traffic at the Carrington Fair is not a relevant consideration in the assessment of this DA as this site has never been approved to be used as parking for it. There are other areas within the site on which parking may be able to be provided.

25. *Loss of amenity currently provided to Carrington residents by the site's use as a golf course.*

Officer comment:

The applicant has advised that a replacement chip and putt area will be provided adjoining the site's existing dam.

**(e) The public interest**

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, *Environmental Planning Instruments*, *Development Control Plans* and policies. Based on the above assessment, the proposed development is consistent with the public interest.



## EXTERNAL REFERRALS

### *Rural Fire Service (RFS)*

The DA was referred to the RFS as the development is a special bush fire protection purpose pursuant to Section 100B of the *Rural Fires Act 1997*. The proposed development is therefore classed as Integrated Development.

The RFS has reviewed the DA and granted a bush fire safety authority without any specific conditions.

### *Camden Airport*

The proposed development is outside the ANEF however is within the airport movements plan. The site is also within the obstacle limitation surface map. The acoustic reports submitted with the DA has been referred to Camden Airport who has raised no objection subject to compliance with recommendations on the maximum height of structures and reflective surfaces. Noise impacts from the airport and associated aircraft will not impact upon the proposed development subject to several construction measures including thicker glazing and acoustic seals which are a recommended condition.

### *NSW Office of Water (NOW)*

The DA was referred to NOW for comment. NOW has advised that this section of the overall site does not contain a natural watercourse and raised no objection to the proposed development.

## FINANCIAL IMPLICATIONS

At the Ordinary Council meeting of 27 November 2012, Council resolved:

*Pursuant to clause 2.13.3 of Camden CP 2011, vary the contribution for the remaining development on Lot 10 DP 845472 Werombi Road, Grasmere to require a total contribution of \$465,219, indexed in accordance with the provisions of Camden CP 2011.*

*Request Carrington to advise as to the final number of independent living units proposed for development on Lot 10 DP 845472 and if this number is not 230 then a new rate per dwelling needs to be determined.*

Carrington have advised that they do not intend on developing an additional 230 independent living units and now intend on developing approximately 46. Therefore a new Contribution rate needs to be determined.

Council's Current Camden Contributions Plan 2011 (CP) adopts a rate for seniors living units of \$8,265 per dwelling. Therefore it is considered appropriate that this rate apply to the proposed development of 19 seniors dwellings.

Pursuant to Clause 2.17 of the CP, the timing of this contribution payment will be prior to the issue of a Construction Certificate for the proposed development.

However Clause 2.18 of the DCP provides that Council may accept the deferred or periodic payment of part or all of a monetary contribution subject to a written request and can satisfy the Council that non-compliance with the payment provisions is





justified. Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council. Generally acceptance of deferred or periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis

Should the applicant seek the deferred or periodic payment they can do so by lodging a Section 96 Modification application with Council for consideration.

**CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 1185/2012 is recommended for approval subject to the conditions contained in this report.

**Details of Conditions**

**1.0 - General Requirements**

The following conditions of consent are general conditions applying to the development.

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

<b>Plan / Development No.</b>	<b>Description</b>	<b>Prepared by</b>	<b>Dated</b>
Project no 2011114 Drwing no DA 002 Issue B	Site Plan	Jackson Teece	July 2013
Project no 2011114 Drwing no DA 003 Issue B	Site Roof Plan	Jackson Teece	July 2013
Project no 2011114 Drwing no DA 300 Issue B	Street Elevations	Jackson Teece	July 2013
Project no 2011114 Drwing no DA 100 Issue B	Type 2 ILU Plan and elevations	Jackson Teece	July 2013
Project no 2011114 Drwing no DA 101 Issue B	Type 3 ILU Plan and elevations	Jackson Teece	July 2013
Project no 2011114 Drwing no DA 102 Issue B	Type 5 ILU Plan and elevations	Jackson Teece	July 2013
Project no 2011114 Drwing no DA 103 Issue B	Type 1 ILU Plan and elevations	Jackson Teece	July 2013
Project no 2011114 Drwing no DA 104 Issue B	Type 4 ILU Plan and elevations	Jackson Teece	July 2013
Project no 2011114 Drwing no DA 105 Issue B	Type 6 ILU Plan and elevations	Jackson Teece	July 2013
Project no 2011114 Drwing no DA 106 Issue B	Type 7 ILU Plan and elevations	Jackson Teece	July 2013



Drawing no DA1235 Rev A sheet 1 of 7	General Arrangements Plan	Stefani Group	29/11/1 2
Drawing no DA1235 Rev A sheet 2 of 7	Entry Road Long Section and Cross sections	Stefani Group	29/11/1 2
Drawing no DA1235 Rev A sheet 3 of 7	Perimeter Road Long Section and Cross sections	Stefani Group	29/11/1 2
Drawing no DA1235 Rev A sheet 4 of 7	Driveway Long Section and Cross sections	Stefani Group	29/11/1 2
Drawing no DA1235 Rev A sheet 5 of 7	Waterway Long Section and details	Stefani Group	29/11/1 2
Drawing no DA1235 Rev A sheet 6 of 7	Waterway cross sections	Stefani Group	29/11/1 2
Drawing no DA1235 Rev A sheet 7 of 7	Typical pavement and section detail	Stefani Group	29/11/1 2
Stormwater report	Waterway design report for Carrington gateway housing 90 Werombi Road Grasmere	Stefani Group	June 2013
Ecological Assessment	Centennial Care Gateway site	Ecological Australia	28 Novem ber 2012
Tree Report	Tree Report Gateway site	Ecological Australia	29 Novem ber 2012
Arboricultural impact assessment	Arboricultural impact assessment	Horticultural Management Services	26 Novem ber 2012
Report No. 610.07939.05885	DA Road Traffic Noise Assessment	SLR Global Environmental Solutions	27 Novem ber 2012
Report No. 610.07939.05885	DA Road Traffic Noise Assessment - Addendum	SLR Global Environmental Solutions	11 March 2013
Drw no NL/MP/JM Revision G Sheet 2 of 8	Carrington Gateway Master plan	Distinctive Living Design	4 July 2013
Drw no NL/MP/JM Revision G Sheet 3 of 8	Landscape Palette	Distinctive Living Design	4 July 2013
Drw no NL/MP/JM Revision G Sheet 4 of 8	Typical Housing Lot	Distinctive Living Design	4 July 2013
Drw no NL/MP/JM Revision G Sheet 5 of 8	Conceptual Flow Channel	Distinctive Living Design	4 July 2013
Drw no NL/MP/JM Revision G Sheet 6 of 8	Street Scape Concept	Distinctive Living Design	4 July 2013
Drw no NL/MP/JM Revision G Sheet 7 of 8	Community Entrance	Distinctive Living Design	4 July 2013
Statement of	Various	Various	Various



Environmental Effects			
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Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

- (2) **Building Code of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (3) **Environmental Requirement** – All activities associated with the development must be carried out within the development, and must be carried out in an environmentally satisfactory manner as defined under Section 95 of the *Protection of the Environment Operation Act 1997*.
- (4) **Salinity** - That all earthworks, roads, buildings and services shall be constructed in accordance with section 9.2 “Management Strategies, contaminated within the report titled “ Preliminary Contamination, Geotechnical, and Salinity Investigation, proposed Senior Housing- Carrington Gateway Site Lot 10 DP 845472, No 90 Werombi Road, Grasmere NSW prepared by GeoEnviro Consultancy Pty Ltd, Ref: JC 12114A June 2012.
- (5) **Reflective Surfaces** – Reflective surfaces used in the construction of the proposed development must be minimised and were used they must be of low reflectivity.
- (6) **Noxious Weeds** -
  - (a) The applicant must fully and continuously suppress and destroy, by appropriate means, any noxious or environmentally invasive weed infestations that occurs during or after subdivision and prior to sale of new lots. New infestations must be reported to Council.
  - (b) As per the requirements of the *Noxious Weeds Act 1993*, the applicant must also ensure at all times any machinery, vehicles or other equipment entering or leaving the site must be cleaned and free from any noxious weed material, to prevent the spread of noxious weeds to or from the property.
  - (c) Maintenance work is to be carried out, involving regular surveys to determine if any species are becoming established through time. Any noxious or environmental weed infestations that occurs during subdivision, and prior to sale of new lots. These must be reported to Council and fully and continuously suppress and destroy, by appropriate means.
- (7) **Landscaping Maintenance and Establishment Period** - have the establishment and maintenance responsibility for all hard and commencing from the Date of Practical Completion (DPC), the Applicant will soft landscaping elements associated with this Consent.

The 12 month maintenance and establishment period includes (but not limited to) the Applicant's responsibility for the establishment, care and repair of all landscaping elements.

The Date of Practical Completion (DPC) is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation and mulching.

It is the Applicant's responsibility to arrange a site inspection with the Principal Certifying Authority (PCA), upon initial completion of the landscaping works, to determine and agree upon an appropriate DPC.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth

- (8) **Fig Tree** - The fig tree shown on Plan DA002 issue B is to be retained. The fig tree must be protected from damage throughout the construction on the site.
- (9) **Original Road Alignment** - The original alignment of the former Brown Hill Road is to be interpreted in a paving colour that differs to the rest of the paving material of the proposed paths at 34 Werombi Road. An information plaque shall be placed along the path with suitable wording referring to the original road to be determined by a heritage consultant.

Minimal surface disturbance is to occur to the sections of land in the vicinity of the original road alignment, that is outside of the accessible path, so that original road fabric remains insitu.

- (10) **Heritage Requirements** - The recommendations of the *Statement of Heritage Impact*, prepared by Archaeological and Heritage Management Solutions dated 28 November 2012 (ref 121026-2) shall be carried out, in accordance with the relevant Aboriginal Heritage legislation.
- (11) **Aboriginal Items** - The discovery of Aboriginal items must be reported immediately to the NSW Office of Environment and Heritage and any relevant permits be obtained in accordance with the *National Parks and Wildlife Act 1974*.
- (12) **Relics** - In accordance with Section 147 of the *NSW Heritage Act 1977* the discovery of archaeological relics must be reported immediately to the NSW Office of Environment and Heritage.
- (14) **Hollow Bearing Trees** - All hollow bearing trees that are to be retained are clearly identified and mapped on any site plans and suitable measures are to be in place to ensure that these trees are protected from demolition and construction activities on site. This may involve the fencing off of the trees.
- (15) **Hollow Bearing Tree Removal** - Any hollow bearing trees that are proposed for removal must be checked for any fauna, (especially threatened fauna such as the Powerful Owl (*Ninox strenua*), Eastern Freetail – bat (*Mormopterus norfolkensi*) and the Gang Gang Cockatoo (*Callocephalon fimbriatum*) that have been identified as potentially using this site) by a suitably qualified person to ensure that there are no fauna utilising them for nesting or roosting purposes.

If a fauna species is utilising the hollow bearing trees, the preferred option is that the tree(s) are **to remain** until the fauna have finished nesting and or roosting. Consideration should be given to providing suitable alternative nesting and roosting habitats on-site or nearby within the Carrington Care complex.

If the only feasible option is to relocate the fauna from the proposed development site, then the Office of Environment and Heritage's *Policy for the Translocation of*



*Threatened Fauna in NSW must* be complied with. This policy clearly states that *'translocation should not be used as a substitute for the protection of high quality natural areas and conservation of wild populations in insitu'* and that translocations should only be undertaken under strict guidelines.

- (16) **Site Arborist** - Prior authorisation by a site arborist is required if access, encroachment or incursion into the Tree Protection Zone is deemed essential. Council must also be notified of these changes and have the opportunity to assess these changes and provide feedback.
- (17) **Tree Protection Zones** - Any tree protection zones must be clearly indicated on any maps or plans associated with this proposed development. In addition, the recommendations that have been made in *the Arboricultural Impact Assessment Proposed Residential Development Carrington Gateway Site Werombi Road, Grasmere NSW – Annexure "J"* report written by Horticultural Management Services must be complied with.
- (18) **Rehabilitation Works** - The rehabilitation works proposed for the Shale Hills Woodland must comply with the former Department of Environment and Conservation's 2005 document titled *Recovering Bushland on the Cumberland Plain – Best Practice Guidelines for the Management and Restoration of Bushland*. It may also be necessary to refer to the former Department of Environment, Climate Change and Water's Approved Recovery Plan *Cumberland Plain Recovery Plan January 2011*.
- (19) **Footpath Provision** – All footpaths must be provided in accordance with AS 1428.1 and in accordance with the requirement of State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004.

## 2.0 - Construction Certificate Requirements

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:
  - (a) all matters associated with Council's Erosion and Sediment Control Policy;
  - (b) all matters associated with Occupational Health and Safety;
  - (c) all matters associated with Traffic Management/Control; and
  - (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.
- (2) **Civil Engineering Plans** - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with the relevant Development Control Plan and Engineering Specifications, and are to be submitted for approval to the Principal Certifying Authority prior to the Construction Certificate being issued.

**Note:**

- (a) Under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
  - (b) Under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.
- (4) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with: -
- (a) Camden Council's current Engineering Specifications, and
  - (b) Camden Council's Development Control Plan 2011
- (5) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.
- The survey must include descriptions of each photo and the date when each individual photo was taken.
- (6) **Performance Bond** - Prior to the issue of a Construction Certificate, a performance bond of \$20,000 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (7) **Public Risk Insurance Policy** - Prior to the issue of a Construction Certificate, the owner or contractor is to take out a Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (8) **Traffic Management Plan** – A construction traffic management plan is required in accordance with Camden Council's current Engineering Design Specifications.
- (9) **Sydney Water** - Prior to the issue of a Construction Certificate the applicant must submit to the PCA written confirmation of Sydney Water Corporation's acceptance of the additional wastewater loading from the proposed "Gateway development."
- (10) **Section 73 Certificate** - Prior to the issue of a Construction Certificate the applicant must submit to the PCA section 73 Certificate and Notice of Requirements from Sydney Water Corporation for the upgrading of the existing wastewater service provisions necessary to accommodate the "Gateway" Precinct Development.
- (11) **Section 68** - Prior to the issue of a Construction Certificate the applicant must submit to Council an application under Section 68 of the *Local Government Act 1993* detailing the works specifically relating to the alteration or upgrading of the "Paling Court" Catchment wastewater system to accommodate the proposed "Gateway" Precinct Development.

Approval of any required works specifically relating to the alteration or upgrading of the "Paling Court" Catchment wastewater system to accommodate the



“Gateway” Precinct Development shall be obtained in writing prior to a Construction Certificate being issued.

- (12) **Design Assessment Report** – The development must fully comply with the requirements set out under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, Schedule 3. Details of compliance with Cchedule 3 must be submitted to the certifying authority prior to the issue of a Construction Certificate for the approved development.
- (13) **Section 94 Contributions** – The applicant must pay a Section 94 Contribution of \$8,265 per additional dwelling for an overall total of \$157,035.
- (14) **Drainage Design** - A stormwater management plan is to be prepared prior to the issue of a Construction Certificate to ensure that the final stormwater flow rate off the site is no greater than the maximum flow rate currently leaving the development site for all storm events. This plan must be submitted and approved by the Principal Certifying Authority. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties.
- (15) **Water Quality Measures** - The proposed surface water collection and disposal systems must incorporate adequate silt trap and grit and oil arrestors. Only uncontaminated stormwater must be discharged to the stormwater drainage system. Details of the silt traps and grit arrestors must be shown on the submitted engineering plans prior to a Construction Certificate being issued.
- (16) **Car Parking Design** - The design, construction details of the parking spaces, access thereto and all other external hardpaved areas must conform to the Consent Authority’s (i.e. Camden Council) standard, and documentary evidence of compliance of above condition must be submitted by an Accredited Certifier/suitably qualified person/Council or the Principal Certifying Authority prior to a Construction Certificate being issued.

A work-as-executed plan and/or documentary evidence of compliance with the above conditions must be provided by an Accredited Certifier or Council prior to the Occupation Certificate being issued.

For the purpose of this condition a parking space must only be used for the parking of motorcycles, sedans, utilities, vans and similar vehicles up to two (2) tonne capacity.

All disabled parking must be designed and constructed to comply with AS2890.6.

- (17) **Detailed Landscaping Plan** – Prior to the issue of a Construction Certificate, a detailed landscaping plan must be prepared and submitted to the certifying authority. The detailed landscaping plan must reflect the concept landscaping plan submitted with the DA and provide for the panting of 138 trees in the vicinity of the approved development as detailed in the concept landscaping plan.

### 3.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Notice of Commencement of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and Clauses 103 and 104 of the Environmental Planning and Assessment Regulation 2000 shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
- (2) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (3) **Sydney Water Approval** – Prior to works commencing, the approved development plans must also be approved by Sydney Water.
- (4) **Erection of Signs** – Shall be undertaken in accordance with Clause 98A of the Environmental Planning and Assessment Regulation 2000.
- (5) **Toilet Facilities** - Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
  - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
  - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's current Engineering Design Specifications.

- (7) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point
- (8) **Protection for Existing Trees and Other Landscape Features On-site** - The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the





Australian Standard AS 4970-2009 Protection of Trees on Development Sites and adjoining sites.

All initial procedures for the protection of existing trees and landscape features as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the development site and any adjoining site boundary.

The works and procedures involved with the protection of existing trees and other landscape features are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

#### 4.0 - During Construction

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Conditional Approval for Tree Removal/Pruning** - Consent is granted for the removal of trees and/or pruning of trees as indicated within the lodged Tree Report, prepared by Eco logical Australia, dated 29 November 2012, Project No 11WOLBUS-0014, version 1, status final, prepared on behalf of Carrington Centennial Care.

This work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for any Hazard and Health Reports and Risk Assessments.

- (2) **Fill Quality** – Any fill material brought in for the construction of the development must only contain uncontaminated soil, clay, shale or rock. No effluent, garbage or trade waste, including building or demolition waste, must be included in the fill. The extent and depth of filling must only occur in accordance with the approved plans and any other conditions of the Development Consent. Evidence of the certification of the fill as uncontaminated shall be provided to the Principal Certifying Authority.
- (3) **Works By Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works must be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (4) **Survey Report (Peg Out)** - The building must be set out by a registered Land Surveyor. A Survey Report detailing the siting of the building in relation to the allotment boundaries shall be submitted to the Principal Certifying Authority (PCA) prior to the placement of any concrete.
- (5) **Building Platform** - This approval restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2m from the

external walls of the building. Where the external walls are within 2m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level must be used.

(6) **Retaining Walls** - If the soil conditions require it:

- (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and
- (b) retaining walls must be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property.

The following restrictions apply to any retaining wall erected within the allotment boundaries:

- (a) where the height of an approved retaining wall exceeds 600mm above or below natural ground level, structural engineering details must be provided to the Principal Certifying Authority, prior to any works commencing on the site. Manufacturers' installation details may satisfy this requirement for treated timber products and some dry stacked masonry products;

**Note:** Where Council is nominated as the Principal Certifying Authority, construction of the retaining wall must be inspected at critical stages as nominated in the Mandatory Inspection Notice. Prior to issue of an Occupation Certificate, certification will also be required attesting that the wall has been built in accordance with the relevant standard.

- (b) adequate provisions must be made for surface and subsurface drainage of retaining walls and all water collected must be diverted to, and connected to, a stormwater disposal system within the property boundaries;
- (c) retaining walls shall not be erected within drainage easements;
- (d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited by the easement or entitled to release or vary the restrictions applying to the easement (electrical easement and the like), or if the erection of the retaining wall makes the purpose of the easement inconvenient or redundant (such as easements for support and maintenance).

(7) **Hours of Work** – The hours for all work are restricted to between:

- (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
- (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
- (c) work on Sunday and Public Holidays is prohibited.

(8) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:



## ORD04

- (a) the delivery of material shall only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 4.00pm on Saturdays;
  - (b) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site;
  - (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
  - (e) a waste control container shall be located on the development site.
- (9) **Footpath Levels** - The ground levels of the footpath area within the road reserve (between the boundary of the subject site to the kerb and gutter) must not be altered (by cut or fill) as a consequence of building design and/or construction.
- (10) **Surface Drainage** – To prevent surface water from entering the building:
- (a) the floor level for slab on ground construction shall be a minimum of 150mm above finished ground level for habitable rooms;
  - (b) seepage and surface water shall be collected and diverted clear of the building by a sub-surface/surface drainage system;
  - (c) the control of surface water drainage shall in all respects comply with the *Building Code of Australia (Class 1 and Class 10 Buildings)*;
  - (d) where a rainwater tank is required on the site, all surface water drainage lines shall be connected to the outlet overflow drainage line from the rainwater tank.
- (11) **Shoring and Adequacy of Adjoining Property** - Shall be in accordance with Clause 98E of the Environmental Planning and Assessment Regulation 2000.
- (12) **Protection of Public Places** – If the work involved in the erection or demolition of a building:
- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
  - (b) building involves the enclosure of a public place,

a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to

persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

- (13) **Drainage Easements** - No changes to site levels, or any form of construction shall occur within any drainage easements that may be located on the allotment.
- (14) **BASIX Certificate** – Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled.

In this condition:

- (a) relevant BASIX Certificate means:
- (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under Section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
  - (ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and
- (b) BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.
- (15) **Fill Material** – For importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- (a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- (b) be endorsed by a practising Engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- (c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

- (i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
  - (ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- (d) confirm that the fill material:
- (i) provides no unacceptable risk to human health and the environment;



- (ii) is free of contaminants;
- (iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
- (iv) is suitable for its intended purpose and land use; and
- (v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m<sup>3</sup> - 3 sampling locations,
- (f) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.

For (e) and (f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

**Note 1:** Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (16) **Construction Noise Levels** – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA’s Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (17) **Civil Engineering Inspections** - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following stages of construction:
  - (a) prior to installation of sediment and erosion control measures;
  - (b) prior to backfilling pipelines and subsoil drains;

- (c) prior to casting of pits and other concrete structures, including kerb and gutter, roads, accessways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;
- (d) proof roller test of subgrade and sub-base;
- (e) roller test of completed pavement prior to placement of wearing course;
- (f) prior to backfilling public utility crossings in road reserves;
- (g) prior to placement of asphaltic concrete;
- (h) final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

Where Council is not nominated as the Principal Certifying Authority, documentary evidence in the form of Compliance Certificates stating that all work has been carried out in accordance with Camden Council's Development Control Plan 2011 and Engineering Specifications must be submitted to Council prior to the issue of an Occupation Certificate.

- (18) **Unexpected Finds Contingency (General)** - Should any further suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material etc) be encountered during any stage of earthworks/site preparation/ construction, then such works must cease immediately until a qualified Environmental Consultant has been contacted and has conducted a thorough assessment. In the event that contamination has been identified as a result of this assessment and remediation is required, site works must cease in the vicinity of the contamination and the Consent Authority must be notified immediately.

Where remediation work is required, the Applicant will be required to comply fully with Council's Policy - Management of Contaminated Lands with regard to obtaining consent for the remediation works.

- (19) **Compaction** - All filling on the site must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (20) **No Nuisance Creation** - The developer must carry out work at all times in a manner which will not cause a nuisance by the generation of unreasonable noise dust or other activity, to owners and occupiers of adjacent properties.
- (21) **Dust Control** - Potential dust sources on-site must be minimised through the maintenance of vegetation cover and the use of water sprays to suppress dust from exposed areas during periods of dry and/or windy weather.
- (22) **No Offensive Noise, Dust, Odour or Vibration** – Construction work shall not give rise to offensive noise or give rise to dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (23) **Services** - All services affected due to the proposed work shall be adjusted in consultation with the appropriate Service Authority at no cost to Council.

## 5.0 - Prior To Issue Of Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.



- (1) **Seniors Living Covenant** - A covenant prepared pursuant to Section 88E of the *Conveyancing Act 1919* must be placed on the title of the land occupied by the seniors living development to prohibit the occupation of the premises by residents other than those described in Clause 18 of State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004.
- (2) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (3) **Component Certificates** - Where Camden Council is appointed as the Principal Certifying Authority (PCA) for the development, the following component certificates, as relevant to the development, shall be provided prior to the issued of a Final Occupation Certificate:
  - (a) Insulation installation certificates.
  - (b) Termite management system installation certificates.
  - (c) Smoke alarm installation certificate from installing licensed electrician.
  - (d) Survey certificate(s), prepared by a registered land surveyor, certifying that the building has been correctly and wholly located upon the subject allotment.
  - (e) Certification attesting that retaining walls have been constructed in accordance with Engineer's details or manufacturer's specifications as applicable.
  - (f) All certificates or information relating to BASIX compliance for the development.
  - (g) An 'Approval to Operate a Sewage Management System' issued by Camden Council (for areas that are not serviced by a Sydney Water sewer).
  - (h) A certificate certifying that the wet areas have been waterproofed in accordance with the requirements of the *Building Code of Australia*.
  - (i) All certificates relating to salinity, as required by conditions of the development consent.



- (j) Any other certificates relating to the development (for example, engineering certification for foundations, piers, reinforcing steel or hydraulic certification for all stormwater drainage works).

Where the appointed PCA is not Camden Council, the matters listed in this condition should be regarded as advisory only.

**Note:** The above certification does not override any requirements of the *Environmental Planning and Assessment Act, 1979* with respect to any required critical stage inspections.

- (4) **General Waste Service Contract** - The business proprietor must enter into a commercial contract for the collection of waste. A copy of this agreement shall be held on the premises at all times
- (5) **Survey Report (Completion)** - A survey report prepared by a registered land surveyor shall be provided upon completion of the building. The survey report shall be submitted to the Principal Certifying Authority (PCA) upon completion of the building and prior to the issue of an Occupation Certificate.
- (6) **Stormwater Detention** - On completion of the on-site detention system, Works-as-Executed plans are to be prepared by a registered surveyor or the design engineer and submitted to the Principal Certifying Authority. If Camden Council is not the Principal Certifying Authority, a copy is to be submitted to the Council prior to the issue of an Occupation Certificate. The plans are to be certified by the designer and are to clearly make reference to:
  - (a) the works having been constructed in accordance with the approved plans,
  - (b) actual storage volume and orifice provided,
  - (c) the anticipated performance of the system with regard to the design intent.

The developer must prepare a Section 88b Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:

Restriction as to user indicating that the on-site detention basin must be maintained at all times to a level sufficient to ensure efficient operation of the basin, and that the Consent Authority (ie Camden Council) must have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency) to:

- (a) view the state of repair of the basin;
- (b) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date of receipt by the proprietor of written notice from the Council, requiring remedy of a breach of the terms of this covenant, taken steps to remedy the breach and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith upon demand.





- (c) Restriction as to user indicating that the on-site detention basin must not be altered, or removed in part, or structures erected thereon without the prior consent of Council.
- (7) **Fire Safety Certificates** – A Fire Safety Certificate is to be submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*. The Fire Safety Certificate is to certify that each fire safety measure specified in the current fire safety schedule for the building to which it relates:
  - (a) has been assessed by a properly qualified person; and
  - (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

As soon as practicable after the Final Fire Safety Certificate has been issued, the owner of the building to which it relates:

- (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of Fire & Rescue New South Wales, and
  - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (8) **Village Bus** – A village bus service must be provided for residents within the subject site. Details of the bus route and timetable of the service (frequency) are to be provided to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate. If Council is not the PCA, a copy of the information must be submitted to Council prior to issue of an Occupation Certificate.

The timetable and frequency of the bus service must, as a minimum, comply with Clause 26 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

- (9) **Paths at 34 Werombi Road** – Prior to the issue of an Occupation Certificate, works as executed plans for the approved paths on Council's land at 34 Werombi Road must be submitted to Council.

These paths must be fully maintained at no cost to Council at all times.

## 6.0 - Operational Conditions

The following conditions of consent are operational conditions applying to the development.

- (1) **Residential Air Conditioning Units** - The operation of the approved air conditioning units must operate at all times so:
  - (a) as to be inaudible in a habitable room during the hours of 10.00pm to 7.00am on weekdays and 10.00pm to 8.00am on weekends and public holidays; and



- (b) as to emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.
  - (c) as not to discharge any condensate or moisture onto the ground surface of the premises or into stormwater drainage system in contravention of the requirements of the Protection of the Environment Operations Act, 1997.
- (2) **Offensive Noise** - The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*.
- (3) **Plant Noise Restriction** - The level of total continuous noise emanating from operation of all the plant or processes in all buildings (LA<sub>eq</sub>) (measured for at least 15 minutes), the above premises must not exceed the relevant criteria contained within Councils "Environmental Noise Policy" when measured at any point on the boundary.
- (4) **Liquid Wastes** - All liquid wastes other than stormwater generated on the premises must be discharged to the sewer in accordance with the requirements of Sydney Water.
- (5) **Access** - All access to the site must be from the roundabout located at the entry to the site (Werombi Road and Smalls Road). No access to the site for vehicles is permitted directly from the Werombi Road access way adjacent to 22, 24 and 26 Werombi Road. The only exception is emergency service vehicles. This access must be gated and the gate kept closed at all times. Signage must be provided on the gate that clearly advises that it can only be opened for emergency vehicle access.

### **RECOMMENDED**

**That Council approve DA 1185/2013 for the construction of 19 seniors dwellings, tree removal and associated site works at 34 and 90 Werombi Road subject to the conditions listed above.**

### ATTACHMENTS

1. Proposed Plans
2. Full Landscape Plans - *Supporting Document*
3. Site Plan and internal floor plans - *Supporting Document*
4. Submissions - *Supporting Document*



**01 STREET ELEVATION**  
1:500

**02 STREET ELEVATION**  
1:500

**03 STREET ELEVATION**  
1:500

**PROJECT INFORMATION**

PROJECT NO.	201114
DATE	10/2013
PROJECT NAME	CARRINGTON CENTRAL CARE
CLIENT	CARRINGTON CENTRAL CARE
PROJECT ADDRESS	201114 DA300 B
PROJECT TYPE	RESIDENTIAL
PROJECT LOCATION	201114 DA300 B
PROJECT ARCHITECT	JACKSON TEECE

**STREET ELEVATIONS**

1. CONCEPTUAL EXTERIOR  
2. EXTERIOR WALLS  
3. EXTERIOR WALLS  
4. EXTERIOR WALLS  
5. EXTERIOR WALLS  
6. EXTERIOR WALLS  
7. EXTERIOR WALLS  
8. EXTERIOR WALLS  
9. EXTERIOR WALLS  
10. EXTERIOR WALLS

**NOTES**

1. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
3. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
4. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
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8. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
9. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
10. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.

ORD04

Attachment 1







ORD05

## ORDINARY COUNCIL

ORD05

**SUBJECT:** SECTION 96 MODIFICATION - EXPANDED FREE-RANGE POULTRY AREAS, ADDITIONAL FENCING AND LANDSCAPING AT 239 CAWDOR ROAD, CAWDOR  
**FROM:** Director, Development & Health  
**TRIM #:** 13/15815

**APPLICATION NO:** 293(2)/2009  
**PROPOSAL:** Section 96 Modification – Expanded free-range poultry areas, additional fencing and landscaping  
**PROPERTY ADDRESS:** 239 Cawdor Road, Cawdor  
**PROPERTY DESCRIPTION:** Lot 4, DP 220453  
**ZONING:** RU1 Primary Production  
**OWNER:** Mr J Tabone  
**APPLICANT:** Pascoe Planning Solutions

### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a Section 96 modification application to modify a previously approved development application (DA) for a free-range poultry farm at 239 Cawdor Road, Cawdor.

The application is referred to Council for determination as there remain unresolved issues received in three submissions from the public.

### SUMMARY OF RECOMMENDATION

That Council determine Section 96(2) Modification Application 293(2)/2009 for expanded free-range poultry areas, additional fencing and landscaping pursuant to Section 96 of the *Environmental Planning and Assessment Act 1979* subject to the modified conditions contained in this report.

### EXECUTIVE SUMMARY

Council is in receipt of a Section 96(2) Modification application for expanded free-range poultry areas, additional fencing and landscaping to a previously approved free-range poultry farm at 239 Cawdor Road, Cawdor.

The original DA was approved by Council staff under delegated authority on 29 May 2009.

The modification application has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

One submission was received in June 2013 (objecting to the proposed modifications). The submission was received after the poultry farm operator erected much of the proposed additional fencing prior to receiving approval from Council.



The modification application was publicly exhibited for a period of 14 days and two additional submissions were received with one being from the same property that made the first submission in June. Both of these additional submissions object to the proposed modifications.

**A copy of the submissions is provided in the Business Paper supporting documents.**

The issues raised in the submissions relate to dust and soil erosion, odour, noise from barking dogs and chickens, the lack of signage provided for the electrified fencing, that the fencing is not in keeping with the character of the local area and that the proposal is both Designated and Integrated Development.

Several conditions were imposed on the original DA which approved the existing poultry farm to be free-range. These included requirements to maintain a vegetative ground cover in order to mitigate dust and soil erosion impacts. The applicant has also agreed to a farm management plan to further mitigate this issue which will include maintaining grass cover in the area closest to the neighbouring dwelling and rotating the chickens so they spend less time adjacent to the dwelling than in other areas of the farm.

It is a recommended condition that the proposed 5m wide landscaped area adjacent to the neighbouring dwelling be increased to 10m wide, be extended by 5m beyond the edge of the neighbouring dwelling and swimming pool and be provided with more mature trees and shrubs. This will further mitigate dust and soil erosion impacts.

It is also recommended that landscaping be planted around the previously approved caged free-range area at the rear of the existing sheds to further mitigate dust and soil erosion impacts from that area.

The modification application was discussed with the Department of Primary Industries (DPI). DPI has advised that a 10 metre landscaped setback to the neighbouring dwelling is considered reasonable.

It is not considered that the chickens will cause significant odour given the size of the site and the dispersed nature of the birds. The original consent for the free-range poultry farm included conditions that prohibited the stockpiling of manure and dead birds and it is recommended that these conditions be maintained.

Dogs are currently kept within the poultry farm to protect the chickens from predators such as foxes and feral cats etc. It is a recommended condition that during the evenings the dogs not be kept in the yard adjacent to the dwelling (to the north).

The electrified fencing is to be provided behind the 10m landscaped area adjacent to the neighbouring dwelling. It is a recommended condition that signage be provided along the proposed fencing clearly identifying that it is electrified.

It is not considered that the proposed fencing will detract from the character of the surrounding area given its open style design, the size and topography of the site.

Rural fencing up to 1.8m in height can be erected without consent from Council. The proposed fencing is the subject of this application as it is 15cm higher at 1.95m.



As installed, the steel fencing posts extend beyond the top of the fence. To improve the appearance of the fencing from the neighbouring dwelling, it is recommended that the steel fence posts be shortened to align with the top of the electric wires.

If Council considers that the impacts of the proposed alterations or additions do not significantly increase the environmental impacts of the total development, the proposal is not classed as Designated Development. It is considered that subject to the conditions imposed on the original consent, the measures proposed by the applicant and the recommended additional conditions described throughout this report, the proposed modifications will not significantly increase the environmental impacts of the total development and therefore it is not classed as Designated Development.

The applicant has the option of nominating whether or not the modification application is Integrated Development. In this case the applicant has not nominated this application as Integrated Development and therefore no referral to NOW is required. However, should the proposed modifications require a separate approval from NOW under the *Water Management Act 2000*, the applicant is still responsible for obtaining this separate from any approval granted by Council.

The proposed modifications fully comply with all applicable planning controls.

Based on the assessment, it is recommended that the modification application be approved subject to the modified conditions contained in this report.

**AERIAL PHOTO**



**THE SITE**



The site is commonly known as 239 Cawdor Road, Cawdor and is legally described as lot 4, DP 220453.

The site has a frontage of 163m to Cawdor Road, a maximum depth of 681m and an overall area of 6.9ha. The site slopes upwards from Cawdor Road before sloping downwards towards Matahil Creek, which flows north-south through the rear of the site. The site is an operating free-range poultry farm and contains a dwelling, 3 sheds and fencing.

The subject site and adjoining land is zoned for primary production purposes and a poultry farm has been in existence and operating on the site for several decades.

Along the northern boundary of this site at 1 Burragorang Road is an existing dwelling which was approved by Council in August 2007. The surrounding area is characterised by rural properties set on large landholdings. Camden cemetery and the Camden High school are located on Cawdor Road to the north and south respectively.

The residential part of Camden lies to the east with the commercial Camden town centre to the north-east. To the north-west lies the Carrington seniors living and care complex and the rural residential suburb of Grasmere. The rural suburbs of Bickley Vale and Cawdor lie to the west and south respectively.

**HISTORY**

A poultry farm has been in existence and operating on the subject site for several decades. The relevant recent development history of the site is summarised in the following table:

Date	Development
25 August 1993	Approval of DA 113/1993 for an extension to an existing poultry farm for an egg shed/storage shed and feed shed
29 May 2009	Approval of DA 293/2009 for a change from a caged chicken poultry farm to a free-range chicken poultry farm and retention of a fenced outdoor area for chicken poultry

**THE PROPOSAL**

Section 96(2) Modification Application 293(2)/2009 seeks approval to modify a previously approved free-range poultry farm.

Specifically the proposed modifications involve:

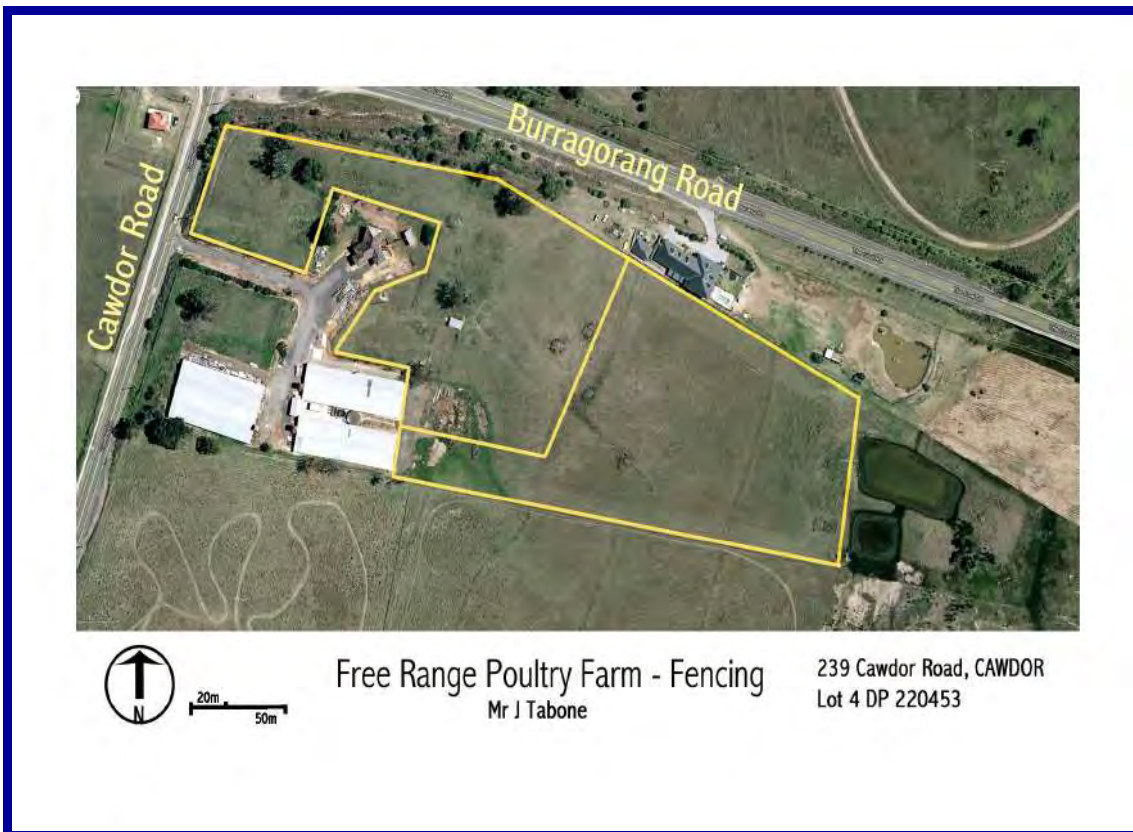
- expanding the area of the site used for free-range poultry farming. The previous 2009 consent granted use of part of the site for free-range poultry farming. The proposed modifications will provide for poultry to be free-ranged across the majority of the site and within the proposed fenced areas as shown in yellow on the proposed plans;
- the provision of additional fencing, to a maximum height of 1.95m, within and around the perimeter of site. This fencing will be electrified in accordance with the relevant Australian Standard; and
- the provision of a 5m wide landscaped area adjacent to an existing dwelling at 1 Burragorang Road, Cawdor along the site's northern boundary. The 1.95m high

electrified fence will be set back behind the 5m wide landscaped area (within the site). A 1.8m high, non-electrified fence will be retained on the boundary adjacent to the dwelling at 1 Burragorang Road.

- The applicant has submitted a Farm Management Plan which provides operational measures such as:
  - chickens will be rotated having regard to the nature and extent of grass cover;
  - a rotation strategy will be employed to minimise the use of the free-range area closest to the neighbouring dwelling (to the north);
  - patches to be rotated once per month to facilitate base level grass cover;
  - the free-range area adjacent to the neighbouring dwelling (to the north) will be irrigated to promote grass cover; and
  - no fertilisers or chemicals will be used on free range areas.

**A copy of the proposed plans identifying the location of the proposed additional fencing in yellow is provided as attachment 1 to this report.**

**PROPOSED PLANS**





**ASSESSMENT**

Pursuant to Section 96 of the *Environmental Planning and Assessment Act 1979*, the modified development is considered to be substantially the same as the originally approved development. In addition, the submissions received have been considered. An assessment against Section 79C of the *Environmental Planning and Assessment Act 1979* is provided below:

**Environmental Planning and Assessment Act 1979 – Section 79(C)(1)**

In determining a modification application, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the modification application on the subject property:

**(a)(i) The Provisions of any Environmental Planning Instrument**

The Environmental Planning Instruments that relate to the modified development are:

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

An assessment of the proposed development against this Environmental Planning Instrument is detailed below.

Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (SEPP)

The proposed development is consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.



There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. Conditions imposed on the original consent that prohibit water pollution and require a vegetative ground cover to be maintained will help ensure the protection of the river system.

Camden Local Environmental Plan 2010 (LEP)

*Permissibility*

The subject site is zoned RU1 Primary Production under the provisions of the LEP. The modified development is defined as "intensive livestock agriculture" by the LEP which is a permissible land use in this zone.

*Zone Objectives*

The objectives of the RU1 Primary Production zone are as follows:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

Officer comment:

The proposed modifications will support the operations of the existing sustainable primary industry on the site. It is noted that a poultry farm has been operating from the site for several decades.

- To encourage diversity in primary industry enterprises and systems appropriate for the area.

Officer comment:

The proposed modifications will support the operations of the existing appropriate primary industry on the site.

- To minimise the fragmentation and alienation of resource lands.

Officer comment:

The proposed modifications will not result in the fragmentation or alienation of the land.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

Officer comment:

The subject and adjoining site is zoned for primary production purposes. Subject to the conditions contained in this report, the proposed modifications will not conflict between land uses within this or adjoining zones.

- To permit non-agricultural uses which support the primary production purposes of the zone.

Officer comment:



The modified development will remain an agricultural use and therefore this objective is not relevant.

- To maintain the rural landscape character of the land.

Officer comment:

The proposed modifications involve the provision of additional open style fencing within and around the perimeter of the site. This type of fencing will maintain the rural landscape character of the land.

*Relevant Clauses*

The proposed modifications were assessed against the following relevant clauses of the LEP.

Clause	Requirement	Provided	Compliance
7.1 Flood Planning	To minimise flood risk to life and property	Part of the rear of the site is within the 1:100 average recurrent interval flood event (including a 0.6m freeboard).  However as the proposed development is only for additional open style fencing and the keeping of free-range chickens, it is considered that the proposed modifications are consistent with this clause.  It is considered that the proposed modifications are compatible with the flood hazard of the land, will not increase risk to life from flooding and will not produce any of the negative impacts listed in this clause	Yes

***(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).***

There is no draft Environmental Planning Instrument applicable to the proposed modifications.

***(a)(iii) The Provisions of any Development Control Plan***



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Camden Development Control Plan 2011 (DCP)

The following is an assessment of the modified development's compliance with the controls in the DCP.

Control	Requirement	Provided	Compliance
B1.1 Erosion and Sedimentation	Erosion and sediment control measures	Subject to the conditions imposed on the original consent, the measures proposed by the applicant and the recommended additional conditions described throughout this report, appropriate erosion and sedimentation controls will be provided	Yes
B1.7 Riparian Corridors	Ensure that development does not adversely impact upon riparian corridors	Subject to the existing and recommended conditions for this development, there will be no adverse impacts upon the watercourse at the rear of the site	Yes
B1.9.1 Waste Management Plan	Waste management plan	Appropriate waste management details have been provided with the application	Yes
B1.17 Air Quality	Preserve air quality and ensure appropriate levels of air quality	It is not considered that the chickens will cause significant odour given the size of the site and the dispersed nature of the birds. The original consent for the free-range poultry farm included conditions that prohibited the stockpiling of manure and dead birds and it is recommended that these conditions be maintained	Yes
B2 Landscape Design	Landscaping is to integrate development and enhance visual settings	A 5m wide landscaped area using tube stock is proposed adjacent to the existing dwelling along the northern boundary of the site.  It is considered that in order to provide effective, low maintenance, landscape screening for this dwelling, and to further minimise dust and soil erosion, this area should be increased to 10m wide and should contain larger trees and shrubs.	Yes



Control	Requirement	Provided	Compliance
		<p>It is also recommended that the length of this landscaped area be extended 5m beyond the neighbouring dwelling's swimming pool to the east and 5m beyond the western edge of the dwelling to ensure adequate dust and soil erosion protection.</p> <p>It is also recommended that landscaping be planted around the previously approved caged free-range area at the rear of the existing sheds to further mitigate dust and soil erosion impacts.</p> <p>These requirements are a recommended condition</p>	
D1.5.2 Rural Fences	Rural fencing will be considered on its merits	The proposed additional fencing is considered to be acceptable as it will not detract from the visual amenity of the surrounding area	Yes

***(a)(iii) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F***

No relevant agreement exists or has been proposed as part of this application.

***(a)(iv) The Regulations***

The Regulations do not prescribe any matters that are relevant to the proposed modifications.

***(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality***

As demonstrated by the above assessment, the proposed modifications are unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality.

The following table outlines the proposed modifications to the conditions that were imposed on the original consent. Council staff assessment of the modifications is also provided.

Condition No.	Condition Requires	Proposed Change	Officer Comment
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ORD05

<p>1.0 (1) Development in Accordance with Plans</p>	<p>That the approved development be undertaken in accordance with the approved plans</p>	<p>Additional plans and documents are proposed that show the extent of the proposed fencing and landscaping. The condition must be updated to reflect these</p>	<p>Supported. It is recommended that this condition be modified to reflect the additional plans and documents showing the extent of the proposed fencing and landscaping.</p> <p>However additional conditions are recommended that require the proposed landscaped area to be increased to 10m wide, be extended by 5m beyond the edge of the neighbouring dwelling and swimming pool, that it have larger tree and shrub planting for the reasons previously described and that additional landscaping be provided around the previously approved caged-free range area at the rear of the existing sheds.</p> <p>It is also a recommended condition that signage warning that the proposed fencing is electrified be provided</p>
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**(c) The suitability of the site**

As demonstrated by the above assessment, the site is considered to be suitable for the modified development.

**(d) Any submissions made in accordance with this Act or the Regulations**

One submission was received in June 2013 (objecting to the proposed modifications). The submission was received after the poultry farm operator had erected much of the proposed additional fencing prior to receiving approval from Council.



The modification application was publicly exhibited for a period of 14 days and two additional submissions were received with one being from the same property that made the first submission in June. Both of these additional submissions object to the proposed modifications.

The following discussion addresses the issues and concerns raised in the submissions.

1. *Dust and soil erosion*

Officer comment:

Several conditions were imposed on the original DA which approved the existing poultry farm to be free-range. These included requirements to maintain a vegetative ground cover in order to mitigate dust and soil erosion impacts.

The applicant has prepared a farm management strategy. This strategy includes maintaining grass cover in the area closest to the neighbouring dwelling, restricting the chickens from this area should it become dusty and rotating the chickens so that they spend less time adjacent to the dwelling than in other areas of the farm.

In addition to the above, it is a recommended condition that the proposed 5m wide landscaped area adjacent to the neighbouring dwelling be increased to 10m wide, be extended by 5m beyond the edge of the neighbouring dwelling and swimming pool and be provided with more mature trees and shrubs. This will further mitigate dust and soil erosion impacts.

It is also recommended that landscaping be planted around the previously approved caged free-range area at the rear of the existing sheds to further mitigate dust and soil erosion impacts from that area.

The above measures have been discussed with the Department of Primary Industries who deem these measures to be adequate.

2. *Odour impacts*

Officer comment:

It is not considered that the chickens will cause significant odour given the size of the site and the dispersed nature of the birds. The original consent for the free-range poultry farm included conditions that prohibited the stockpiling of manure and dead birds and it is recommended that these conditions be maintained.

3. *Noise impacts from barking dogs and chickens*

Officer comment:

Dogs are currently kept within the chicken farm to protect the chickens from predators such as foxes and feral cats etc. It is not anticipated that either these dogs or the chickens will make sustained, loud noise that will significantly affect the amenity of the neighbouring dwelling. This amenity will be further protected by the 10m wide landscaped area and by keeping chickens less frequently in the area nearest the dwelling than in other areas of the farm.

It is a recommended condition that during the evenings the dogs not be kept in the yard adjacent to the dwelling (to the north).



4. *No signage is provided for the electrified fencing*

Officer comment:

The electrified fencing will be installed behind the 10m landscaped area adjacent to the neighbouring dwelling. It is a recommended condition that signage be provided along the proposed fencing clearly identifying that it is electrified.

5. *The fencing is not in keeping with the character of the local area*

Officer comment:

It is not considered that the proposed fencing will detract from the character of the surrounding area given its open style design, the size and topography of the site.

It is also noted that rural fencing up to 1.8m high can be erected without consent from Council. The proposed fencing is the subject of this application as it is 15cm higher at 1.95m.

As erected, the steel fence posts extend beyond the top of electric wires. To improve the appearance of the fence, it is recommended that the top of the posts be shortened along the boundary with the adjoining dwelling (to the north).

6. *It is considered that the proposed development is Designated Development*

Officer comment:

Schedule 3 of the Environmental Planning and Assessment Regulation 2000 (the Regulation) prescribes certain development as Designated Development. Poultry farms of certain sizes and in certain locations are included in this. Designated Development requires the applicant to prepare a detailed Environmental Impact Statement for consideration as part of the application.

However Clause 35 of Schedule 1 of the Regulation provides that alterations or additions to existing development is not Designated Development if in the opinion of Council it will not significantly increase the environmental impacts of the total development.

It is considered that subject to the conditions imposed on the original consent, the measures proposed by the applicant and the recommended additional conditions described throughout this report, the proposed modifications will not significantly increase the environmental impacts of the total development and therefore it is not classed as Designated Development.

7. *As the proposed land use will extend up to the watercourse that traverses the rear of the site the proposed development is Integrated Development and requires consultation with the NSW Office of Water (NOW)*

The applicant has the option of nominating whether or not the modification application is Integrated Development. In this case the applicant has not nominated this application as Integrated Development and therefore no referral to NOW is required. However, should the proposed modifications require a separate approval from NOW under the *Water Management Act 2000*, the applicant is still responsible for obtaining this separate from any approval granted by Council.

**(e) The public interest**

The public interest is served through the detailed assessment of this modification application under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, *Environmental Planning Instruments*, *Development Control Plans* and policies. Based on the above assessment, the modified development is consistent with the public interest.

**EXTERNAL REFERRALS**

*Department of Primary Industries (DPI)*

The modification application was discussed with DPI who provided advice. This advice is based on extensive DPI staff experience of poultry farms and the impacts they can cause such as dust, soil erosion and feather dispersal.

DPI has advised that on the basis of larger landscaping being provided, a 10m wide landscaped setback from the neighbouring dwelling (to the north) is adequate.

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

The modification application has been assessed in accordance with Sections 96 and 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, Section 96(2) Modification Application 293(2)/2009 is recommended for approval subject to the modified conditions contained in this report.

**CONDITIONS**

**1.0 - General Requirements**

The following conditions of consent are general conditions applying to the development.

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

- Approved drawing no. DA-01 date stamped 29 May 2009.
- Planning report prepared by Pascoe Planning Solutions dated 30 March 2013.
- Landscape concept plan LC01 dated 19 July 2013.
- Farm management plan by Pascoe Planning Solutions dated 27 July 2013.

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

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



(This condition was modified by Section 96 Modification 293(2)/2009 on 10 September 2013).

- (2) **Fencing** – All electrified fencing must be in accordance with AS/NZS 3014:2003: Electrical Installations – electrical fences, at all times. Signage must be provided at regular intervals long the length of the fencing that clearly indicates that the fencing is electrified.

The steel fence posts adjacent to the residential dwelling to the north shall be shortened to align with the top of the electrified wires.

(This condition was modified by Section 96 Modification 293(2)/2009 on 10 September 2013).

- (3) **Landscaped Area** – The 5m wide landscaped area shown on landscape concept plan LC01 dated 19 July 2013 must be widened to 10m. The length of the landscaped area must also be extended 5m beyond the neighbouring dwelling's swimming pool to the east and 5m beyond the western edge of the dwelling.

This landscaped area must contain *Cupaniopsis anarcardiodes* (Tuckeroo), *Melaleuca linariifolia* (Snow in Summer) and *Melaleuca decora* (White Cloud) planted at a rate of one every 1.5m and sourced in 45 litre container sizes.

Landscaping of the same species, planting rate and container size must be provided around the previously approved caged free-range area at the rear of the existing sheds.

(This condition was added by Section 96 Modification 293(2)/2009 on 10 September 2013).

## 2.0 - Operational Conditions

The following conditions of consent are operational conditions applying to the development.

- (1) **Environmentally Sensitive Manner** – The operation of the proposed chicken farm is to be conducted in an environmentally satisfactory manner as defined under Section 95 of the *Protection of the Environment Operations Act 1997*.
- (2) **Offensive Noise** – The use and occupation of the premises, including all plant and equipment installed thereon, must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*.
- (3) **POEO Act 1997** – The use of the premises must at all times be conducted without a nuisance and in particular so not as to give rise to emissions of air impurities in contravention of the *Protection of the Environment Operation Act 1997*.
- (4) **Water Pollution** – The operation of the chicken poultry farm must not cause or permit the pollution of waters as described under the *Protection of the Environment Operations Act 1997*.
- (5) **Vegetative Cover** – A vegetative ground cover shall be maintained downslope of the chicken sheds.



- (6) **Drinkers** – Regular inspections shall be carried out of drinkers to ensure that there are no leaks that will result in the dampening of manure.
- (7) **Manure Stockpiling** – There is to be no external stockpiling of manure on the premises.
- (8) **Dead Birds** – There shall be no stockpiling of dead birds. The dead birds are to be placed immediately in plastic bags and then into the freezer as detailed on the Environmental Management Plan.
- (9) **Operations** – The approved development must be operated in accordance with the statement from the applicant (Mr. J. Tabone) and the Farm Management Plan (as amended July 2013) prepared for this poultry farm, both of which were submitted in support of the proposed development.

**(This condition was modified by Section 96 Modification 293(2)/2009 on 10 September 2013).**

- (10) **Rotation Strategy** – A rotation strategy shall be employed and the yard adjacent to the neighbouring dwelling (to the north) shall be used less frequently than other yards.

**(This condition was added by Section 96 Modification 293(2)/2009 on 10 September 2013).**

- (11) **Chickens in Yard Adjacent to 1 Burragorang Road** – Chickens are not to be placed in the yard adjacent to the neighbouring dwelling (to the north) when it is dusty.

**(This condition was added by Section 96 Modification 293(2)/2009 on 10 September 2013).**

- (12) **Yard Adjacent to 1 Burragorang Road** – The yard adjacent to the neighbouring dwelling (to the north) shall be irrigated during the spell period to promote rapid grass growth.

**(This condition was added by Section 96 Modification 293(2)/2009 on 10 September 2013).**

- (13) **Yard Maintenance** – The yard adjacent to the neighbouring dwelling (to the north) shall be regularly maintained by slashing/mowing to remove long grass so as to promote vigorous grass growth and matting.

**(This condition was added by Section 96 Modification 293(2)/2009 on 10 September 2013).**

- (14) **Keeping of Dogs** – During evening hours, the dogs must not be kept in the yard adjacent to the residential dwelling (to the north).

**(This condition was added by Section 96 Modification 293(2)/2009 on 10 September 2013).**



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- (15) **Grass Species** – Different grass species that have all year round growing capacity must be cultivated and include legumes (clovers or Lucerne) that grow in the colder months. Advice from an agronomist must be sought regarding this.

**(This condition was added by Section 96 Modification 293(2)/2009 on 10 September 2013).**

**RECOMMENDED**

**That Council approve section 96(2) Modification Application 293(2)/2009 for the modification of a previously approved free-range poultry farm at 239 Cawdor Road, Cawdor subject to the modified conditions listed above.**

ATTACHMENTS

1. Proposed Plans
2. Submissions - *Supporting Document*







ORD06

## ORDINARY COUNCIL

ORD06

**SUBJECT: USE OF LAND AS A MARKET GARDEN AND ASSOCIATED SITE WORKS AT 324 CATHERINE FIELDS ROAD, CATHERINE FIELD**

**FROM:** Director, Development & Health

**TRIM #:** 13/23461

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**APPLICATION NO:** 367/2013  
**PROPOSAL:** Use of land as a market garden and associated site works  
**PROPERTY ADDRESS:** 324 Catherine Fields Road, Catherine Field  
**PROPERTY DESCRIPTION:** Lot 236, DP 27602  
**ZONING:** RU4 Primary Production Small Lots  
**OWNER:** Mr XJ and Mrs YP Su  
**APPLICANT:** Planning Options Australia Pty Ltd

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the use of land as a market garden and associated site works at 324 Catherine Fields Road, Catherine Field.

The DA is referred to Council for determination as there remain unresolved issues received in one submission from the public.

### SUMMARY OF RECOMMENDATION

That Council determine DA 367/2013 for the use of land as a market garden and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

### EXECUTIVE SUMMARY

Council is in receipt of a DA for the use of land as a market garden and associated site works at 324 Catherine Fields Road, Catherine Field.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. One submission was received (objecting to the proposed development). **A copy of the submission is provided with the Business Paper supporting documents.**

The issues raised in the submission relate to the appropriateness of the use in the current zone, that any suggested previous agricultural use of the site should not set a precedent for approval of the proposed development, the toxicity of the pesticides and fertilisers used, the potential for water run-off from the existing dam onto adjacent



properties and Catherine Fields Road, air quality/odour impacts and loss of property values.

The site is zoned RU4 Primary Production Small Lots and intensive plant agriculture is a permissible land use in this zone. The proposed market garden is also consistent with the zone objectives. Having assessed its potential impacts, Council staff are satisfied that the site is appropriate for the proposed market garden use. Any suggested previous use of the site for agriculture does not serve as a precedent for automatic approval of the proposed development. Each DA is considered on its merits against the legislation and planning controls of the time.

The issue of the toxicity of the pesticides and fertilisers proposed to be used has been assessed, and given their quantities, types and frequencies of use, it is not considered that there will be any significant adverse impacts on adjacent properties. It is a recommended condition that chemical and fertiliser spraying only occur during calm weather.

The potential for water run-off from the existing dam onto adjacent properties and Catherine Fields Road will be mitigated due to the proposed construction of a second dam. This dam is located on the south-western portion of the site and has a capacity of 0.066 mega litres, and will capture additional stormwater during periods of heavy rainfall.

The issue of air quality and odour has been reviewed by Council staff and it is acknowledged that market gardening can produce odour from the use of fertilisers. It is considered that the application of fertilisers can be appropriately managed by limiting the spraying of chemicals to calm weather conditions. In addition, conditions are recommended that prohibit the stockpiling of manure, and that should Council receive any complaints regarding odour from this development, the applicant mitigate these impacts to Council's satisfaction.

The potential impact on property values is not a matter for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979* in the assessment of a DA. However there is no evidence to suggest that the proposed development will have adverse economic impact on property values.

The proposed development **fully complies** with all applicable planning controls.

Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

## AERIAL PHOTO



## THE SITE

The site is commonly known as 324 Catherine Fields Road, Catherine Field and is legally described as Lot 236, DP 27602.

The site has a frontage of approximately 76m to Catherine Fields Road, a depth of 260m and an overall area of 2ha. The site slopes downwards from the rear towards Catherine Fields Road and has a level difference of approximately 8m from the rear to the front. Most of the site is mapped as bush fire prone land. This site is located within the future Catherine Fields Precinct of the South West Growth Centre.

The site currently accommodates a single storey dwelling, outbuildings and a dam. The outbuildings are currently used for domestic storage purposes.

The surrounding area is characterised by similar rural residential properties and a range of agricultural uses.

To the south-west lies the Oran Park precinct of the South West Growth Centre. To the north-west, north and north-east lie the existing rural residential suburbs of Bringelly, Rossmore and Leppington. The south-west rail link and Leppington train station are under construction in Leppington to the north-east. To the south lies Catherine Field village.

The large waterbodies shown on the western side of the above aerial photo are a series of large rural farm dams associated with rural properties further to the west.



**HISTORY**

The relevant development history of the site is summarised in the following table:

Date	Development
9 October 1992	Approval of DA 170/1992 for a home industry for the production of soft drinks
9 February 1998	Approval of DA 87/1998 for the underpinning of an existing shed

**THE PROPOSAL**

DA 367/2013 seeks approval for the use of land as a market garden and associated site works.

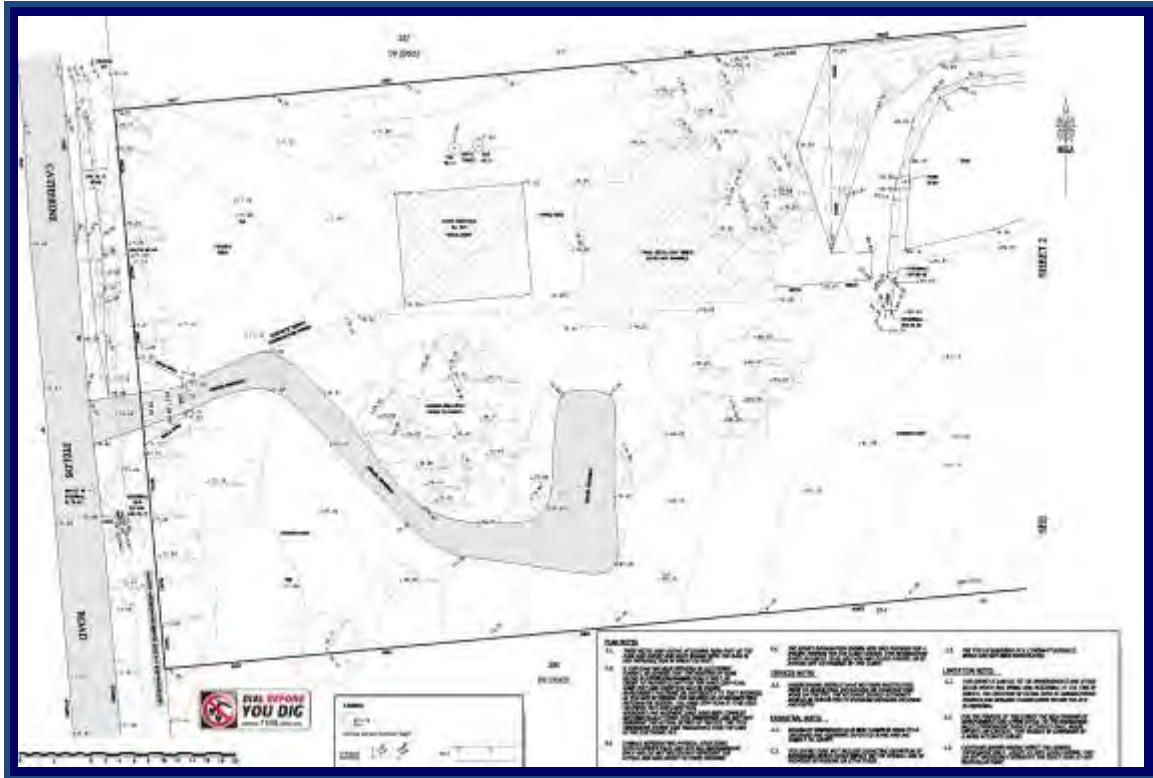
Specifically the proposed development involves:

- removal of 29 trees, which are predominantly located adjacent to the existing dwelling and outbuildings, and other vegetation from the existing dam;
- construction of a second dam to capture water run-off from the front of the property. This dam will be located near the south western corner of the site and will have a maximum capacity of 0.066 mega litres;
- the establishment of a series of vegetable growing beds covering approximately 1.5ha of the site;
- construction of a series of earthen berms adjacent to and within the vegetable garden beds to direct overland water flows to the existing and proposed dams;
- installation of an irrigation system to enable the reuse of water from the existing and proposed dams;
- construction of walkways between and around the proposed growing beds;
- use of the existing outbuildings for the purposes of storing vegetables prior to their dispatch, tractors and other farm machinery and fertilisers used in the market garden;
- minor cut and fill; and
- the employment of 2 staff.

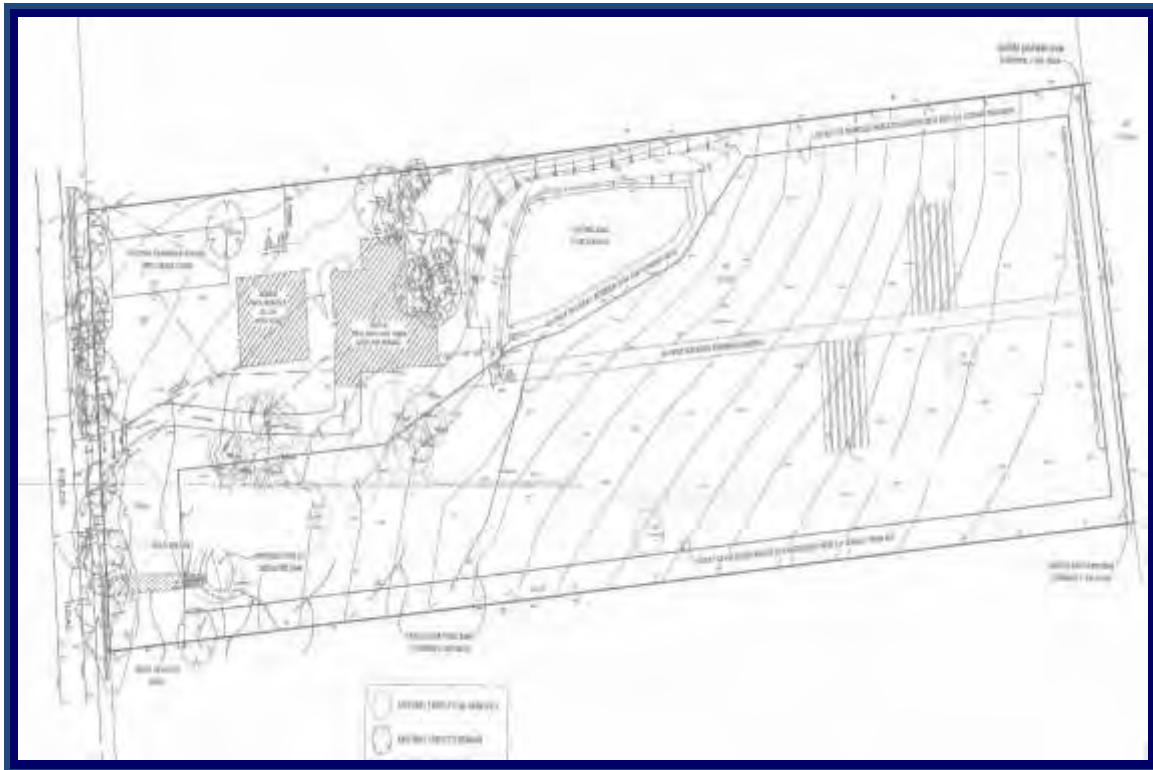
The value of the works is \$15,000.

**A copy of the site plan and contour plan are provided as attachments to this report.**

**EXISTING PART SITE PLAN SHOWING EXISTING TREES**



**PROPOSED WHOLE SITE PLAN**



**ASSESSMENT**



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***Environmental Planning and Assessment Act 1979 – Section 79(C)(1)***

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

***(a)(i) The Provisions of any Environmental Planning Instrument***

The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (Sydney Region Growth Centre) 2006
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- Camden Local Environmental Plan 2010

An assessment of the proposed development against these Environmental Planning Instruments is detailed below.

State Environmental Planning Policy (Sydney Region Growth Centre) 2006 (SEPP)

This site is located on the future Catherine Fields Precinct of the South West Growth Centre.

Pursuant to Clause 16 of the SEPP, consent is not to be granted to the carrying out of development on land within a growth centre unless the consent authority has taken into consideration a number of matters. These matters include whether the proposed development will preclude the future urban and employment development land uses identified in the relevant growth centre structure plan, and whether the extent of the investment in, and the operational and economic life of, the proposed development will result in the effective alienation of the land from those future land uses.

It is considered that the proposed development will not preclude the future redevelopment of the site in accordance with the relevant growth centre structure plan. Additionally, as no structures are proposed, only minimal investment from the applicant is required and consequently the proposed development will not alienate the land from future surrounding uses.

The DA was referred to the Department of Planning and Infrastructure (DPI) for comment. DPI have not responded to this referral. However as the referral was sent to DPI for optional comment only, a response is not mandatory in this circumstance.

Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (SEPP)

The proposed development is consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. All water run-off will be collected by the existing and proposed farm dams located in the south western and northern portions of the site. In addition, soil erosion and sediment controls have been proposed as part of the development which will help protect the integrity of the Hawkesbury-Nepean River system.

Camden Local Environmental Plan 2010 (LEP)



*Permissibility*

The site is zoned RU4 Primary Production Small Lots under the provisions of the LEP. The proposed development is defined as "intensive plant agriculture" by the LEP which is a permissible land use in this zone.

*Zone Objectives*

The objectives of the RU4 Primary Production Small Lots zone are as follows:

- To enable sustainable primary industry and other compatible land uses.

Officer comment:

The proposed development is for a primary industry involving intensive plant agriculture. This is a sustainable activity and is consistent with this objective.

- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.

Officer comment:

The proposed development will generate primary industry employment opportunities for 2 staff and is consistent with this objective.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

Officer comment:

Subject to the conditions contained in this report, It is not considered that the proposed development will negatively impact upon the existing dwellings or any other land use in the surrounding area or adjoining zones.

*Relevant Clauses*

The DA was assessed against the following relevant clauses of the SEPP.

<b>Clause</b>	<b>Requirement</b>	<b>Provided</b>	<b>Compliance</b>
7.4 Earthworks	Earthworks must not have detrimental impacts	The proposed earthworks are minor in nature and are required to construct the proposed garden beds, earthen berms and dam. The DA proposes a range of erosion and sediment control measures to ensure no adverse impacts occur as a result of the earthworks that will be undertaken	Yes



**(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).**

There is no draft Environmental Planning Instrument applicable to the proposed development.

**(a)(iii) The Provisions of any Development Control Plan**

Camden Development Control Plan 2011 (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP.

<b>Control</b>	<b>Requirement</b>	<b>Provided</b>	<b>Compliance</b>
B1.1 Erosion and Sedimentation	Erosion and sedimentation control measures	Appropriate erosion and sedimentation controls measures have been provided	Yes
B1.2 Earthworks	Use of clean fill	It is a recommended condition that any necessary importation of fill onto the site will be of only clean fill material	Yes
B1.4 Water Management	Water management in accordance with Council's Engineering Specifications	Overflow and used water from the garden beds will be disposed of into the existing and proposed dams through channels and pipes. This is consistent with Council's Engineering Specifications	Yes
B1.5 Trees and Vegetation	Council must not grant consent for the removal of trees and vegetation unless it has taken into consideration the aesthetic, botanical, ecological, cultural and heritage importance of the trees	The DA proposes the removal of 29 existing trees on the site to accommodate the proposed market garden use. Council staff have assessed the removal of these trees and consider this to be acceptable as their removal will not adversely impact the visual amenity of the area due to the retention of existing mature trees along the site's Catherine Fields Road frontage. In addition, the site is located in an area that has been biodiversity certified which allows for the removal of trees to facilitate development	Yes
B1.9 Waste Management Plan	Waste management plan required	It is a recommended condition that all waste is disposed of via a licenced waste contractor. This satisfies the requirements	Yes





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Control	Requirement	Provided	Compliance
		of this DCP control	
B1.10 Bush Fire Risk Management	Bush fire assessment in accordance with NSW Rural Fire Service (RFS) guidelines	The site is mapped as being bush fire prone, however, following discussions with RFS, it was determined that bush fire risk was not an issue. The rationale for this is that no structures are proposed and vegetation is being removed which will reduce the bush fire threat	Yes
B1.17 Air Quality	Appropriate levels of air quality for amenity of residents	Artificial fertilisers as well as other chemicals will be used on site. It is a recommended condition that chemicals such as pesticides only be sprayed during calm weather conditions to minimise spray drift. This is considered to be acceptable and consistent with the objectives of the DCP	Yes
D1.3.1 Intensive Plant Agriculture	Minimum lot size is to be 2ha	The lot size is 2ha	Yes
	Minimum front setback of 20m, minimum side setback of 5m and minimum 40m from a watercourse	The proposed market garden beds and dam will be set back 20m from the front property boundary and 5m from both side property boundaries. The nearest watercourse is located approximately 123m to the south of the site	Yes
	Effluent and wastewater is to be disposed of in accordance with Council's sewage management strategy	A Section 68 application to alter the site's existing wastewater system was approved by Council on 13 September 2005 (543/2005). The proposed development does not require any alterations to the existing wastewater system	Yes
	A water cycle management plan detailing how water will be sourced, stored, used, treated and recycled is required	Water run-off from the proposed garden beds will be channelled to the existing and proposed dams for re-use within the market garden. This re-use from these dams will be through the installation of an irrigation system and this is deemed to be sufficient in terms of water cycle management for the proposed development	Yes
	Buffer distances from any septic	The applicant has demonstrated that there is a	Yes



Control	Requirement	Provided	Compliance
	wastewater disposal areas are to be in accordance with Council's sewage management strategy	sufficient buffer distance of approximately 22m between the existing septic wastewater disposal area and the proposed growing beds. This is consistent with Council's sewage management strategy	
	Odour must be contained within the site and must not be offensive to surrounding properties	The use of fertilisers and pesticides has been assessed by Council staff. Due to the types, volumes and frequency of use of the fertilisers and pesticides, it is not considered that there will be minimal odour impacts as a result of the proposed development	Yes

***(a)(iia) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F***

No relevant agreement exists or has been proposed as part of this DA.

***(a)(iv) The Regulations***

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

***(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality***

As demonstrated by the above assessment, the proposed development is unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality.

Use of Fertilisers and Pesticides

The fertilisers and pesticides proposed to be used include standard products such as Guard, Bravo, Roundup and Hydrated Lime. The maximum quantity of these materials to be stored on the site is 10 litres or 25kg bags. These will be stored in accordance with the relevant Australian Standards (AS1940) in one of the existing outbuildings.

The application of fertilisers and pesticides will occur approximately 9 times a year in total (3 times within summer seasons and 6 times within winter seasons). It is a recommended condition that chemical and fertiliser spraying only occurs during calm weather.

In addition, the existing and proposed farm dams will minimise any adverse impacts in terms of water run-off on adjacent properties as a result of the proposed development.

***(c) The suitability of the site***



As demonstrated by the above assessment, the site is considered to be suitable for the proposed development.

**(d) Any submissions made in accordance with this Act or the Regulations**

The DA was publicly exhibited for 14 days in accordance with the DCP. One submission was received (objecting to the proposed development).

The following discussion addresses the issues and concerns raised in the submission.

*1. Appropriateness of the use in the current zoning and the fact that any previous agricultural use should not be used as a precedent to approve this development*

Officer comment:

The site is zoned RU4 Primary Production Small Lots and intensive plant agriculture is a permissible land use in this zone. The proposed market garden is also consistent with the zone objectives. Having assessed its potential impacts, it is considered that the site is appropriate for the proposed market garden use. Any suggested previous use of the site for agriculture does not serve as a precedent for automatic approval of the proposed development. Each DA is considered on its merits against the legislation and planning controls of the time.

*2. The toxicity of the pesticides and fertilisers will have adverse impacts on adjacent properties*

Officer comment:

The issue of the toxicity of the pesticides and fertilisers proposed to be used has been assessed and given their quantities, types and frequencies of use, it is not considered that there will be any significant impacts on adjacent properties.

The applicant has provided material safety data sheets for each of the pesticides and fertilisers which provides detailed advice on how they are to be stored and used on the site. In addition, it is a recommended condition that chemical and fertiliser spraying only occur during calm weather.

*3. Water run-off from the dam onto adjacent properties and Catherine Fields Road*

Officer comment:

The potential for water run-off from the existing dam onto adjacent properties will be mitigated due to the proposed construction of a second dam. This dam is located on the south western portion of the site and has a capacity of 0.066 mega litres. This dam is designed to capture any additional stormwater during periods of heavy rainfall. It is therefore considered that there will be no significant impacts from excess water run-off onto adjacent properties or Catherine Fields Road as a result of the proposed development.

*4. Air quality and odour impacts*

Officer comment:



Market gardening can produce odour from the use of fertilisers, however it is considered that the application of fertilisers can be appropriately managed by only permitting the spraying of chemicals during calm weather conditions. This will minimise any potential odour impacts upon neighbouring residents. In addition, conditions are recommended that prohibit the stockpiling of manure and that should Council receive any complaints regarding odour from this development, that the applicant mitigate these impacts to Council's satisfaction.

#### 5. *Impacts on property values*

##### Officer comment:

The potential impact on property values is not a matter for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979* in the assessment of a DA. However there is no evidence to suggest that the proposed development will have adverse economic impact on property values.

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

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, Environmental Planning Instruments, Development Control Plans and policies. Based on the above assessment, the proposed development is consistent with the public interest.

### **EXTERNAL REFERRALS**

#### *Department of Planning and Infrastructure (DPI)*

Pursuant to Clause 16 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, the DA was referred to DPI for comment. DPI has not responded to this referral, however as the referral was sent to DPI for optional comment only, a response is not mandatory in this circumstance.

#### *NSW Rural Fire Service (RFS)*

The DA was discussed with the RFS in that most of the site is mapped as bushfire prone land. The RFS advised that as no structures are proposed and vegetation is being removed which reduces the bushfire threat, a formal referral was not required. The RFS have raised no issues with the proposed development.

### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

### **CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 367/2013 is recommended for approval subject to the conditions contained in this report.

### **CONDITIONS**

#### **1.0 General Requirements**

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

Plan / Development No.	Description	Prepared by	Dated
12280DS	Plan of Detail and Contours Over Site	JMD Development Consultants	17 December 2012
Revision C	Site Plan	Planning Options Australia Pty Ltd	8 July 2013
090713 Revision 2.0	Statement of Environmental Effects	Planning Options Australia Pty Ltd	January 2013
-	Materials Safety Data Sheets	Planning Options Australia Pty Ltd	-

Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

- (2) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with:
- (a) Camden Council's current Engineering Specifications, and
  - (b) Camden Council's Development Control Plan 2011
- (3) **Public Risk Insurance Policy** - The owner or contractor is to take out Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (4) **Capacity of Dams** – The combined capacity of both dams must not exceed 1 mega litre.
- (5) **Bundling and Chemical Storage** – The walls and floor of the chemical storage area must be bunded with impervious materials of sufficient capacity to contain 110% of the volume of the tank or the largest tank where a group of tanks are enclosed. Walls must not be less than 250mm high.
- (6) **Collection of Water** – Appropriate bunding must be provided for the lower catchment of the market garden in order to capture nutrient rich water for re-use within the site.

## 2.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Sydney Water Approval** – Prior to works commencing, the approved development plans must also be approved by Sydney Water.

(2) **Erection of Signs** – Shall be undertaken in accordance with Clause 98A of the Environmental Planning and Assessment Regulation 2000.

(3) **Toilet Facilities** – Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

(4) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point.

(5) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

Where a soil erosion and sediment control plan (or details on a specific plan) has been approved with the development consent, these measures must be implemented in accordance with the approved plans. In situations where no plans or details have been approved with the development consent, site soil erosion and sediment controls must still be implemented where there is a risk of pollution occurring.

Provide a stabilised entry/exit point. The access should be a minimum of 2.5m wide and extend from the kerb to the building line. The access should consist of aggregate at 30-40mm in size.

Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

(6) **Environmental Site Management Plan** - An Environmental Site Management Plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:

- (a) all matters associated with Council's Erosion and Sediment Control Policy.
- (b) all matters associated with Occupational Health and Safety.
- (c) all matters associated with Traffic Management/Control.



- (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.

### 3.0 - During Construction

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Removal of Waste Materials** – Where there is a need to remove any identified waste materials, including fill material, from the site, the materials will be required to be disposed to a licensed waste facility or licensed recycling facility with copies of tipping/recycling receipts to be supplied to Council.
- (2) **Fill Material** – For importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- (a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- (b) be endorsed by a practising Engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- (c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

- (i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
  - (ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- (d) confirm that the fill material:
- (i) provides no unacceptable risk to human health and the environment;
  - (ii) is free of contaminants;
  - (iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
  - (iv) is suitable for its intended purpose and land use; and
  - (v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m<sup>3</sup> - 3 sampling locations,



- (f) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.

For (e) and (f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 <i>(see Note 1)</i>	1000 or part thereof

**Note 1:** Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (3) **Construction Noise Levels** – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA’s Environmental Noise Control Manual.

This manual recommends:

*Construction period of 4 weeks and under;*

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

*Construction period greater than 4 weeks;*

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (4) **Hours of Work** – The hours for all construction work are restricted to between:
  - (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
  - (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
  - (c) work on Sunday and Public Holidays is prohibited.
  
- (5) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:
  - (a) the delivery of material shall only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 4.00pm on Saturdays;
  - (b) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road



surface and shall have measures in place to prevent the movement of such material off the site;

- (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
  - (e) a waste control container shall be located on the development site.
- (6) **Compaction** – Any filling on the site must be compacted in accordance with Council's current Engineering Design Specifications.
- (7) **Fill Quality** – Any fill material brought in for the construction of the development must only contain uncontaminated soil, clay, shale or rock. No effluent, garbage or trade waste including building or demolition waste must be included in the fill. The extent and depth of filling must only occur in accordance with the approved plans and any other conditions of the development consent. Evidence of the certification of the fill as uncontaminated shall be provided to the Principal Certifying Authority.

#### 4.0 – Prior to the Finalisation of Works

The following conditions of consent shall be complied with prior to the finalisation of works.

- (1) **Gutter/Footway Crossing** - The following works must be constructed and under the *Roads Act 1993* must be approved by Council:
- (a) Provision of a rural driveway crossing at all points of ingress and egress.

All works must be carried out strictly in accordance with Camden Council's current Engineering Specifications. Prior to works commencing the applicant must contact Council on (02) 4654 7777 to arrange payment of fees and inspection of the works.

#### 5.0 - Operational Conditions

The following conditions of consent are operational conditions applying to the development.

- (1) **Prevention of Nuisance** - All possible and practical steps must be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from wind blown dust, debris, noise, odour and the like.
- (2) **No Open Burning** - The open burning of trade waste and other refuse is prohibited throughout Camden. No incinerators must be installed at the premises.



- (3) **Dust Control** - Potential dust sources on-site must be minimised through the maintenance of vegetation cover and the use of water sprays to suppress dust from exposed areas during periods of dry and/or windy weather
- (4) **Offensive Noise** - The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*.
- (5) **Plant Noise Restriction** - The level of total continuous noise emanating from operation of all the plant or processes in all buildings (LAeq) (measured for at least 15 minutes) or in, the above premises must not exceed the relevant criteria contained within Council's "Environmental Noise Policy" when measured at any point on the boundary.
- (6) **Management of Stored Goods** - The storage of goods, materials, equipment, machinery, refuse or refuse bins (including industrial waste containers) must:
  - (a) not take place between the building and the street alignment, nor on the road reserve;
  - (b) be confined to the area specifically designed for that purpose; and
  - (c) be screened by an approved structure with a minimum height of 2m, so that such stored items are not visible from the public street.
- (7) **Spraying of chemicals** – The spraying of chemicals is to only occur during calm weather conditions to minimise drift to adjoining properties.
- (8) **Dam Water** – Dam water is to be monitored for salinity, sodicity, pH, nitrates and phosphates on a quarterly basis and must meet the requirements of ANZECC guidelines Chapter 4 Irrigation.
- (9) **Irrigation Water** – Irrigation water is to be contained on site at all times so as not to impact on adjoining residences or cause water pollution as defined in the *Protection of the Environment Operations Act 1997*.
- (10) **Washing of Vegetables** – Wastewater from vegetable washing water is to be contained on site at all times so as not to impact on adjoining residences or cause water pollution as defined in the *Protection of the Environment Operations Act 1997*.
- (11) **Reuse of Water** - All nutrient rich water run-off generated by the market garden must be collected within the existing and proposed dams and reused within the site.
- (12) **Chemical Storage** - The storage and handling of flammable and combustible liquids must be in accordance with AS 1940.
- (13) **Waste Management** - A suitable waste contractor(s) must be engaged for the removal of wastes generated at the premises.

All bins and waste storage facilities at the premises are to be sealed and emptied on a regular basis to prevent odour, vermin and fire hazards from occurring.



ORD06

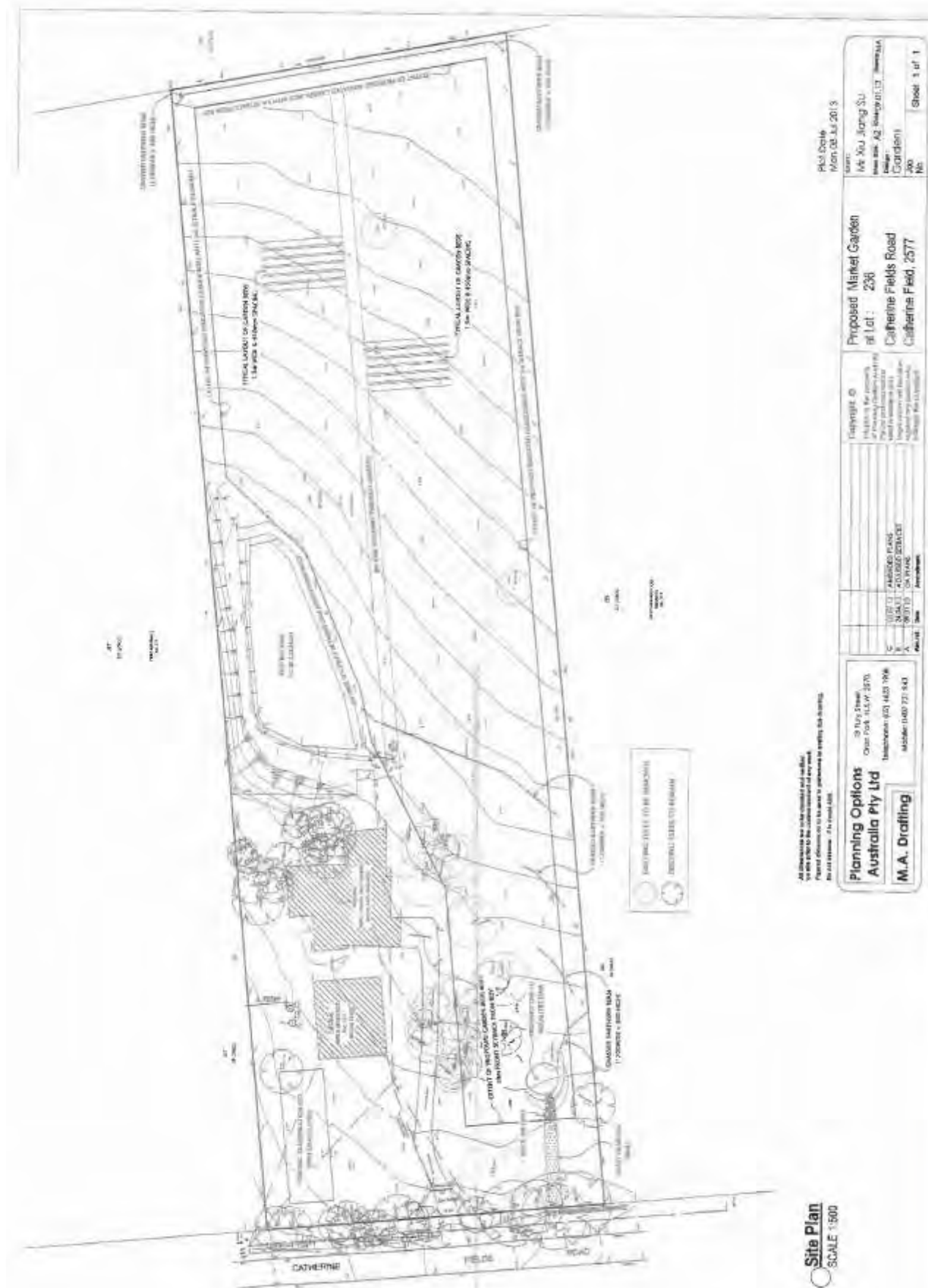
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- (14) **Odour Impacts** – Should Council receive complaints regarding any odour impacts from the proposed development, Council staff will investigate the complaints and require the applicant to mitigate these impacts to Council staff satisfaction. This may require the preparation of an odour impact assessment at the applicant's expense.
  - (15) **Use of Sheds** – The use of sheds and other outbuildings for residential purposes is prohibited.
  - (16) **Stockpiling of Manure** – No stockpiling of manure is permitted on the site.

**RECOMMENDED**

**That Council approve DA 367/2013 for the use of land as a market garden and associated site works at 324 Catherine Fields Road, Catherine Field subject to the conditions listed above.**

ATTACHMENTS

- 1. Site Plan
- 2. Contour Plan
- 3. Submission - *Supporting Document*



All dimensions to be verified and confirmed by the client prior to the commencement of any work. Please refer to the contract documents for any other conditions. - The Drafting Firm

**Planning Options Australia Pty Ltd**  
 18 Tully Street  
 Queensland 4000  
 Telephone: (07) 4433 7896  
 Mobile: (040) 771 843

**M.A. Drafting**

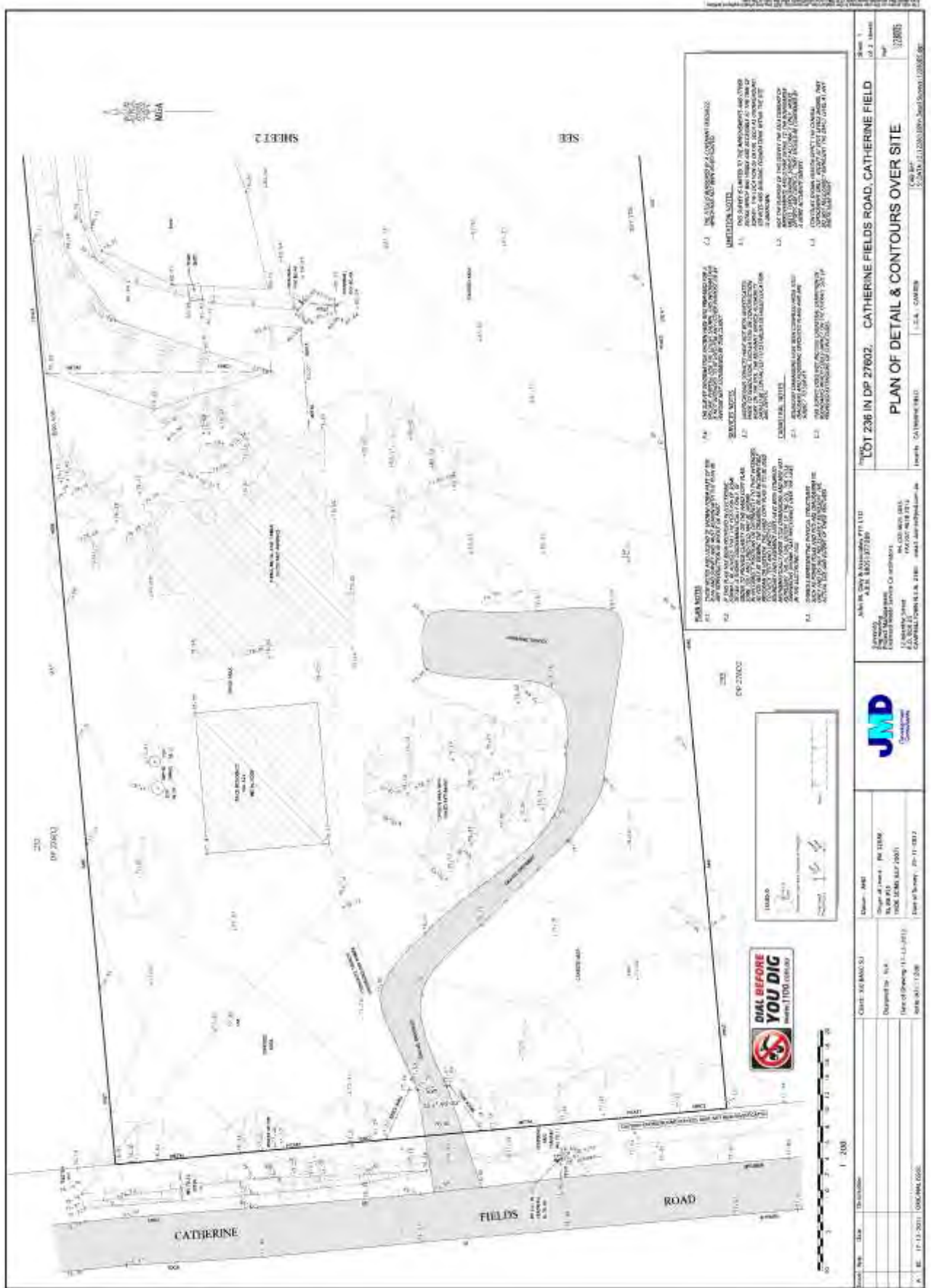
**Site Plan**  
 SCALE 1:500

PLS Date: Mon, 08 Jul 2013

Client: Mr. Xu, Jiang SU  
 Name: AG Building, 13  
 Location: Catherine Fields  
 No: 200  
 Sheet: 1 of 1

ORD06

Attachment 2







ORD07

## ORDINARY COUNCIL

ORD07

**SUBJECT: PLANNING PROPOSAL - AMENDMENT NO 27 121 RABY ROAD, LEPPINGTON**

**FROM:** Director Governance

**TRIM #:** 13/16913

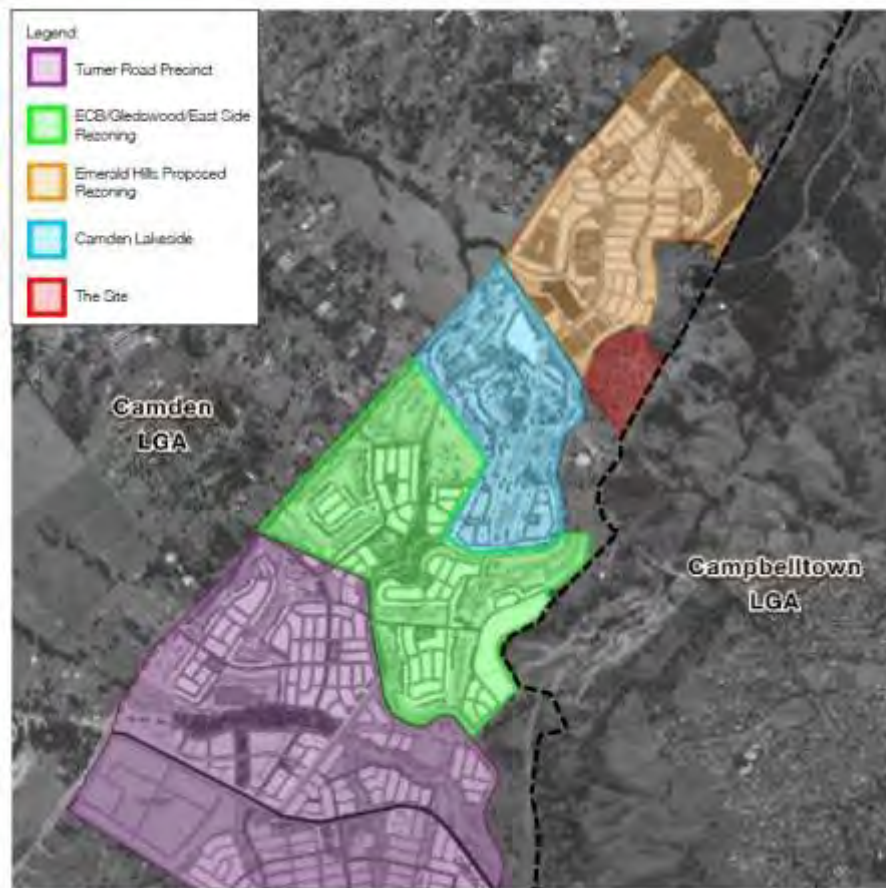
### PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of a draft Planning Proposal to rezone 121 Raby Road, Leppington from a RU2 Rural Landscape zone to RU5 Large Lot residential to facilitate the development of approximately 32 residential lots.

### BACKGROUND

A draft Planning Proposal for 121 Raby Road, Leppington was submitted to Council on the 27 March 2013. This site does not form part of the South West Growth Centre.

The site is located on the eastern boundary of the Camden Local Government Area (LGA) in an area of rural land located to the north of Raby Road, east of the Sydney Catchment Authority (SCA) water supply canal, and abutting the Local Government Area (LGA) boundary with Campbelltown Council to the east. A location map for this site is shown below:





The general locality contains a number of sites which, while not in the South West Growth Centre, have similarly been identified for future residential development and are at various stages of a rezoning process to allow urban development. To the west of the site is Camden Lakeside, parts of which were rezoned 22 March 2013 from rural landscape zone to residential and private recreation zones. To the immediate north of the site is Emerald Hills and is the subject of a Planning Proposal and has the potential to deliver approximately 1200 dwellings.

## MAIN REPORT

The draft Planning Proposal site is irregular in shape and exhibits an overall length of approximately 500m and width of approximately 350m. Built features on the site include two large residential dwellings.

The subject site adjoins the Campbelltown LGA. Campbelltown Council has been advised of the Planning Proposal and should the proposal proceed, further ongoing discussions will be undertaken throughout the process as required.

The site is currently zoned RU2 Rural Landscape and has a minimum lot size of 40ha under the Camden Local Environmental Plan 2010 (Camden LEP 2010). The draft Planning Proposal seeks to rezone the land to R5 Large Lot residential with a minimum lot size of 4000sqm.

The site is in close proximity to infrastructure, facilities and services that will be provided with the development of Emerald Hills and Camden Lakeside. Raby Road has been identified in the draft South West Subregional Strategy to be upgraded and function as a collector road as part of the South West Growth Centre development. These upgrades will be funded from the Special Infrastructure Contribution (SIC) levy applied to areas within the South West Growth Centre.

A draft Planning Proposal to support this rezoning is included as Attachment 1 to this report.

## Landscape Visual Analysis

A range of studies will be required to support the proposal and will be undertaken should it receive a favourable Gateway Determination. These studies are outlined further in the report. Notwithstanding the above, a Landscape and Visual Analysis was provided by the proponents which identified and mapped existing landscape, visual and scenic opportunities and constraints on the site. *This study is provided as Attachment 3 within the draft Planning Proposal.*

As a result of the landscape survey and analysis it is recognised that the site has the following constraints:

- Scattered remnants of critically endangered Cumberland Plain Woodland vegetation;
- Proximity to European Heritage - Sydney Catchment Authority Canal;
- A number of services such as 44m wide Jemena gas easement and Sydney Canal Easement;
- Areas of Bushfire prone land; and
- Land capability issues including salinity and contamination.

The above will be dealt with as part of the range of studies outlined in this report.





A major component of the Landscape visual analysis is the visual survey of the site, assessing the visibility of the site from existing and proposed adjoining residential areas and the Scenic Hills ridgeline. The analysis concludes that no portion of the site will be visible from land to the east. The site is visible at some viewpoints west of the Scenic Hills Ridgeline. As a result, screening methods such as buffer planting is proposed around the southern and western boundary of the subject land.

An internal assessment has been undertaken of the Landscape and visual analysis and its findings. The following comments are provided as part of this assessment:

- No development should occur on the ridges, with development 6m below any ridge. Colours and materials of buildings will be neutral, existing trees retained and screen planting to be provided in natural clumps using endemic species. The heavy permitter screen planting should not obscure views over the canal;
- Restrictions on building envelope locations, heights, setbacks and colours and materials needs to form part of the developments controls to ensure presentable large lot residential development occurs; and
- The buffer planting could present a bushfire management issue. Consideration needs to be given to *Planning for Bushfire Protection*.

#### Support for this Proposal

It is considered that this Planning Proposal has merit for the following reasons:

- It offers the provision of greater housing choice and diversity;
- The subject site has close access to major employment lands;
- The site is within walking distance to a proposed future local centre within Emerald Hills;
- The site has frontage to Raby Road which provides access to the Strategic centre of Campbelltown, and is close to Camden Valley way which will provide access to the future Major Centre at Leppington and Leppington Railway Station;
- The site will capitalise on new services and infrastructure being provided as part of the broader transformation of the locality;
- Large lot residential will maintain the environmental and scenic qualities of the site and surrounding ridgelines; and
- The large lot residential zone will provide a transition between higher density residential zones and environmental protection zones.

#### Studies to underpin the Planning Proposal

The draft Planning Proposal flags a number of sub studies that will need to be undertaken if the rezoning proceeds. These include:

- A detailed traffic impact assessment;
- A detailed ecological assessment;
- A land capability assessment which addresses contamination and salinity;
- A bushfire constraints assessment;
- An acoustic assessment;
- A water cycle management plan that includes Water Sensitive Urban Design which will consider the Sydney Catchment canal/crossings and flooding; and
- DCP site controls and built form requirements.



The abovementioned sub studies will be funded by the proponent. Council staff will assess and approve all the sub studies briefs, agree on the appointment of the appropriate consultants to prepare the sub studies and direct the peer reviews as necessary. Any cost incurred by the peer review will be funded by the proponent.

### Public Agency Consultation

Should a favourable Gateway Determination be received, the draft Planning Proposal will be referred to a number of public agencies either prior to, or during the public exhibition period, depending upon the circumstances of the Gateway Determination. While these public agencies are listed below, it is recognised that if Gateway Determination to proceed is received there may be a requirement to consult more broadly. The draft Planning Proposal suggests the following public agencies be consulted:

- Office of Environment and Heritage (Environment Branch);
- Office of Environment and Heritage (Heritage Branch);
- Sydney Catchment Authority;
- Roads and Maritime Service (RMS);
- Campbelltown City Council;
- Liverpool City Council;
- Wollondilly Council;
- Transgrid;
- Jemana;
- Rural Fire Service;
- Sydney Water; and
- Endeavour Energy.

The Scenic Hills Association will also be notified during the public exhibition period.

### Exhibition Period

The draft Planning Proposal recommends that the proposal will be exhibited for 28 days.

### LEP Delegation

Council intends to use its delegation pursuant to Section 23 of the Environmental Planning and Assessment Act 1979 for this Planning Proposal. This will enable Council to streamline the processing of the Planning Proposal. The request for delegation will be made as part of the Gateway submission. This would allow Council to deal directly with Parliamentary Counsel for making of the plan. The General Manager is Council's nominated officer.

### Where to from here

If Council resolves to send the draft Planning Proposal to DPI for Gateway Determination the following steps will occur:

1. If a Gateway Determination to proceed is received the studies will be undertaken and reviewed by Council officers;
2. The draft Planning Proposal will be amended to align with the outcomes of the submissions and studies;



3. A draft DCP will be prepared; and
4. The draft Planning Proposal and draft DCP will be reported to Council prior to public exhibition.

The draft Planning Proposal includes a recommended timeframe that the rezoning process is predicted to follow. This timeframe includes an indicative course of action for the studies to be completed, assessed internally and for the public exhibition period. Taking these into consideration it is anticipated that the rezoning process will take 18 months from the time of Gateway Determination.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications for Council as a result of this Planning Proposal.

### **CONCLUSION**

The draft Planning Proposal seeks to rezone 121 Raby Road, Leppington to residential land to accommodate approximately 32 residential lots. In the context of adjoining residential development and proposed infrastructure and services, the rezoning of the site would facilitate development that is complementary to surrounding lands. Large lot housing will offer the provision of greater housing choice and diversity.

Should Council resolve to proceed with the draft Planning Proposal it will be forwarded to Gateway for determination. Following the completion of the sub studies and draft DCP the matter will be reported back to Council prior to exhibition.

### **RECOMMENDED**

**That Council:**

- i. **endorse the draft Planning Proposal for the rezoning of 121 Raby Road, Leppington to forward to the Department of Planning and Infrastructure for Gateway Determination and advise that Council will be using its delegation pursuant to Section 23 of the Environmental Planning and Assessment Act 1979;**
- ii. **upon favourable Gateway Determination require the proponent to undertake to fund all required sub studies listed in the report (including the development of a DCP) and agree to fund Council's costs in undertaking any necessary peer reviews of those sub studies;**
- iii. **require a report be brought back to Council following the completion of the relevant studies and draft DCP prior to the public exhibition; and**
- iv. **require an exhibition period of 28 days.**

### **ATTACHMENTS**

1. Amendment 27 Planning Proposal with attachments A4



**CAMDEN COUNCIL  
DRAFT PLANNING PROPOSAL**

**Amendment No. 27 - 121 Raby Road, Leppington**

**August 2013**

ORD07

Attachment 1

## Amendment 27 – 121 Raby Road, Leppington

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## Executive Summary

This Planning Proposal has been prepared on behalf of T. Simonetta & Co Pty Ltd, owner of lots 1, 2 and Common Property in SP37300, 121 Raby Road, Leppington ('the site') and seeks to rezone the site to allow large lot residential development.

The site is located on the eastern boundary of the Camden Local Government Area (LGA) in an area of rural land located to the north of Raby Road, east of the Sydney Catchment Authority's (SCA) Water Supply Channel, and abutting the LGA boundary with Campbelltown Council to the west.

The site is roughly diamond shaped, and sits on the western side of a north-south ridgeline. It has an area of approximately 16.78 hectares with a length of approximately 500m and width of approximately 350m. The site is largely cleared and comprises open grasslands with scattered eucalypts, mown lawns and landscaped gardens, and two freestanding dwellings. The eastern boundary of the site is traversed by an underground Jemena gas line easement. The site has a road frontage of 380m to Raby Road.

The site sits in close proximity to land currently undergoing a significant transformation as part of the redevelopment of the South West Growth Centre. The site locality contains a number of sites which, while not in the South West Growth Centre, have similarly been identified for future residential development and are at various stages of a rezoning process to allow urban development. To the west of the site is Camden Lakeside, parts of which have been rezoned to permit residential development. To the southwest of the site is the El Caballo Blanco/Gledswood/East Side lands which has recently been rezoned to facilitate urban development. To the immediate north of the site is Emerald Hills, which is the subject of a Planning Proposal which seeks zoning to permit urban development.

Approximately 2.5 km to the south west of the site, the first stages of urban redevelopment in the Growth Centre has commenced in the Turner Road Precinct. The release and development of the Turner Road Precinct (and other associated release areas) is delivering significant benefits and opportunities to this part of the Camden LGA, with the construction of key infrastructure, creation of residential communities, new retail and commercial centres, employment generating centres, provision of education, recreation and community facilities and the provision of public transport. The Catherine Field and Leppington release area precincts further to the west and north respectively, are to be released for urban development in the future.

The site is zoned RU2 Rural Landscape under the Camden Local Environmental Plan 2010 (Camden LEP 2010).

The site is located on Raby Road which provides links to the M5 and Campbelltown, as well as to the future Major Centre planned at Leppington. The site is also located on an existing bus route and the majority of the site sits within 1km of planned future bus routes through the Camden Lakeside/Emerald Hills sites. These routes will provide access to Minto, Campbelltown and the Leppington Railway Station within the proposed Major Centre at

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Leppington. The majority of the site is also located within 1km from the proposed Emerald Hills local centre.

A small section of the site is identified as bush fire prone land, however advice has been received that due to the well maintained nature of the site it is not prone to bush fire.

The proximity of the site to Campbelltown Strategic Centre and the South West Growth Centre and its associated retail, commercial, employment, education, community services and transport connections, presents an opportunity to augment the supply of affordable housing in South West Sydney. It also presents an opportunity to increase the usage of these new services and facilities and assist with the funding of new infrastructure.

The site is largely unconstrained, is suitable for rural residential type housing and is located adjacent to land (Emerald Hills) proposed to be used for local centre and residential purposes. It can be efficiently serviced by water, sewer and power. It has the potential to deliver approximately 32 large residential lots and contribute to the unmet demand for rural residential housing within Sydney.

An indicative lot layout demonstrates that the environmental and scenic qualities of the site and surrounding ridgelines will be maintained if the site was redeveloped with large lot residential development.

Given that the locality of the site is undergoing transformation to facilitate urban development, the current RU2 Rural Landscape zoning is an anomaly and clearly not the highest and best use of the land. Furthermore, with the pending rezonings to the north, this site represents one of only three small sites located along the eastern edge of the LGA between Emerald Hills and Gregory Hills Drive, not identified or in the process of being zoned for urban development in the future.

The submission recommends that the site be rezoned from RU2 Rural Landscape to R5 Large Lot Residential to allow large lot semi-rural residential development at the site, commensurate with the recent rezoning of adjacent sites and sympathetic to the environmental qualities of the site.

The submission provides an analysis of the physical and strategic planning constraints and the opportunities of the site.

Support for this Planning Proposal is based on the following circumstances and merits:

**Infill large lot residential development opportunity**

The redevelopment of the site represents an opportunity to provide additional large lot residential housing opportunities in a location that will allow access to nearby retail and commercial facilities, education and community facilities, public transport and other urban infrastructure of the adjoining urban release areas and that can integrate with adjoining urban release areas.



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#### **Consistency with the adjoining development**

Rezoning of the site is consistent with the anticipated residential areas to the west and north-west, while the low densities proposed will also allow for the preservation of the scenic and visual connections to the Scenic Hills ridgeline. The Planning Proposal represents an opportunity to deliver a compatible rural residential infill providing additional housing opportunities which will be located within the proximity of employment, services, education, recreation and transport facilities.

#### **Consistency with the planning framework**

The Planning Proposal is consistent with the Metropolitan Plan for Sydney 2036, the draft South West Subregional Strategy, and the Camden Strategic Plan 2040.

#### **Development opportunities and constraints**

The Planning Proposal is supported by a detailed analysis of the opportunities and constraints of the site in particular the landscape and visual analysis prepared by JMD Design. The site is not subject to flooding or constrained by riparian corridors. Areas of the site have minor constraints in the form of the Jemana gas easement, vegetation, acoustic impacts from Raby Road and isolated potential contamination. The site is not considered to be bush fire prone, however, any future development will need to consider bush fire prone land on adjacent sites. These constraints are not likely to significantly hinder the feasibility of developing the land for large lot residential purposes, particularly given that this type of development can be adapted to meet site specific constraints. The site is not readily visible from surrounding areas given that it is screened by topography and existing vegetation and, with the provision of additional plantings, could be developed for large lot residential purposes while at the same time maintaining the scenic qualities of the surrounding areas most notably the "Scenic Hills" ridgeline.

#### **Transport and Connectivity**

The site has direct frontage to Raby Road and easy access to Camden Valley Way and the nearby M5/ Hume Highway. The site is located close to existing and future bus services and therefore will have good access to proposed neighbouring town centres and the Leppington Railway Station within the future Major Centre at Leppington.

#### **Proposal**

Based on the issues addressed in this Planning Proposal, it is proposed to prepare a Draft LEP to amend the Camden LEP 2010 in the following way:

- Amend the Land Zoning Map to show part of the site as R5 Large Lot Residential in accordance with dimensions shown on the attached proposed Zoning Plan (refer to Attachment 1);
- Maintain a Building Height of 9.5m on the Height of Buildings Map over the site;

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- Amend Lot Size Map to show a minimum lot size of 4,000m<sup>2</sup> for the R5 Large Lot Residential zone on the site; and
- Amend the Urban Release Areas Map to identify the site as an Urban Release Area.

### 1.0 Introduction

This Planning Proposal has been prepared on behalf of T. Simonetta & Co Pty Ltd owner of 121 Raby Road, Leppington. The site covered by this Planning Proposal is lots 1, 2 and Common Property of SP37300.

The site is currently zoned RU2 Rural Landscape under the Camden LEP 2010. This Planning Proposal seeks commencement of the statutory process to rezone the site to R5 Large lot Residential, and provides a justification for the rezoning.

It is envisioned that the redevelopment would provide rural residential lots suitable for development with detached dwelling houses of one (1) and two (2) storeys in height that would complement denser urban redevelopment on nearby sites and in the Growth Centre more broadly.

The consideration of the proposed amendment to the Camden LEP 2010 could be undertaken as a standalone matter.

The Planning Proposal in the following chapters details the merits of the proposed rezoning and has been structured in the following manner:

- Section 2.0 provides a description of the site and its context, including identification of the land to which the proposed rezoning applies and existing development;
- Section 3.0 is the Planning Proposal and is provided consistent with the matters to be considered in the guide to preparing Planning Proposals;
- Section 4.0 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination and amendment of the Camden LEP 2010;
- Appendix 1 provides an assessment against the LEP Evaluation Criteria;
- Appendix 2 provides a consideration of the consistency of the Planning Proposal with State Environmental Planning Policies; and
- Appendix 3 provides a consideration of the consistency of the Planning Proposal with the Section 117 Directions.

The Proposal is supported by the following attachments:

- Attachment 1: Proposed Zoning Map
- Attachment 2: Proposed ILP/Masterplan
- Attachment 3: Landscape and Visual Analysis Assessment

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## 2.0 Site Description and Context

### 2.1 Overview

This Section describes the location of the site, existing development on the land, the current planning framework, and the relationship of the area to the draft South West Subregional Strategy. This description of the site and its context should be read in conjunction with the detailed Landscape and Visual Analysis prepared by JMD Design (refer to Attachment 3).

### 2.2 Site Locality

The area that is the subject of this Planning Proposal is shown in Figure 1.



Figure 1: Location of Subject Site (Source: Google Maps)

The subject site is located on the eastern boundary of the Camden Local Government Area (LGA) in an area of rural land located to the north of Raby Road, east of the Sydney Catchment Authority's (SCA) Water Supply Channel, and abutting the LGA boundary with Campbelltown Council.

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## 2.3 Site Context

### 2.3.1 Outline

The character of the area surrounding the site is predominantly rural and semi-rural in character. However, the area is undergoing significant change, having been identified as a location for significant urban growth. The site is located in close proximity to the South West Growth Centre (refer to Figure 2 below) and lands that are not in the Growth Centre but similarly being considered for urban redevelopment. Urban development of land has begun in the Turner Road Precinct which is located approximately 2.5km to the south west of the site.



Figure 2: South West Growth Centres Structure Plan (Source: Metropolitan Strategy – A City of Cities)

Lands to the west of the site at Camden Lakeside have been identified by Camden Council as an urban release area. This site includes areas zoned for residential development. To the north of the site is Emerald Hills which is the subject of a Planning Proposal that seeks to zone the land for urban development, including residential housing and a local centre. The Emerald Hills site is separated from the site by the SCA Water Supply Canal which runs along the northwest boundary of the site. To the east of the site is rural land zoned Environmental Protection and located in Campbelltown LGA. To the immediate south of the

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site on the southern side of Raby Road is a parcel of RU2 zoned land that is used as a Seventh Day Adventist conference centre.

Further from the site to the north and west are lands that are in the process of being zoned for urban development as part of the South West Growth Centre, including the Leppington Major Centre located approximately 3.5km to the north of the site, including the new Leppington Railway Station which is due to be completed in 2016.

Furthermore, there is land to the southwest that has been zoned for urban development for a mix of urban and rural residential development such as the ECB/Gledswood/East Side lands.

In future, lands to the north, west and south of the site are likely to include a range of urban uses in addition to residential development such as business generating/employment land, schools, recreation and community facilities.

The changing nature of the landscape around the site is demonstrated in Figure 3 which identifies the key surrounding sites which are detailed as follows.

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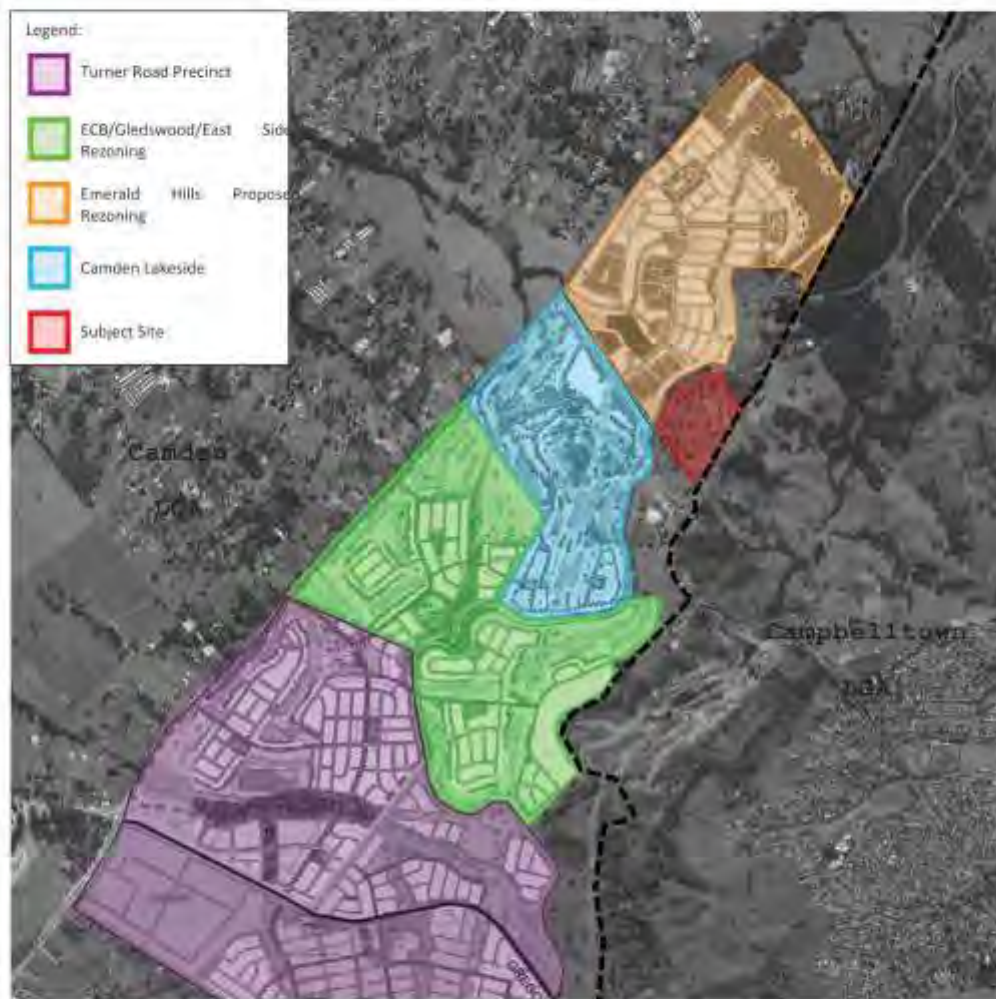


Figure 3: Subject Site Context (Source: Six Viewer, Gregory Hills & The Hermitage Masterplans and Emerald Hills Urban Design Vision)

2.3.2 Emerald Hills

Located to the immediate north of the site and on the northern corner of Raby Road and Camden Valley Way, opposite the Camden Lakeside site, is a site known as Emerald Hills, 1100-1150 Camden Valley Way, Leppington.

The Emerald Hills estate has an area of approximately 151 hectares and is the subject of a Planning Proposal and has the potential to deliver approximately 1200 dwellings. This Planning Proposal obtained Gateway approval in July 2012 and is currently with Council for implementation.

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Emerald Hills is proposed to include a range of land uses including up to 1200 dwellings with a mix of housing types and minimum density of 1200 dwellings, a local shopping centre open space, environmental protection zones, and riparian corridor improvements. The proposed local centre is located within 1km of the majority of the site.

The Emerald Hills Planning Proposal Development Vision identifies a mix of hill side lots and detached housing lots adjacent to the Sydney Catchment Authority Water Supply Canal, which separates the Emerald Hills site from the site.

#### 2.3.3 Camden Lakeside

Immediately to the west of the site on the southern side of Raby Road is the existing Camden Lakeside Golf Course site. This site is identified as an urban release area under the Camden LEP 2010 and was rezoned in 2006 to accommodate approximately 380 dwellings around the golf course as part of a golf course estate development.

The redevelopment of this is to include new road linkages running north south that will accommodate future public transport links.

#### 2.3.4 El Caballo Blanco/Gledswood/East Side Rezoning

The El Caballo Blanco/Gledswood/ East Side rezoning is located to the south of the Camden Lakeside site. The site is a precinct of approximately 160 hectares of former tourist park, rural and rural residential holdings. This precinct has recently been rezoned to accommodate approximately 860 dwellings, a golf course, and the restoration of the State Heritage listed Gledswood House.

#### 2.3.5 Turner Road Precinct South West Growth Centre

The Turner Road Precinct is located approximately 2.5km south west of the site. The Precinct was rezoned in December 2007 and was one of the first precincts released within the South West Growth Centre. The Precinct has an area of approximately 536 hectares and will accommodate approximately 4,000 dwellings, 96 hectares of employment land, a town centre and open space and recreational facilities.

The Precinct comprises three main parts, being the Dart West/Marist Brother joint venture release area known as Gregory Hills, an employment lands area at the junction of Gregory Hills Drive and Camden Valley Way, and thirdly the Hermitage release area being developed by Sekisui House. Construction has commenced within all three areas, delivering key infrastructure, employment lands, a town centre and dwellings.

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## 2.4 The Site

The land that is the subject of the Planning Proposal is located within the Camden Council LGA. The land is owned by T. Simonetta & Co Pty Ltd and comprises three (3) allotments of land that has a real property description of Lots 1, 2 and Common Property in SP37300, and is commonly known as 121 Raby Road, Leppington ('the site').

The site is roughly diamond shaped and sits on the west side of a north-south ridgeline that makes up the western side of the Camden/Campbelltown LGA boundary. The ridge line to the east of the site traverses the adjoining rural property within the area known as 'the Scenic Hills' area of Campbelltown LGA. The site has an area of 16.78 hectares and is approximately 350m wide by 500m long.

The site is dominated by a pronounced ridge that runs north/south along the eastern edge of the site and which is approximately 50-100 metres west of the Camden/Campbelltown LGA boundary. The site slopes down from the east towards the (SCA) Water Supply Canal that runs along the western boundary.

There are no significant water courses on the site, although two small creek depressions are identifiable. There are four (4) small farm dams on the site.

Built features on the site include two large single and two storey residential dwellings. There is an access driveway from each of the houses that extends down to Raby Road. There are no other significant structures on the site. The unbuilt parts of the site are characterised by fenced paddocks covered with pasture grasses with a scattering of remnant eucalypts of Cumberland Plain Woodland, mowed lawns, and areas of landscaped garden.

The eastern boundary of the site is traversed by the Jemena gas easement, which have a combined width of approximately 24m and run the length of the site in a north-south direction.

Whilst, the current context of the site is one of a rural character, it is evident from the context described in Section 2.3 that the site is located within an area undergoing significant change with urban release area developments and rezoning essentially surrounding the site to the northwest and south.

The site has existing frontage to Raby Road. Raby Road is identified as a key collector road in the draft South West Subregional Strategy, and has been earmarked for upgrades. The proximity of the site to utilities, services and public transport will be greatly enhanced with the by the adjoining Emerald Hills development in close proximity the site.



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Figure 4: Aerial view of the site (outlined in red) (Source: Six Viewer)



Figure 5: View of the site looking north from the Raby Road entrance

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Figure 6: View looking north from SE corner of the site



Figure 7: View looking south along eastern gas easement from NE corner of site

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Figure 8: View looking west from centre of the site

### 3.0 Statutory Framework

#### 3.1 Zoning

The site is currently zoned RU2 Rural Landscape under the provisions of the Camden LEP 2010 (refer to Figure 9).

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**Figure 9: Zoning Extract from Camden LEP 2010, Draft Camden LEP No.151 and the Growth Centres SEPP**

The zoning map at Figure 9 demonstrates that the site is located in close proximity to existing R1 general residential zones in the Camden Lakeside site to the west of the site. North of the site is the Emerald Hills site which is proposed to be zoned for a mix of R1 Residential, E2 Environmental, B1 Neighbourhood Centre, RE1 Public Recreation and E4 Environmental Living. Land to the east of the site is zoned 7(d1) (Environmental Protection (Scenic)) pursuant to Clause 8 of the Campbelltown Local Environmental Plan—District 8 (Central Hills Lands).

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Prior to the gazettal of the Turner Road Precinct under the Growth Centres SEPP, this area was zoned 7(d) Environmental Protection (Scenic Hills) which stretched westward to Camden Valley Way. A considerable proportion of the 7(d) Environmental Protection zone within the Camden LGA has since been eroded by the SEPP and subsequent and proposed rezonings.

#### 3.2 Other Controls

A building height restriction of 9.5 metres currently apply to the site. A minimum lot size of 40 hectares applies to the site.

The site is located adjacent to a state heritage item being the Upper Canal, Sydney water supply system.

### 4.0 The Planning Proposal

#### 4.1 Objectives and Intended Outcomes

The objective of this Planning Proposal is to enable the redevelopment of the land at lots 1, 2 and Common Property of SP37300 (121 Raby Road, Leppington) for large lot residential development.

The Strata Scheme in SP37300 would be extinguished to create two Torrens Title allotments over the existing two residences. The proposal would allow for an approximate density of 1.8-2 dwellings per hectare, consistent with the R5 zoning within the nearby ECB/Gledswood/East Side site.

An Indicative Layout Plan for the site has been prepared by JMD Design (refer to Attachment 3 and Figure 10).

The objectives of the Proposal are to:

- Protect the scenic and landscape character of the area, particularly when viewed from public land such as the key arterial roads;
- Achieve orderly development having regard to the site's opportunities and constraints that integrates neighbouring sites and provides a transition between higher density residential zones and environmental protection zones;
- Plan a residential development that is sympathetic and complementary to the scenic qualities of the surrounding 'scenic hills' topography, with any built environments largely subservient to this landscape;
- Create a desirable place for all ages and a wide range of household types;
- Optimise the use of infrastructure; and
- Provide diversity in housing choice.

The intended outcome of the Planning Proposal is to rezone the site to permit large lot residential land uses that complement the denser residential areas anticipated on adjacent and nearby sites.

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It is intended that the Planning Proposal would form part of an amendment to the Camden LEP 2010.



Figure 10: Indicative Layout Plan/Masterplan for the site

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#### 4.2 Explanation of Provisions

The amendments proposed to Camden LEP 2010 include a suite of controls that would facilitate the redevelopment of the site. The zoning controls would allow for large lot residential development on sites that sit within the context of the topography and existing and proposed vegetation.

Building height controls would restrict development to a maximum of two storeys. Lot size controls will ensure the density of development maximises tree retention and landscaping and provides a transition to the adjoining Environmental Protection zone.

The proposed controls include the following:

- Amend the Land Zoning Map to show R5 Large Lot Residential in accordance with dimensions shown on the attached proposed Zoning Plan (refer to Attachment 1);
- Retain the Building Height control of 9.5m on the Height of Buildings Map over the site;
- Amend Lot Size Map to show a minimum lot size of 4,000m<sup>2</sup> over the site; and
- Amend the Urban Release Area Map to include the subject site.

There are no other provisions that are required to be amended.

The proposed amendments to the Camden LEP 2010 will also be supported by site specific DCP controls which would include built form requirements, to be incorporated into Part D of Camden DCP 2011. The draft DCP controls would be prepared should the Proposal obtain Gateway approval.

#### 4.3 Justification

This section addresses the need for the rezoning, identifies the background studies undertaken, details why the Planning Proposal is the best approach, and identifies what the community benefits will be.

##### 4.3.1 Section A – Need for the Planning Proposal

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

The Planning Proposal itself has not been the result of a specific strategic study or report. However, it is noted that a significant number of technical studies were prepared for nearby sites including the Camden Lakeside site and the El Caballo Blanco/Gledswood/East site. The results of these studies have been used to inform this Planning Proposal.

The proposed rezoning is consistent with a number of State Government strategic initiatives and the objectives and the actions of the draft South West Subregional Strategy.

The recently gazetted El Caballo Blanco/Gledswood/East Side lands rezoning, further to the south of the site, is considered to provide the strategic planning context and the potential for residential development of a similar intensity and scale to the site.

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A detailed Landscape and Visual Analysis has been prepared by JMD Design for the site (refer to Attachment 3). The Landscape and Visual Analysis reviews the existing physical conditions, analyses the potential constraints and opportunities and considers built form options and outcomes.

#### Landscape and Visual Analysis

The Landscape and Visual Analysis identifies the landscape character as:

"The landscape character of the Subject Land has an Arcadian feel with gently rolling hills, rustic fencing and paddocks dotted with mature trees.

The character of the lower portion of the site is fairly contained by the landform rising to the east and the surrounding vegetation of the Emerald Hills site and the Lakeside Golf Course.

The upper areas of the site has more expansive views to the south and west over the tree canopy.

There are limited view opportunities to the east due to the ridgeline marking the western extent of the 'Scenic Hills'.

The SCA Water Supply Canal is of visual interest within the area however this feature is not situated on the Subject land.

Currently planning proposals are in Camden Council affecting the Emerald Hills and Lakeside Golf Course sites that will significantly change the landscape to the west and south of the Subject Land from a rural landscape to a more urban landscape"

The Landscape and Visual Analysis has undertaken a comprehensive visual analysis of the visibility of the site from existing and proposed adjoining residential areas. The Visual Analysis concludes:

Following a review of each of the Viewpoints it is apparent that The Scenic Hills ridgeline forms the edge to the visual catchment of views to and from the Subject Land. Due to the ridgeline it is not possible to see any portion of the site east of the ridgeline as all of the viewpoints east of the Scenic Hills ridge are a considerable distance from the Subject Land and generally at a lower elevation than the ridge so that the viewer is looking up towards the ridge with views to the site deflected over the site. However, it is possible to identify some vertical elements within the site that occur at or near the ridge top. It is recommended that some controls be placed on development along the ridgeline to ensure that the development does not become visible from areas east of the ridge i.e. Viewpoints 6-10."

The site is visible to varying degrees west of the Scenic Hills Ridgeline as the area currently exists in an undeveloped state. The viewpoints with highest visibility are Viewpoints 4,5,11 and 12. The Comparative View Analysis Diagrams( Figure 4.7 – Figure4.13) demonstrate that there will be very few areas of the Subject Lands visible from Viewpoints 4,5,11 and 12 when the proposed future developments adjacent to the Subject land are finalised. Further,



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if buffer planting is implemented around the southern and western boundary of the Subject Land, the site will be largely screened from view from adjacent roads and developments when planting is established"

Utilising the site analysis and opportunities and constraints map, a developable areas map has been prepared and this has been used to inform an indicative layout plan/conceptual residential subdivision layout for the site.

The indicative layout plan/subdivision concept plan is the preferred option as:

The concept maintains the visual qualities of the site;

The layout provides an appropriate transition and interface to the adjoining Environmental Protection zoned land to the east of the site;

It will provide dwellings within residential large lots at a density of 1.8-2 dwelling per hectare, which will allow for the rural landscape character to be retained ; and

The potential yield of the land is appropriate and compatible with the proposed rezoning of the Emerald Hills to the north and the East Side Lands further to the South.

#### Roads Access and Traffic

A detailed traffic impact assessment has not been prepared for the site at this stage. It is envisaged that this would be prepared post Gateway Determination and prior to the exhibition of the Proposal.

The site has a 380 metre frontage to Raby Road, a 2 lane Regional road that connects to Camden Valley Way to the west and provides access to the M5/Hume Highway and through to Raby (and on to Minto and Minto Railway Station) to the East. Road access to the future Leppington Railway Station and Major Centre is available via Camden Valley Way.

The existing road network is considered to provide good access to the site and would provide transport links through to both Campbelltown and the future major centre at Leppington, appropriate for the proposed 32 lots.

Furthermore, it is noted that Raby Road has been identified in the draft South West Subregional Strategy to be upgraded and function as a collector road as part of the South West Growth Centre development. These upgrades are to be funded from the Special Infrastructure Contribution (SIC) levy applied to areas within the South West Growth Centres.

#### Slope

The site is consistently sloping, mostly between 3% and 10% with some pockets along drainage lines in excess of 20%.

The slope or topography of the site is not a constraint to the redevelopment of the land particularly given that large lot subdivision would allow for appropriate siting of dwellings on each lot.

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### Vegetation

Vegetation on the site comprises mown lawns and landscaped gardens, pasture grasses and a scattering of mature trees. Native vegetation on the site consists of scattered remnant eucalypts of Cumberland Plain Woodland (CPW). CPW is an Endangered Ecological Community.

Camden Council have mapped vegetation within the municipality. An excerpt from Council's Environmentally Sensitive Land Map (refer to Figure 11) is provided below and identifies that the majority of the site is free of any significant vegetation aside from the small patch of 'locally significant' located toward the northern end of the site.



**Figure 11: Excerpt from Council's Environmentally Sensitive Land Map**

Therefore, the site has the potential to accommodate development without a significant impact on either local core habitat or local support for core.

Notwithstanding this, a comprehensive Ecological Assessment of the site will be prepared post Gateway Determination and prior to the exhibition of the Proposal.

### Land Capability

A Land Capability assessment of the site is yet to be undertaken, but is intended to be undertaken should the Planning Proposal proceed through Gateway Approval.

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Some excavated soil spoil has been identified in two areas on the site. These areas are the result of minor excavation with the site. These have the potential to be contaminated and will need to be investigated and remediated if found to be contaminated (refer Attachment 3 for location).

Any assessment will also need to include testing for salinity, in particular in the vicinity of the upper reaches of any creek lines, as it is known from the studies undertaken as part of the rezoning of the Turner Road Precinct, that there are areas of moderate to very saline in the vicinity of South Creek.

Due to the elevated nature of the site it is unlikely that the site will be highly affected by salinity and acid sulphate soils.

#### Bushfire Constraints Assessment

An excerpt of the Council's Bush Fire Prone Lands Map is provided in Figure 12 below, which identifies that parts of the is identified as Bush Fire prone land.



Figure 12: Excerpt from the Council's Bush Fire Prone Lands Map

Notwithstanding this, preliminary advice from Australian Bushfire Protection Planners has identified that the site is not bushfire prone due to its managed condition.

A Bushfire Impact Assessment of the site will be prepared to guide the development of the masterplan for the site should Gateway approval be obtained.

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#### Aboriginal Heritage

There are no known aboriginal relics on the site. An Aboriginal heritage study of the site will be prepared should Gateway approval be obtained and prior to the exhibition of the Proposal.

#### European Heritage

There are no items of European heritage significance on the site, however the site is immediately adjacent to the SCA Water Supply Canal, which is a State listed heritage item.

Liaison with the SCA raised no objections to the proposal subject to their standard DCP requirements.

A Heritage Impact Assessment would be undertaken post Gateway Determination and prior to the exhibition of the Proposal should it be required by the consent authority.

#### Drainage

There are four small dams on the site that existing in shallow swales.

There are no significant water courses on the site although two small streams are indicated on topographic maps. These flow to the south-west and westwards into Riley's Creek which in turn flows into South Creek.

A preliminary water management study has identified that there is sufficient land available to provide water management facilities on site.

Appropriate drainage infrastructure will be incorporated within the boundaries of the site as part of any redevelopment. A comprehensive Water Cycle Management Plan that includes consideration of the SCA – Water Supply Canal crossings, flooding and WSUD will be prepared should the Proposal obtain initial Gateway Approval.

#### Noise

The lot arrangement on the site would allow any dwellings to be sufficiently setback from Raby Road to be unaffected by road noise from these existing road corridors. The proponent will need to undertake a acoustic study due to the proximity to traffic noise from Raby Road and Camden Valley Way.

#### Odour

Four poultry farms are located approximately 3km to the north-west of the site on the western side of Camden Valley Way. Given the odour impact study undertaken for the El Caballo Blanco/Gledswood/East Side identified that the odour measurements were irrelevant for that rezoning, the site would not be affected by odours. For this reason, further odour assessment is considered unnecessary.

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### Summary

As detailed in sections 2.0 and 3.0 of this report, the surrounding land to the north, west and south of the site sides have either been rezoned or are in the process of being rezoned to permit urban development. As this surrounding development proceeds, the site would in turn become a small and isolated parcel of rural zoned land. Rezoning of the land, informed by these and future investigations, will allow for comprehensive infill residential development. On a preliminary analysis, there appears to be limited constraints to the future redevelopment of the site.

The Planning Proposal process is the most appropriate means to apply planning controls to the parcel of land. The Planning Proposal process would deliver revised planning controls for the site while also responding to the broader strategic issues of the Metropolitan Plan and the South West Subregion Draft Subregional Strategy.

#### 4.3.2 Section B – Relationship to Strategic Planning Framework

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

#### Metropolitan Plan for Sydney 2036

On December 16, 2010, the NSW Government launched the Metropolitan Plan for Sydney 2036 to shape the future growth of Australia's major global city. The Metropolitan Plan incorporates the Metropolitan Transport Plan and follows a scheduled five (5) year update of the 2005 Metropolitan Strategy. The Plan outlines State Government policy for the future development and growth of the Sydney Region for the next 25 years.

It is noted that Council is required to have regard to the Metropolitan Plan when preparing and making a LEP. Specifically, in accordance with Direction 7 (Metropolitan Planning) made by the Minister for Planning under Section 117 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979), the Council is to prepare a LEP that is consistent with "the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010".

Objective A3 of the Plan seeks "to contain the urban footprint and achieve a balance between greenfields growth and renewal in existing urban areas".

Objective B1 seeks to "focus activity in accessible centres".

These objectives are supported by Action D1.1, which seeks to "Locate at least 70% of new housing within existing urban areas and up to 30% of new housing in new release areas".

Action B1.3 also supports these objectives and seeks to "plan for centres to grow and change over time" while Action B1.3 is to "Aim to locate 80% of new housing within the walking catchments of existing and proposed centres of all sizes with good public transport".

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The site has frontage to Raby Road which provides access to the Strategic Centre of Campbelltown, and is close to Camden Valley Way which will provide access to the future Major Centre at Leppington and new Leppington Railway Station. Furthermore, much of the site is within a 10 minute walk i.e. 800m to 1km of the proposed Emerald Hills local centre.

Services and facilities accessible from the site are set to grow in the context of the anticipated development at the Emerald Hills, Camden Lakeside and the ECBG/East Side lands in the immediate area, as well as in the South West Growth Centre more broadly.

The proposal provides additional housing consistent with Action D1.2 of the Plan which states "Reflect new subregional housing targets in Subregional Strategies and local Environmental Plans and monitor their achievement".

The draft South West Subregional Strategy identifies a target of 10,274 additional dwellings for the Camden Council area outside of the Growth Centres, 8,690 of which are identified to be in Greenfield areas. The Metropolitan Development Program is the government key program for tracking and managing housing supply. While the site is not identified on the MDP program, it is immediately adjoining a site (Emerald Hills) that is undergoing further evaluation on the basis of government-endorsed objectives and matters for consideration. It is also located in close proximity to significant areas identified as greenfield and major sites. The proposed rezoning provides for a contribution to the required housing growth without substantially altering existing residential areas or impacting upon existing employment lands.

Draft South West Subregional Strategy

The Metropolitan Strategy divides Sydney into sub-regions and the Department of Planning and Infrastructure has maintained the subregional strategies in draft form. The subject site is located within the South West Subregion.

The Subregional Strategies are designed to assist Councils with the preparation of their LEPs. The Draft Subregional Strategy was released for exhibition in December 2007 and is still in draft.

The key directions and targets identified in the South West Subregion Draft Subregional Strategy of relevance to the precinct include:

C1.2 Apply Sustainability Criteria for New Urban Development

An assessment of the proposal against the Sustainability Criteria is provided in Appendix 4.

SW C1.3.1 – South West councils to plan for sufficient zoned land to accommodate their government area housing targets through their Principal LEPs

The Draft Subregional Strategy identifies an additional 10,274 dwellings between 2004 and 2031, comprising 1,584 additional infill dwellings and 8,690 greenfield dwellings (excluding the South West Growth Centre). The rezoning of the site could contribute to the achievement of these dwelling targets without the loss of existing dwelling stock.

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SW C2.1.1–South West councils to ensure the location of new dwellings improves the subregions performance against the target for the State Plan Priority E5

The action requires that South West councils ensure that 80% of new housing is located within 30 minutes by public transport of a Strategic Centre. The site will achieve this being in proximity to existing public transport routes on Raby Road and a future public transport corridor that will extend through the Emerald Hills, Camden Lakeside and East Side sites which will provide access to Campbelltown to the south-east, which is designated as a Strategic Centre under the Strategy and is approximately 7kms to the south-east of the site, and the future Leppington Major Centre 3kms to the north.

SW C2.3.4 – South West councils to provide for an appropriate range of residential zonings to cater for changing housing needs.

The proposal seeks rezoning to R5 Large Lot Residential zones and would complement surrounding areas of that are proposed for other residential densities, consistent with these directions under the draft South West Subregional Strategy.

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

Council adopted "Camden 2040 – A Strategic Plan for Camden" in 2010. Camden 2040 was prepared as a strategic response to the large-scale urban and population growth that has been planned for the area under the State Government's Metropolitan Strategy. It emphasises that with growth will bring new opportunities and facilities that have not previously been available, but needs to be managed actively and effectively in order to deliver quality places and lifestyles for the people of the Camden area, as well as protecting and enhancing the important history and character of the area that is so highly valued.

The rezoning of the site as proposed will provide additional housing opportunities in a location that, once surrounding development is completed, will have good access to a local centre and public transport to both town and strategic centres, while also being consistent with the Sustainability Criteria for new urban development. The large lot zoning will allow for the protection of the visually prominent ridgeline that characterises the eastern boundary and would allow for the retention of significant areas of vegetation and non-built up land. In this respect the rezoning would help to satisfy the demand for housing in the region while helping to maintain key elements of the current rural character of the area. In this respect the rezoning would not conflict with the Strategic Plan.

*Is the planning proposal consistent with applicable state environmental planning policies?*

The relevant State Environmental Planning Policies and deemed State Environmental Policies have been addressed at Appendix 2 to this report.

The consideration of these State Environmental Planning Policies and deemed SEPPs has identified that the Planning Proposal would not conflict with any of these Policies.

*Is the planning proposal consistent with applicable Ministerial Directions (S117 Directions)?*

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The s117 directions applicable to the Planning Proposal have been addressed at Appendix 3 of this report.

The Planning Proposal would be consistent with all relevant Directions, within the exception of Direction 1.2 Rural Lands.

Direction 1.2 seeks to protect the agricultural production value of rural land. This Proposal seeks to rezone a RU2 Rural Landscape to large lot residential zones, which is inconsistent with this direction.

Notwithstanding this, the proposal is considered acceptable for the following reasons:

The site is effectively isolated by anticipated neighbouring urban development, which limits the agricultural production value of the site. The site would be only three small rural zoned sites located within Camden LGA between Leppington in the north and the future Gregory Hills Drive to the south, one of which is similarly the subject of a rezoning application.

The site is already used predominantly for rural residential purposes only, and is currently occupied by two large rural residential dwellings within landscaped grounds. Rural uses are limited to a small herd of cattle grazing on the site.

The site is relatively small by agricultural standards with limited production value.

The site neighbours lands that were historically rural zoned land but which have since been identified for future urban development.

#### Connecting NSW: The Transport Blueprint

The priorities and targets for The Transport Blueprint include:

- Increased reliance upon public transport for trips to work;
- Improved efficiency of the road network; and
- Increased reliance upon walking and cycling.

The site is located on a major transport route (Raby Road) that provides easy access to existing and proposed centres. Raby Road has been earmarked for upgrades in the draft South West Subregional Strategy, which is likely to will be funded by contributions sourced from development identified as Special Contributions Area under the Environmental Planning and Assessment Amendment (Western Sydney Growth Areas Special Contributions Area) Order 2011.

The site is located on an existing bus route which runs along Raby Road and provides a connection to Minto train station, and is located close to proposed bus corridors that will run through Emerald Hills, Camden Lakeside, and Eastside, and provide access to Campbelltown and the proposed Major Centre at Leppington.

The site is also within walking distance to a proposed future local centre within Emerald Hills.



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For the above reasons, the provision of additional dwellings at the site is generally consistent with the Blueprint targets.

#### 4.3.3 Section C – Environmental, Social and Economic Impact

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

The site is used primarily for rural-residential with some cattle. It is largely pasture grasses, but does contain a number of remnant Eucalypts of Cumberland Plain Woodland (CPW) that are identified on Council's Environmentally Significant Lands Map as either local core habitat or local support for core.

A comprehensive ecological assessment will be undertaken post Gateway approval to determine the whether the site contains any critical habitat or threatened species, populations or ecological communities, or their habitats.

It is expected that most of the existing trees can be retained and enhanced by new plantings.

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

The site is not flood prone.

The site is mapped as being on bush fire prone land and would require the preparation of a Bushfire Impact Assessment to guide the development of the masterplan. Such an assessment would be prepared post Gateway Determination and prior to the exhibition of the Proposal. Notwithstanding this, preliminary advice has indicated that given the lack of vegetation and well maintained nature of the site, it is unlikely to be bushfire prone. Provisions for APZ's to the vegetation adjoining the north east and east boundary can be incorporated in to the masterplan.

Areas of excavated soil moved within the site have been identified as sites of potential contamination and would require additional investigation to identify any need for remediation. Such Areas of Environmental Concern (AEC's) will require further investigation and, potentially, remediation. However, it is unlikely that such small areas would prevent the site being made suitable for residential use and occupation without risk to human health.

In this regard any environmental hazards that impact the site are manageable and would not preclude consideration of a rezoning as proposed.

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

#### Social Effects

The Planning Proposal will provide an opportunity for the redevelopment of the site for land uses and activities commensurate with the surrounding locality. The Proposal would allow the redevelopment of the site to accommodate approximately 32 residential dwelling allotments.

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The proposed increase in residential density for the land and subsequent increased residential population would place a minor additional demand on social services and open space. The immediate locality will be well serviced with open space and recreational opportunities. The number of additional dwellings in this case is insignificant in the context of other development proposed in the area and unlikely to lead to any discernible impact on community facilities earmarked to be constructed in the surrounding urban release areas. Any minor impacts on community facilities could be managed through Council's normal collection of section 94 contributions. Contributions would also be levied toward the provision of State public infrastructure.

The provision of greater housing choice and diversity is potential positive impact for the community, particularly given that the site is located relatively close proximity to future services and major employment lands. A Social Impact Statement will be prepared should the Proposal obtain Gateway approval.

The above sections of this Planning Proposal demonstrate that the proposed rezoning accords with the relevant strategic planning framework and is likely to result in a net community benefit.

#### Economic Effects

The rezoning to allow for a large lot development at the site will result in positive economic effects. The Planning Proposal will potentially result in short and medium term employment opportunities related to construction activities that can be expected with the residential development upon rezoning.

Additionally, the rezoning will provide increased housing supply and diversity in a location with good access to nearby major employment centres. Although incremental, the economic impacts of having a stable and diverse housing supply in close proximity to employment hubs are considered positive.

#### 4.3.4 State and Commonwealth Interests

##### *Is there adequate public infrastructure for the planning proposal?*

The site is located adjacent to existing sub arterial Raby Road, which provides adequate access to service the proposed residential use. As discussed above, the site would be serviced by public transport.

The site is located immediately adjacent to the proposed urban development of Emerald Hills and it is envisaged that services provided for surrounding development could be adapted to cater for development at site given that a relatively small number of lots are proposed. The rezoning and subsequent redevelopment of the site would be based upon sound principles for utilising and supporting existing community investment in infrastructure and services.

The rezoning proposed in this Planning Proposal offers opportunities to utilise and support the facilities due to be delivered in the neighbouring release areas, and the Planning

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Proposal would not place unacceptable demands on existing or proposed public infrastructure.

Any additional community infrastructure generated by the redevelopment of the site would be covered by the s94 developer contributions relevant to the site.

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

This section will be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination.

#### 4.5 Mapping

The following maps will need to be amended:

- Land Zoning Map \_016
- Lot Size Map \_016

Should the Planning Proposal trigger the State Infrastructure Contributions (SIC) levy, the Urban Release Area Map will also be amended.

#### 4.6 Community Consultation

The Planning Proposal will be exhibited for 28 days in the following manner:

- Letter to surrounding residents and landowners advising of the details of the public exhibition and inviting submissions;
- An advertisement will be placed in the Camden Advertiser in the first and third week of the exhibition period;
- Exhibition material displayed at Council Customer service Centres and Libraries; and
- Exhibition material will also be available on Council's website.

The following public agencies be consulted:

- Office of Environment and Heritage (Environment Branch);
- Office of Environment and Heritage (Heritage Branch);
- Sydney Catchment Authority;
- Roads and Maritime Service (RMS);
- Campbelltown City Council;
- Liverpool City Council;
- Wollondilly Council;
- Transgrid;
- Jemana;
- Rural Fire Service;
- Sydney Water; and
- Endeavour energy.

The Scenic Hills Association will also be notified.

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#### 4.7 Project Timeline

Anticipated commencement date (date of Gateway determination)	October 2013
Anticipated timeframe for the completion of required technical information	December 2013 /January 2014
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	TBA
Commencement and completion dates for public exhibition period	TBA
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	TBA
Timeframe for the consideration of a proposal post exhibition	TBA
Date of submission to the department to finalise the LEP	TBA
Anticipated date RPA will make the plan (if delegated)	TBA
Anticipated date RPA will forward to the department for notification	TBA

#### 5.0 Conclusions and Recommendations

This Planning Proposal for lots 1, 2 and Common Property in SP 37300, 121 Raby Road, Leppington seeks to rezone the site to allow a large lot residential development.

The proposed rezoning is appropriate in the context of the location. The locality is undergoing a significant transformation as rural uses are replaced by urban development. Large scale urban redevelopment is planned, and has commenced, in the nearby South West Growth Centre. This is supported with significant infrastructure upgrades including the Camden Valley Way upgrade and the construction of the new south west rail link to the future Leppington Major Centre and Leppington Railway Station.

The redevelopment of the Turner Road precinct, approximately 2.5 km south-west of the site, has commenced, with large scale residential subdivision and dwelling construction underway

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within Gregory Hills and The Hermitage residential estates. The release and development of the Turner Road precinct (and other associated release areas) is delivering significant benefits and opportunities to this part of Camden, with the construction of key infrastructure, creation of residential communities, new retail and commercial centres, employment generating centres, provision of education, recreation and community facilities and the provision of public transport.

The site is also located in the immediate vicinity of Camden Lakeside which is nominated as an Urban Release Area and has been rezoned to support some 380 dwellings. Approximately 1.5km to the south west of the site is the El Caballo Blanco/Gledswood/East Side lands, recently rezoned to accommodate a range of urban uses. The Emerald Hills site to the immediate north of the site is the subject of a Planning Proposal which seeks to rezone the site for urban development. This Planning Proposal was approved at Gateway in June 2012 and is with Camden Council for implementation.

In the context of broader transformation of the locality, the rezoning of the site would facilitate development that is consistent and complementary to that proposed on surrounding lands, and capitalise on services and infrastructure being provided as part of the broader redevelopment of this part of Sydney. As nearby development is completed, the site will be located in close proximity to public transport services, employment opportunities, recreation facilities, education services and social and retail services associated with the neighbouring release areas. The site has a direct frontage to Raby Road, which means that it will be well serviced and accessible to all necessary services and infrastructure to support redevelopment for residential purposes. In particular, the site will have easy access to key centres such as Campbelltown and the future Major Centre at Leppington.

Retaining the site as land zoned for rural uses would result in an isolated pocket of rural land, surrounded by urban redevelopment, and unlikely to be of a sufficient size to support a range of rural uses. The zoning proposed will allow for a transition between denser urban development to the west of the site and the environmental protection zones to the east.

Based on the issues addressed in this Planning Proposal, it is proposed to prepare a Draft LEP to amend the Camden LEP 2010 in the following way:

- Amend the Land Zoning Map to show part of the site as R5 Large Lot Residential in accordance with dimensions shown on the attached proposed Zoning Plan (refer to Attachment 1);
- Maintain a Building Height of 9.5m on the Height of Buildings Map over the site;
- Amend Lot Size Map to show a minimum lot size of 4,000m<sup>2</sup> for the R5 Large Lot Residential zone on the site; and
- Amend the Urban Release Areas Map to identify the site as an Urban Release Area (if required).

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## 6.0 Appendices

### 6.1 Appendix 1: Assessment against LEP Evaluation Criteria

There are eight (8) criteria identified by the Department of Planning and Infrastructure to be addressed for spot rezoning LEP proposals. These evaluation criteria are considered below:

#### *Criteria 1*

*Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800m of a transit node)?*

As identified in the section 3.4.2, the proposal is compatible with the strategic direction of the Metropolitan Plan for Sydney 2036 and the draft South West Subregional Strategy

The site is located within close proximity to the South West Growth Centre as well as lands rezoned as urban release areas such as Camden Lakeside. It is also located adjacent or close to areas recently rezoned or in the process of being rezoned for urban development at the El Caballo Blanco/Gledswood/East Side lands and Emerald Hills site respectively. The redevelopment of these sites will deliver utilities, retail and commercial, community and educational services and facilities and public transport services in close proximity to the site.

#### *Criteria 2*

*Will the LEP implement studies and strategic work consistent with State and regional policies and Ministerial (s117) Directions?*

An assessment of the Planning Proposal against the State and Regional Policies and the Section 117 Directions is contained in Appendices 2 and 3.

The Planning Proposal would not result in any significant conflict with any relevant State Environmental Planning Policies.

In terms of the s117 Directions, the proposal is inconsistent with Direction 1.2 relating to Rural Lands, which seeks to protect the agricultural production value of rural land. As identified Appendix 3, the Planning Proposal proposes to rezone land from RU2 Rural Landscape zone to R5 Large Lot Residential zone, which is inconsistent with this direction.

Notwithstanding this, the proposal is considered acceptable for the following reasons:

The site will be effectively isolated as rural land as surrounding lands to the north, west and south are identified for development for urban uses and land to the east is to be maintained for environmental protection, which limits the agricultural production value of the site.

The site is one of only three small rural sites located within Camden LGA between Leppington in the north and the future Gregory Hills Drive to the south. It is noted that another one of these sites is also the subject of proposals for rezoning to allow residential use.

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The site is only suitable for intensive agricultural use i.e. cattle grazing, but is small by intensive agricultural standards.

Intensive agriculture would likely conflict with future surrounding lands uses.

The site is of sufficient size to accommodate cattle feed lot, however given the sensitivities of the site in terms of proximity to future neighbouring residential development and being located within the head waters of the South Creek Catchment of the Hawkesbury Nepean River system, such as use is not considered appropriate.

The site is immediately adjacent to the Emerald Hills site (which is the subject of a separate rezoning), and in close proximity to the El Caballo Blanco/Gledswood/East Side lands site. These sites were historically rural zoned land and have been or are in the process of being rezoned to allow urban residential development. The Camden Lakeside site, which is currently occupied by a golf course, has similarly been rezoned under CLEP 2010, to facilitate a mix of land uses including residential development.

*Criteria 3*

*Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?*

The site is not located within a global or regional city, strategic centre or corridor. However, the site is located in close proximity to the South West Sydney Growth Centre and therefore will significantly benefit from the delivery of infrastructure and services associated with the redevelopment of these lands to accommodate a mix of urban land uses including employment land.

The site is located on Raby Road which has been identified in the draft South West Subregional Strategy as a major collector road to be upgraded to support growth in the area. Raby Road provides direct access to the M5/Hume Highway and the Strategic Centre at Campbelltown. Public transport would also provide access to Campbelltown. Access will also be available to the new Leppington Railway Station via the upgraded Camden Valley Way.

In this respect, the Planning Proposal would provide new housing opportunities in a location that could take advantage of the proximity to significant beneficial attributes.

*Criteria 4*

*Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?*

No. This Planning Proposal seeks to rezone a parcel of land used for rural residential purposes to large lot residential development. The proposal therefore, will not, in and of itself, result in the reduction of employment generation activity at the site.

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*Criteria 5*

*Will the LEP be compatible/complementary with surrounding land uses?*

Yes. As identified in the Planning Proposal the site is located in close proximity to areas that are being proposed for residential uses or in the process of being rezoned for urban uses.

To the east the site abuts the Camden/Campbelltown LGA boundary, which essentially runs along the ridge line. A vegetated buffer along this boundary would ensure an appropriate transition to these lands, such that residential development on the site was compatible with the land to the east.

Advice from SCA indicated that the size of the lots proposed, would allow sufficient flexibility to cater for matters such as stormwater management and boundary landscaping required along the northwest boundary.

In this respect, the proposal is considered to be complementary and compatible with surrounding land uses.

*Criteria 6*

*Is the LEP likely to create a precedent, or create or change the expectations of the landowner or other landholders?*

In the future the site will potentially be surrounded to the north, east and south west by urban development on sites which have been the subject of recent rezonings. This would effectively isolate the site from adjoining landowners within the Camden LGA. In this respect, it is unlikely that the LEP will create a precedent or change the expectations of the adjoining landowners, as surrounding sites have already been earmarked for rezoning consistent with that being proposed on the site.

*Criteria 7*

*Will the LEP deal with a deferred matter in an existing LEP?*

The Planning Proposal does not deal with a deferred matter in an existing LEP and this criteria is not applicable in this instance.

*Criteria 8*

*Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?*

The site is bordered by urban release areas or land currently undergoing rezoning for the purposes of urban development. Land to the east of the site is located within Campbelltown LGA and is zoned for Environmental Protection purposes. Further south of the site a similar isolated parcel of rural land, at Lot 4, 190 Raby Road has also been earmarked for rezoning. The impact of the proposed rezoning has been considered within the context of these rezoning proposals, with the conclusion being that the proposed rezoning with compliment



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other proposals in the area. The cumulative impact of this proposed rezoning is considered unlikely to undermine the broader planning of the area or the management of the planning functions of Council.

**6.2 Appendix 2: Consistency against State Environmental Planning Policies**

SEPP Title	Consistency	Comment
1. Development Standards	Yes	This SEPP does not apply to the Camden LEP 2010.
4. Development Without Consent and Miscellaneous Exempt and Complying Development	Yes	This SEPP does not apply to the Camden LEP 2010.
6. Number of Storeys in a Building	Yes	This SEPP does not apply to the Camden LEP 2010.
14. Coastal Wetlands	N/A	
15. Rural Land-sharing Communities	N/A	
19. Bushland in Urban Areas	Yes	The provisions of this SEPP do not apply to the site.
21. Caravan Parks	N/A	
22. Shops and Commercial Premises	N/A	
26. Littoral Rainforests	N/A	
29. Western Sydney Recreation Area	N/A	
30. Intensive Agriculture	N/A	The provisions of this SEPP relate to cattle feed lot proposals

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32. Urban Consolidation (Redevelopment of Urban Land)	N/A	This SEPP only applies to urban land.
33. Hazardous and Offensive Development	N/A	
36. Manufactured Home Estates	N/A	
39. Spit Island Bird Habitat	N/A	
41. Casino Entertainment Complex	N/A	
44. Koala Habitat Protection	N/A	The SEPP does not apply to Camden LGA.
47. Moore Park Showground	N/A	
50. Canal Estate Development	N/A	
52. Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	This SEPP relates to the construction of artificial waterbodies.
55. Remediation of Land	Yes	The lands have been used for potentially contaminating uses i.e. agriculture with isolated dumping. However, it is unlikely that the site is unable to be made suitable for the proposed development. The site will be the subject of a Contamination Assessment post Gateway and prior to the exhibition.

ORD07

Attachment 1

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59. Central Western Sydney Economic and Employment Area N/A

60. Exempt and Complying Development N/A

This SEPP does not apply to the Camden LEP 2010.

62. Sustainable Aquaculture N/A

64. Advertising and Signage N/A

65. Design Quality of Residential Flat Development N/A

70. Affordable Housing (Revised Schemes) N/A

71. Coastal Protection N/A

SEPP (Building Sustainability Index: BASIX) 2004 Yes

This SEPP is relevant to specific development that would become permitted under the Planning Proposal. Future development would need to comply with these provisions.

SEPP (Housing for Seniors or People with a Disability) 2004 Yes

This SEPP is relevant to specific development that would become permitted under the Planning Proposal and would need to comply with these provisions.

SEPP (Major Development) Yes

This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.

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SEPP (Sydney Region Growth Centres) 2006	N/A	
SEPP (Infrastructure) 2007	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	This SEPP aims to provide for the proper management and development of mineral, petroleum and production of extractive industries, facilitate their orderly and economic use of the land and establish appropriate planning controls relating to ESD, environmental assessment and sustainable management.  The site is not affected by the current AGL Northern Expansion Proposal.
SEPP (Temporary Structures and Places of Public Entertainment) 2007	Yes	This SEPP is unlikely to apply to the forms of development that will become permissible under the Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Rural Lands) 2008	N/A	This SEPP does not apply to the Camden LGA.
SEPP (Western Sydney Parklands) 2009	N/A	

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Amendment 27 – 121 Raby Road, Leppington

SEPP (Affordable Rental Housing) 2009

Yes

This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.

Sydney Environmental (Sydney Catchment)	Regional Plan Harbour	N/A
---	-----------------------	-----

SREP20 Nepean River	Hawkesbury-	Yes
---------------------	-------------	-----

The SREP requires consideration be given to the impact of future land use in Hawkesbury-Nepean River catchment in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture, and urban and rural residential development.

The Planning Proposal is unlikely to alter or impact adversely upon the water quality and quantity, environmentally sensitive areas and flora and fauna within the Hawkesbury-Nepean River catchment.

– Table 1: Consistency with State Environmental Planning Policies

### 6.3 Appendix 3: S117 Directions

S117 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	NA	
1.2 Rural Zones	No	Inconsistent

Amendment 27 – 121 Raby Road, Leppington

The Planning Proposal proposes to rezone RU2 Rural Landscape zone to a R5 Large Lot Residential zone, which is inconsistent with this direction.

Notwithstanding this, the proposal is considered acceptable for the following reasons:

The site is effectively isolated by anticipated neighbouring urban development, which limits the agricultural production value of the site.

The site would be only three small rural zoned sites located within Camden LGA between Leppington in the north and the future Gregory Hills Drive to the south, one of which is similarly the subject of a rezoning application.

The site is already used predominantly for rural residential purposes only, comprising two large dwellings within landscaped grounds with a small number of cattle.

The site is relatively small by agricultural standards at 16.78 hectares.

The site neighbours lands that were historically rural zoned land but which have since been identified for future urban development.

1.3 Mining, Petroleum Production and Extractive Industries Yes

Consistent

The Planning Proposal will not prohibit the mining, petroleum production or extractive industries on the site.

The site is not affected by the current AGL

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Northern Expansion Proposal.

1.4 Oyster Aquaculture N/A

1.5 Rural Lands N/A

This Direction does not apply to the Camden LGA.

2.0 Environment and Heritage

2.1 Environment Protection Zones Yes

The Planning Proposal does not propose the removal of or introduction of any Environmental Protection zones.

There are no site features that warrant consideration of the application of these zones.

2.2 Coastal Protection N/A

2.3 Heritage Conservation Yes

There are no known matters of aboriginal heritage significance required to be considered for the site. Notwithstanding this, an aboriginal archaeological study will be prepared should the proposal obtain Gateway Approval.

There are no heritage items located on the site, although the site is immediately adjacent to the SCA – Water Supply Canal which is identified on the State Heritage Register. The SCA standard DCP provisions will be included in the DCP provisions for the site, should the proposal obtain Gateway Approval.

2.4 Recreation Vehicle Areas N/A

Amendment 27 – 121 Raby Road, Leppington

### 3.0 Housing, Infrastructure and Urban Development

3.1 Residential Zones	Yes	The proposed R5 zone would permit a rural residential development on the land commensurate with the zoning and development of immediately adjacent land.
-----------------------	-----	--

The Landscape and Visual Analysis Study addresses the scenic and landscape implications of the proposal. The site is relatively unconstrained in terms of vegetation and riparian conditions. Bushfire and contamination impacts identified are not considered as unreasonable constraints to development.

Detailed technical studies dealing with traffic impacts, ecological considerations, acoustics bushfire considerations and contamination will be prepared should the Proposal obtain initial Gateway Approval that are anticipated to support the rezoning and confirm the suitability of the site to include residential development.

The site is considered to be consistent with the Direction as the rezoning would.

Encourage and facilitate housing to satisfy future needs.

Would make efficient use of proposed transport infrastructure and utility services.

The provision of infill residential development on what will be a well serviced and located site.

3.2 Caravan Parks and Manufactured	NA Home
---------------------------------------	------------



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## Amendment 27 – 123 Raby Road/Leppington

## Estates

3.3 Home Occupations Yes

The zones proposed in the Planning Proposal will permit home occupations to be carried out in dwelling houses without the need for development consent.

3.4 Integrating Land Use and Transport this Ministerial Direction Yes

The Planning Proposal is considered to be consistent with this Direction through:

The Proposal will provide housing in a location that is serviced by an existing public transport route along Raby Road. It is likely that public transport provision will increase in this area in parallel to the urban development of the area;

Further bus routes have been proposed as part of the urban development of the ECB/Gledswood/East Side and Camden Lakeside sites, which will provide access to Campbelltown and the new Leppington Railway Station in the future Major Centre at Leppington. These routes would run within 1km of much of the site.

Much of the site is located within 800m to 1km from a proposed local centre at Emerald Hills; and

Pedestrian and cycleway connections are to be provided in the vicinity of the site as part of nearby urban developments.

3.5 Development Near Licensed Aerodromes Yes

The Planning Proposal does not propose to introduce buildings of a height that would impact upon navigation to any airport.

3.6 Shooting Ranges NA

4.0 Hazard and Risk

Amendment 27 – 121 Raby Road, Lyppington

4.1 Acid Sulphate Soils N/A

4.2 Mine Subsidence and Unstable Land NA

4.3 Flood Prone Land Yes

The Planning Proposal will be consistent with this Ministerial Direction. The site is not identified as Flood Prone Land or within a potential flood planning area.

4.4 Planning for Bushfire Protection Yes

Parts of the site are identified as being bushfire prone on the Council's Bushfire Prone Lands Map. Notwithstanding this, preliminary advice from Australian Bushfire Protection Planners, bushfire consultants have identified that the site is unlikely to be prone to Bushfire due to its managed condition.

A Bushfire Impact Assessment of the site will be prepared to guide the development of the masterplan for the site post Gateway Determination and prior to the exhibition of the Proposal. In this respect, the site is considered suitable for the proposed zonings with respect to the provisions of Planning For Bush Fire Protection.

5.0 Regional Planning

5.1 Implementation of Regional Strategies N/A

5.2 Sydney Drinking Water Catchments N/A

5.3 Farmland of State and Regional Significance on the NSW Far North Coast N/A

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## Amendment 27 – 121 Raby Road, Lippingsdon

5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked – N/A	
5.6 Sydney to Canberra Corridor	Revoked – N/A	
5.7 Central Coast	Revoked – N/A	
5.6 Second Sydney Airport: Badgerys Creek	N/A	
6.0 Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The Planning Proposal is consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The Planning Proposal is consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The Planning Proposal is consistent with this Ministerial Direction.
7.0 Metropolitan Plan Making		
7.1 Implementation of the Metropolitan Strategy	Yes	The Planning Proposal is consistent with the relevant actions from the draft South West Subregional Strategy

– Table 2: Consistency with S117 Directions

Amendment 27 – 121 Raby Road, Leppington

#### 6.4 Appendix 4: Sustainability Criteria for New Urban Development

Table G2 Threshold	Measurable Criteria	Explanation of Comment
Sustainability Criteria for Listing of site on MDP		
1 Infrastructure Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.	<p>Development is consistent with any relevant residential development strategy, subregional strategy, regional infrastructure plan and Metropolitan Strategy.</p> <p>The provision of infrastructure (utilities, transport, open space, and communications) is costed and economically feasible based on Government methodology for determining infrastructure contribution.</p> <p>Preparedness to enter into development agreement.</p>	<p>The development will help to deliver dwelling targets set out in the draft South West Subregional Strategy.</p> <p>The site is located in close proximity to the Catherine Fields Precinct and Leppington Precincts in the South West Growth Centre. The proximity of the site to the SWGC means that it will be able to access infrastructure and services such as utilities, open space and transport, in particular the Leppington Railway Station.</p> <p>The site is also located immediately adjacent to Emerald Hills, which is currently in the process of being rezoned for a mix of residential and employment uses.</p>
2 Access Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provide.	<p>Accessibility of the area by public transport and appropriate road access in terms of:</p> <p>Location/land use; to existing networks and related activity centres.</p> <p>Network: the areas potential to be serviced by economically efficient public transport</p>	<p>The site is located on existing and proposed bus routes. Existing bus services provide public transport to Minto train station. Proposed bus services would provide access to the Strategic Centre of Campbelltown the proposed major centre at Leppington.</p>

Amendment 27 – 121 Raby Road, Leppington

services.

Catchment: the area's ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals.

Raby Road is identified for upgrade to a collector road in the draft South West Subregional Strategy. Development at the site, which would result in approximately 32 lots, would be within the capacity of the road network.

No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.

3 Housing Diversity

Provide a range of housing choices to ensure a broad population can be housed.

Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.

The proposal would allow for large lot housing options that would complement denser options likely to be developed throughout other parts of the locality.

4 Employment Lands

Provide regional/local employment opportunities to support Sydney's role in the global economy.

Maintain or improve the existing level of subregional employment self-containment.

N/A

Meets subregional employment capacity targets:

Employment related land is provided in appropriately zoned areas.

5 Avoidance of Risk

Land use conflicts, and

Available safe evacuation route

Land on the majority of

Available safe evacuation route (Flood and Bushfire).

No residential development within 1:100 floodplain.

Avoidance of physically constrained land: high slope;

As discussed above, the site is not significantly constrained by bush fire prone land. Appropriate setbacks are proposed to be provided to neighbouring bush fire prone land. Furthermore, safe

Amendment 27 – 121 Raby Road, Leppington

<p>the site is not bushfire prone and the risk to human health and life, avoided.</p>	<p>highly erodible.</p> <p>Avoidance of land use conflicts with adjacent, existing or future land use and rural activities as planned under regional strategy.</p>	<p>evacuation routes will be available to south of the site.</p> <p>The site is not within flood prone land and is not physically constrained land or likely to cause land use conflicts.</p>
---	--	---

<p>6 Natural Resources</p> <p>Natural resource limits not exceeded/environmental footprint minimised.</p>	<p>Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and on environmental flows.</p> <p>Demonstrates most efficient/suitable use of land.</p> <p>Avoids identified significant agricultural land.</p> <p>Avoids impacts on productive resource lands; extractive industries, coal, gas and other mining, and quarrying.</p> <p>Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy; requires demonstration of efficient and sustainable supply solution.</p>	<p>Appropriate infrastructure, utilities, services and energy resources are anticipated to be available as surrounding urban areas are developed.</p> <p>The site does not affect significant agricultural land or any mining industries.</p> <p>Given that the site is likely to be within a locality predominantly defined by urban development, residential development at the site is considered the most efficient/suitable use on land.</p>
---	--	---

<p>7 Environmental Protection</p> <p>Protect and enhance biodiversity, air quality, heritage, and waterway health.</p>	<p>Consistent with Government approved Regional Conservation Plan (if available).</p> <p>Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC and DPI). This includes regionally significant vegetation communities; critical habitat</p>	<p>The site is not affected by a Regional Conservation Plan.</p> <p>Significant vegetation will be retained where appropriate.</p> <p>A Water Sensitive Urban Design (WSUD) Assessment</p>
--	--	--

Amendment 27 – 121 Raby Road, Leppington

	threatened species, populations; ecological communities and their habitats.	will be prepared should the Proposal obtain initial Gateway Approval.
	Maintain or improve existing environmental condition for air quality.	Air quality is unlikely to be affected by the proposed development.
	Maintain or improve existing environmental condition for water quality and quantity.	
	Consistent with community water quality objectives for recreational water use and river health (DEC and CMA).	Water quality will be maintained through the implementation of the appropriate WSUD measures.
	Consistent with catchment and stormwater management planning (CMA and local council).	There are no known areas of Aboriginal significance on the site.
	Protects areas of Aboriginal cultural heritage value (as agreed by DEC)	
8 Quality and Equity in Services	Available and accessible services.	The site is locate in proximity to the SWGC meaning that it will benefit from a range of health, education, legal, recreational, cultural and other services to be delivered as part of urban development.
Quality health, education, legal, recreational, cultural and community development and other government services are accessible.	Do adequate services exist? Are they at capacity or is some available? Has Government planned and budgeted to further service provision? Developer funding for required service upgrade/access is available.	Developer funding is available by s94 or state public infrastructure contributions.

Table 3: Assessment against Table G2 Sustainability Criteria for New Land Release

### **Schedule of Attachments**

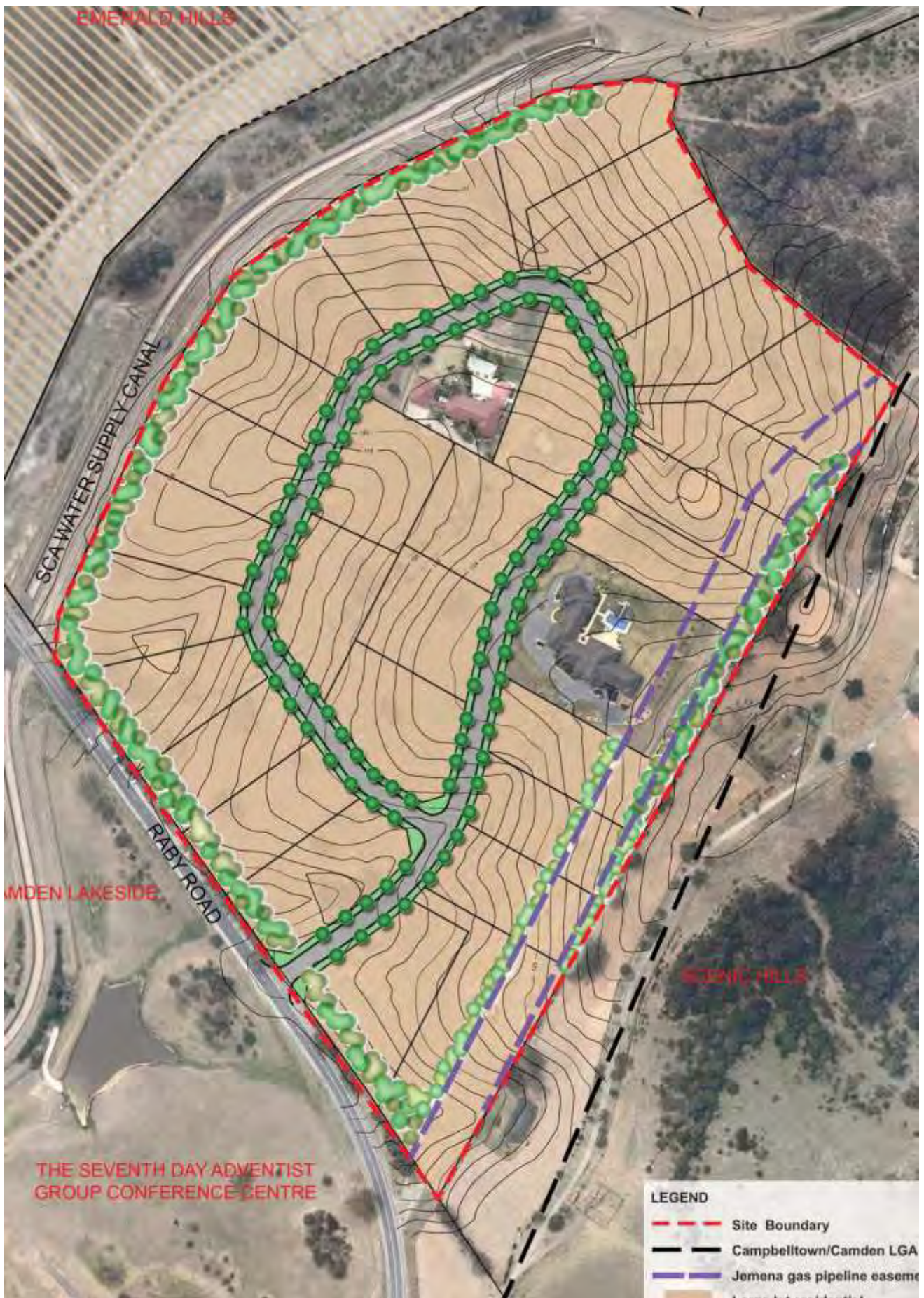
<b>Attachment A-</b>	Proposed Zoning Plan
<b>Attachment B-</b>	ILP/Masterplan
<b>Attachment C -</b>	Landscape and Visual Analysis Assessment



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T Simonetta & Co.

March 2013

# LANDSCAPE AND VISUAL ANALYSIS OF 121 RABY ROAD, LEPPINGTON (BEING SP37300), CAMDEN LGA



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Leppington Council Planning Department



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# 1 Landscape and Visual Analysis of 121 Raby Road, Leppington

## 1.1 Introduction

JMD Design have been commissioned by the landowners to prepare a Landscape and Visual Analysis Report for 121 Raby Road, Leppington being SP37300 Camden LGA ("the Subject Land") as part of a Planning Proposal submission to Camden Council.

The Subject Land is 16.78 hectares and is zoned RU2 Rural Landscape and sits entirely within Camden Council. The property currently contains two residential houses with associated sheds and is divided into a number of paddocks.

The Landowner, wishes to prepare a planning proposal for the site to allow for the subdivision of the land into large lot residential housing, whilst retaining the two existing houses and also maintaining the landscape and visual amenity of the area.

## 1.2 Purpose of the Report

The purpose of this report is to map existing landscape, visual and scenic qualities of the site and surrounding areas and provide a site analysis and recommendations that will inform the residential planning and development process for the Subject Land.

## 1.3 Site Context

The Subject Land is located at 121 Raby Road, Leppington and is 13 km north east of Camden Council and 8.4 km north west of Campbelltown Council. The Subject Land fronts on to Raby Road which forms the southern border to the site. The SCA (Sydney Catchment Authority) Water Supply Canal forms the north-western boundary and to the north-east and east the site is bordered by adjacent rural properties.

Currently access to the site is from two separate access driveways along Raby Road.

The Subject Land is located very close to the Camden-Campbelltown municipal boundaries and is separated from this boundary by a thin sliver of privately owned rural land. East of this is the area known as "the Scenic Hills" within Campbelltown LGA.



Figure 1.1: Extract from Camden Council Cadastral Plan (Camden Council, 2011)

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Figure 1.2: Location Map - Local Context & Greater Sydney Area  
(NSW Government Department of Planning, 2007)  
(Nearmaps, viewed 7 January 2013)

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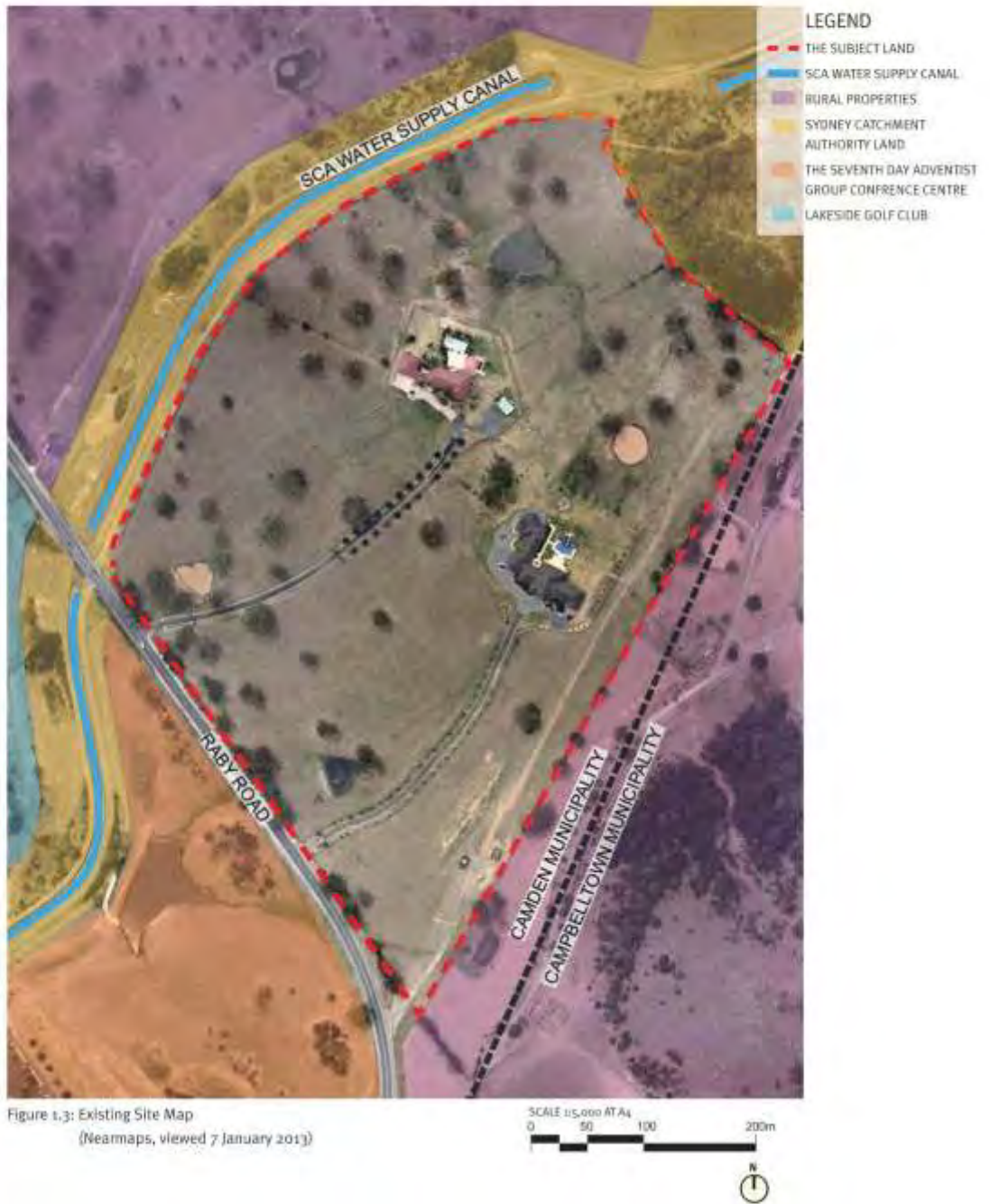


Figure 1.3: Existing Site Map  
(Nearmaps, viewed 7 January 2013)

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#### 3.4 Project Objectives

The Landowner's requirements for the proposed development of the Subject Land are:

- Achieve staged, orderly development having regard to the site's opportunities and constraints;
- Plan a residential development that is identified as best practice in dealing with the scenic qualities of the surrounding landscape, with any built environments largely "subservient" to such landscape;
- Create a desirable place to live for all ages

#### 3.5 Landscape and Visual Analysis Objectives

The project objectives for the development of the site relating to the landscape and visual analysis are to:

- Assess and identify the landscape qualities of the Subject Land;
- Assess and identify the visual qualities of the Subject Land;
- Ensure that any proposed development of the Subject Land has no or minimal adverse impact on the local and regional visual quality of the area;
- To provide guidelines and recommendations to the proposed future large lot residential development of the Subject Land that will reduce the visual and landscape impact of any proposed development of the Subject Land on the area;
- To ensure as far as reasonable that the two current houses are retained and have reasonable private spaces and outlooks;
- To recommend locations for building envelopes within each new proposed Lot that are sensitive to the sites landform, existing trees and the outlook from the current houses on the Subject Land.

#### 3.6 Methodology

The methodology employed to undertake this landscape and visual assessment involved the following tasks:

##### 3.6.1 Landscape Site Survey and Analysis

- Review of available studies of surrounding landholdings such as Camden Lakeside and Emerald Hills;
- Review of available Camden Council documents relevant to the Subject Land;
- Review of topographic maps and aerial photography;
- Undertake services and utilities search;
- Prepare site analysis diagrams for site geology and soils, topography, hydrology and drainage, vegetation, heritage, land capability, site character, landscape features, and contamination, services, land zonings;

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1.6.2 Visual survey and analysis

- Detail visual site survey and photography of Subject Land from various viewpoints surrounding the Subject Land to establish a visual catchment;
- Identify and map prominent landscape elements;
- Review existing site photography to plot visibility of the site from viewpoints;
- Review proposals for future development in the area against development proposals for the Subject Land to determine the visual impact on landscape elements;

1.6.3 Opportunities and Constraints

- Prepare opportunities and constraints plan for the Subject Land;

1.6.4 Recommendations

- Provide recommendations and guidelines for future development to ensure the landscape and visual integrity of the site;
- Provide recommendations for locations of building envelopes within each lot to ensure buildings on the Subject Land relate well to each other, the landscape and the existing houses to be retained. Building envelopes will be located to protect vistas from the existing houses and take advantage of views and aspect.

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## 2 EXISTING ZONING

The Subject Lands are currently zoned Rural Landscape RU 2 under the Camden Local Environmental Plan 2010.

Key development standards for the site are 9.5m maximum height of buildings and 4oha minimum lot size.

The land to the east of the Subject Site in Campbelltown LGA is zoned as 7(d1) Environmental Protection (Scenic) known as 'the Scenic Hills'.

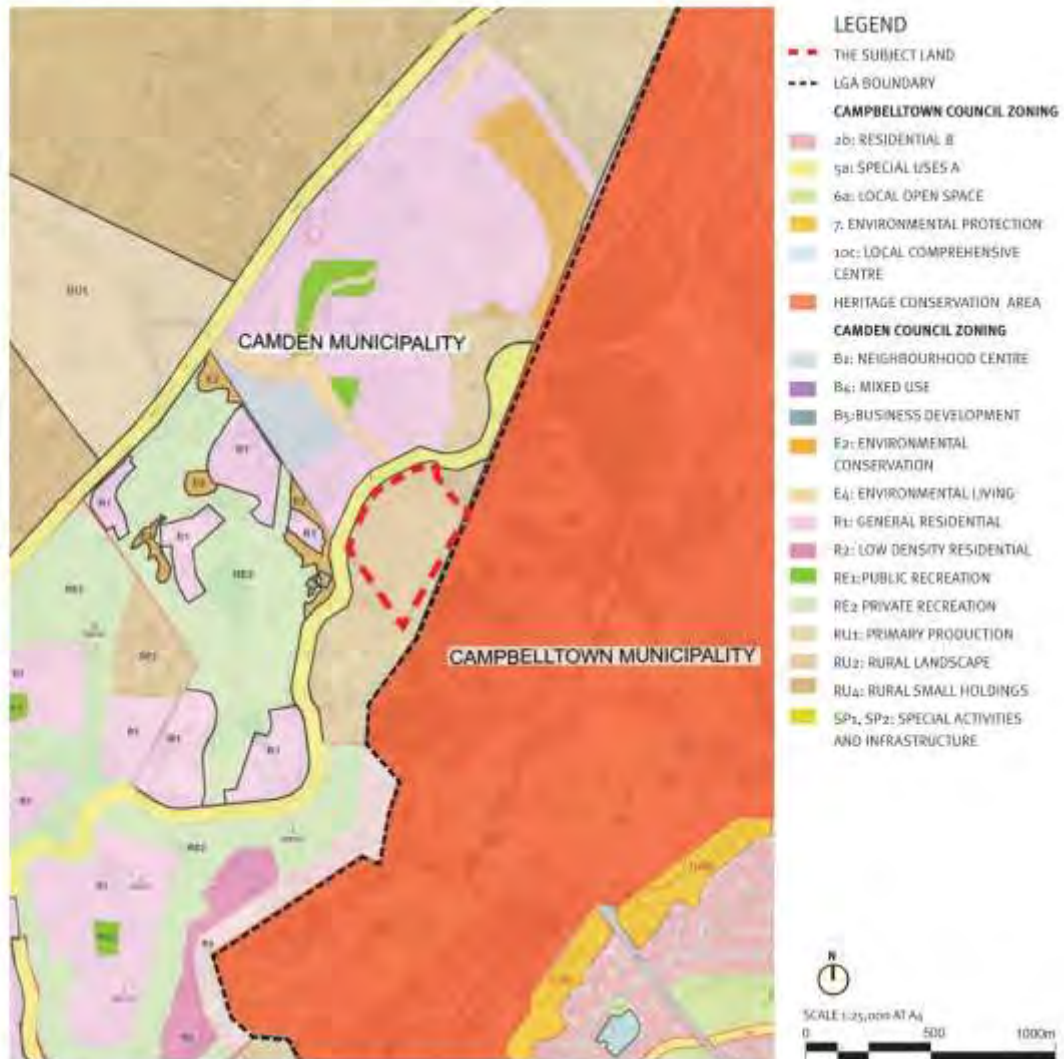


Figure 2.1: Imminent Zoning Map  
 (Camden Council, 2009 a, b & c)  
 (Campbelltown City Council, 2012 a & b)  
 (Inspire – Urban Design and Planning, 2011)  
 (Nearmaps, viewed 7 January 2013)  
 (NSW Government Department of Planning, 2007)

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## 3.1 Adjoining Land Release History

### 3.1.1 Land to the South—182-188 Raby Road—El Caballo Blanco (Gleditswood / East Side Farming)

In October, 2005 on behalf of the proponent, Camden Council resolved to prepare an LES and DLEP for the former El Caballo holding and the adjoining lands known as East Side. The total holding consisted of some 160 hectares and built upon a formerly approved convention/golf resort masterplan for the redevelopment of the El Caballo site. In 2009, due to change of ownership, the proponent, submitted a revised masterplan to create a Golf Course Residential Estate including 860 residences and an 18 hole championship golf course.

The development, to achieve economic viability and deliver a desired natural system outcome, was to include several small strategically clustered urban precincts and a major revegetation scheme. The concept revised masterplan focused on the development being located below central ridgelines when viewed from Camden Valley Way, and Raby Road.

The approved masterplan and Planning Proposal (Draft LEP 151) is currently with the Department of Planning for final gazettal.

### 3.1.2 Land to the West—Emerald Hills

Located to the immediate north of the site and on the northern corner of Raby Road and Camden Valley Way is a site known as Emerald Hills, 1100-1150 Camden Valley Way, Leppington. The Emerald Hills estate is the subject of a Planning Proposal that obtained Gateway approval in July 2012 and is currently with Camden Council for implementation.

Emerald Hills is approximately 151 hectares and is separated from the Subject Land by the SCA Water Supply Canal which runs along the northwest boundary of the site.

Emerald Hills is proposed to include a range of land uses including up to 1200 dwellings with a mix of housing types and minimum density of 1200 dwellings, a local shopping centre open space, environmental protection zones, and riparian corridor improvements.

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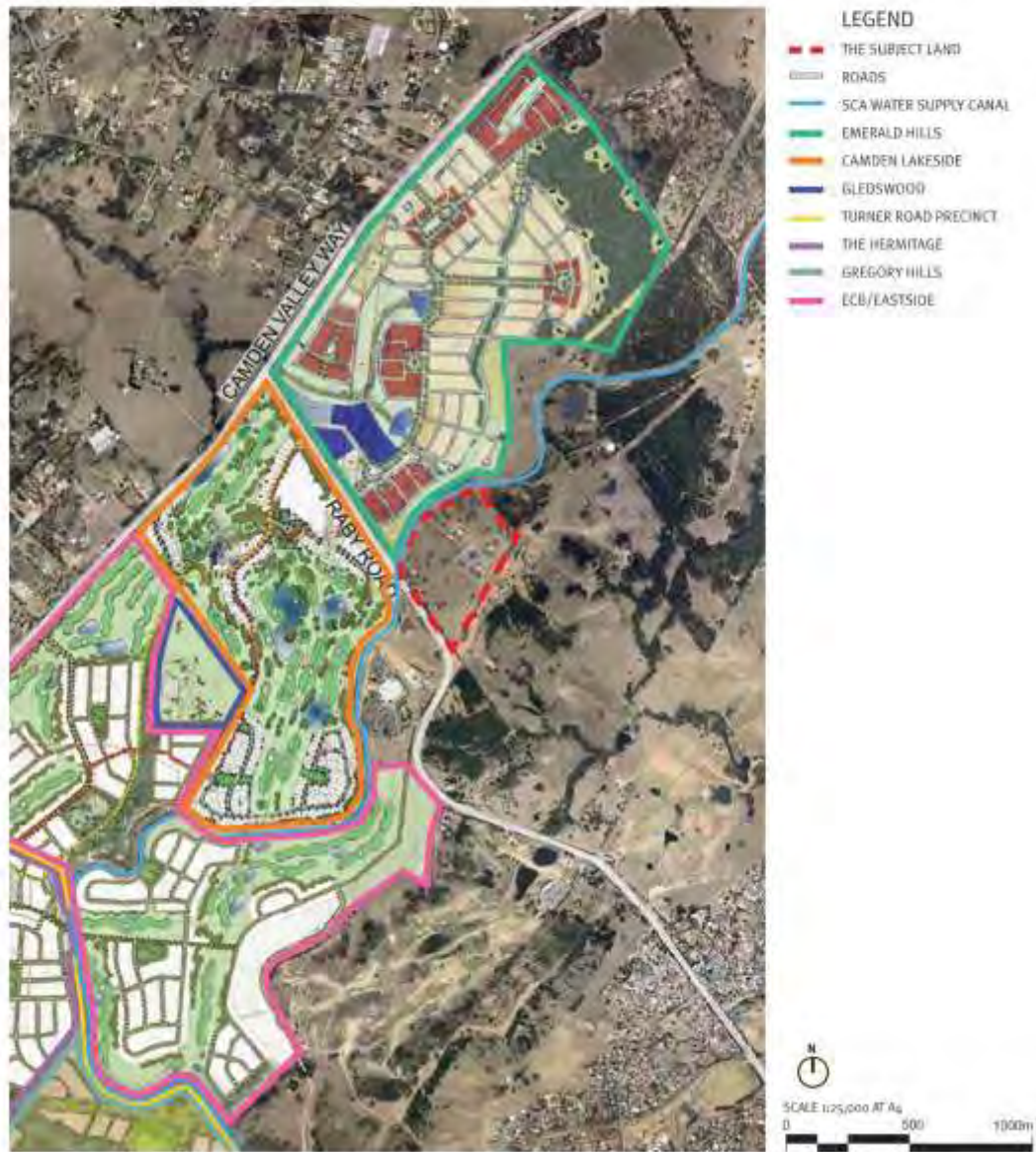


Figure 2.1: Adjoining Land Releases  
(Nearmaps, viewed 7 January 2013)  
(Dart West Developments, 2011)  
(Camden Council, 2006)  
(Inspire – Urban Design and Planning, 2011)  
(LFA, 2006)



### 3 LANDSCAPE SITE SURVEY AND ANALYSIS

#### 3.1 Context

The Subject Land is located on the rural outskirts of Sydney and on the edge of the rapidly developing South West Growth Area.

The 16.78 hectares site is a roughly diamond shaped piece of land approximately 35metres width by 50metres length. Two significant brick rural residential buildings currently exist on the site.

Raby Road forms the southern boundary to the Subject Land. Immediately south of Raby Road is a large property owned by the Seventh Day Adventist group which operate a conference centre from the property. This site is substantially cleared and contains the conference centre, substantial sealed car parking, caretaker housing and ornamental ponds surrounded by mown grass pastures. West of this is the Lakeside Golf Club which is hidden from view from Raby Road by a thick band of Cumberland Plain Woodland (CPW).

Properties east and west of the Subject Land are currently rural properties. The property to the west is known as Emerald Hills and is the subject of a rezoning application before Camden Council. The property to the east straddles the Camden Campbelltown Local Government boundary and the ridgeline of the Scenic Hills. Both of these properties have stands of remnant vegetation consisting of CPW species.

To the north of the Subject Land is a dense stand of CPW. It is understood that this land is owned by Sydney Water.

Expansive views to the south west and west to the Blue Mountains across the tree canopy are achieved from the highest point of the Subject Land.



Figure 3.1: Panoramic view southwest from the highest point of the site

Elsewhere within the Subject Land extensive views are limited due to the landform and extent of surrounding vegetation and the existing scattered mature trees on site.

Proposals to develop Camden Lakeside (Golf course and residential land), El Caballo Blanco/ Ease Side and Gledswood on Camden Valley Way south of Raby Road and Emerald Hills north of Raby Road will impact the visual quality of the area with up-graded and widened road networks and some vegetation clearing to accommodate new housing and Employment Lands development.

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### 3.2 Climate

The climate at Camden consists of mild to warm summers with a mean maximum of 29.5 degrees celsius in January and mean minimum of 15.1 degrees celsius in December. Winters are mild with a mean maximum of 19.0 degrees celsius in August and mean minimum of 3.0 degrees celsius in July. The annual mean rainfall is 766.5mm with the driest months being July to September with monthly rainfall of about 40mm and the highest rainfall occurring in February of over 100mm per month. (Ref) Bureau of Meteorology Camden Airport AWS -2012)

### 3.3 Topography and Hydrology

The Subject Land is dominated by a pronounced ridge that runs north south along the eastern edge of the site which forms the Camden Campbelltown LGA boundary. Heights along the ridgeline vary from 119.0m AHD in the south eastern corner of the site to 132.5m AHD midway along the eastern boundary of the site.

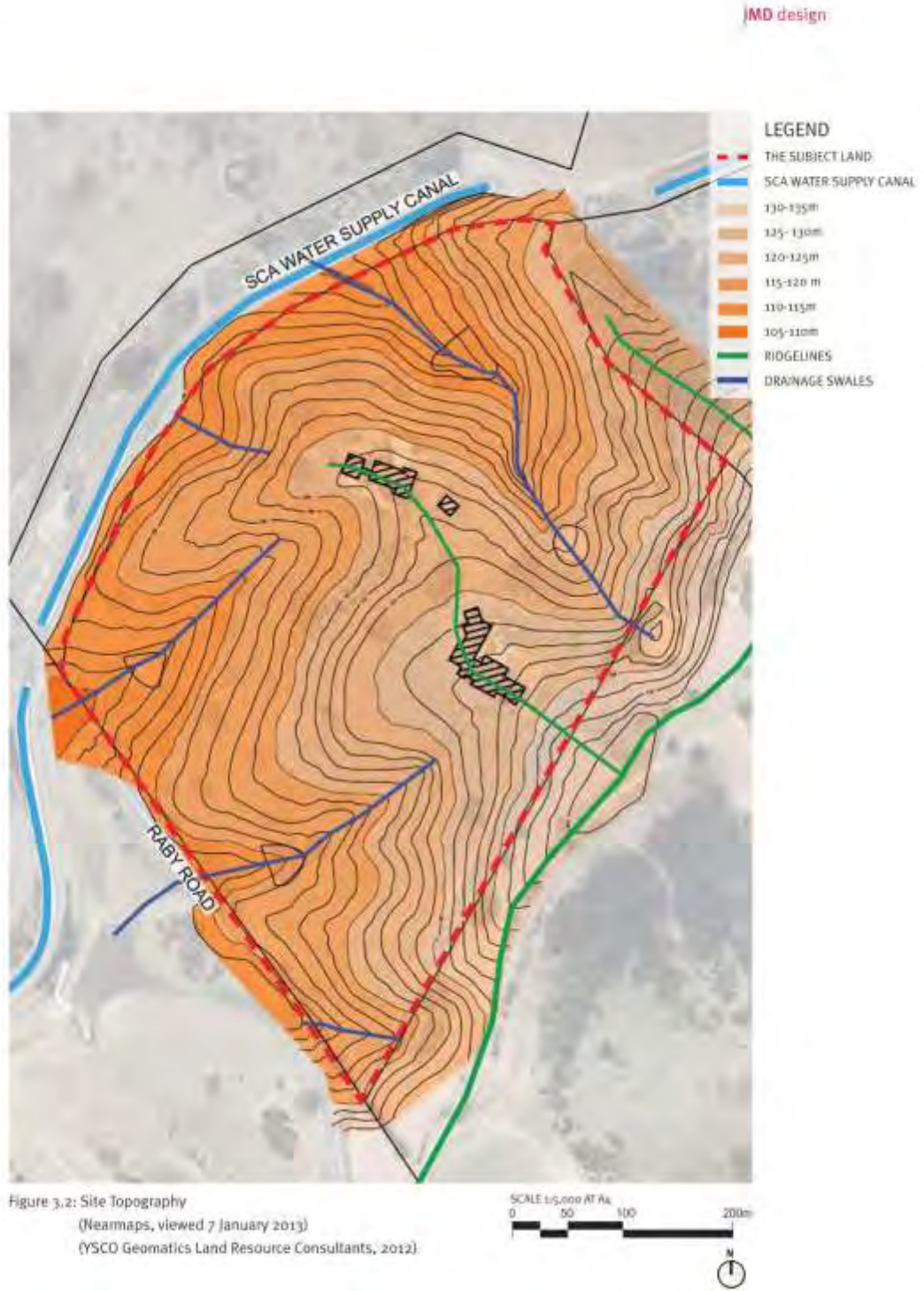
The site slopes to the west down to the SCA Water Supply Canal. The canal is an open lined channel originally constructed in the 1880's. Levels along the western edge vary from 110.0m AHD to 120.0m AHD in the north west corner.

There are a number of farm dams that exist in the shallow swales within the property.

There are no significant water courses on the Subject Land although two small streams are indicated on the Campbelltown 1:25,000 and Liverpool 1:25,000 topographic maps. These streams are tributaries of Rileys Creek which flows into South Creek at Rossmore.

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Figure 3.3: Hydrology  
(Land and Property Information, 2001 a & b)  
(Nearmaps, viewed 7 January 2013)

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### 3.4 Slope and Aspect

The site has a predominantly westerly aspect overlooking the SCA Water Supply Canal.

The site is consistently sloping. Site slopes vary between 3% and 10% (1V:10H) with a few small area along the drainage lines in excess of 20%.

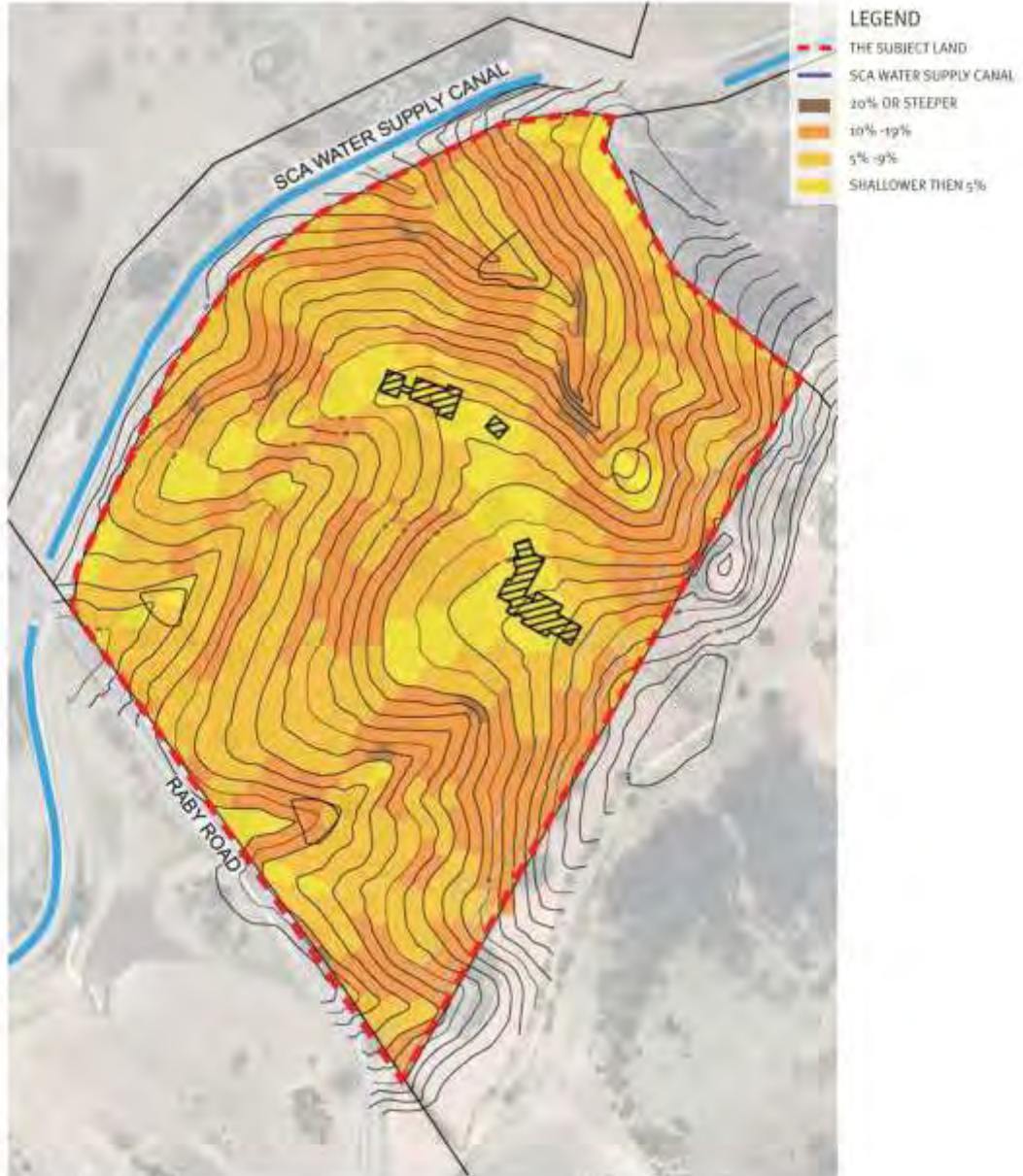
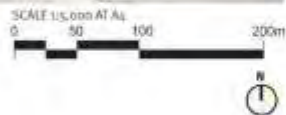


Figure 3.4: Slope Analysis  
 (Nearmaps, viewed 7 January 2013)  
 (YSCO Geomatics Land Resource Consultants, 2012)



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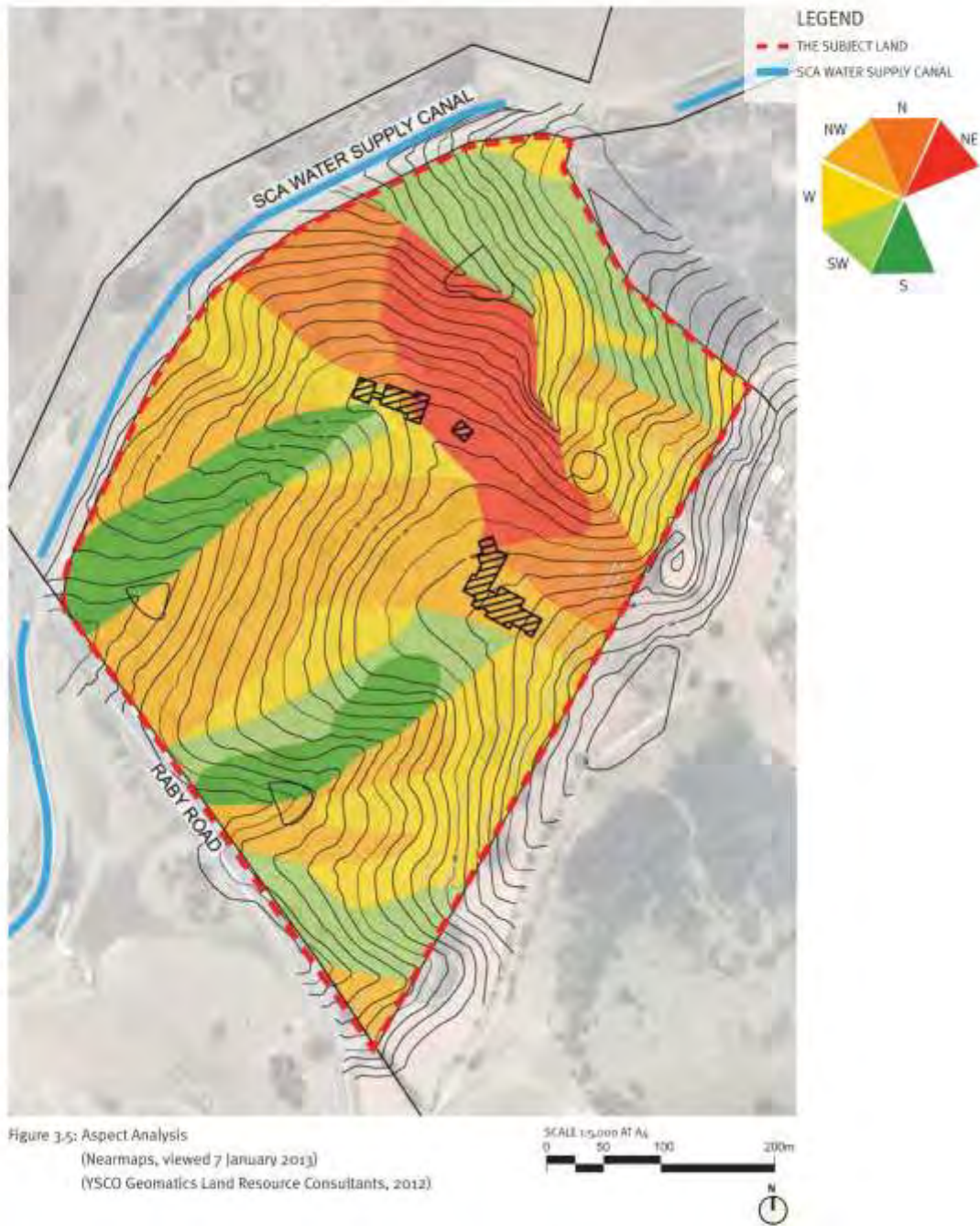


Figure 3.5: Aspect Analysis  
(Nearmaps, viewed 7 January 2013)  
(YSCO Geomatics Land Resource Consultants, 2012)

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### 3.5 Geology and Soils

The geology of the Subject Lands is formed by the Liverpool subgroup of the Wianamatta Group which contains some shale and weak sandstone beds. (Reference: Wollongong 1:250,000 Geological Series Sheet No SI 56-9. NSW Dept of Mines 1966).

The soils of the site are dominated by Blacktown Group (Bt) with Luddenham Group (Lu) occurring at the very eastern edge of the site in the elevated steeper sloping sections of the site (Reference: Wollongong – Port Hacking Soil Landscape Series Sheet 9029-9129. Hazelton P.A., Bannerman S.M., Tillie P.J., 1990)

Soils of the Blacktown Group result in gently undulating hills with slopes of usually less than 5%. Soils are shallow to moderately deep less than 1.0m deep and are hard setting, moderately reactive highly plastic subsoil with low soil fertility and poor soil drainage.

Soils of Luddenham are found on undulating to rolling hills with slopes of 5-20%. Soils are shallow less than 1.0m deep and have a high soil erosion hazard and are moderately reactive highly plastic subsoil with poor soil drainage.



Figure 3.6: Soils  
 (Hazelton,P.A, Bannerman,S.M, Tillie,P.J, 1989)  
 (Hazelton,P.A, Bannerman,S.M, Tillie,P.J, 1990)  
 (Nearmaps, viewed 7 January 2013)

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Figure 3.7: Geology  
(Nearmaps, viewed 7 January 2013)  
Geological Survey of NSW Division and the Bureau of Mineral Resources, Geology and Geophysics, Department of National Development, 1956)  
Geological Survey of NSW Division of Regional Geology and Royal Australian Survey Corps, 1996)



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3.6 Vegetation

The vegetation of the Subject Land consists of three vegetation types:

- Mown lawns and horticultural gardens;
- Pasture grasses;
- Remnant Cumberland Plain Woodland (CPW).

Native vegetation on the site consists of scattered remnant eucalypts of CPW. CPW is an Endangered Ecological Community. Camden Council have mapped vegetation within the municipality. These vegetation maps indicate a small pocket of vegetation within the northern tip of the Subject Land as 'core habitat – locally significant'.



Figure 3.8: Significant Vegetation  
 (Nearmaps, viewed 7 January 2013)  
 (Camden Council, n.d.)

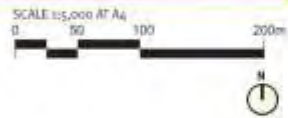
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### 3.7 Bushfire Prone land

A northern portion of the Subject Land is identified as Bushfire Prone Land - Vegetation Category 2 (grasslands). However advice has been received that due to the well maintained nature of the site it is not prone to bush fire.



Figure 3.9: Bushfire Prone Land  
(Neamaps, viewed 7 January 2013)  
(Australia New Zealand Land Information Council, 2009)  
(Australia New Zealand Land Information Council, 2012)



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3.8 Indigenous Heritage

The Camden area was settled by the Gundungurra people prior to European settlement with the nearby areas being settled by the Tharawal, Dharug and Wodi-Wodi people.<sup>45</sup>

Prior to 1810 there was limited contact between European settlers and Aboriginal peoples in the area. An Aboriginal Cultural Heritage Assessment Report was undertaken by Biosis in July 2012 that covered the Subject Land. No indigenous heritage sites were located within the Subject Site.

3.9 European Heritage

The Subject Land is not listed as a heritage item under Camden LEP 2010 or on the State Heritage Register.

It is noted that the SCA Water Supply Canal immediately adjacent to the western boundary of the site is listed on the State Heritage Register.

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### 3.10 Services

Existing services affecting future planning and use of the Subject Land are:

- Jemena Gas Networks

Jemena have two easements that pass along the length of the site, a 6m wide easement that contains a 34inch diameter pipe carrying methane, within a 24.385 wide easement.

Restrictions as to activities within the easement are as follows:

Under the terms and conditions of the pipeline affectation, and to maintain the integrity and safe operation of the pipeline it is necessary for Jemena to control a number of activities including:

- a) Carrying out any excavation, blasting or earthworks within the affectation pipeline area.
- b) Altering or disturbing existing levels, gradients or contours of the land within the pipeline affectation area.
- c) Constructing any improvements or installations on the affectation area.
- d) Using the pipeline affectation area for transport or parking of any heavy vehicles or equipment (e.g. vehicles with axle loading in excess of 8 tonnes per axle), and
- e) Planting or cultivating trees of any kind upon the pipeline affectation area within 5m of the pipeline.

- SCA Water Supply Canal Easement

The western boundary of the Subject Land is formed by the SCA Water Supply Canal. The presence of and views to the canal are of interest however access to this area and adjacent land uses are strictly controlled. SCA has issued DCP guidelines for development adjacent to the SCA Water Supply Canal for other developments adjoining the SCA land in the area which may be applicable to the Subject Land

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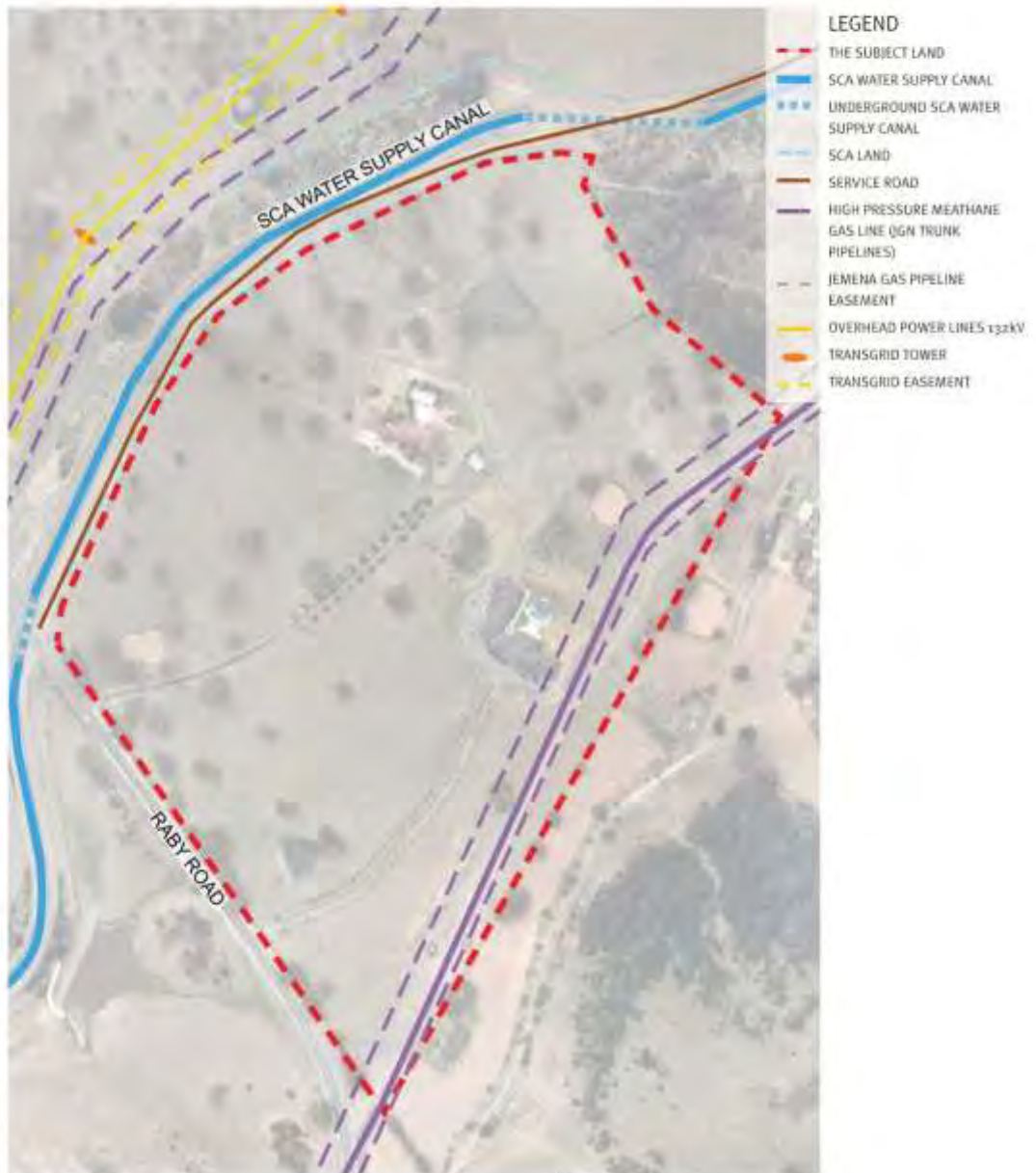
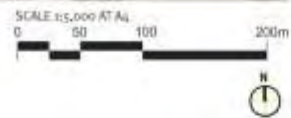


Figure 3.10: Services  
 (Association of Australian Dial Before You Dig Services Ltd, 2011)  
 (Nearmaps, viewed 7 January 2013)  
 (YSCO Geomatics Land Resource Consultants, 2012)



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### 3.11 Land Capability and Contamination

The Subject Land currently contains two significant brick and tile homes with pools and associated sheds and garages within landscaped and turfed surrounds. Each house is accessed by an asphalt driveway off Raby Road.

The Subject Land contains a number of fenced paddocks for the purpose of grazing cattle. The paddocks are generally cleared and grass covered with a range of pasture grasses.

Some dumping of spoil has occurred in two areas on the site and these areas have been noted as potential areas of environmental concern (PAEC).



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### 3.12 Landscape Character

The landscape character of the Subject Land has an Arcadian feel with gently rolling hills, rustic fencing and paddocks dotted with mature trees.

The character of the lower portion of the site is fairly contained by the landform rising to the east and the surrounding vegetation of the Emerald Hills site and the Lakeside Golf Course.

The upper areas of the site has more expansive views to the south and west over the tree canopy.

There are limited view opportunities to the east due to the ridgeline marking the western extent of the 'Scenic Hills'.

The SCA Water Supply Canal is of visual interest within the area however this feature is not situated on the Subject Land.

Currently planning proposals are in Camden Council affecting the Emerald Hills and ECB/ Gledswood/ East Side Lands sites that will significantly change the landscape to the west and south of the Subject Land from a rural landscape to a more urban landscape.

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## 4 VISUAL SURVEY AND ANALYSIS

### 4.1 Survey Method

This section of the report concentrates on the visual survey of the Subject Land and an analysis of the visibility of the site from existing and proposed adjoining public lands and residential areas.

The method used to determine visibility of the site was to undertake a detailed visual survey of the site on a clear day to identify areas around the Subject Land from where significant views to the site could be obtained.

A number of visually prominent landmark points, such as buildings, significant trees, power stations, telephone towers etc were identified within or nearby the Subject Land. Refer Figure 4.1 Landmark Location Plan. Viewpoints to the Subject Land were identified by driving throughout the surrounding areas to ascertain if the Subject Land and/or the landmark points could be seen. Refer Figure 4.2 View Point Location Plan.

Photograph points were identified and photos both single frame and/or panoramic were taken looking from the Viewpoint towards the Subject Land. A total of 12 Viewpoints were studied around the Subject Land.

Landmark points were identified and located on plan to determine the location and extent of the view cone.

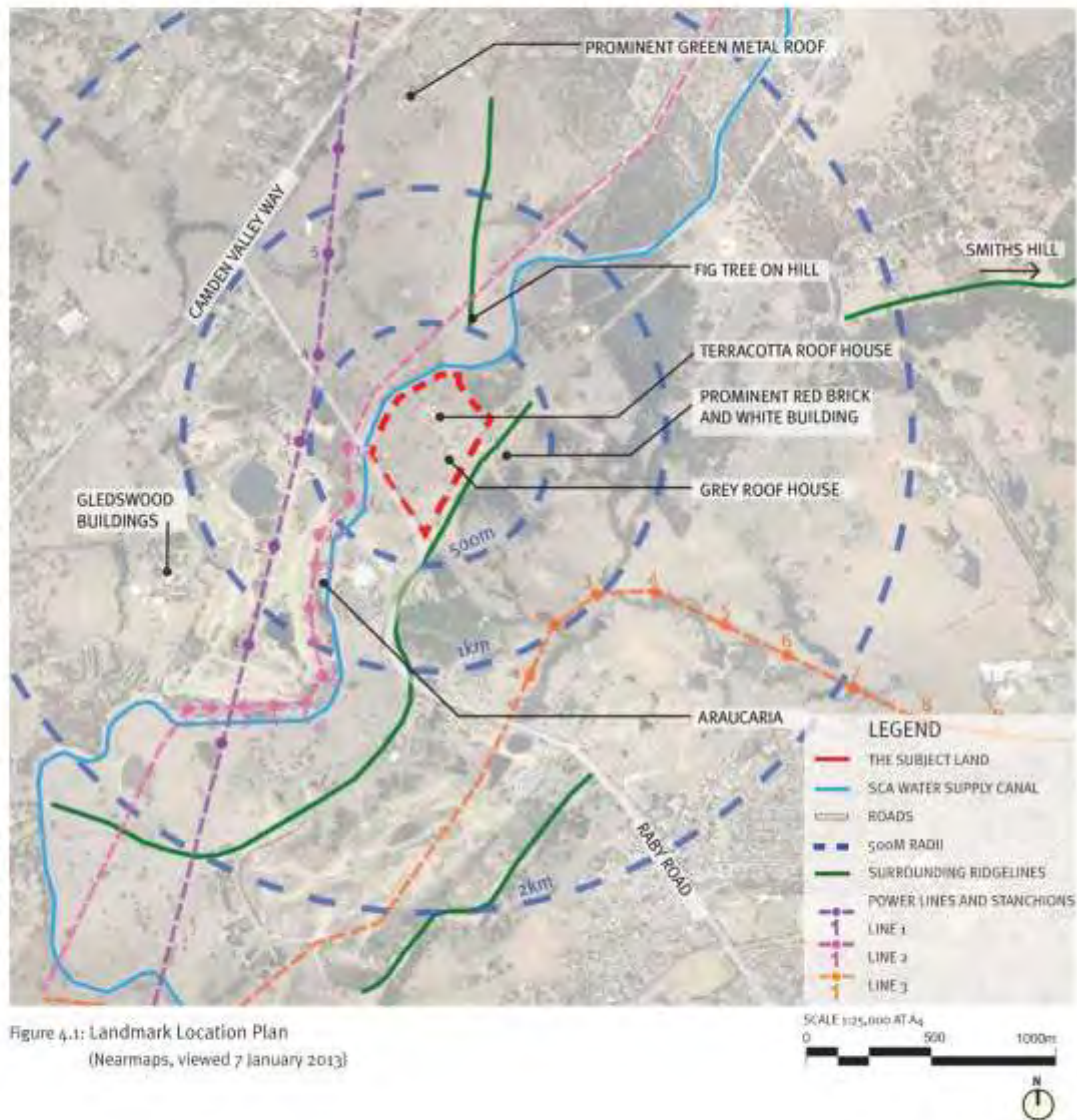
Each viewpoint photo was analysed and visible areas of the site and surrounds were noted on a topographic map of the Subject Land and surrounds, refer Appendix A for Viewpoint Site Survey Results and Commentary.

Each of the topographic plans were then overlaid to determine the most visible areas of the site. The most visible areas being those areas viewed from most viewpoints. From a review of the maps it became obvious that the Subject Lands had little visibility from the viewpoints east of the main ridgeline from the Scenic Lands i.e. viewpoints within the Campbelltown LGA. This is demonstrated from a review of Viewpoints 5-10. Refer Figure 4.3 Views west from Campbelltown LGA.

Viewpoints 1- 5 and 11 and 12 were identified to be the most visible to any development of the Subject Lands. Refer Figure 4.4 Views east from Camden LGA in undeveloped state.

Each of the Viewpoints 1- 5 and 11 and 12 were then analysed in two ways. The first being as the site and surrounds currently exist in their current rural state. The second being with proposed future developments superimposed on the existing landscape to determine how future developments would affect views to and from the Subject Land. Refer Figure 4.5: View Point Location Plan showing Adjoining Proposed Development

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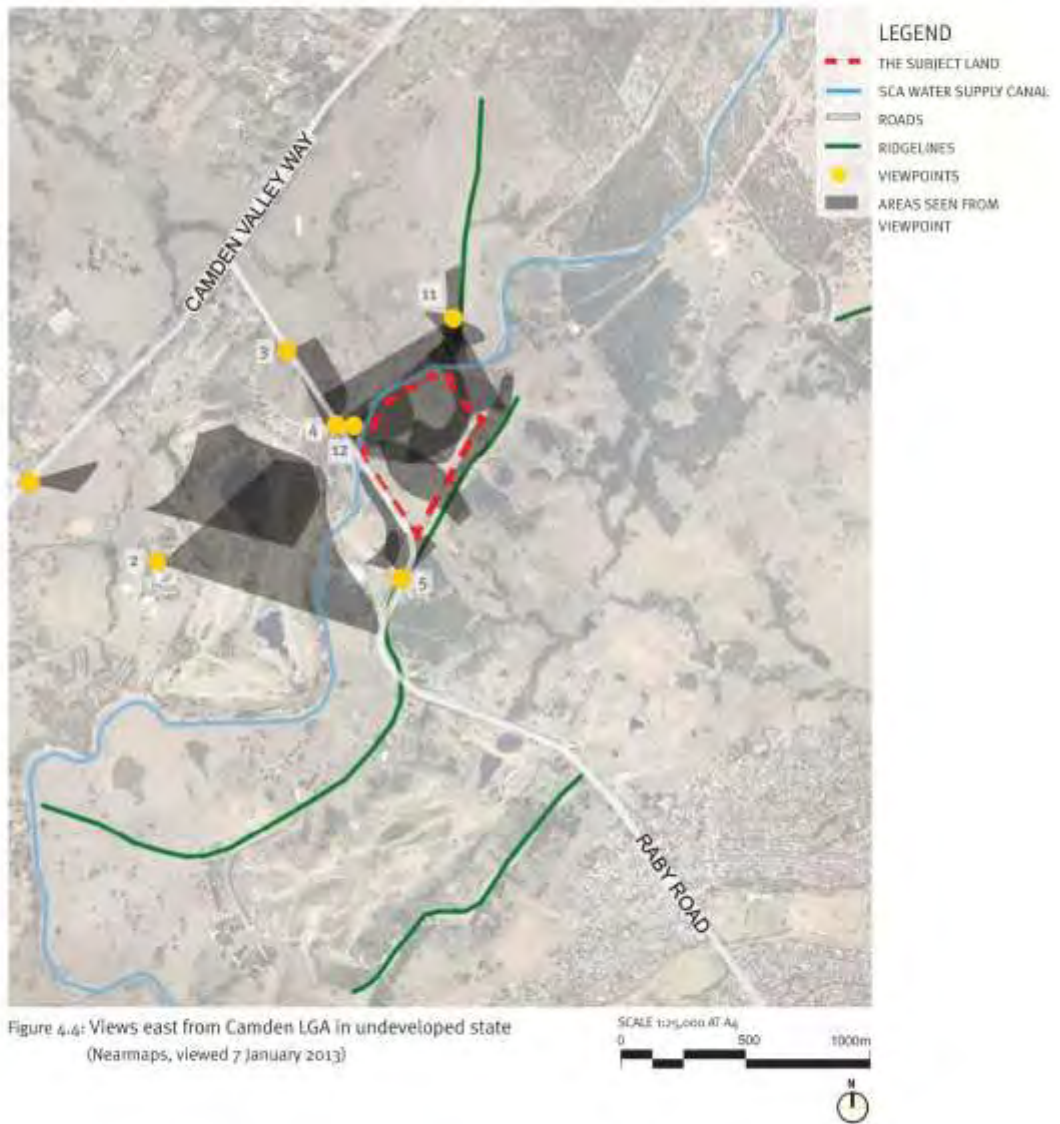
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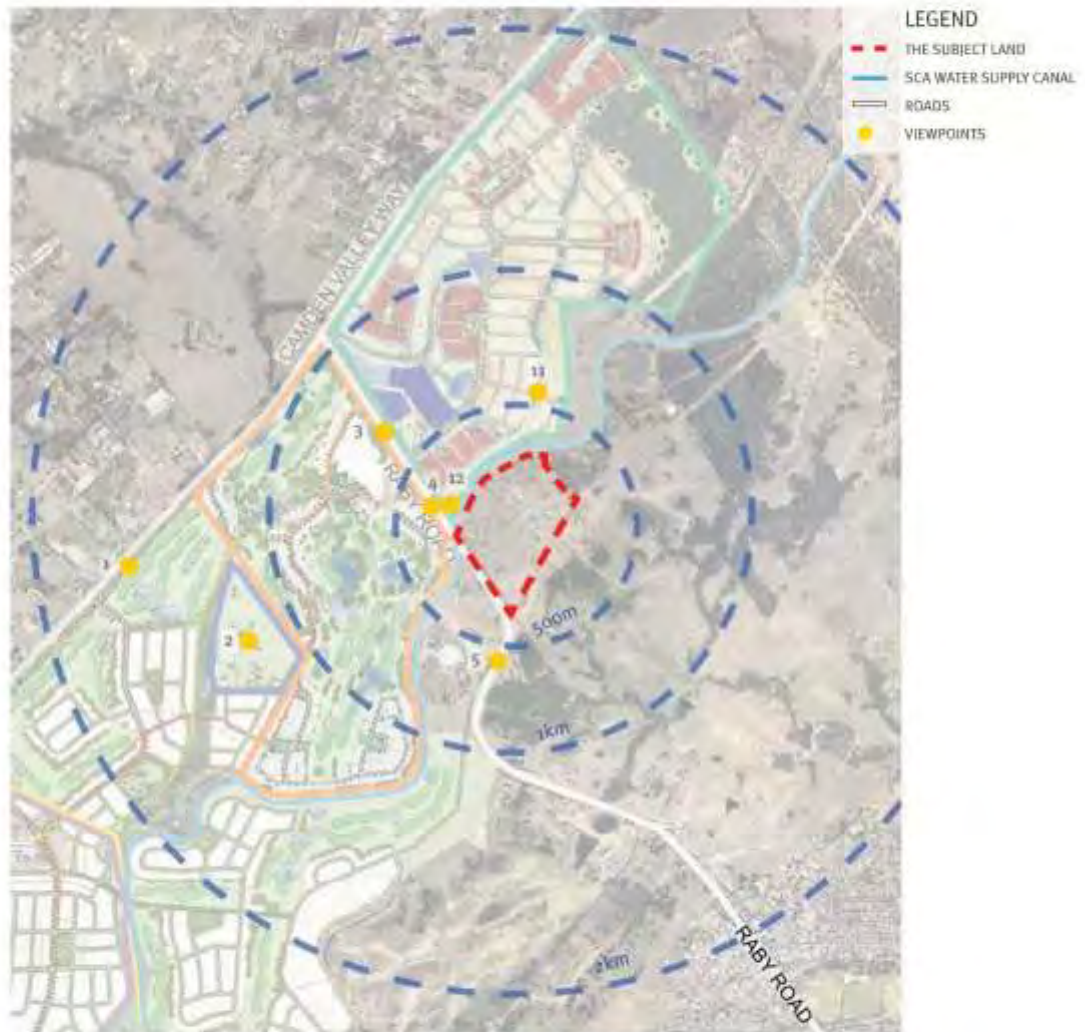


Figure 4.5: View Point Location Plan showing Adjoining Proposed Development  
 (Nearmaps, viewed 7 January 2013)  
 (Dart West Developments, 2011)  
 (Camden Council, 2006)  
 (Inspire – Urban Design and Planning, 2011)  
 (LFA, 2006)

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4.2 Visual Analysis

Following a review of each of the Viewpoints it is apparent that The Scenic Hills ridgeline forms the edge to the visual catchment of views to and from the Subject Land. Due to the ridgeline it is not possible to see any portion of the site east of the ridgeline as all of the viewpoints east of the Scenic Hills ridge are a considerable distance from the Subject Land and generally at a lower elevation than the ridge so that the viewer is looking up towards the ridge with views to the site deflected over the site. However, it is possible to identify some vertical elements within the site that occur at or near the ridge top. It is recommended that some controls be placed on development along the ridgeline to ensure that the development does not become visible from areas east of the ridge ie Viewpoints 6-10.

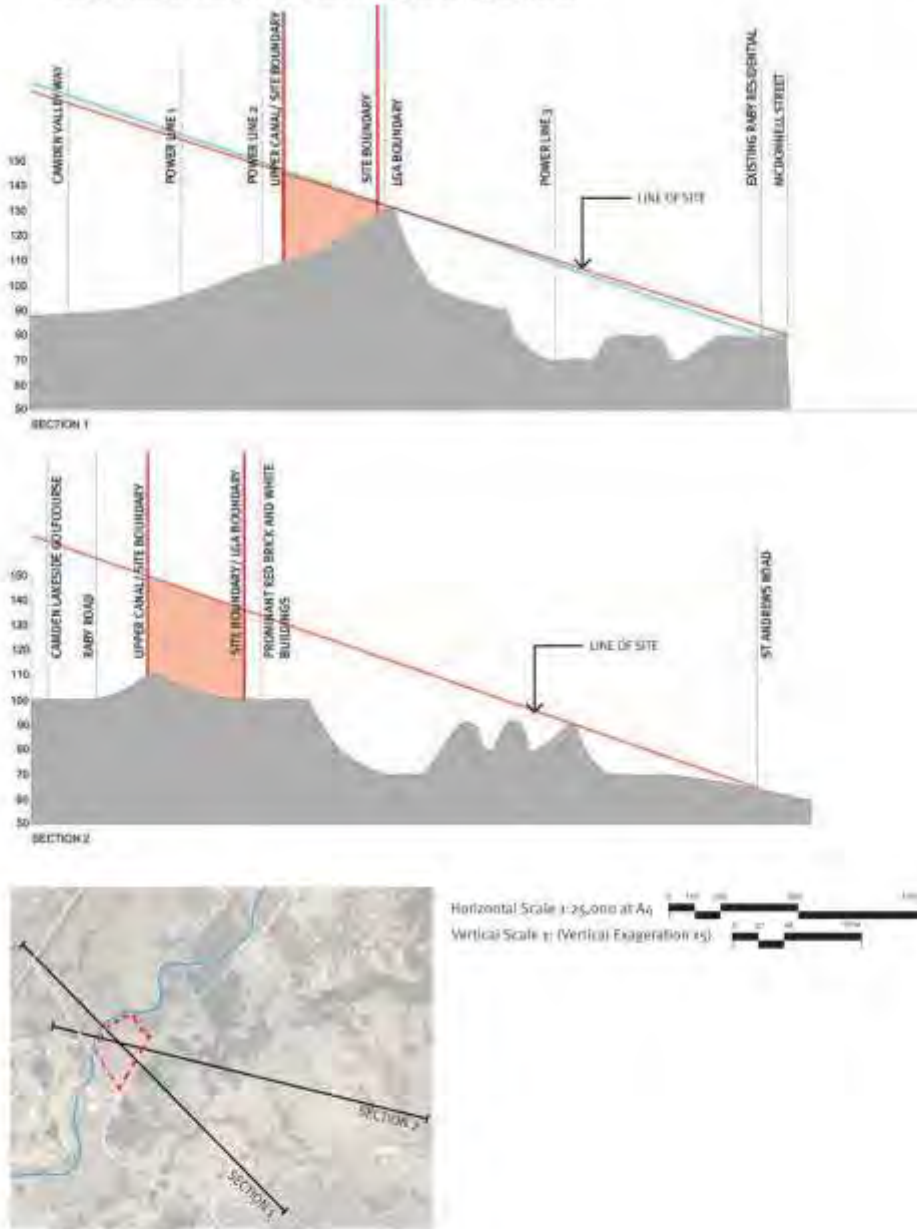


Figure 4.6: Topographical Cross Sections

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The site is visible to varying degrees west of the Scenic Hills Ridgeline as the area currently exists in an undeveloped state. The viewpoints with highest visibility are Viewpoints 4,5,11 and 12. The Comparative View Analysis Diagrams (Figure 4.7 – Figure 4.13) demonstrate that there will be very few areas of the Subject Land visible from Viewpoints 4,5,11 and 12 when the proposed future developments adjacent to the Subject Land are finalised. Further, if buffer planting is implemented around the southern and western boundary of the Subject Land, the site will be largely screened from view from adjacent roads and developments when planting is established.



View 1

View 1 – 1500m west of Subject Land from Camden Valley Way		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from Camden Valley Way overlooking paddocks of Gledswood Historic House in the foreground that are falling away to Riley's Creek which is not visible from this point. Camden Lakeside Golf Course which is situated on the creek flats of Riley's Creek features in the mid ground and the Subject Land rising in the background and forming the visual catchment of the view. The roof of the large grey roofed house located at the high point of the site is just visible through the trees.	Small sections of the south facing portions of the Subject Land are visible through the trees.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.



Future View 1

Figure 4.7: Comparative View Analysis - View 1



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View 2

View 2 – 1000m south west of Subject Land from grounds of Gledswood		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north east from gardens in Gledswood. The landform falls gently away to Riley's Creek then rises gently in all directions from the viewpoint. The Gledswood gardens feature in the foreground with Riley's Creek and Camden Lakeside Golf Course in the mid ground. The scattered clumps of vegetation and scattered trees on the golf course contain the view and the skyline is solidly vegetated.	Small sections of the south facing portions of the Subject Land are visible through the trees from Gledswood.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Baby Road is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.



Future View 2

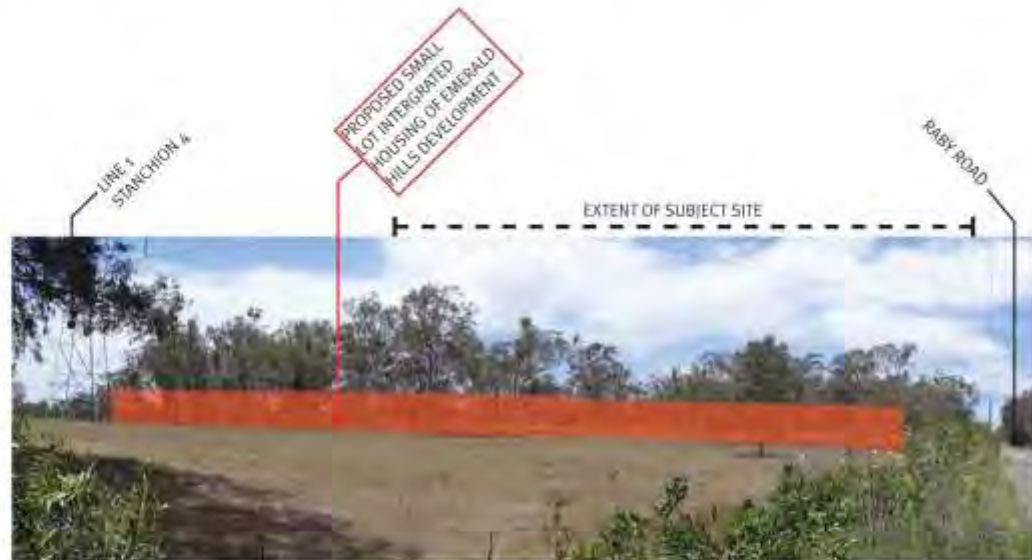
Figure 4.8: Comparitive View Analysis - View 2

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View 3

View 3 – 500m north west of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south east from northern side of Raby Road. The landform is rising constantly away from the viewpoint. The foreground is dominated by the slashed paddocks belonging to the Emerald Hills property. The mid ground is scattered Cumberland Plain Woodland eucalypts which form a dense screen to the Subject Lands.	The Subject land is not visible from this viewpoint due to the existing vegetation between the viewpoint and the Subject Land.	Views to the Subject Land from this location will be further limited once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property.



Future View 3

Figure 4.9: Comparative View Analysis - View 3

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View 4

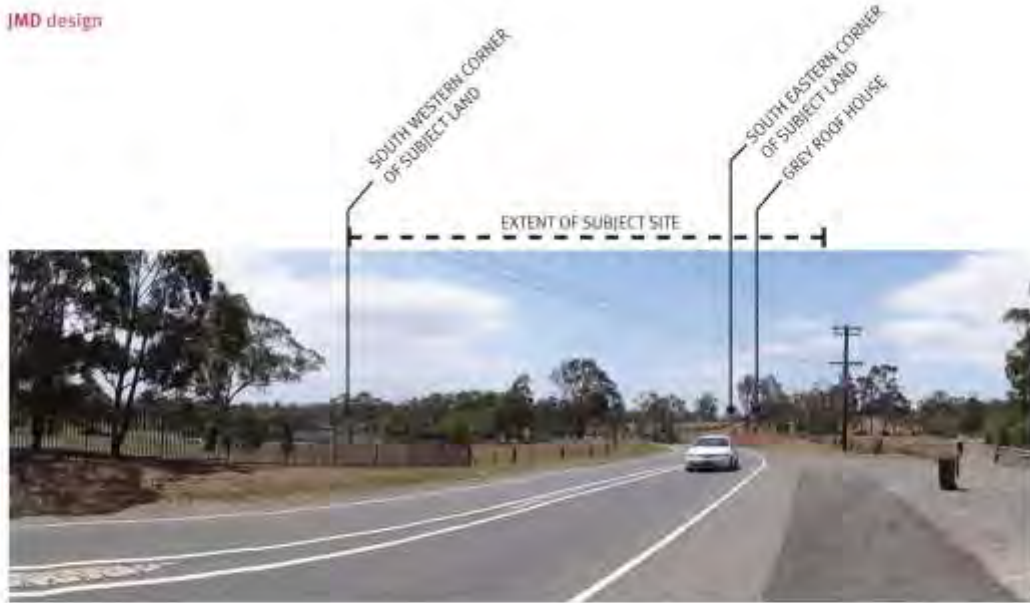
View 4 – 200m west of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual Impact of development of site
View east from Raby Road at entry to maintenance sheds of Camden Lakeside Golf Course. The foreground is dominated by Raby Road and kerbside vegetation. The landform rises gradually away to the Subject Land. The power lines of Line 2 (132kV line) are visible in the mid ground. The house with the terracotta roof on the Subject Land is visible in the middle of the view. The southern end of the site is not visible from this location due to the rise in Raby Road over the Sydney Water Canal.	Small sections of the west facing portions of the Subject Land are visible through the trees from this location.	Views to the Subject Land from this location will be further limited once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property.



Future View 4

Figure 4.10: Comparative View Analysis - View 4

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View 5

View 5 – 300m south of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north from Raby Road. The site is very apparent at this point as Raby Road is elevated and looking directly into the site. The large house with the grey roof is very visible due to the lack of tree cover and the light coloured walls of the house. The gravel drive in the RHS of the view is along the top of the ridgeline marking the western edge of the Scenic Hills.	The Subject Land is very visible from this location. More than likely the viewer will be in a vehicle and views will be fleeting.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road and the eastern boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.

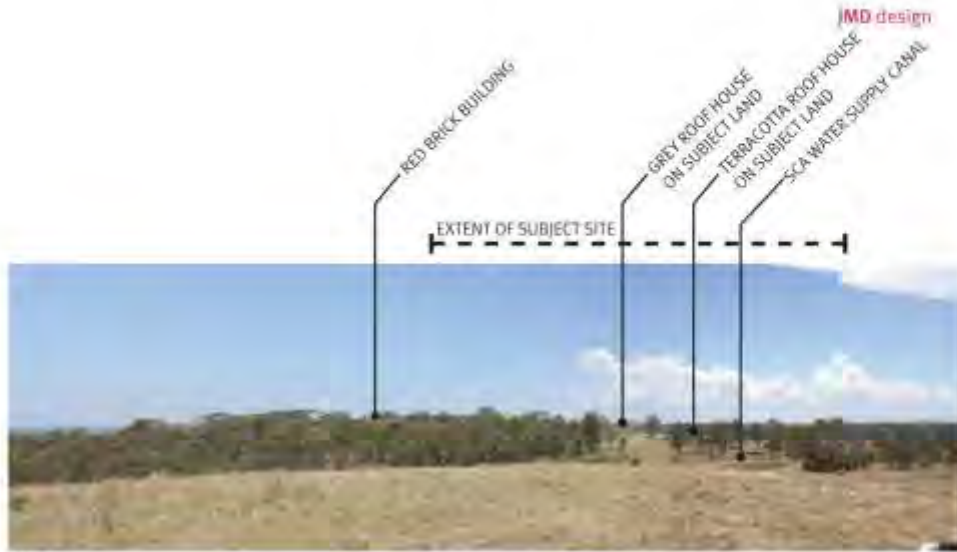


Future View 5

Figure 4.11: Comparative View Analysis - View 5

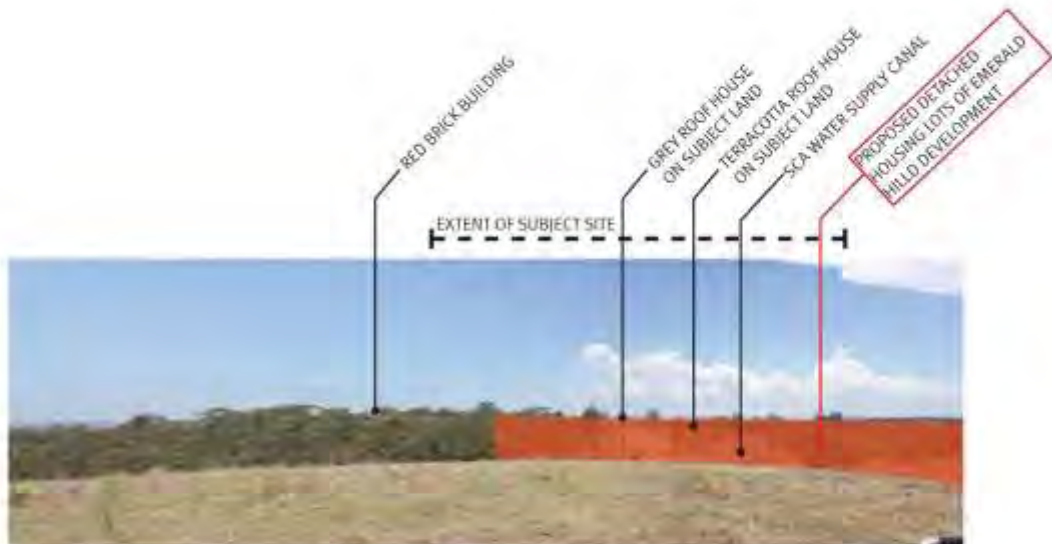
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View 11

View 11 – 300m north of Subject Land from Fig Tree on Emerald Hills site		
<b>Description of view</b> View south from an elevated hilltop within the Emerald Hills property. The view is across open paddocks onto the Sydney Water Canal and the north westerly facing slopes of the Subject Land. The dense vegetation to the north east of the site is prominent and the red brick building on the property east of the Subject Land is visible through the trees. Both existing houses on the Subject Land are visible.	<b>Visual sensitivity of view</b> The Subject Land is quite visible from this location with the north west facing slopes being exposed.	<b>Visual impact of development of site</b> Views to the Subject Land from this location will be reduced once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property as it is proposed to have detached housing between the Viewpoint and the Subject Land.



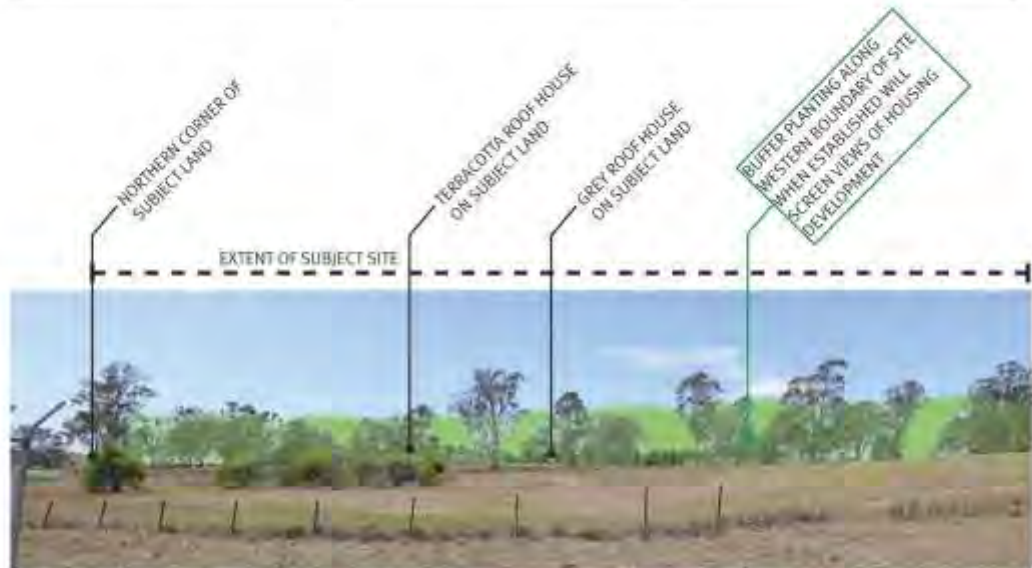
Future View 11

Figure 4.12: Comparative View Analysis - View 11



View 12

View 12 – 150m west of Subject Land from Emerald Hills site		
Description of view	Visual sensitivity of view	Visual Impact of development of site
View east from Jemena Gas easement. The landform rises gradually away to the Subject Land. The Sydney Water Canal is just visible in the LHS of view and the chainwire fence is protecting Jemena Gas infrastructure. The house with the terracotta roof on the Subject Land is visible in the middle of the view and a small portion of white wall of the grey-roofed house is just visible through the trees. The ground line of the southern end of the site is not visible from this location due to the rise in Raby Road over the Sydney Water Canal however the tree canopy is visible.	Whilst the Subject Land is very visible from this location access to this area is limited.	Views to the Subject Land from this location will be reduced once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. The viewpoint is located within the development area of the Emerald Hills in an area proposed as hillside lots.



Future View 12

Figure 4.13: Comparative View Analysis - View 12.

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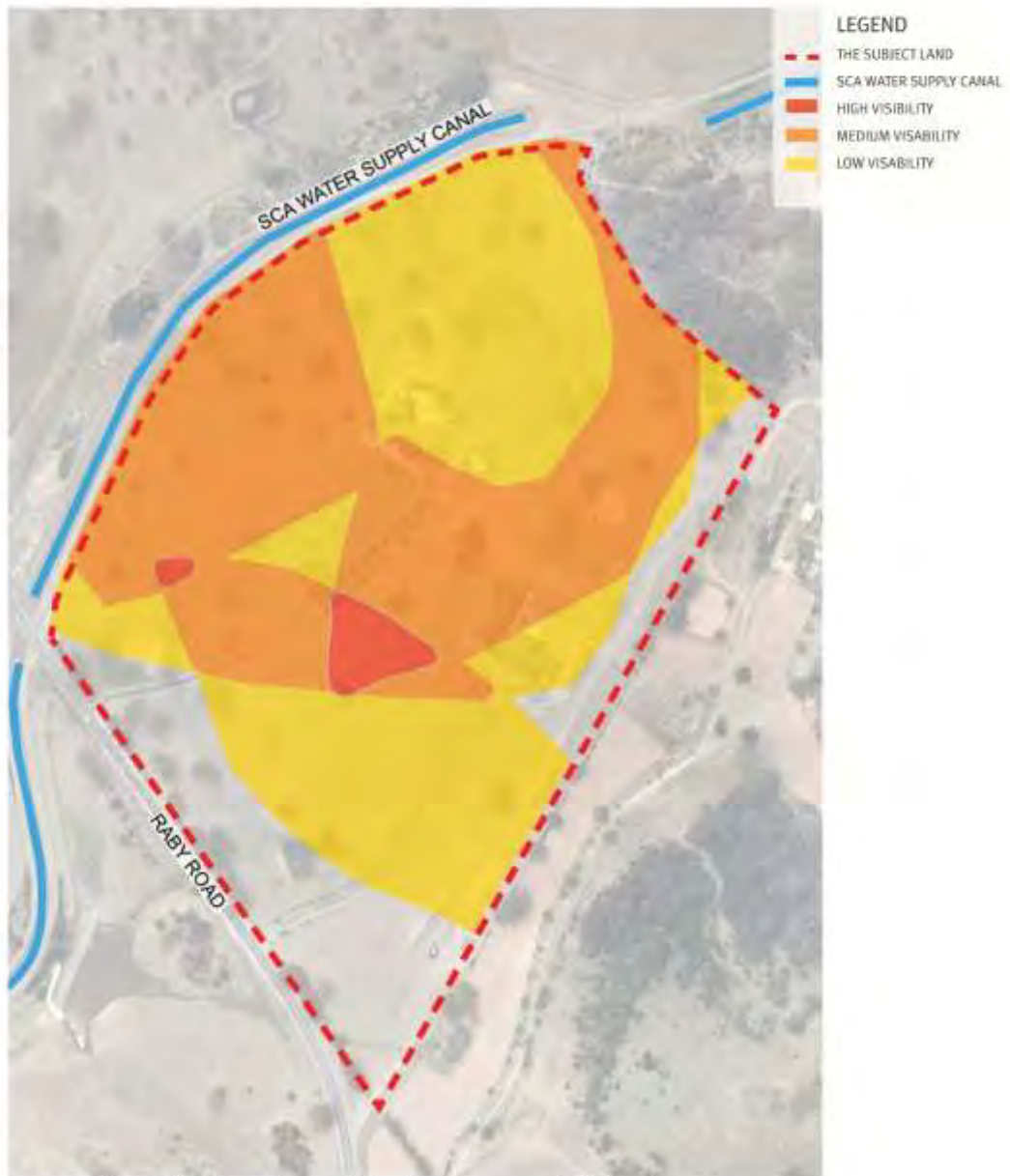
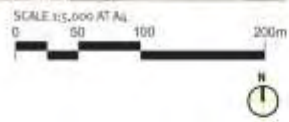


Figure 4.14: Existing Site Visibility Under Current Situation (Nearmaps, viewed 7 January 2013)



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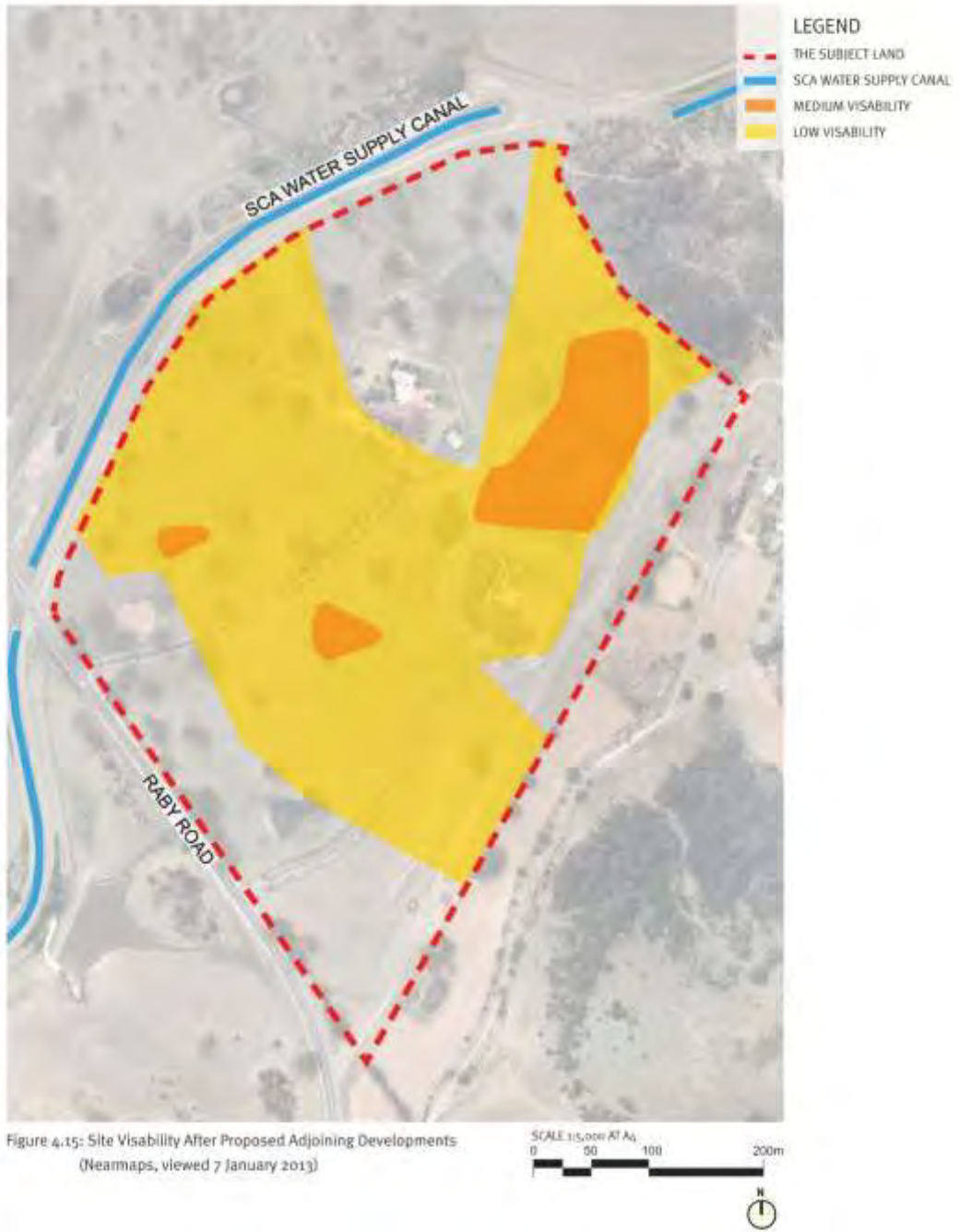


Figure 4.15: Site Visibility After Proposed Adjoining Developments (Nearmaps, viewed 7 January 2013)



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Figure 4.16: Site Visibility After Proposed Adjoining Developments and Buffer Planting (Nearmaps, viewed 7 January 2013)

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#### 4.3 Opportunities and Constraints

The findings of the landscape survey and analysis and visual survey and analysis are combined to provide an opportunities and constraints plan for the proposed future residential development of the site.

The opportunities and constraints plan indicated that there are significant areas within the Subject Land that could be successfully developed as R5 Large Lot Residential land with a Lot size of Minimum 4,000m<sup>2</sup>. These areas had the following characteristics which would allow building envelopes to be sited sensitively on each Lot:

- Gently sloping land;
- Located away from riparian corridors;
- Lightly vegetated;
- Able to locate building envelopes outside of easements ie (emina);
- Low visibility from surrounding areas and ;
- Located away from Scenic Hills ridgeline;

The remaining areas of the site have some constraints but are still considered viable for development and could be developed with some restrictions such as:

- 10m wide buffer planting of locally native tree and shrub species as shown in Figure 4.16;
- Maintaining all existing trees were possible

Some building restrictions should be applied throughout the development as follows:

- Building materials to be recessive in colour;

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Figure 4.18: Potential Development areas  
(Nearmaps, viewed 7 January 2013)

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February 2013

# Appendix A

VISUAL ANALYSIS OF ALL VIEWPOINTS

121 RABY ROAD, LEPPINGTON (SP37300)



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Viewpoint 1

View 1 – 1500m west of Subject Land from Camden Valley Way		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from Camden Valley Way overlooking paddocks of Gledswood Historic House in the foreground that are falling away to Riley's Creek which is not visible from this point. Camden Lakeside Golf Course which is situated on the creek flats of Riley's Creek features in the mid ground and the Subject Land rising in the background and forming the visual catchment of the view. The roof of the large grey roofed house located at the high point of the site is just visible through the trees.	Small sections of the south facing portions of the Subject Land are visible through the trees.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.



Area Seen From Viewpoint 1  
Figure A.1: Viewpoint 1



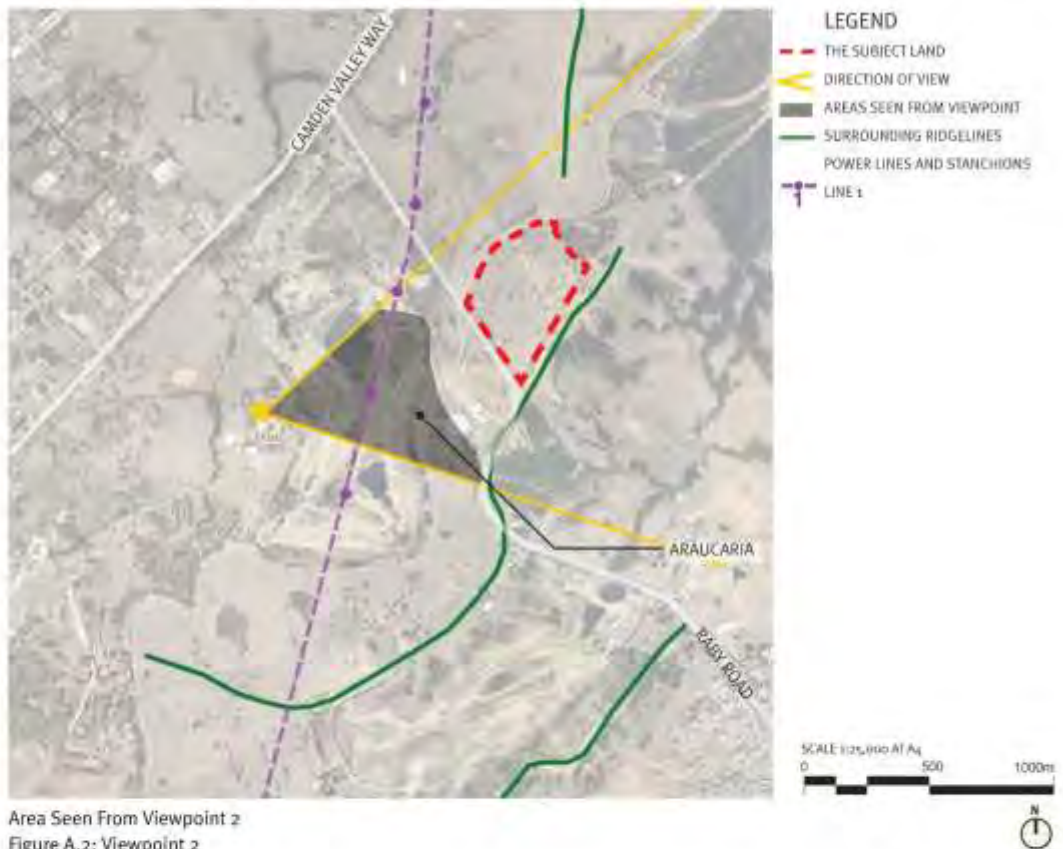
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Viewpoint 2

View 2 – 1000m south west of Subject Land from grounds of Gledswood		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north east from gardens in Gledswood. The landform falls gently away to Riley's Creek then rises gently in all directions from the viewpoint. The Gledswood gardens feature in the foreground with Riley's Creek and Camden Lakeside Golf Course in the mid ground. The scattered clumps of vegetation and scattered trees on the golf course contain the view and the skyline is solidly vegetated.	Small sections of the south facing portions of the Subject Land are visible through the trees from Gledswood.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.

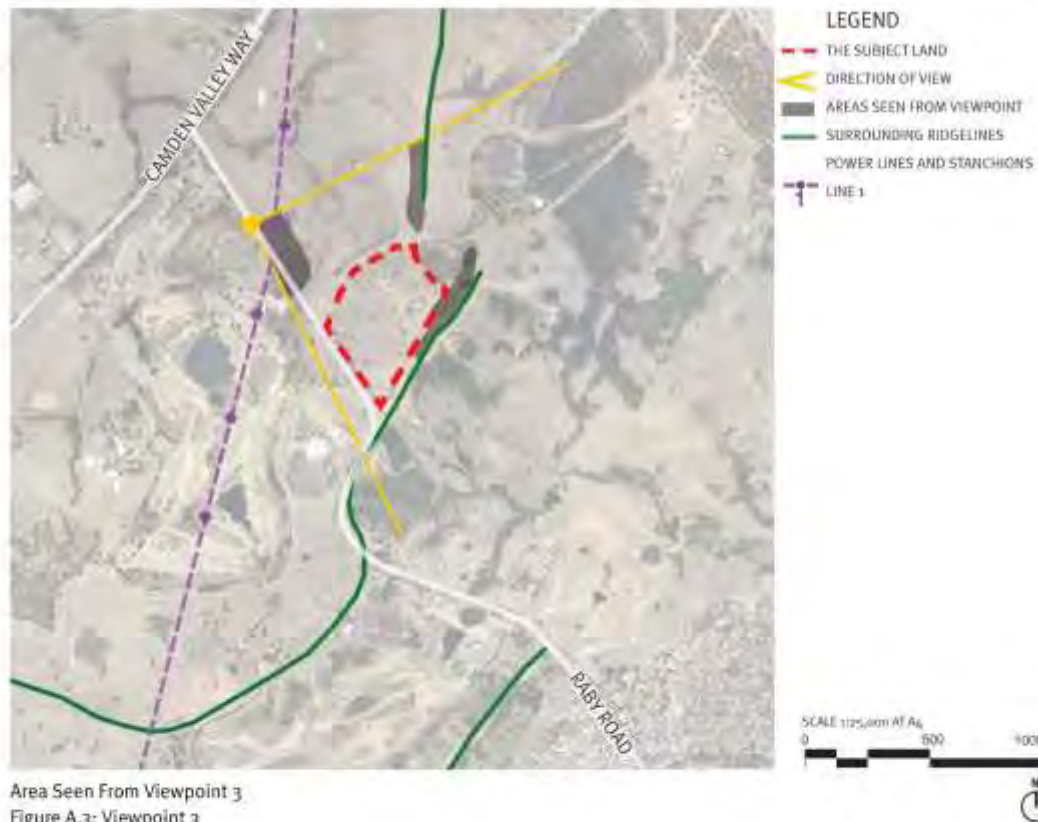


Area Seen From Viewpoint 2  
Figure A.2: Viewpoint 2



Viewpoint 3

View 3 – 500m north west of Subject Land from Raby Road		
<b>Description of view</b>	<b>Visual sensitivity of view</b>	<b>Visual impact of development of site</b>
View south east from northern side of Raby Road. The landform is rising constantly away from the viewpoint. The foreground is dominated by the slashed paddocks belonging to the Emerald Hills property. The mid ground is scattered Cumberland Plain Woodland eucalypts which form a dense screen to the Subject Lands.	The Subject land is not visible from this viewpoint due to the existing vegetation between the viewpoint and the Subject Land.	Views to the Subject Land from this location will be further limited once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property.



Area Seen From Viewpoint 3  
Figure A.3: Viewpoint 3

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Attachment 1



Viewpoint 4

View 4 – 200m west of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from Raby Road at entry to maintenance sheds of Camden Lakeside Golf Course. The foreground is dominated by Raby Road and kerbside vegetation. The landform rises gradually away to the Subject Land. The power lines of Line 2 (132kV line) are visible in the mid ground. The house with the terracotta roof on the Subject Land is visible in the middle of the view. The southern end of the site is not visible from this location due to the rise in Raby Road over the Sydney Water Canal.	Small sections of the west facing portions of the Subject Land are visible through the trees from this location.	Views to the Subject Land from this location will be further limited once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property.



Area Seen From Viewpoint 4  
Figure A.4: Viewpoint 4



Viewpoint 5

View 5 – 300m south of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north from Raby Road. The site is very apparent at this point as Raby Road is elevated and looking directly into the site. The large house with the grey roof is very visible due to the lack of tree cover and the light coloured walls of the house. The gravel drive in the RHS of the view is along the top of the ridgeline marking the western edge of the Scenic Hills.	The Subject Land is very visible from this location. More than likely the viewer will be in a vehicle and views will be fleeting.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road and the eastern boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.



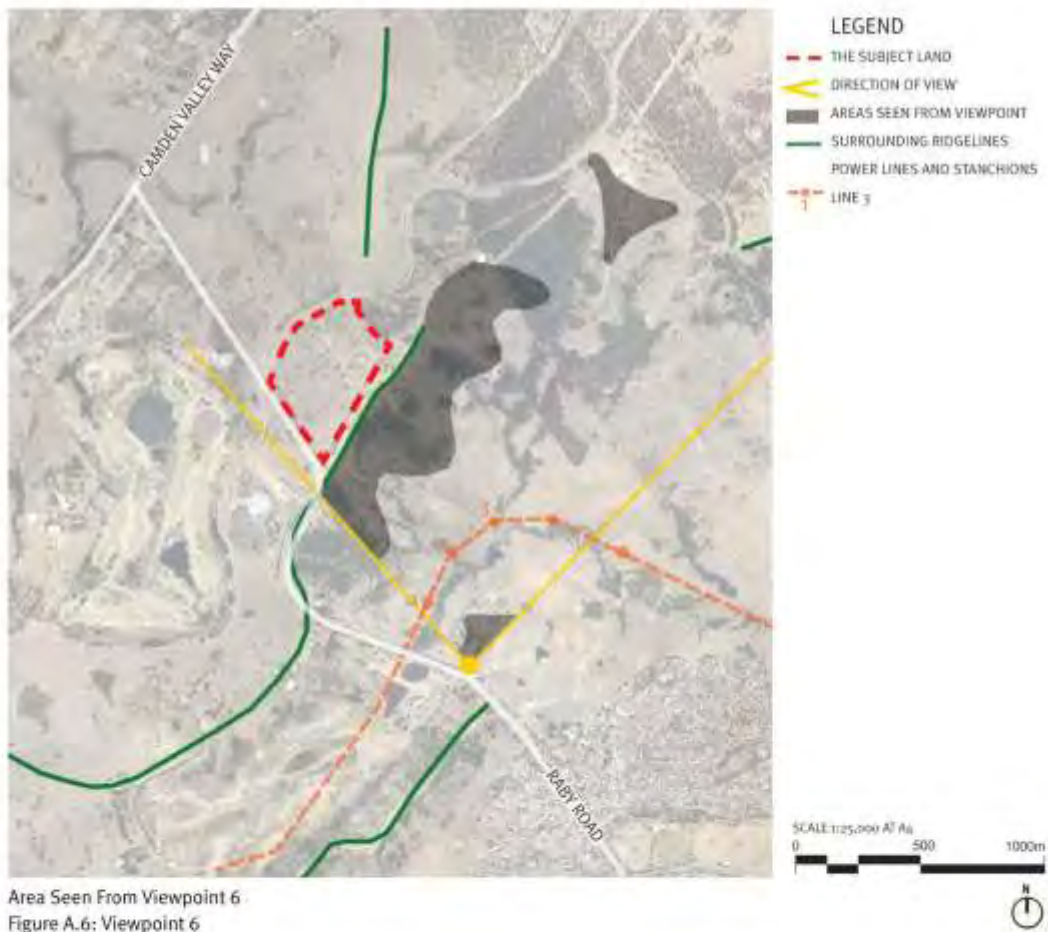
Area Seen From Viewpoint 5  
Figure A.5: Viewpoint 5

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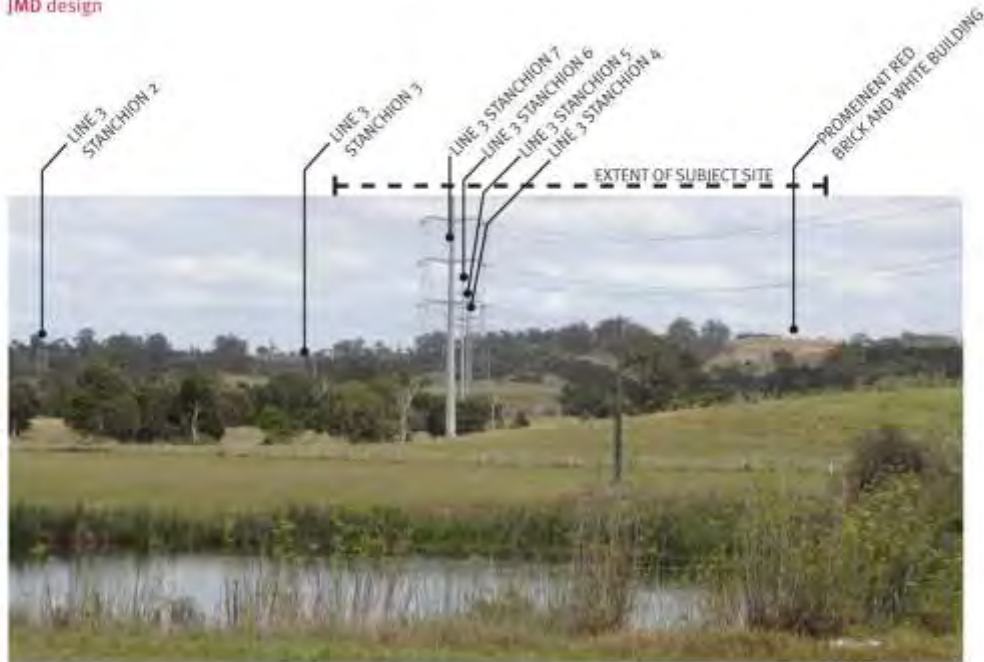
Viewpoint 6

View 6 – 1200m south east of Subject Land from Raby Road at Farmhouse Entry		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north west across a broad rural valley to the western edge of the Scenic Hills.	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline.	Nil



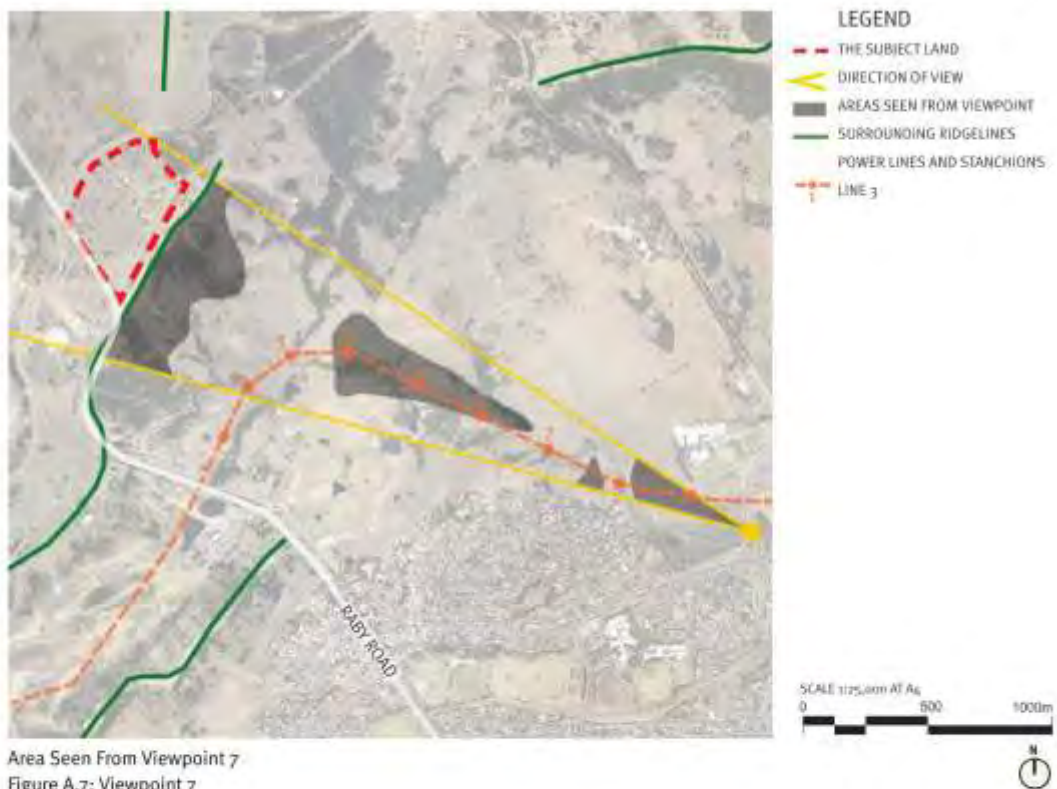
Area Seen From Viewpoint 6  
Figure A.6: Viewpoint 6

JMD design



Viewpoint 7

View 7 – 2200m east south east of Subject Land		
<b>Description of view</b> View west up a broad rural valley along power Line 3 (330kV) to the western edge of the Scenic Hills.	<b>Visual sensitivity of view</b> Subject land is not visible from this viewpoint due to Scenic Hills ridgeline.	<b>Visual impact of development of site</b> Nil



Area Seen From Viewpoint 7  
Figure A.7: Viewpoint 7

ORD07

Attachment 1



Viewpoint 8

View 8 – 1600m east of Subject Land from St Andrews Drive at the Carmel of Mary and Joseph Monastery		
Description of view	Visual sensitivity of view	Visual impact of development of site
View west from entry to monastery on St Andrews Road on an elevated treed ridgeline across numerous small rural valleys to the Subject Land.	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline and the dense vegetation to the northern end of the site.	Nil

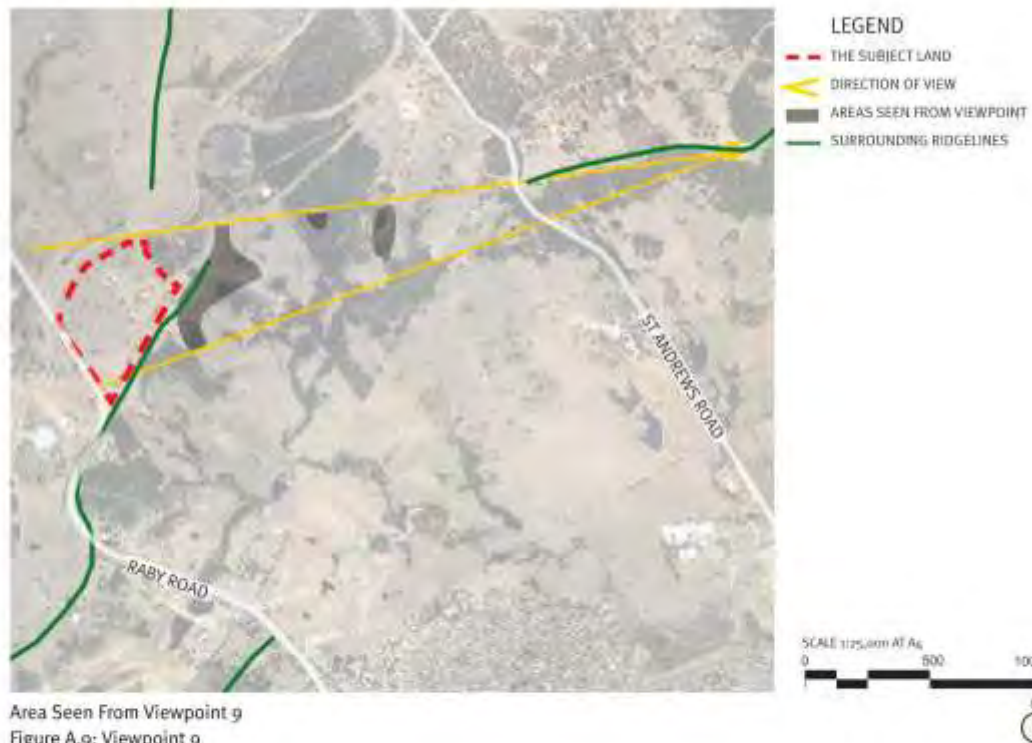


Area Seen From Viewpoint 8  
Figure A.8: Viewpoint 8



Viewpoint 9

View 9 – 2400m east of Subject Land from Smiths Hill Trigpoint		
Description of view	Visual sensitivity of view	Visual impact of development of site
Elevated view west from a public reserve known as Smiths Trig off St David's Road Varroville Elevation 153m AHD. The viewpoint looks down across rural properties within the Scenic Hills area towards the Subject Land with Camden fading into the background.	Whilst the tree canopy of the Subject Land is just visible this location is very remote.	Nil



Area Seen From Viewpoint 9  
Figure A.9: Viewpoint 9



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Attachment 1

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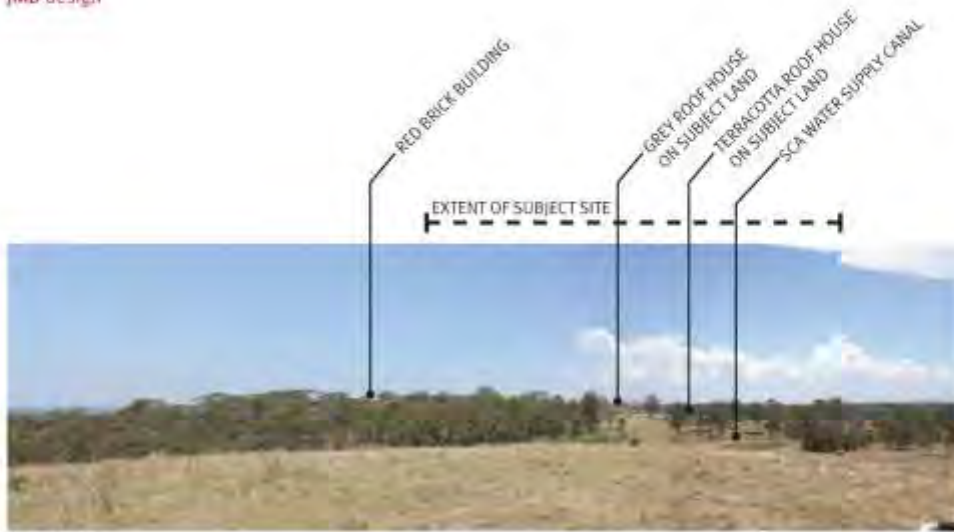
Viewpoint 10

View 10 – 1400m north east of Subject Land from St Andrews Drive		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south west along the cleared Jemena gas easement across rural paddocks and bushland from St Andrew's Road towards the property to the east of the Subject Land. The Subject Land is not visible from this point due to the dense CPW screening the site.	The Subject land is not visible from this viewpoint due to Scenic Hills ridge line and the dense vegetation to the northern end of the site.	Nil



Area Seen From Viewpoint 10  
Figure A.10: Viewpoint 10

JMD design



Viewpoint 11

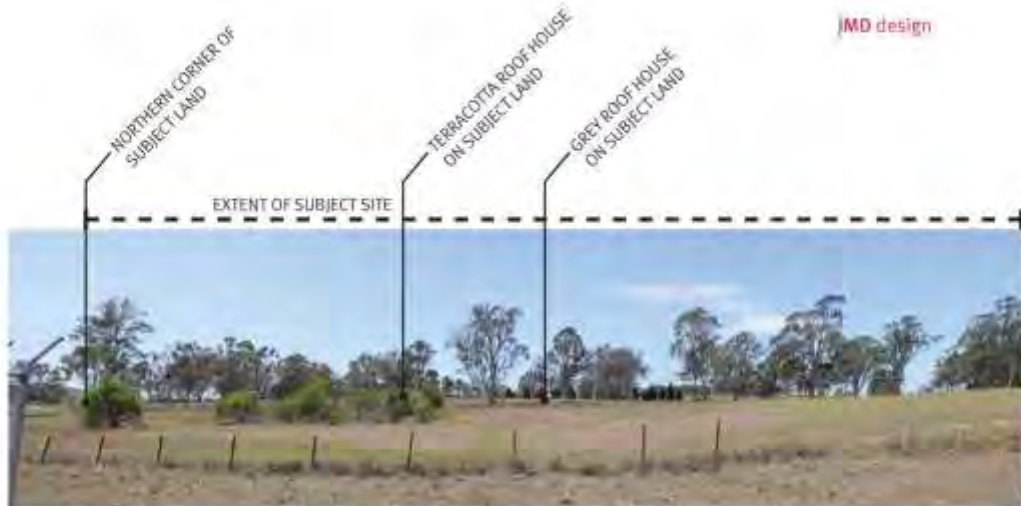
View 11 – 300m north of Subject Land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south from an elevated hilltop within the Emerald Hills property. The view is across open paddocks onto the Sydney Water Canal and the north westerly facing slopes of the Subject Land. The dense vegetation to the north east of the site is prominent and the red brick building on the property east of the Subject Land is visible through the trees. Both existing houses on the Subject Land are visible.	The Subject Land is quite visible from this location with the north west facing slopes being exposed.	Views to the Subject Land from this location will be reduced once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property as it is proposed to have detached housing between the Viewpoint and the Subject Land.



Area Seen From Viewpoint 11  
Figure A.11: Viewpoint 11

ORD07

Attachment 1



Viewpoint 12

View 12 – 150m west of Subject Land		
Description of view	Visual sensitivity of view	Visual impact of development of site
<p>View east from Jemena Gas easement. The landform rises gradually away to the Subject Land. The Sydney Water Canal is just visible in the LHS of view and the chainwire fence is protecting Jemena Gas infrastructure. The house with the terracotta roof on the Subject Land is visible in the middle of the view and a small portion of white wall of the grey roofed house is just visible through the trees.</p> <p>The ground line of the southern end of the site is not visible from this location due to the rise in Raby Road over the Sydney Water Canal however the tree canopy is visible.</p>	<p>Whilst the Subject Land is very visible from this location access to this area is limited.</p>	<p>Views to the Subject Land from this location will be reduced once the proposed buffer planting along the western boundary is completed and established.</p> <p>Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. The viewpoint is located within the development area of the Emerald Hills in an area proposed as hillside lots.</p>



Area Seen From Viewpoint 12  
Figure A.12: Viewpoint 12

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## Appendix B

Jemena gas Network (NSW) Ltd Landowner Information

121 RABY ROAD, LEPPINGTON (SP37300)



James Mather Delaney Design Pty Ltd  
Landscape Architects  
ABN 30 128 554 638

190 James Street  
Redfern NSW 2016  
Australia

T +61 2 9310 5644  
F +61 2 9319 4858  
info@jmddesign.com.au  
www.jmddesign.com.au

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Attachment 1



Jemena Gas Networks (NSW) Ltd

**JEMENA GAS NETWORKS (NSW) LTD**  
***LANDOWNER INFORMATION***

This document has been formulated by the Company to advise you with:

- information regarding the pipeline and the pipeline affectation area which traverses the property;
- controlled activities in relation to the pipeline affectation area.

**The Pipeline**

The pipeline was constructed and operates as a licensed pipeline under the NSW Pipelines Act 1967. It is constructed of high-tensile steel pipe with welded joints and is either 864mm (34 inch O.D.) or 508 mm (20 inch O.D.) or 355.6mm (14 inch O.D.) or 273mm (10.75 inch O.D.) diameter.

The pipeline is protected from corrosion by a cathodic protection system, and a continuous polyethylene coating.

The pipeline cover varies according to the location and topography, and changes in the surface level after installation. As such, we are unable to advise a standard depth of cover for any properties.

The pipeline carries natural gas for use in Sydney, Newcastle and Wollongong. The pipeline is capable of supplying enough gas each day to fill a domestic sewer pipe (100mm diameter) from earth to the moon four times, or cover 2500 football fields 1 metre deep.

### **Pipeline Affection Area**

An affection has been acquired through the property, under the Pipelines Act, 1967. The affection is generally 24.385 meters wide although in some locations this width varies. The pipeline is generally located approximately 6 metres from the western side (left hand side heading north) of the pipeline affection.

Pipeline warning signs are placed at regular intervals including road crossings, some fence crossings, creek crossings, etc., and generally indicate the location of the pipeline. In addition, through rural areas, boundary fence posts straddling the pipeline are painted white. Nevertheless, we do not rely on the pipeline being directly below the warning signs or being in a straight line between the warning signs, but physically locate the pipeline before approving work in the vicinity.

### **Access for Maintenance**

Jemena or persons authorised by Jemena have a right of access through parts of your property to patrol the pipeline and affection area and carry out any necessary maintenance. Jemena's appointed patrol officer will normally make prior arrangements with the landowner or occupier before entering the property. The local patrol officer will make direct contact with you regarding specific local activities or issues affecting your property.

### **Controlled Activities**

The licensed pipeline operates at high pressure and whilst this is completely safe under normal circumstances, third party interference to the pipeline is unlawful and dangerous.

Soil erosion or third party interference along the affection area can affect the safe operation of the pipeline. Should you observe such occurrences Jemena would appreciate it if you contact us as soon as possible on our emergency telephone number **132 909**.

Under the terms and conditions of the pipeline affectation, and to maintain the integrity and safe operation of the pipeline it is necessary for Jemena to control a number of activities including:

- a) Carrying out any excavation, blasting or earthworks within the affectation pipeline area.
- b) Altering or disturbing existing levels, gradients or contours of the land within the pipeline affectation area.
- c) Constructing any improvements or installations on the affectation area.
- d) Using the pipeline affectation area for transport or parking of any heavy vehicles or equipment (e.g. vehicles with axle loading in excess of 8 tonnes per axle), and
- e) Planting or cultivating trees of any kind upon the pipeline affectation area within 5m of the pipeline.

#### **Further Advice and Information**

Should you wish to carry out any excavations, earthworks or development on or near the pipeline affectation area, a pipeline patrol officer can call on you, without charge, to give you information or advice and to monitor any approved earthworks. To arrange a site meeting, please contact the Pipeline Patrol Officer for your area:

Anthony Slater	0402 060 370	Hawkesbury R. to Kooragang Is.
Peter Smith	0402 060 374	Windsor to Hawkesbury R.
Mick Rawiri	0402 060 373	Leppington to Windsor
Mick Hollins	0427 310 649	West Hoxton to Wollongong

For further information and advice regarding the pipeline or affected area's terms and conditions please do not hesitate to contact the Land Services Department on telephone **(02) 9397 9000**

Yours faithfully  
Jemena Gas Networks (NSW) Ltd



ORD07

Attachment 1

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February 2013

# Appendix C

Transgrid Easement Guide

121 RABY ROAD, LEPPINGTON (SP37300)



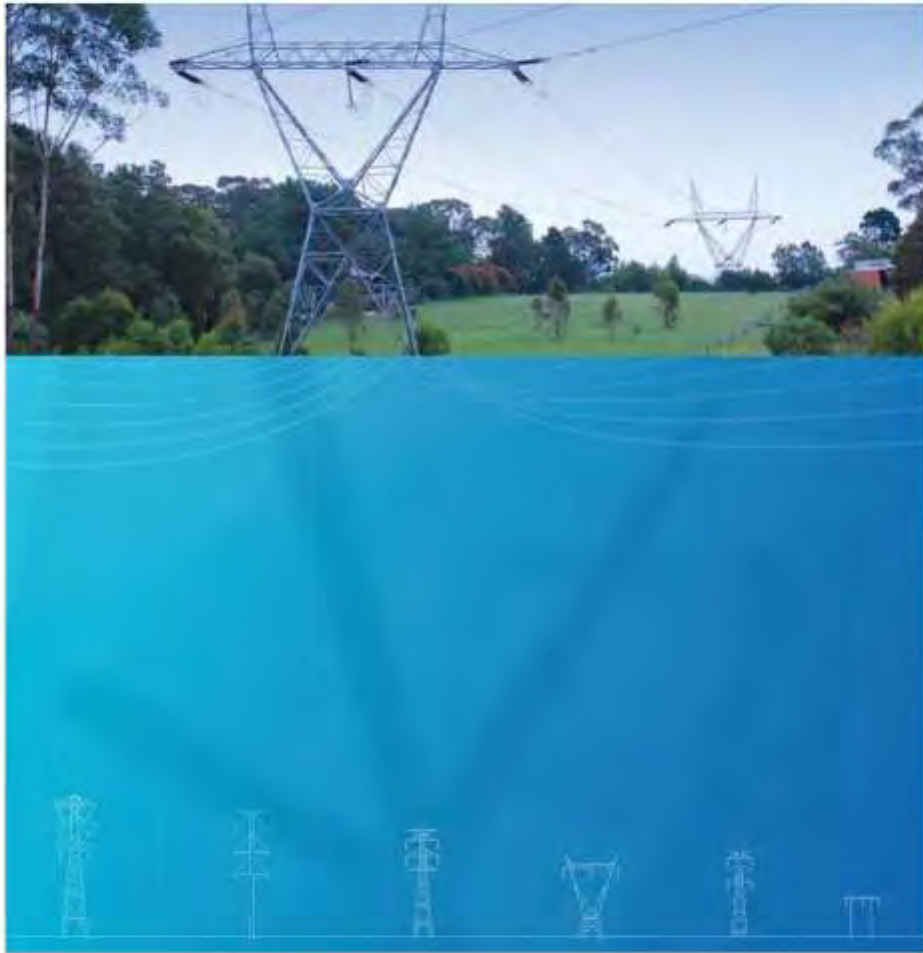
James Mather Delaney Design Pty Ltd  
Landscape Architects  
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190 James Street  
Redfern NSW 2016  
Australia

T +61 2 9310 5644  
F +61 2 9319 4858  
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www.jmddesign.com.au



TransGrid Easement Guide



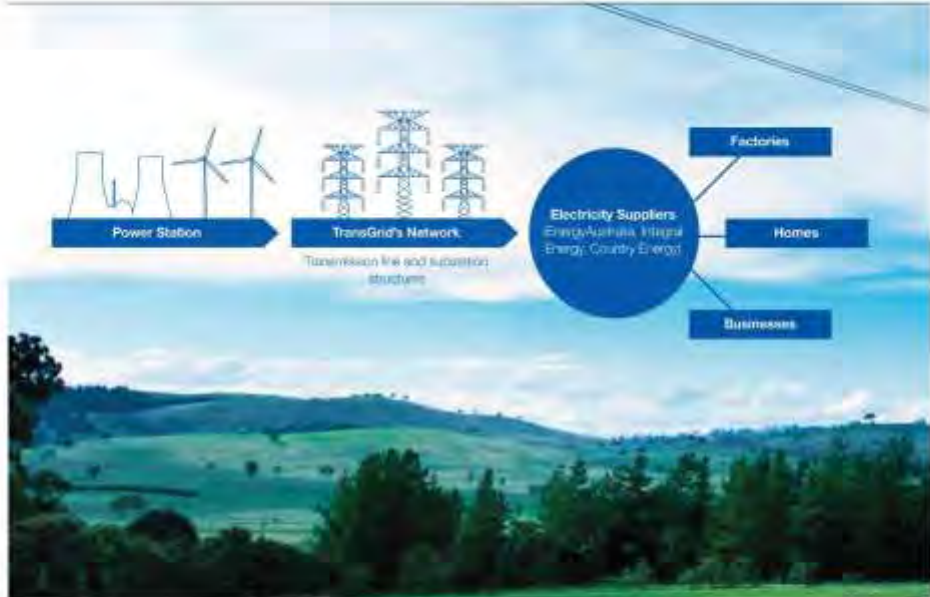
## Who is TransGrid?

TransGrid is the owner, operator and manager of the largest high voltage transmission network in Australia, connecting generators, distributors and major end users in New South Wales.

The transmission network is connected to Queensland and Victoria providing a robust electricity system that enables interstate energy trading.

TransGrid is committed to providing a safe, reliable, efficient and environmentally responsible high voltage electricity service to our customers and the community.

Electricity is transported by TransGrid across the state via 12,500 kilometres of high voltage transmission lines. These power lines are supported by around 36,000 structures made from concrete, wood or steel.



## Purpose of this brochure

Most of TransGrid's transmission lines cross private property, which TransGrid requires access to in order to conduct routine maintenance both on and around the transmission lines.

TransGrid establishes easements immediately below and on either side of the lines to ensure we can access the area for routine line inspections and repairs, as well as in the case of an emergency.

This brochure has been produced to provide general information to landholders, community members and the general public living near transmission line easements.

This brochure provides details on the activities that may or may not be permitted within an easement.



# What is an easement?

An easement is a 'right of way' along the route of a transmission line. Easements vary in width depending upon the operating voltage and design of the transmission line. Generally speaking the higher the voltage, the larger the easement required. Some typical easement widths and structure designs are shown in the diagram at the bottom of this page.



Easements are acquired for two essential reasons. The first is so that TransGrid can construct, reconstruct, operate and maintain its lines. The second is to ensure protection of the public by controlling activities under or near the line that may create an unsafe situation.



Some of the structure types used by TransGrid and typical easement widths



# Transmission line easements and your safety

We seek assistance from both landholders and members of the public to report any unusual or unsafe activities they may observe taking place near a transmission lines or its easement.

Employee and public safety is of the utmost importance to us. Should you observe any unusual or suspicious activity, or if you have any concerns regarding the safe operation of our transmission line assets, please don't hesitate to contact TransGrid directly using the details on the back of this brochure.

TransGrid requires clear access to its easements and associated structures at all times.

- > TransGrid's approval of controlled activities within easements is assessed on a case by case basis. Landowners should contact us if they have any queries regarding easement activities.
- > Landowners are encouraged to seek advice directly from TransGrid on any activities not explicitly described within this brochure.



# What activities are allowed within easements?

## PERMITTED



These activities are **PERMITTED** in easements provided TransGrid's structures remain accessible at all times. No obstructions are to be placed within 15m of a structure or their supporting ropes, wires or chains.

*If in any doubt about the safety of any activity, please contact TransGrid directly.*

## MAY BE PERMITTED



The following activities **MAY BE PERMITTED** within easements, subject to prior written approval from TransGrid.

*Advice should always be sought from TransGrid in instances when transmission line conductors (wires) are higher above the ground than usual, such as over gullies or gorges.*

## NOT PERMITTED



Some activities are **NOT PERMITTED** in an easement for the safety of both the community and operation of the transmission lines. Here is a list of examples of these activities:

**Note:** *It is extremely important to keep trees, machinery and other structures well away from transmission lines, as they can sag in extreme weather conditions.*



- 1. Agricultural activities, subject to restrictions in machinery height of under 4.3m
- 2. Most domestic recreational activities (excluding the flying of kites and model aircraft)
- 3. Gardening, provided that mature plant height is under 4m
- 4. Vehicle parking, provided vehicle height is under 4.3m
- 5. Storage of non-flammable materials, under 2.5m
- 6. Minor structures under 2.5m such as washing lines or barbecues (provided that metallic parts are earthed)

- 7. Operation of machinery exceeding 4.3m
- 8. Building of fencing and yards
- 9. Landscaping
- 10. Use of irrigation equipment
- 11. Installation of utilities such as electricity, telephone and water
- 12. Outbuildings such as sheds, stables, garages and carports
- 13. Additions of unroofed verandas and pergolas to residences
- 14. Sporting and recreational facilities (including tennis courts)
- 15. Swimming pools, if the pool is not within 30m of a transmission line structure
- 16. The development of subdivisions (including the constructions of roads)
- 17. Excavation
- 18. Quarrying activities, earthworks and dam construction

- 1. The construction of houses, buildings or other substantial structures
- 2. The installation of fixed plant or equipment
- 3. The storage of flammable materials or explosives
- 4. The storage of garbage materials or fallen timber
- 5. Planting vegetation with a mature height which exceeds 4m
- 6. Any obstructions placed within 15m of a transmission line structure or supporting ropes, wires or chains
- 7. Flying of kites or model aircraft

*When planting trees within the easement area choose a tree whose mature height does not exceed 4m. Do not plant trees that could eventually touch or fall across the high voltage lines.*



ORD07

Attachment 1

**For further information please contact TransGrid using the details provided:**

<b>Head Office - Sydney</b> 201 Elizabeth St Sydney NSW 2000 Postal: PO BOX A1000 Sydney South NSW 1235 Ph: (02) 9284 3000 <a href="http://www.transgrid.com.au">www.transgrid.com.au</a>	<b>Central NSW - Orange</b> 64-84 William St Postal: PO Box 906 Orange NSW 2800 Ph: (02) 6360 8711	<b>Northern NSW - Newcastle</b> Wirra Crescent Postal: PO Box 93 Waratah NSW 2298 Ph: (02) 4967 8678
	<b>Southern NSW - Yass</b> Perry Street Postal: PO Box 139 Yass NSW 2582 Ph: (02) 6226 9686	



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



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## ORDINARY COUNCIL

ORD08

ORD08

**SUBJECT: WOOD FIRED HEATERS**

**FROM:** Director Governance

**TRIM #:** 13/18639

**PREVIOUS ITEMS:** ORD01 - Domestic Solid Fuel Burning Appliances (wood fired heaters) - Ordinary Council - 11 June 2013

---

### PURPOSE OF REPORT

The purpose of this report is to provide Council with an opportunity to consider submissions received during the public exhibition period in relation to the proposed policy changes for installing new domestic solid fuel burning appliances (wood fired heaters) and to endorse both the Planning Proposal and the draft Development Control Plan.

### BACKGROUND

On 11 June 2013, Council resolved to support a number of proposed policy changes for the installation of wood fired heaters and to place these changes on public exhibition following a positive Gateway Determination from the Department of Planning and Infrastructure (DPI).

As outlined in the Planning Proposal (provided as **Attachment 1 to this report**), the proposed changes seek to provide a more streamlined approval process for the installation of wood fired heaters that comply with a higher environmental standard than the current requirement of lodging a development application. It also provides an incentive to those residents who choose a heater of a higher environmental standard by considering it exempt development and not requiring a development application to be lodged with Council.

It is also proposed to amend Camden Development Control Plan 2011 (DCP) (outlined in **Attachment 2 to this report**) to provide controls in instances where a development application is required (in accordance with the *Environmental Planning and Assessment Act 1979*).

On 11 July 2013, Council received a Gateway Determination from DPI. In accordance with the Gateway Determination, and the requirements of the *Environmental Planning and Assessment Regulations 2000*, the matter was publically exhibited for a period of 28 days between 24 July 2013 and 21 August 2013.

It is important to note that Council is not prohibiting the installation of wood fired heaters, the proposed policy changes simply attempt to simplify the process and encourage people to install a more environmentally friendly product.

### MAIN REPORT

#### **Impacts on Air Quality and Health**

The basis for Council's support for the new controls on wood fired heaters is derived from the following:

- South-west Sydney experiences higher levels of air pollution in comparison to the remainder of the Sydney Basin.
- The influence of temperature inversions and calm wind conditions, especially in winter, exacerbates air pollution by trapping pollutants close to the ground surface and inhibiting dispersal.
- The impact of wood heaters on air quality has been well studied. The main pollutant of concern emitted from wood heaters is particulate matter less than 2.5 microns in size (PM2.5) which penetrate the deepest recesses of the lungs. These particles are small enough to cross into the blood stream. Other pollutants of concern include polycyclic aromatic hydrocarbons (PAH) and volatile organic compounds (VOC).
- The reduction of pollution emissions from wood heaters, especially particulate matter (PM) has been identified as a key priority by State and Federal Governments. Current air quality monitoring data shows that PM still poses a problem in the Sydney Basin. A spike in air pollutants emitted by wood fire heaters occurs every winter heating season.
- Whilst only 4.3% of households within Sydney use wood fire as a primary source of heating, wood heaters are responsible for a total of 71.7% of PM2.5 emissions on a typical winter weekend. In comparison, the next highest contributors to PM2.5 emissions are by Industrial off-road vehicles and equipment (3.4%) and on-road diesel passenger vehicles (2.8%).
- The latest scientific evidence has established that there is no safe exposure level to PM2.5 and it is now considered as the most hazardous known air pollutant to human health.

### **Other Jurisdictions**

Given the pollutant load emitted through the use of wood heaters and the serious health impacts caused by exposure to those pollutants, a number of jurisdictions across Australian and internationally have taken action to improve air quality through tighter control on wood heater use.

To encourage a performance standard of 1g/1Kg emission and a minimum 65% efficiency, by considering it exempt development, is seen as an important strategy given the local climatic conditions affecting the Camden LGA.

### **Proposed Approvals Process**

As outlined in Council's report on 11 June 2013, the proposed changes seek to provide a more streamlined approval process for the installation of wood fired heaters than the current requirement of lodging a development application. It also provides an incentive to those residents who choose a heater of a higher environmental standard by not requiring a development application. The proposed criteria for exempt development are outlined on page 4 of **Attachment 1 to this report**.

It is not proposed to prohibit the installation of wood fired heaters, if the exempt development criteria are not met, a development application must be lodged with Council. In this regard, these applications will be assessed on a merit basis and will



need to comply with the Building Code of Australia and the relevant Australian Standards (maximum emissions of 4 grams per kilogram of fuel burnt).

It should be noted that wood heaters that comply with both the exempt criteria and the proposed DCP provisions are stocked by local suppliers.

### Public Exhibition

The Planning Proposal and draft DCP amendment was publicly exhibited for a period of 28 days between 24 July 2013 and 21 August 2013. During the exhibition period, the relevant public agencies and industry representatives were contacted by letter inviting comment. The matter was advertised in a local newspaper, with the public exhibition materials available on Council's website and at Council's libraries and administration centres.

During the exhibition period Council received three submissions, 1 in support of the proposal and 2 opposing. A submission evaluation table addressing each of the submissions has been provided in **Attachment 3 of this report**. Copies of all submissions are **provided as a supporting document**.

Further, Council has received representation from the member for Camden, Chris Patterson MP, referring Council to correspondence he received for Council's information and consideration. It should be noted that the issues raised in this correspondence are consistent with submissions received.

The main issues raised are listed and addressed below:

Issue: Concerns about Council's 1 gram per kilogram emission and 65% emission and 65% efficiency rating.

Comment: This performance standard is not compulsory and only relates to 'exempt' development which is seen as an incentive to help address the problems associated with Camden's unique local climatic conditions.

Issue: Concerns about the inability for manufacturers to meet various Local Government standards;

Comment: There are at least four wood heaters on the market that comply with both the exempt development criteria and the proposed DCP provisions; these are stocked by local suppliers.

Issue: Concerns that the proposed changes are 'anti-business'; there has been a request that there should be a reasonable phase-in period of five years.

Comment: The exempt development performance standard is not compulsory and it is proposed that Council will continue to permit the installation of all wood heaters that comply with the current emissions standard (which is the Australian Standard) of up to 4g/kg, subject to a development application being lodged and approved.

Issue: Concerns about the high cost of lodging a development application with Council.

Comment: Without the proposed changes, all wood heater installations, regardless of emissions and efficiency ratings, will be required to obtain Council approval under the



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NSW Environmental Planning and Assessment Act 1979. Both requirement to lodge a development application and pay DA fees are legislated and therefore there is no discretion for Council.

Issue: Comment that there should be a focus on education and enforcement rather than restricting new heaters.

Comment: The proposed policy changes are part of a coordinated approach that includes an education program designed to improve the performance of existing wood heaters and air quality in the local environment.

### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

### **CONCLUSION**

Due to air movement patterns across the Sydney Basin, Camden experiences high levels of air pollutant concentrations. Particulate matter (PM) emitted from wood fire heater use is of particular concern because of its impact on health. Many local Councils and other bodies are now moving to prohibit further installations of these heaters or restrict the types of heaters to those that have low levels of emissions.

This report does not propose any prohibitions to wood fired heaters; the implementation of the draft LEP and draft DCP amendments will assist Council to promote the types of wood fire heaters to those that have low emissions and higher efficiency.

The Planning Proposal (LEP) will provide an incentive to Camden residents to install wood fire heaters of the higher performance standard by not requiring a development application. The incentive will help address the problems associated with Camden's unique local climatic conditions.

### **RECOMMENDED**

**That Council:**

- i. note the submissions received during the public exhibition period;**
- ii. adopt the Planning Proposal as exhibited;**
- iii. forward the Planning Proposal to Parliamentary Counsel and proceed with the making of the draft Local Environmental Plan;**
- iv. adopt the changes to Part D of Camden Development Control Plan 2011 as outlined in this report, to come into force following a notice in a local newspaper; and**
- v. notify the interested parties of Council's determination.**

### **ATTACHMENTS**

1. Planning Proposal Wood Fired Heaters amendment no.25
2. Proposed changes to Camden DCP 2011 - wood fired heaters



- 
3. Submission Evaluation Table - Wood Fired Heaters
  4. Supporting Document Submissions Amendment 25 Wood Fired Heaters -  
*Supporting Document*

**ORD08**

ORD08

Attachment 1



# **CAMDEN COUNCIL DRAFT PLANNING PROPOSAL**

**Camden Local Environmental Plan 2010 (Amendment No.25) –  
Wood Fired Heaters**

Version 3 – Post Exhibition Version

September 2013

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## Background

It has been well documented over a number of decades that due to the geography and meteorology of the Sydney Basin, South-West Sydney experiences higher levels of air pollution in comparison to the remainder of the Sydney Basin.

The influence of temperature inversions and calm wind conditions, especially in winter, exacerbates air pollution by trapping pollutants close to the ground surface and inhibiting dispersal.

The impact of wood heaters on air quality has been well studied. The main pollutant of concern emitted from wood heaters is particulate matter less than 2.5 microns in size (PM<sub>2.5</sub>) which penetrate the deepest recesses of the lungs and are small enough to cross into the blood stream. A long list of health impacts has been linked to wood smoke exposure. Review of the NSW EPA's Air Emissions Inventory shows that in the Sydney Region, 50.64% of PM 2.5 is the result of wood heater use.

The reduction of pollution emissions from wood heaters, especially particulate matter (PM) has been identified as a key priority by State and Federal Governments. Current air quality monitoring data shows that PM still poses a problem in the Sydney Basin. A spike in air pollutants emitted by wood fire heaters occurs every winter heating season.

Given the pollutant load emitted through the use of wood heaters and the serious health impacts caused by exposure to those pollutants, a number of jurisdictions across Australian and internationally have taken action to improve air quality through tighter controls on wood heater use.

This Planning Proposal seeks to provide a streamlined process as an incentive for Camden residents who wish to install a wood fired heater by relinquishing the need for a Development Application and making wood heaters exempt development on the condition of compliance with a 1 gram per kilogram emission rate or less and an efficiency rating of 65% or greater and other requirements.

### **Part 1 – Objectives or Intended Outcomes**

The objective of this Planning Proposal is to implement an amendment to Camden Local Environmental Plan 2010 (CLEP 2010) which seeks to make domestic solid fuel burning appliances (wood fired heaters) exempt development subject to such heaters complying with specified criteria.

### **Part 2 – Explanation of provisions**

The proposed outcome will be achieved by inserting “domestic solid fuel burning appliances” into Schedule 2 (Exempt Development) with the following criteria:

- Heaters must comply with a 1 gram per kilogram emission rate or less and an efficiency rating of 65% or greater; and
- Heaters must not be located on a property which is heritage listed or located in a Heritage Conservation Area.
- Heaters must be located on Single detached dwellings only
- The height of the flue must be at least 1m above any structure within a 15m radius
- Heaters must be otherwise installed in accordance with the Building Code of Australia and relevant Australian Standards.

### **Part 3 – Justification**

Section A – Need for the planning proposal

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

The planning proposal is not a result of any strategic study or report, the need for an amendment to the LEP to make wood fired heaters exempt development was identified by Council staff to help streamline the process for heaters that comply with Council’s 1 gram per kilogram emission and 65% efficiency rating. This performance standard is considered appropriate to help address the problems associated with Camden’s unique climatic conditions. The NSW Government’s Action for Air Update 2009 notes in Action 3.3 “Reduce Particle emissions from wood heaters” and that wood heating is a major cause of particle emissions in Sydney.

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

The planning proposal is considered to be the only means of facilitating the intended outcomes.

Section B – Relationship to Strategic Planning framework

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

It is considered that the planning proposal is consistent with the Metropolitan Plan and the Draft Subregional Strategy.

- 4. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?**

It is considered that the planning proposal is consistent with Council's Community Strategic Plan, Camden 2040.

- 5. Is the planning proposal consistent with the applicable state environmental planning policies?**

It is considered that the planning proposal is consistent with all applicable state environmental planning policies.

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

It is considered that the planning proposal is consistent with the applicable Ministerial Directions. Please refer to Attachment A.

Section C – Environmental, Social and economic impact

- 7. Is there any likelihood of any adverse affect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this planning proposal?**

It is unlikely that the planning proposal will have an adverse affect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this planning proposal.

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

Given Council's emission rate and efficiency rating, it is likely that the implementation of this plan will help improve air quality.

**How has the planning proposal adequately addressed any social and economic affects?**

There has been some concern from industry that this proposal will harm business and that manufacturers are unable to meet various local government performance standards.

In this regard, it should be noted that that Council will continue to permit the installation of all wood heaters that comply with the current emissions standard (which is the Australian Standard) of up to 4g/kg subject to a development application being lodged and approved. There is currently no minimum standard for efficiency.

**Section D – State and Commonwealth interests**

**9. Is there adequate public infrastructure for the planning proposal?**

Not applicable

**10. What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?**

In accordance with the Gateway Determination, both the Office of Environment and Heritage as well as the NSW EPA were consulted during the exhibition period.

The NSW EPA Supports Camden Council's consultation process and noted that Local Council's are best placed to protect local community health, well being and environment using the powers under the planning legislation to address their unique local conditions.

**Part 4 – Mapping**

No mapping required.

**Part 5 – Community Consultation**

The Planning Proposal and draft DCP amendment was publicly exhibited for a period of 28 days. During the exhibition period, relevant public agencies and industry representatives were contact by letter inviting comment. The matter was advertised in the local newspaper, with the public exhibition materials available at Council's libraries and administration centres.

During the exhibition period Council received three submissions, 1 in support of the proposal and 2 opposing with request for modifications.

The issues raised include, but are not limited to:

- Concerns about Council's 1 gram per kilogram emission and 65% efficiency rating;

- Concerns about the inability for manufacturers to meet various Local Government standards;
- Concerns that's the proposed changes are 'anti-business' and there has been a request from the Australian Home Heating Association that there should be a reasonable phase-in period of five years.
- Concerns about the high cost of lodging a development application with Council;
- Comment has been made that there should be a focus on education and enforcement rather than restricting new heaters.

A submission evaluation table has been provided in Attachment B of this Planning Proposal. It is important to note that it is not proposed to prohibit the installation of wood heaters. Rather, it is proposed to provide an incentive by removing the requirement for lodgement of a development application if the applicant complies with a range of criteria as outlined in Part 2.

The exempt development performance standard is not compulsory and it is proposed that Council will continue to permit the installation of all wood heaters that comply with the current emissions standard (which is the Australian Standard) of up to 4g/kg, subject to a development application being lodged and approved.

The proposed policy changes are part of a coordinated approach that includes an education program designed to improve the performance of existing wood heaters and air quality in the local environment.

Without the proposed changes, all wood heater installations, regardless of emissions and efficiency ratings, will be required to obtain Council approval under the NSW *Environmental Planning and Assessment Act 1979*.

#### **Part 6 – Project timeline**

It is expected that this Planning Proposal will be finalised by 11 January 2013.

<b>Stage</b>	<b>Anticipated date/ target timeframe</b>
Anticipated commencement date (date of Gateway Determination)	11 July 2013
Anticipated timeframe for the completion of required technical information.	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination).	24 July 2013 – 21 August 2013

Commencement and completion dates for public exhibition period.	24 July 2013 – 21 August 2013
Dates for public hearing (if required).	N/A
Timeframe for consideration of submissions.	September 2013
Timeframe for the consideration of a proposal post exhibition.	September 2013
Date of submission to the department to finalise the LEP.	September 2013
Anticipated date RPA will make the plan (if delegated).	October 2013
Anticipated date RPA will forward to the department for notification.	October 2013

ORD08

Attachment 1

## Attachment A– Ministerial Directions

Section 117 Direction	Objective	What a relevant Planning Authority must do if this direction applies	Consistent
<b>Environment and Heritage</b>			
<b>2.1 Environment Protection Zones</b>	The objective of this direction is to protect and conserve environmentally sensitive areas.	<p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".</p>	Yes.
<b>2.3 Heritage Conservation</b>	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	<p>A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</p> <p>(c) Aboriginal areas.</p>	Yes, wood fired heaters will not be exempt if located on a property which is heritage listed or located in a Heritage Conservation Area. In this case, a Development Application would need to be lodged.

Section 117 Direction	Objective	What a relevant Planning Authority must do if this direction applies	Consistent
		Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	
<b>Local Plan Making</b>			
<b>6.1 Approval and Referral Requirements</b>	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	A planning proposal must: <ul style="list-style-type: none"> <li>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</li> <li>(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:                             <ul style="list-style-type: none"> <li>(i) the appropriate Minister or public authority, and</li> <li>(ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General),</li> </ul>                             prior to undertaking community consultation in satisfaction of section 57 of the Act, and                         </li> <li>(c) not identify development as designated development unless the relevant planning authority:                             <ul style="list-style-type: none"> <li>(i) can satisfy the</li> </ul> </li> </ul>	Yes.



ORD08

Attachment 1

Section 117 Direction	Objective	What a relevant Planning Authority must do if this direction applies	Consistent
		<p>Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and</p> <p>(ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.</p>	
<b>Metropolitan Planning</b>			
<b>7.1 Implementation of the Metropolitan Plan for Sydney 2036</b>	The objective of this direction is to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036.	Planning proposals shall be consistent with the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010 ("the Metropolitan Plan").	Yes.

## Attachment B – Submission Evaluation Table

No.	Submission	Council Officer Comment
1.	<p>Supports Camden Council's consultation process in relation to the subject amendment.</p> <p>Notes that Local Councils are best placed to protect local community health, well being and the environment using the powers under the planning legislation and public consultation to address their unique local conditions</p>	<p>Noted.</p> <p>Noted.</p>
2.	<p>The proposed policy cuts significantly below the Australian Standard of 4g/kg.</p> <p>The AHHA is encouraging Camden Council to adopt the industry initiative of 2.5g/kg and a 55% efficiency until 2019 and thence 1.5g/kg and a 60% efficiency.</p>	<p>It is proposed to remove the requirement for lodgement of a development application if the applicant complies with a range of criteria including Council's new performance standards of 1 gram per kilogram emission and 65% efficiency rating.</p> <p>For wood heaters that do not comply with the new performance criteria, Council will continue to permit the installation of wood heaters that comply with the current Australian Standard emissions rate of up to 4g/kg, subject to a development application being lodged and approved.</p> <p>The proposed exempt development performance criteria is considered a policy incentive. Without the proposed changes, all wood heater installations, regardless of emissions and efficiency ratings, will be required to obtain Council approval under the EP&amp;A Act.</p> <p>The proposal does not prohibit the installation of wood heaters. The proposal is an incentive to install a more environmentally friendly product by not requiring development approval.</p> <p>Without the proposed changes, all wood heater installations, regardless of emissions and efficiency ratings, will be required to obtain Council approval under the EP&amp;A Act.</p>
	<p>The high cost of a Development Application through Council is out of reach of those who can least afford it and those who are seeking cost effective heating alternatives. The Planning Proposal amounts to a de facto prohibition on new wood heaters.</p>	<p>Council staff identified the need to make wood fired heaters exempt development to help streamline the approval process for heaters that comply with Council's 1 gram per kilogram emission and 65% efficiency rating. This performance standard was derived by considering the following:</p> <ul style="list-style-type: none"> <li>• Wood heaters emit harmful air pollutants including PM2.5 (particulate matter of 2.5 microns or less) and PAH (polycyclic aromatic hydrocarbons);</li> <li>• In the Sydney region, wood heaters are the source of 50.64% of all human-made PM2.5 emissions. The next highest source is non-exhaust PM2.5 from vehicles at 5.54%;</li> <li>• Many studies from respected scientists, published in peer reviewed journals, have</li> </ul>
	<p>The Draft Planning Proposal (June 2013) on page 4 states under the heading "Justification" that the policy "...is not a result of any strategic study or report....(and) was identified by Council staff". It is worrying that it is acknowledged that the policy's genesis appears not to be driven by science or any evidence-based process.</p>	

No.	Submission	Council Officer Comment
	<p>clearly linked adverse health effects to exposure to PM2.5 and PAH;</p> <ul style="list-style-type: none"> <li>• Health impacts have been shown to be extensive including numerous cardio-pulmonary effects, increased morbidity and increased mortality; and</li> <li>• The geography and meteorology of the Sydney Basin concentrates air pollutants in the southwest corner (i.e. Camden LGA). Temperature inversions and calm wind conditions that are experienced in winter exacerbate the problem.</li> </ul>	<p>The only way to achieve the outcome of providing an incentive and making wood fired heaters exempt development is through an amendment to the Camden Local Environmental Plan 2010.</p> <p>The policy changes are part of a coordinated approach that includes an education and enforcement program designed to improve the performance of existing wood heaters and air quality in the local environment.</p>
	<p>It is stated that the proposal "...is considered to be the only means of facilitating the intended outcomes". Improved education and enforcement has not been considered as a means to facilitate the intended outcomes.</p>	<p>The proposed changes seek to provide an incentive for people to choose wood heaters that comply with Council's new performance standards of 1 gram per kilogram emission and 65% efficiency rating.</p> <p>For wood heaters that do not comply with the new performance criteria, Council will continue to permit the installation of wood heaters that comply with the current Australian Standard emissions rate of up to 40/kg, subject to a development application being lodged and approved.</p> <p>The proposed exempt development performance criterion is considered a policy incentive. Without the proposed changes, all wood heater installations, regardless of emissions and efficiency ratings, will be required to obtain Council approval under the EP&amp;A Act.</p>
	<p>The policy is anti-business and will severely impact the wood heater design, manufacturing, retailing, installation and maintenance industries as well as firewood supply and the effects will be felt by Camden itself.</p> <p>The Planning Proposal does not reveal any attempt to ascertain the effect of the proposed policy on local and Australian small businesses.</p> <p>The AHHA advocates a reasonable phase-in period of five years (2019) rather than an abrupt change that results in job losses and possible financial ruin for small businesses.</p> <p>The AHHA is encouraging Camden Council to adopt the industry initiative of 2.5g/kg and a 55% efficiency until 2019 and thence 1.5g/kg and a 60% efficiency.</p>	<p>The policy changes are part of a coordinated approach that includes an education and enforcement program designed to improve the performance of existing wood heaters and air quality in the local environment.</p>
3.	<p>Concern about the inability for manufacturers to meet various Local Government standards.</p>	<p>There are at least four wood heaters on the market that comply with both the exempt development criteria and the proposed DCP provisions; these are stocked by local suppliers.</p>

No.	Submission	Council Officer Comment
	<p>Emission levels should be kept at an Australian Standard.</p> <p>Agrees that there should be a lowering of the emission level, requests that Camden Council move for the introduction of 2.5g/kg and 55% efficiency and to be commenced in 2014 as per the AHHA's industry initiative.</p>	<p>The proposed 1 gram per kilogram emission and 65% efficiency rating will only apply to wood heaters that are considered 'exempt' development; this is considered a policy incentive and therefore the performance criterion is considered appropriate.</p>

### Proposed changes to Camden Development Control Plan 2011

DCP Part	Proposed Controls
Part D – Controls Applying to Specific Land Uses and Activities	<p data-bbox="475 324 507 1064"><b>D5.7 Domestic Solid Fuel Burning Appliances (Wood Fired Heaters)</b></p> <p data-bbox="534 936 566 1064"><b>Objectives:</b></p> <p data-bbox="593 324 730 1064">To allow for Domestic Solid Fuel Burning Appliances (Wood Fired Heaters) that are installed appropriately and will not have an adverse impact on air quality or the amenity of the surrounding residential neighbourhood.</p> <p data-bbox="762 958 794 1064"><b>Controls:</b></p> <ul data-bbox="821 353 928 1025" style="list-style-type: none"> <li>- Must be installed in accordance with the Building Code of Australia and the relevant Australian Standards (includes 4 grams per kilogram of fuel burnt)</li> </ul> <p data-bbox="960 340 1066 1025"><b>Note:</b> Heaters with a 1 gram per kilogram emissions rate or less and an efficiency rating of 65% or greater are preferred as they have a lower impact on air quality.</p>

## Attachment 3 – Submission Evaluation Table

No.	Submission	Comment
1.	<p>Supports Camden Council's consultation process in relation to the subject amendment.</p> <p>Notes that Local Councils are best placed to protect local community health, well being and the environment using the powers under the planning legislation and public consultation to address their unique local conditions</p>	<p>Noted.</p> <p>Noted.</p>
2	<p>The proposed policy cuts significantly below the Australian Standard of 4g/kg.</p> <p>The AHHA is encouraging Camden Council to adopt the industry initiative of 2.5g/kg and a 55% efficiency until 2019 and thence 1.5g/kg and a 60% efficiency.</p>	<p>It is proposed to remove the requirement for lodgement of a development application if the applicant complies with a range of criteria including Council's new performance standards of 1 gram per kilogram emission and 65% efficiency rating.</p> <p>For wood heaters that do not comply with the new performance criteria, Council will continue to permit the installation of wood heaters that comply with the current Australian Standard emissions rate of up to 4g/kg, subject to a development application being lodged and approved.</p> <p>The proposed exempt development performance criteria is considered a policy incentive. Without the proposed changes, all wood heater installations, regardless of emissions and efficiency ratings, will be required to obtain Council approval under the EP&amp;A Act.</p> <p>The proposal does not prohibit the installation of wood heaters. The proposal is an incentive to install a more environmentally friendly product by not requiring development approval.</p> <p>Without the proposed changes, all wood heater installations, regardless of emissions and efficiency ratings, will be required to obtain Council approval under the EP&amp;A Act.</p> <p>Council staff identified the need to make wood fired heaters exempt development to help streamline the approval process for heaters that comply with Council's 1 gram per kilogram emission and 65% efficiency rating. This performance standard was derived by considering the following:</p> <ul style="list-style-type: none"> <li>• Wood heaters emit harmful air pollutants including PM2.5 (particulate matter of 2.5 microns or less) and PAH (polycyclic aromatic hydrocarbons);</li> <li>• In the Sydney region, wood heaters are the source of 50.64% of all human-made PM2.5 emissions. The next highest source is non-exhaust PM2.5 from vehicles at 5.54%.</li> </ul>

No.	Submission	Comment
	<ul style="list-style-type: none"> <li>• Many studies from respected scientists, published in peer reviewed journals, have clearly linked adverse health effects to exposure to PM2.5 and PAH;</li> <li>• Health impacts have been shown to be extensive including numerous cardio-pulmonary effects, increased morbidity and increased mortality; and</li> <li>• The geography and meteorology of the Sydney Basin concentrates air pollutants in the southwest corner (i.e. Camden LGA). Temperature inversions and calm wind conditions that are experienced in winter exacerbate the problem.</li> </ul>	<ul style="list-style-type: none"> <li>• Many studies from respected scientists, published in peer reviewed journals, have clearly linked adverse health effects to exposure to PM2.5 and PAH;</li> <li>• Health impacts have been shown to be extensive including numerous cardio-pulmonary effects, increased morbidity and increased mortality; and</li> <li>• The geography and meteorology of the Sydney Basin concentrates air pollutants in the southwest corner (i.e. Camden LGA). Temperature inversions and calm wind conditions that are experienced in winter exacerbate the problem.</li> </ul>
	<p>It is stated that the proposal "...is considered to be the only means of facilitating the intended outcomes". Improved education and enforcement has not been considered as a means to facilitate the intended outcomes.</p>	<p>The only way to achieve the outcome of providing an incentive and making wood fired heaters exempt development is through an amendment to the Camden Local Environmental Plan 2010.</p>
	<p>The policy is anti-business and will severely impact the wood heater design, manufacturing, retailing, installation and maintenance industries as well as firewood supply and the effects will be felt by Camden itself.</p> <p>The Planning Proposal does not reveal any attempt to ascertain the effect of the proposed policy on local and Australian small businesses.</p> <p>The AHHA advocates a reasonable phase-in period of five years (2019) rather than an abrupt change that results in job losses and possible financial ruin for small businesses.</p> <p>The AHHA is encouraging Camden Council to adopt the industry initiative of 2.5g/kg and a 55% efficiency until 2019 and thence 1.5g/kg and a 60% efficiency.</p>	<p>The policy changes are part of a coordinated approach that includes an education and enforcement program designed to improve the performance of existing wood heaters and air quality in the local environment.</p> <p>The proposed changes seek to provide an incentive for people to choose wood heaters that comply with Council's new performance standards of 1 gram per kilogram emission and 65% efficiency rating.</p> <p>For wood heaters that do not comply with the new performance criteria, Council will continue to permit the installation of wood heaters that comply with the current Australian Standard emissions rate of up to 4g/kg, subject to a development application being lodged and approved.</p> <p>The proposed exempt development performance criterion is considered a policy incentive. Without the proposed changes, all wood heater installations, regardless of emissions and efficiency ratings, will be required to obtain Council approval under the EP&amp;A Act.</p>
3.	<p>The largest source of wood heater smoke is from older heaters. The policy focuses singly on slashing wood heater emissions rather than considering a full suite of reduction measures such as increased education, heater testing and advice and improved enforcement.</p> <p>Concern about the inability for manufacturers to meet various Local Government standards. Emission levels should be kept at an Australian</p>	<p>The policy changes are part of a coordinated approach that includes an education and enforcement program designed to improve the performance of existing wood heaters and air quality in the local environment.</p> <p>There are at least four wood heaters on the market that comply with both the exempt development criteria and the proposed DCP provisions; these are stocked by local</p>

No.	Submission	Comment
	<p>Standard.</p> <p>Agrees that there should be a lowering of the emission level; requests that Camden Council move for the introduction of 2.5g/kg and 55% efficiency and to be commenced in 2014 as per the AHFA's Industry initiative.</p>	<p>suppliers.</p> <p>The proposed 1 gram per kilogram emission and 65% efficiency rating will only apply to wood heaters that are considered 'exempt' development; this is considered a policy incentive and therefore the performance criterion is considered appropriate.</p>





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## ORDINARY COUNCIL

**ORD09**

**SUBJECT: DELIVERY PROGRAM 6 MONTH REPORT JANUARY - JUNE 2013**  
**FROM: Director Governance**  
**TRIM #: 13/16915**

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### PURPOSE OF REPORT

To report Council's progress on its Delivery Program for the period January to June 2013.

### BACKGROUND

In accordance with the *Local Government Act 1993*, all Councils are required to report their progress on the Delivery Program every six months. A copy of the January to June 2013 report is included as **Attachment 1 to this report**.

Integrated Planning and Reporting is the term applied to the planning framework where long term community aspirations and goals are addressed through relevant resources and action.

The Integrated Planning and Reporting (IP&R) Framework is made up of four main elements:

1. **The Community Long Term Strategic Plan – Camden 2040;**
2. **The Resourcing Strategy** – incorporating the Long Term Financial Plan, Asset Management Strategy & Plan and the Workforce Plan;
3. **4 Year Delivery Program and Operational Plan / Budget;** and
4. **Reporting Framework** (6 Month Delivery Program Reports, Annual Report, End of Term Reports (to the last meeting of the outgoing Council) and the State of the Environment Report (prepared the year of the election).

The 6 Month Delivery Program Report details Council's progress in implementing activities fundamental in achieving the vision set out in *Camden 2040*.





In reporting the progress of Council's activities for the period of January to June 2013, Council's primary aim is to produce a transparent, meaningful and comprehensive report on key achievements and areas for improvement, particularly highlighting the context within which Council is operating in managing large scale urban development and population growth in the local area over the reporting period.

### MAIN REPORT

The Delivery Program is based on Council's thirty Local Services and how these services have performed against identified success indicators. It also provides commentary around all activities that Council has undertaken within the reporting period.

Each Local Service has two sets of indicators, and each is reported in the following way:

1. *Delivery Program Success Indicators:* these indicators are intended to provide information about how the service, as a whole, is performing in meeting the objectives outlined in the Delivery Program. These indicators each have a target assigned to them and a ‘traffic light’ approach has been used to provide an ‘at-a-glance’ idea of the areas in which Council is meeting its targets, and those areas where further attention is required.

	Target met or exceeded
	Progress made towards target
	Requires attention
	No data currently available

Comment is provided on each of the indicators to further understand how Council is tracking in relation to meeting the objectives.

2. *Activity Indicators:* these indicators report on the progress of the individual activities that are detailed within the Delivery Program for each Local Service. The performance and progress in these indicators is typically provided in a more commentary based fashion, and highlight Council’s many achievements over the period.

### **Annual Telephone Survey**

The majority of Local Services have an indicator of community satisfaction. This is measured through a bi-annual telephone survey of residents, who are asked to rate their satisfaction with each service on a scale of 0 to 10, from most dissatisfied to most satisfied.

Due to the frequency of this survey it means that these indicators are only updated once every 2 years. The most recent telephone survey was conducted in July 2013 which means that these indicators have been updated in this report.

IRIS Research conducts this survey on Council’s behalf on a sample size of 500 residents. Feedback from IRIS Research suggests that once again there has been a high response rate from our community, indicating that residents are keen to have their say on Council’s services.

The telephone survey is conducted on a random survey of the Camden LGA population over the age of 18 years, with a demographic spread across age, gender and suburb that attempts to match the proportions across the area. It is based on a sample size that is sufficient to be statistically significant – this means that should the survey be conducted again with a different group the results would be the same with only a small error rate. This means that we can have confidence that the results would hold true across the whole population.

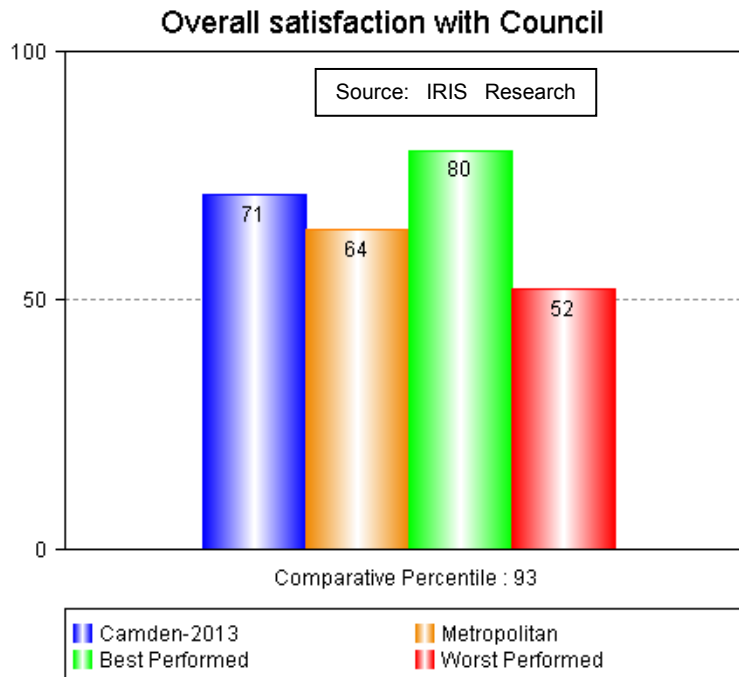
The survey results are currently being analysed by IRIS Research, with the full results to be presented to Councillors in the near future. To enable the updating of this Delivery Program Report, the mean (average) satisfaction scores have been made available for each of the 29 Local Services, as well as an overall satisfaction with Council’s performance.



**Resident Satisfaction with Council's Performance**

In terms of satisfaction with Council's overall performance, 75% of residents indicated that they were highly satisfied. This resulted in a mean score of 7.13 out of 10, which has not changed since 2009.

This result continues to perform well against other benchmark Council groupings, as evident in the graph below. These groups are other councils in NSW who use IRIS Research and ask the same overall satisfaction question. The Metropolitan group (orange bar) contains 20 councils. The best and worst performed results are out of 35 councils across the state.



The satisfaction results for the individual Local Services are contained within the body of the report. In summary, there were eight Services which saw a statistically significant increase in mean satisfaction score from 2011 and six which saw a statistically significant decrease, as follows:

Increase in Mean Satisfaction Score	Decrease in Mean Satisfaction Score
Transport Options	Regulating the Use of Public Areas
Road Safety	Enforcement of Legislation and Policies
Local Traffic Management	Management of Significant Places
Construction and Maintenance of Local Roads, Footpaths and Kerbing	Community Events
Recreation Facilities and Services	Library Services
Community and Cultural Development and Planning	Strong Local Democracy
Community Support Facilities and Services	
Management of Emergency Events	



It is important to note a number of considerations and cautions when reviewing services which have seen a change in mean satisfaction scores. Firstly, it is difficult to “get behind” these raw scores given the nature of the survey. Due to the length of the survey, participants are only asked to provide more detail for their satisfaction rating if they give it a score between 0 and 2 (which is dissatisfied).

Secondly, even though the satisfaction scores are obtained once every two years, they should not necessarily be considered reflective of the two-year period. Rather, they are a snapshot in time, which can mean that a range of external influences may impact on a satisfaction score when the survey is undertaken, which does not take into account the remainder of the period.

Thirdly, indicators should generally not be considered in isolation. This means that they need to be considered:

- alongside other indicators measuring performance in a Service;
- relative to other Local Services; and
- over time.

For example, whilst Library Services saw a decrease in mean satisfaction scores between 2011 and 2013, they remain the second highest Service in terms of satisfaction. In addition, both Library Services and Community Events saw significant increases between 2009 and 2011, so are technically stable over the past four years. Significant decreases in mean satisfaction scores should generally only be cause for concern when a sustained trend arises over a period of time.

It is of particular interest to note that all of the Local Services contained in the Key Direction of *Effective and Sustainable Transport* have seen statistically significant increases in mean satisfaction scores. This is an important result given the high priority the community gives to transport in the Camden area. This may be a result of significant work that is taking place on key roads and transport infrastructure throughout the LGA including upgrades to Camden Valley Way and the Northern Road, the South West Rail Link, construction of the Spring Farm Link Road and intersection onto the Camden Bypass and the range of infrastructure renewal work that is taking place under the Community Infrastructure Renewal Program funded through the Special Rate Variation.

**Performance Against Targets – January to June 2013**

**1. All Indicators**

There are 94 Success Indicators in total contained in the Delivery Program. The following table provides a breakdown of these indicators by their status for the period of January to June 2013.

		July to Dec 2012	Jan to June 2013
●	Target met or exceeded	56%	70%
●	Progress made towards target	14%	14%
●	Requires attention	8%	13%
●	No data currently available	22%	3%



It is difficult to make an overall statement as to performance between the two periods as the increase in both the red and the green indicators is attributed to a redistribution of the grey indicators, and should not be taken as an indication that Council's performance has changed significantly between those periods. It is worthwhile to note that the majority of the grey indicators were redistributed to green indicators (14 out of 21). A further 4 grey indicators were redistributed to red indicators, and 3 remain unable to be measured due to lack of data.

The reduction in indicators for which no data was available is a significant achievement, due mostly to the availability of updated telephone survey results which enabled comparison between 2011 and 2013. Following a review of all the indicators for the new Delivery Program commencing July 2013 it is hoped that this will move to zero in the next reporting period.

**2. Movement Towards or Away from Target**

Based on our results in the previous reporting period (July to December 2012), a number of Delivery Program Success Indicators moved either *towards and achieved the target*, or *away from the target where the target had previously been achieved*. This means that the indicator changed in the second six month period. The following table is a snapshot of these indicators:

<b>Indicators that Moved To Achieve the Target ●</b>	<b>Indicators that Moved Away from the Target ●</b>
Resident satisfaction with Urban and Rural Planning	Resident satisfaction with Regulating the Use of Public Areas
Construction certificates are provided in a timely fashion	Companion animals are appropriately identified
Council utilises natural resources effectively	Instances of food borne disease
Swimming pool usage	Number of non-complying premises (food and skin penetration)
Community facility occupancy rates	Resident satisfaction with Community Events
Resident satisfaction with Council's Management of Emergency Events	Resident satisfaction with Library Services
	Risk Management Claims

Whilst it is not possible to draw conclusions from changes between single reporting periods, these movements are highlighted so that performance can be monitored over time.

In relation to the indicators that have moved away from the target, and thereby received a red indicator, the following is noted:

- Indicators based on resident satisfaction scores will need to be monitored for any trend over time, which include Regulating the Use of Public Areas, Community Events and Library Services. As noted above, Community Events and Library Services continue to be amongst the services which attract the highest satisfaction ratings. The next survey will be conducted in 2015.



- Whilst the identification of companion animals indicator shows a move away from the target, the introduction of free microchipping days run by Council demonstrates a proactive approach to increasing the number of companion animals that are appropriately identified. Over the coming Delivery Program Reports the impact of this program should be demonstrated by increasing results.
- Instances of food borne disease tend to fluctuate between periods so it is important to consider any trend over time. This is highlighted by the previous result which met the target. Perhaps of greater concern is the increase in the number of improvement notices that were issued during the period to food and skin penetration premises. This trend will also need to be monitored over time but the result confirms the importance of Council's ongoing role in public health inspection and these premises.
- Overall there have been some increases in liability and property claims and a decrease in motor claims. With an increasing population and workforce it is to be expected that there will be an increase in claims over time. The indicator in the new Delivery Program that commenced in July 2013 was amended to better reflect risk management processes rather than total incidents, which is in line with industry practice.

It is worthwhile to note that only two indicators remained red across the two periods. These were:

- The community attends Council events, as measured by resident telephone survey in 2012. The indicator has remained red not because there has been a further decline but because no new data was available at the time of reporting. This indicator will next have data available in July 2014.
- Library circulation, which is an industry trend attributed to the move to e-based resources. This indicator has been removed in the new Delivery Program and replaced with indicators that better reflect current industry practice.

The remaining three services that had moved away from the target in the previous period (construction certificates, swimming pool usage and community facility occupancy rates) have all achieved a green indicator in this period.

### **3. Key Achievements**

The Delivery Program Activity Indicators provide details of the range of work that has been carried out across the organisation in the period. Following is a snapshot of some of the key activities and achievements that were undertaken between January – June 2013.

#### *Actively Managing Council's Growth*

- Council has achieved a reduction in turnaround time for the issuing of construction certificates. In the previous reporting period the average was 32 days, in this reporting period, Council achieved an 18 day average, well below the service level.
- Council's development assessment conditions were reviewed resulting in the number of conditions being significantly reduced and standardised.



- The Austral/Leppington North and East Leppington precincts rezonings were announced during the reporting period, which will house new populations of 30,000 and 13,000 respectively, along with significant town/ commercial centre developments and infrastructure.
- The Narellan Town Centre Planning Proposal was endorsed by Council and rezoned by the State Government in the reporting period, making way for expansion of this site from a gross floor area of 37,500m<sup>2</sup> to approximately 95,800m<sup>2</sup>.

#### *Healthy Urban and Natural Environments*

- Waste diverted from landfill continues to increase. In this reporting period, we have recorded an increase of 5%, which is 10% above Council's target of 66%.
- Council have conducted 6 free microchipping days to ensure companion animals are appropriately identified in the Camden LGA. As a result, 243 animals were microchipped.
- Council conducted environmental education workshops themed around 'water' and 'catchments'. These workshops were delivered to over 800 students and teachers from 7 schools in the local area.
- During the reporting period volunteers contributed 314 hours protecting and enhancing Kings Bush and Sickles Creek.
- Council achieved an overall 1.1% decrease in its energy consumption over 2012/13 and a range of initiatives have been implemented on nominated Council sites to reduce both energy and water consumption, which are expected to save Council a significant amount of money in utility expenses.

#### *A Prosperous Economy*

- Council publicly exhibited and adopted an Economic Development Strategy and recruited an Economic Development Officer in order to implement the actions contained within.
- The visitation numbers for the Visitor Information Centre increased an average of 21% over the past 6 months, with a 25% increase in phone calls and 139% increase in email enquiries, mostly related to the filming of "A Place Called Home" in the local area.

#### *Effective and Sustainable Transport*

- All of the Local Services contained in the Key Direction of *Effective and Sustainable Transport* have seen statistically significant increases in mean satisfaction scores. This is an important result given the high priority the community gives to transport in the Camden area.
- Roads and Maritime Services completed Burrangorang Road / Remembrance Driveway signals in April 2013, which is an issue that Council has been lobbying the State Government about. Council has secured funding to undertake additional works in the verge.
- 2 child restraint fitting and checking days have been held in the reporting period, with over 60 restraints fitted and / or checked.
- Traffic designs were completed for Cawdor Road Pedestrian Crossing, Menangle Road Pedestrian Crossing, Tramway Drive Bus Bay and Fairfax Reserve.



- The streetscaping works in Lodges Rd and Hilder St. are completed and have significantly improved the amenity and pedestrian access to the area.

#### *Enriched and Connected Community*

- Events conducted for specific target groups were attended by approximately 5,400 people, including young people, children, seniors, and women.
- Within the Civic Centre alone, Council have facilitated 30 significant cultural programs and /or events within the reporting period, promoting cultural diversity and awareness.
- 11,121 children/families have attended targeted library programs, showing an increase of approximately 62% in this reporting period. In addition to library services, Council have also secured \$2000 in sponsorship for Camden Play Day.
- A Recreation Demand study was commissioned to provide direction for the needs of community now and into the future in existing and new areas across a range of recreational and sporting facilities.
- The occupancy rate for available community facilities increased by 28.2%.

#### *Strong Local Leadership*

- Council successfully reviewed *Camden 2040* (Council's long term strategic plan) within this reporting period, with Council formally adopting the revised plan on 14 May 2013. This followed consultation with 1,300 residents in the last reporting period.
- Council continues to promote activities, community information and services via Council's website, *Lets Connect* and the use of social media. Council currently have 928 'likes' on the Camden facebook page.
- Council have launched 'TRIM' ensuring Council records will be digitised and stored within an efficient records management system that will support ease of use by staff and Council customer servicing.
- Council adopted a new Resourcing Strategy and Delivery Program for the coming four year period.
- Council staff turnover dropped during the period and continues to be under the industry average.

#### **4. Ongoing Improvements to the Reporting Process**

As noted above, the Delivery Program Success Indicators were reviewed in preparation for the new Delivery Program commencing July 2013. It is anticipated that this will eliminate the remaining grey indicators and in many cases provide more meaningful indication of performance in certain areas.

Further to the review of the success indicators, Council is also in the process of implementing a software system that is designed to align Council's strategic focus with service level reporting in an integrated and centralised system.

#### **FINANCIAL IMPLICATIONS**





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There are no direct financial implications for Council as a result of this matter.

### **CONCLUSION**

This report presents Council's performance and achievements in implementing the Delivery Program for the period of January – June 2013.

Council's telephone survey of residents measuring satisfaction with Council services was conducted in July and this has enabled the updating of a range of indicators. In addition, resident satisfaction with Council's overall performance has remained stable over the past four years at a mean satisfaction score of 7.13. This continues to rank Camden Council above the metropolitan average in terms of resident satisfaction based on benchmarking data from the research company.

Council has made significant progress in achieving priorities identified in its Delivery Program, in the face of significant pressure associated with large-scale urban and population growth. It responds to the community's vision and priorities in a practical way and further demonstrates Council's commitment to delivering to the community what they desire in the long term.

### **RECOMMENDED**

**That Council note the report.**

### ATTACHMENTS

1. Delivery Program 6 Month Report January to June 2013



camden council

# Camden 2040 Delivery Program

## Six Month Report January to June 2013

*Transforming Community  
Vision into Action*

Camden Council | 37 John Street, Camden | PO Box 183, Camden 2670 | P: 02 4654 7777 | F: 02 4654 7829  
E: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au) | [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au)

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Attachment 1

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## Introduction

Council's Delivery Program details the range of activities that Council undertakes in order to deliver its part of *Camden 2040* – the long term strategic vision and plan for the Camden area.

Council is required to report its performance in these activities to the community on a six-monthly basis – January to June, and then July to December of each year.

Council measures its performance in these activities through the use of indicators, which give an idea of whether Council is making progress towards achieving its stated objectives, and where further attention is required.

This report represents a different approach to how this organisation measures and reports its performance to the community. Whilst this is considered to be a good "first step" towards a more accessible and transparent way of reporting, Council also recognises that there is room for improvement in the indicators and measures it uses to understand its performance. It is also expected that future reports will provide more useful information once data can be compared over a period of time.

Enquiries regarding this report can be directed to Council's Corporate Strategy Team on 4654 7777.

## Integrated Planning and Reporting

Integrated Planning and Reporting is the term applied to the planning framework where long term community aspirations and goals are identified and addressed through relevant resources and actions. Local Government and various community stakeholders then develop supporting plans and strategies to deliver on these aspirations. Councils are then required to report the progress in implementing these plans to the Community.

The Integrated Planning and Reporting (IP&R) Framework is made up of four main elements:

1. **The Community Strategic Plan:** *Camden 2040* is the long term Community Plan for the Camden LGA. This plan identifies community priorities and their vision for the future. The IP&R guidelines prescribe that a ten year minimum is given to the Community Strategic Plan. Camden's plan is on a thirty year timeframe to align with the rollout of the South West Growth Centre. The Community Strategic plan is a dynamic document that is reviewed every four years, which involves extensive Community involvement and engagement, it is then adopted by each newly elected Council.
2. **The Resourcing Strategy:** In order to facilitate the community's aspirations, Councils are required to identify and plan for the resources required to practically achieve the objectives set out in the Community Strategic Plan. The Resourcing Strategy is comprised of **Asset Management Plans** (the assets required and their associated ongoing costs), a **Workforce Plan** (the people and skills required) and a **Long Term Financial Plan** (the money required).
3. **4 Year Delivery Program and Annual Operational Plan / Budget** (supporting the Delivery Program, the Annual Operational Plan and Budget provides a snapshot of the service delivery targets, specific tasks and major capital works that Council manage throughout the financial year). The Delivery Program aims to implement the objectives set out in *Camden 2040*, and addresses the priorities expressed by the community.

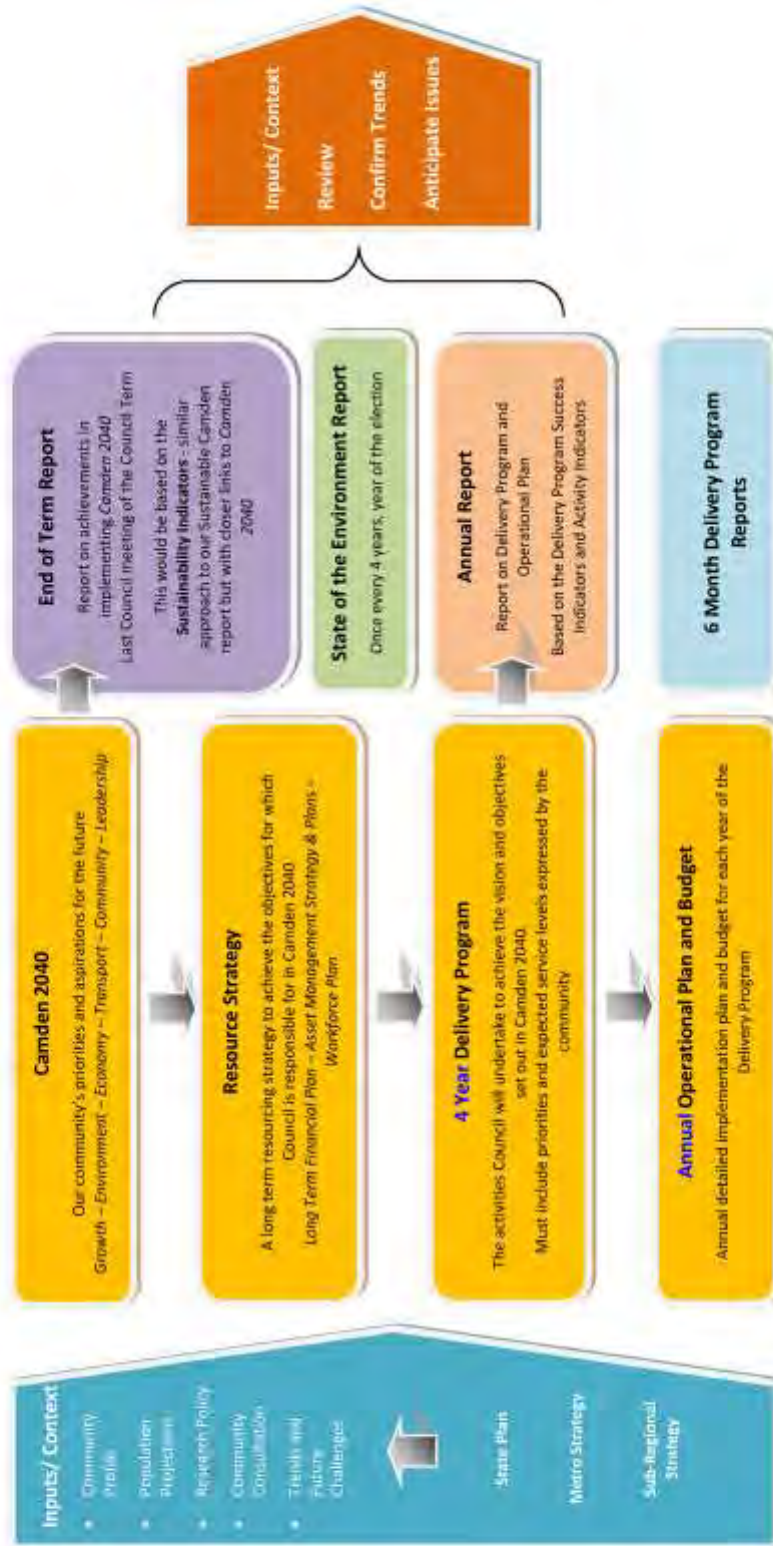
It identifies the activities that Council will undertake for the next four years across its entire operation. Financial estimates are also provided for the four year period to ensure that the objectives are realistic and measurable. The Delivery Program is a statement of commitment to the community from each newly elected council. In preparing the program, Council is accounting for its stewardship of the community's long-term goals, outlining what it intends to do towards achieving these goals during its term of office and what its priorities will be.

The Delivery Program is designed as the single point of reference for all principal activities undertaken by Council during its term of office. All plans, projects, activities and funding allocations must be directly linked to this Program.

- 4. Reporting Framework** (6 Month DP Reports, Annual Report, End of Term Report (to the last meeting of the outgoing Council) and State of the Environment Report (the year of the election).

## Camden Council Integrated Planning Framework

In essence, this document is all about ensuring the plans, programs and budgets (the yellow boxes) are integrated, consistent with each other and make progress towards our community goals that is then reflected in the Sustainability Indicators.



Camden Council Delivery Program Six Month Report January to June 2013

## Delivery Program Overview



Understanding how the plans fit together in a practical way, Council have assigned six key directions or areas of focus that we believe are a priority in achieving the long term sustainability of Camden's future. Within these key directions sit the 30 local services and the supporting activities that Council proposes to undertake over the four year period of the Delivery Program. The above diagram shows how the tiers within Camden 2040 and the Delivery Program fit together.





By taking this approach, the aspirations of the Community actually become foundation of the activities of Council so valuable resources are not focussed in areas that will fail to delivery on the long term strategic needs of the community.

## How to Read this Report

This report is structured in the same way as Council's Delivery Program, based on the 30 Local Services that Council delivers. Each Local Service within the Delivery Program has two sets of indicators.

1. **Delivery Program Success Indicators** - these are indicators which give an idea of how the service is performing as a whole in meeting its objectives outlined in the Delivery Program.

These indicators have targets assigned to them, which is a quick and simple way to understand which areas Council is performing well in, and those which need further attention. This report includes a trend indication, based on comparison with the results from the previous period.

	Target met or exceeded
	Progress made towards target
	Requires attention
	No data currently available.

Comment is provided following each set of indicators where a result is "red" and/or where the trend from the previous period has improved to meet target or declined away from the target.

2. **Activities Indicators** - these report on progress of activities that are detailed within each of Council's 30 Local Services in the Delivery Program. These measure the various work, programs, tasks and projects that Council undertakes within each service area.

The performance and progress in these indicators is provided in an explanatory, or text, format.

### Annual Telephone Survey and Resident Satisfaction Scores

The majority of Delivery Program Local Services have an indicator that measures community satisfaction with the service. This is measured through a bi-annual telephone survey of residents, who are asked to rate their satisfaction with each service on a scale of 0 to 10, from most dissatisfied to most satisfied.

Due to the frequency of this survey it means that these indicators are only updated once every 2 years. The most recent telephone survey was conducted in 2013 which means that these indicators have been updated in this report.



The telephone survey is conducted on a random survey of the Camden LGA population over the age of 18 years, with a demographic spread across age, gender and suburb that attempts to match the proportions across the area. It is based on a sample size that is sufficient to be statistically significant – this means that should the survey be conducted again with a different group the results would be the same with only a small error rate. This means that we can have confidence that the results would hold true across the whole population.

It is important to note a number of considerations and cautions when reviewing services which have seen a change in mean satisfaction scores. Firstly, it is difficult to “get behind” these raw scores given the nature of the survey, which is long in nature and therefore difficult to retain participant interest beyond the current length. Therefore at present participants are only asked to provide more detail for their satisfaction rating if they give it a score between 0 and 2 (which is dissatisfied).

Secondly, even though the satisfaction scores are obtained once every two years, they should not necessarily be considered reflective of the two-year period. Rather, they are a snapshot in time, which can mean that a range of external influences may impact on a satisfaction score when the survey is undertaken, which does not take into account the remainder of the period.

Thirdly, indicators should generally not be considered in isolation. This means that they need to be considered:

- alongside other indicators measuring performance in a service;
- relative to other Local Services; and
- over time.

For example, whilst Library Services saw a decrease in mean (average) satisfaction scores between 2011 and 2013, they remain the second highest Service in terms of satisfaction. In addition, both Library Services and Community Events saw significant increases between 2009 and 2011, so are technically stable over the past four years. Significant decreases in mean satisfaction scores should generally only be cause for concern when a sustained trend arises over a period of time.

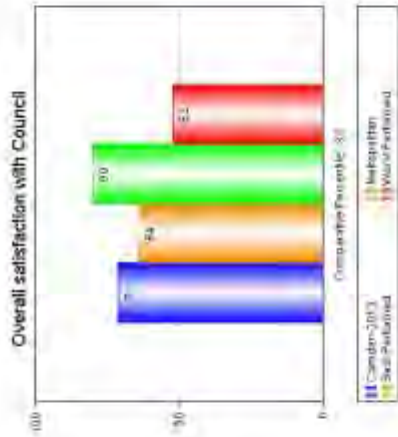
## Highlights

### Community Satisfaction with Council

In July 2013, Council conducted its bi-annual phone survey of residents to understand the community's satisfaction with Council and its services. When asked to rate Council's overall performance, 75% of residents indicated that they were highly satisfied. This resulted in a mean score of 7.13 out of 10, which has not changed since 2009.

Camden continues to perform well in terms of its community satisfaction ratings compared to other councils throughout Sydney and NSW, as evident in the graph to the right. These benchmark groupings are councils who use the same research company and where the same overall satisfaction question is asked. The metropolitan grouping includes 20 councils, and the best and worst performed are out of 35 councils.

The next community satisfaction survey will be conducted in 2015.



### Staff Satisfaction with Council

In 2012, Council conducted a survey of its employees called the "Workplace Wellbeing Index". 83% of Council's workforce chose to participate in this survey. Some highlight results are that:

- 72% of employees regard Camden Council as "a good place to work"
- 72% of staff feel that they are personally aligned to the organisation's stated mission and values
- 71% of staff believe they have adequate access to training and development opportunities
- 75% of employees feel motivated to do their jobs well
- 77% of employees feel confident to discuss issues that impact on their work with their manager

This survey is intended to be conducted every two years to enable Council to monitor its workplace wellbeing over time, and the effectiveness of actions that are put in place to address the issues raised in the survey.

### Growth in the Period January to June 2013

- Council assessed a total value of approximately \$231 million worth of development
- Domestic waste services increased 3.1% in 1<sup>st</sup> period, a slight increase from the previous period
- Council's staffing numbers (full time equivalent) rose to 309 which is an increase of 5%
- The total number of rate assessments in the Camden Local Government Area increased by 1,248 over the 2012/13 financial year, which represents a 5.6% increase in the 12 month period.

Camden Council Delivery Program Six Month Report January to June 2013

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## Summary – Performance Against Targets Over the Period

### 1. All Indicators

There are 94 Success Indicators in total contained in the Delivery Program. The following table provides a breakdown of these indicators by their status for the period of January to June 2013.



	January to June 2013	July to December 2012
 Target met or exceeded.	70%	56%
 Progress made towards target	14%	14%
 Requires attention	13%	8%
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It is difficult to make an overall statement as to performance between the two periods as the increase in both the red and the green indicators is attributed to a redistribution of the grey indicators, and should not be taken as an indication that Council's performance has changed significantly between those periods. It is worthwhile to note that the majority of the grey indicators were redistributed to green indicators (14 out of 21). A further 4 grey indicators were redistributed to red indicators, and 3 remain unable to be measured due to lack of data.

The reduction in indicators for which no data was available is a significant achievement, due mostly to the availability of updated telephone survey results which enabled comparison between 2011 and 2013. Following a review of all the indicators for the new Delivery Program commencing July 2013 it is hoped that this will move to zero in the next reporting period.

### 2. Movement Towards or Away from Target

Based on our results in the previous reporting period (July to December 2012), a number of Delivery Program Success Indicators moved either towards and achieved the target, or away from the target where the target had previously been achieved. This means that the indicator changed in the second six month period. The following table is a snapshot of the indicators that have moved in either of these ways in the January to June 2013 period.

<b>Indicators that Moved To Achieve the Target</b> 	<b>Indicators that Moved Away from the Target</b> 
Resident satisfaction With Urban and Rural Planning	Resident satisfaction With Regulating the Use of Public Areas
Construction certificates are provided in a timely fashion	Companion animals are appropriately identified
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Swimming pool usage	Number of non-complying premises (food and skin penetration)
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The remaining three services that had moved away from the target in the previous period (construction certificates, swimming pool usage and community facility occupancy rates) have all achieved a green indicator in this period.

## ***Snapshot - Key Activities and Achievements***

### *Actively Managing Council's Growth*

- Council has achieved a reduction in turnaround time for the issuing of construction certificates. In the previous reporting period the average was 32 days, in this reporting period, Council achieved an 18 day average, well below the service level.
- Council's development assessment conditions were reviewed resulting in the number of conditions being significantly reduced and standardised.
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Camden Council Delivery Program 6 Month Report January to June 2013

- Roads and Maritime Services completed Burringorang Road / Remembrance Driveway signals in April 2013, which is an issue that Council has been lobbying the State Government about. Council has secured funding to undertake additional works in the verge.
  - 2 child restraint fitting and checking days have been held in the reporting period, with over 60 restraints fitted and / or checked.
  - Traffic designs were completed for Cawdor Road Pedestrian Crossing, Menangle Road Pedestrian Crossing, Tramway Drive Bus Bay and Fairfax Reserve.
  - The streetscaping works in Lodges Rd and Hilder St. are completed and have significantly improved the amenity and pedestrian access to the area.
- Enriched and Connected Community*
- Events conducted for specific target groups were attended by approximately 5,400 people, including young people, children, seniors, and women.
  - Within the Civic Centre alone, Council have facilitated 30 significant cultural programs and /or events within the reporting period, promoting cultural diversity and awareness.
  - 11,121 children/families have attended targeted library programs, showing an increase of approximately 62% in this reporting period. In addition to library services, Council have also secured \$2000 in sponsorship for Camden Play Day.
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- Council adopted a new Resourcing Strategy and Delivery Program for the coming four year period.
- Council staff turnover dropped during the period and continues to be under the industry average.

## Key Direction 1 – Actively Managing Camden’s Growth

### What is Actively Managing Camden’s Growth?

Managing growth determined under the State Government’s Metropolitan Strategy will be the most important issue and focus for Council and its various partners in the coming three decades.

The community of Camden does not want to lose the character of this area that they so highly value – its rural setting, country town feel and the lifestyle associated with these. Achieving a balance between large population increases and keeping the valued characteristics of Camden as it is now will be an ongoing tension and challenge over the coming decades.

However, with growth will come significant new opportunities in terms of infrastructure, services, employment, housing choice and economic benefits. The community is concerned to see public transport, roads, infrastructure, parks and recreational facilities and the effective management of development as priorities as the area undergoes this growth.

To manage this growth Council has identified three key principal services that will play an important role in managing this growth over the next four years. These are Development Control, Heritage Protection, and Urban and Rural Planning.

### Local Service 1.1 – Development Control

#### What is Development Control?

Development Control aims to provide development consent assessment and certification services for building construction, occupation and subdivision.

#### Report on Delivery Program Success Indicators

Local Service 1.1 – Development Control					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council’s Role in Development Control	Community Satisfaction Survey	Maintained or Improved			No statistically significant change was noted between 2009 and 2011. The next community satisfaction survey will be conducted in 2013 and the results will be provided in the next Delivery Program
					The mean satisfaction score for Development Control was 6.11 out of 10, which has remained stable since 2011.

Activity	Council's Role	Performance Measure	Report	28 Day Average	18 Day Average
Development assessments are completed in a timely fashion	Turnaround times for development assessments	40 days or less	23 Day Average. This result is particularly pleasing given the development pressures currently being experienced as a result of the urban growth within the Camden LGA. This result also represents an average reduction of 6 days on the previous 6 month period.	28 Day Average. This result is particularly pleasing given the development pressures currently being experienced as a result of urban growth within the Camden LGA. The average is also well within Target.	
Construction certificates are provided in a timely fashion	Turnaround times for construction certificates	28 days or less	32 Day Average. This result represents a small increase on the previous 6 months and is as a result of the developer pressures currently being experienced as part of the urban growth within the Camden LGA.	18 Day Average. This result represents an improved performance from the last period and is well within the target.	

**Report on Delivery Program Activities**

Local Service 1.1: Development Control		January to June 2013	
Activity	Council's Role	Performance Measure	July to December 2012
<b>Development Applications</b>	Assessment of proposals put forward by developers and the public for the construction of buildings, subdivision of land and use of land against Council and State Government controls.	Processing timeframes	23 Day Average - This result is particularly pleasing given the development pressures currently being experienced as a result of the urban growth within the Camden LGA. This result also represents an average reduction of 6 days on the previous 6 month period.
<b>Construction Certificates</b>	Assessment of the requirements to properly build against controls and building codes whilst ensuring conditions of consent are complied with	Processing timeframes	18 Day Average - This result represents an improved performance from the last period and is well within the target



Attachment 1  
ORD09

<b>Occupation Certificates</b>	The assessment of buildings and uses when they have been finished to ensure that they comply with their conditions	Processing timeframes	<b>21 Day Average</b> - This result is particularly pleasing given the development pressures currently being experienced as a result of the urban growth within the Camden LGA.	<b>33 Day Average</b> - This result is a slowing in the timeframe, and improvement will be sought during the next 6 month period.
<b>Subdivision Certificates</b>	The assessment of subdivision of land when the works have been completed to ensure they comply with their conditions issued by the Council	Subdivision meets Council requirements	Council approves many Subdivision Certificates per year and always ensures that the subdivision complies with Council's engineering specifications and development consent conditions.	Council approves many Subdivision Certificates per year and always ensures that the subdivision complies with Conditions of Development Consent and Engineering Specification.
<b>Inspection</b>	The inspection of development works whilst they are being constructed to ensure they meet various standards, codes and conditions of consent	Inspections are carried out in a timely fashion	Inspections are booked by customers on a daily basis. Council staff carry out these inspections on the day and time requested by the customer. This usually occurs either the same day or the day after.	Inspections are booked by customers on a daily basis. Council staff carry out these inspections on the day and time requested by the customer.
<b>Building Certificates</b>	Undertake an assessment of property or building works to ensure compliance with Building Codes and Council policies	Assessments occur in a timely fashion	<b>35 Day Average</b> - This result is particularly pleasing given the development pressures currently being experienced as a result of the urban growth within the Camden LGA.	<b>32 Day Average</b> - This result is consistent with the previous 6 months. The time frame will depend on the level of compliance of the particular building.
<b>Fire Safety</b>	Ensure commercial and industrial buildings comply with fire safety standards	Number of inspections	Council undertakes fire safety inspections when issues with a building in terms of fire safety are identified. These inspections happen soon after an issue is identified.	Council undertakes fire safety inspections when issues with a building in terms of fire safety are identified.
<b>Swimming Pool Audit</b>	The inspection of existing swimming pools to ensure they comply with legislation in relation to pool fencing	Number of swimming pools inspected	78 swimming pools inspected. Council continues to undertake swimming pool audits to ensure compliance with statutory requirements.	17 swimming pools inspected. Work is currently occurring in developing a swimming pool audit program required to be in place by 28 October 2013.
<b>Road/Suburb/ Reserve Naming</b>	Assessment of new Road, Suburb and Reserve names in consultation with the Geographical Names Board	Consultation undertaken	Consultation with the Geographical Names Board occurs with every application for road, suburb or place naming.	Consultation with the Geographical Names Board occurs with every application along with the community.
<b>Section 149 Planning Certificates</b>	Produce Planning Certificates for the community as required that outlines the controls that relate to land. They are used in sale contracts when people buy and sell land	Section 149 Certificates produced in a timely fashion	Almost all of Council's Section 149 Certificates are issued within 3 days of an application being lodged. This is a positive result given the ever increasing applications Council receives due to	Almost all of Council's 149 Certificates are issued within 3 days of an application being lodged. This is a positive result given the ever increasing applications Council receives due to

<p><b>Geographical and Land Information</b></p>	<p>Inputting of ownership and mapping details for properties and maintaining the data</p>	<p>Land information is current</p>	<p>urban land releases in the LGA.</p> <p>Council constantly updates its geographical and land information to ensure that all land information is current and correct.</p>
<p><b>Landscape Assessments</b></p>	<p>Assessing landscape proposals on large developments during development application process.</p>	<p>Assessments undertaken in a timely fashion</p>	<p>Council continues to undertake landscape assessments of development proposals within a timely fashion which contributes to achieving an average DA determination timeframe of 28 days.</p>
<p><b>Tree Preservation</b></p>	<p>Assessment of applications to remove trees within private property</p>	<p>Assessments undertaken in a timely fashion</p>	<p><b>12 Day Average</b> - This result is particularly pleasing given the development pressures currently being experienced as a result of the urban growth within the Camden LGA.</p>
<p><b>Investigating Development Compliance on Private Property</b></p>	<p>Investigate complaints received from the general public in relation to concerns about development on private property</p>	<p>Investigations undertaken in a timely fashion</p>	<p>Council undertakes compliance investigations as non-compliant development is identified. These investigations commence once a non-compliant development is identified and has been thoroughly completed.</p>
<p><b>Public Road Activities</b></p>	<p>Determination of works within the public road that is associated with development that includes driveways</p>	<p>Determination completed in a timely fashion</p>	<p><b>3 Day Average</b> - This result is particularly pleasing given the development pressures, and is consistent with the timeframe for the previous 6 months.</p>
<p><b>Review of Council's Engineering Specifications</b></p>	<p>A need to review the Specifications has been required to keep up to date with policies and include new technologies.</p>	<p>Review completed</p>	<p>Review has been completed and will soon be considered by Council.</p>
<p><b>Review of Contamination Policy</b></p>	<p>A need to review the contamination policy has come about because of changes in legislation and keep pace with best practice.</p>	<p>Review completed</p>	<p>Review has been completed and will soon be considered by Council.</p>
<p><b>Review of Development Assessment Conditions</b></p>	<p>A need has been identified to keep pace with changes in legislation and better ways of dealing with development issues.</p>	<p>Review completed</p>	<p>Review has been completed with the number of conditions significantly reduced and standardised</p>

# Attachment 1

## ORD09

<b>Review of Council's Bushfire Maps</b>	A need has been identified to review the bushfire map so that it keeps pace with the changing vegetation within the local government area as development occurs.	Review completed	A review of Council's bush fire map has been largely completed with an updated version is expected to be finalised over the coming period.	Review has been completed.
<b>Review of Noise Policy</b>	A need to review the noise policy has come about because of changes in legislation and keep pace with best practice.	Review completed	Some review work has been completed on Council's Noise Policy with further work to occur in the coming period.	Review completed and will soon be considered by Council.

**Local Service 1.2 – Heritage Protection**

**What is Heritage Protection?**

This service aims to protect Camden’s heritage through management of development, education for property owners, and conservation of heritage properties. This will include exploring a range of adaptive reuse opportunities and unique conservation strategies.

**Report on Delivery Program Success Indicators**

Local Service 1.2: Heritage Protection					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council’s Role in Heritage Protection	Community Satisfaction Survey	Maintained or Improved			No statistically significant change was noted between 2009 and 2011. The next community satisfaction survey will be conducted in 2013 and the results will be provided in the next Delivery Program report.  The mean satisfaction score for Heritage Protection was 6.11 out of 10, which has remained stable since 2011.
Significant Camden sites are under active protection/management	Properties of heritage significance listed in LEP	Stays the same or increases			There have been no new items of heritage significance listed in Council’s LEP.  There have been no new items of heritage significance listed in Council’s LEP.

Report on Delivery Program Activities

Local Service 1.2: Heritage Protection				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Advice and Assistance</b>	Provide advice and assistance both internal and external on heritage related matters	Number of times advice provided	Advice provided on 30 issues including conservation works to Rheinberger's cottage and Camden Hospital; advice on alterations and additions to heritage buildings in Hill, Broughton and Azyle Streets, Camden; and advice on the revised Camden Town Farm Master plan.	Advice provide on: <ul style="list-style-type: none"> <li>16 simple, single issue heritage enquiries</li> <li>21 medium level heritage issues, requiring multiple advice</li> <li>1 complex heritage issue requiring negotiation</li> </ul>
	Engage the services of Council's heritage advisor as necessary	Number of times advisor services required and costs incurred	Heritage advisor provided advice on works to 9 heritage items including conservation works to Macara House in Camden and Mayfield Homestead in Cawdor; and advice on appropriate new works at Camden Town Farm and Carrington Nursing Home.	Heritage advisor provided advice on works to 5 heritage items including appropriate alterations to the Camden Courthouse, a colonial barn in Cobbitz and a Victorian house in Hill St Camden.  Conservation advice provided on the Rotunda in Macarthur Park and conservation works to Macquarie Grove House in Cobbitz.
	Attend pre DA meetings and provide advice on DA referrals on heritage matters	Number of meetings attended and number of referrals made	22 referrals plus pre-lodgement meetings including assessment of heritage reports on new residential release areas, the Northern Road Upgrade and the SW Rail line; and assessment of development applications for Harrington Park Homestead, Narralan Cemetery and heritage items in Cobbitz.	DA and Planning Proposal advice provide on: <ul style="list-style-type: none"> <li>7 simple, single issue heritage referrals,</li> <li>23 medium level heritage referrals, requiring multiple advice</li> <li>3 complex heritage referrals requiring negotiation.</li> </ul>
<b>Conservation Management Plans</b>	Assist owners of heritage listed properties in the preparation of CMPs as appropriate in order to identify development opportunities and long term conservation outcomes	Assistance provided to owners of heritage listed properties	Advice was provided on the CMP for Oran Park House including determining heritage significance and setting the heritage curtilage to enable the homestead to be listed on the State Heritage Register. Appropriate controls for new residential release areas development surrounding the homestead were also determined.	Advice was provided on the CMP for Cobbitz Anglican Church, Raby and Gledswood homesteads.

<p><b>Information and promotion of heritage issues</b></p>	<p>Make relevant and current information readily available to staff and community</p>	<p>Number of publications provided</p>	<p>Multiple heritage studies were made available for public use in the Camden library. Let's Connect article on the completion of conservation works to the heritage item at 10 Barsden St, Camden was written for publication.</p>
	<p>Facilitate staff workshops on relevant heritage matters</p>	<p>Information is current</p>	<p>Update of all the Camden LGA heritage items on the NSW Heritage Register database for public access was undertaken.</p>
	<p>Work with external organisations as appropriate to promote heritage issues</p>	<p>Number of staff workshops held</p>	<p>Information in the Heritage Question and Answer link on the website was updated. Presentation on Aboriginal Heritage legislation provided to Strategic Planning staff. Regular contact with Heritage of Western Sydney group and Historical Society/Library partnership meeting continued.</p>
	<p>Work with external organisations as appropriate to promote heritage issues</p>	<p>Number of contracts made with external organisations</p>	<p>No group training, however advice provided to staff on individual items. Two contacts were made with Heritage of Western Sydney Group and Historical Society/Library partnership meeting was conducted.</p>

**Local Service 1.3 – Urban and Rural Planning**

**What is Urban and Rural Planning?**

This service aims to plan for and manage new growth areas and existing land uses. This includes assessing and funding impact of growth through development contributions plans.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Urban and Rural Planning	Community Satisfaction Survey	Maintained or Improved		5.8 in 2011 compared to 6.1 in 2009, which represents a statistically significant reduction in Community Satisfaction. The next survey will be conducted in 2013 and results will be provided in the next Delivery Program report.		The mean satisfaction score for Urban and Rural Planning was 5.93 in 2013 which has remained stable since 2011.
Monitor and maintain the Council's planning instruments	LEP and DCP are reviewed annually	Annual review completed		Council undertook an initial review of the Camden LEP 2010 which was exhibited in April 2012. These amendments were adopted on 16 November 2012. Council has commenced a second housekeeping review. These were exhibited in Nov/Dec 2012. The matter will be reported to Council in early 2013 with adoption expected later in the year.		Following exhibition, submissions were processed and a report was prepared for Council meeting 9 July 2013. Camden DCP Amendment No. 11 was prepared and reported to Council 25 June 2013 with exhibition to occur in July 2013.
				The next review of the Camden DCP 2011 is scheduled for the second half of 2013.		

**Report on Delivery Program Activities**

Local Service L3: Urban and Rural Planning		January to June 2013
Activity	Council's Role	July to December 2012
	<p>Performance Measure</p> <p>State Government time frames met</p>	<p><b>Austral/Leppington North and East Leppington Precincts</b> are at or near completion of precinct planning. Both precincts are expected to have rezoning finalised by February 2013.</p> <p><b>Catherine Fields South (Part) Precinct</b> has been placed on exhibition and report prepared for Council submission early 2013 to ensure State Government timeframe is met.</p> <p><b>Leppington Precinct</b> is currently being planned, with Draft Technical Studies completed. Exhibition expected first half 2013.</p>
	<p>Coordinate the rezoning process for the following precincts:</p> <ul style="list-style-type: none"> <li>Austral/Leppington North precinct</li> <li>East Leppington precinct</li> <li>Leppington Urban Release Area</li> <li>Catherine Field South precinct</li> </ul>	<p><b>Austral/Leppington North and East Leppington Precincts</b> are now rezoned.</p> <p><b>Catherine Fields South (Part) Precinct</b> is nearing completion with only minor matters to be finalised. Expected to be gazetted in the near future.</p> <p>The planning for <b>Leppington Precinct</b> continues in line with State Government timeframes.</p>
	<p>Relevant stakeholders engaged</p>	
<b>New Release Areas Planning</b>	<p>Manage and respond to emerging strategic planning issues within rezoned precincts:</p> <ul style="list-style-type: none"> <li>Oran Park precinct</li> <li>Turner Road precinct</li> <li>Spring Farm precinct</li> <li>Elderslie precinct</li> <li>Harrington Grove precinct</li> <li>Master Del precinct</li> </ul>	<p><b>Harrington Grove</b> – Amendment 8 gazetted 18 January 2013. DCP Amendments in force 30 January 2013. VPA facilities beginning to be delivered – cycle ways, pre delivery discussion on district playing fields.</p> <p><b>Master Del</b> – Amendment 5 gazetted 18 January 2013. VPA park discussions ongoing. 2 residential precincts under construction. Seniors Living 1st stage under construction.</p> <p><b>Oran Park &amp; Turner Road</b> – Council led response to issue with Riparian Areas zoning, with initiation and management of Planning Proposal to respond to issues. Expected gazette early 2013. Council continues to monitor roll out of these precincts and issues that may arise.</p> <p>Council continues to manage and respond to issues within the Growth Centre Precincts through forums such as Development Working Groups. In Austral/Leppington North and East Leppington, Council staff have liaised with other adjoining Councils in the rollout of development on the ground.</p>



<p>Reasoning process for Emerald Hills commenced in August 2012. State Government target is for completion by June 2014. Report to Council and exhibition expected June 2013. 75% of Draft technical studies have been completed. Key stakeholders have been engaged. Workshops held with State Government agencies, Council technical staff and consultants as key part of engagement process.</p>	<p>Precinct planning meets State Government time frames</p> <p>Relevant stakeholders engaged</p>	<p>Commence the reasoning process for the Emerald Hills Precinct</p>	<p>The Emerald Hills project is to be reported to Council in the next 2 months following finalisation of technical reports after comment from Council staff has been accounted for. State Government timeframes in line with the Gateway Determination are being met.</p>
<p>Strategy completion target date is July 2013. The Infrastructure Delivery Strategy is currently being prepared and reviewed.</p>	<p>Strategy complete</p>	<p>Prepare an Infrastructure Delivery Strategy to identify infrastructure priorities, funding and responsibilities</p>	<p>The Draft Infrastructure Delivery Strategy is currently being reviewed</p>
<p>100% of VPAs have been executed within 12 months of receipt or reporting to Council. Gledswood Hills VPA was finalised in December 2012.</p> <p>95% of WIKAs received in 2013 were executed in less than 6 months following receipt of a final offer. The average turnaround time was less than 2 months. One WIKa has not been executed in the target timeframe and is the subject of very detailed and complex negotiations.</p>	<p>75% of VPAs executed within 12 months of receipt, 90% of WIKs within 6 months of receipt</p>	<p>Negotiate and execute WIK Agreements consistent with the Contributions Plan, template and Policy &amp; Procedure Manual</p>	<p>No new VPAs received in the last 6 months. A variation to the Gregory Hills VPA was completed within the timeframe. All WIKAs received in the last 6 months have been finalised within the 6 month timeframe target.</p>
<p>Annual review and regular monitoring of executed VPAs is carried out in accordance with the terms of each VPA.</p> <p>WIKA &amp; VPA register is in place. WIKA Policy has also been implemented.</p>	<p>Regular Monitoring is Conducted</p> <p>System Established</p>	<p>Monitor Voluntary Planning Agreements</p> <p>Establish a system to register receipt &amp; monitor progress of all WIK and VPAs</p>	<p>Review and monitoring of VPAs continues in accordance with the terms of each VPA.</p> <p>WIKA Policy has been in place and a review of the systems to monitor VPAs is currently underway.</p>
<p>Simple enquiries are generally answered within 24 hours. Complex enquiries are answered with advice generally provided within 3 days of receipt.</p>	<p>Responses provided in a timely manner</p>	<p>Provide advice on development contributions matters</p>	<p>Simple enquiries are generally answered within 24 hours. Complex enquiries are answered with advice generally provided within 3 days of receipt.</p>

<p>Currently there are 10 planning proposals relating to LEP Amendments and 2 DCP Amendments. All proposals are advancing in a timely and efficient manner.</p>	<p>Advice provided in a timely manner.</p>	<p>There are currently 14 planning proposals relating to LEP amendments and 1 DCP amendment being dealt with in the statutory time frames.</p>	<p>Amendments gazetted</p>	
<p>Provide advice on Camden LEP and Camden DCP, and coordinate amendments are appropriate</p>	<p>Amendments gazetted</p>	<p><b>Harrington Grove (8)</b></p> <ul style="list-style-type: none"> <li>Amendment of the maps relating to the zoning and minimum lot sizes for Harrington Grove and the Harrington Park Homestead property.</li> <li>Amendments made relating to an environmental approval was gazetted by the Federal Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) formerly the Department of the Environment, Water, Heritage and the Arts).</li> </ul> <p><b>Mater Dei (5)</b></p> <ul style="list-style-type: none"> <li>Minor adjustments made to the LEP boundaries for the residential precincts, currently zoned E4 Environmental Living, this will also require minor adjustments to the E2 zoned area;</li> <li>Minor adjustments made to the LEP boundary for the precinct currently zoned R2 Low Density Residential. This will also require minor adjustments to the E2 zoned area.</li> </ul> <p><b>Elyard Gardens (11)</b></p> <ul style="list-style-type: none"> <li>Amendments made to allow residential accommodation as a permissible use on part of the land known as Lot 6 in DP 812672 (1 Elyard Street, Marellan), that was previously permitted in Camden LEP 4B.</li> </ul> <p><b>Spring Farm South &amp; West (7)</b></p> <ul style="list-style-type: none"> <li>Amendments made to the zone boundaries (a zoning 'swap') which will result in an additional 3,678 ha of R1 General Residential zoned land which directly relates to the proposed Master Planned road layout for the south and west</li> </ul>	<p><b>Harrington Grove (8)</b></p> <ul style="list-style-type: none"> <li>This planning proposal was published on 18 January 2013.</li> </ul> <p><b>Mater Dei (5)</b></p> <ul style="list-style-type: none"> <li>This planning proposal was published on 18 January 2013.</li> </ul> <p><b>Elyard Gardens (11)</b></p> <ul style="list-style-type: none"> <li>This planning proposal was published on 18 January 2013.</li> </ul> <p><b>Spring Farm South &amp; West (7)</b></p> <ul style="list-style-type: none"> <li>This planning proposal was published on 18 January 2013.</li> </ul>	<p><b>El Caballo Blanco/Gleditswood minimum lots size Planning Proposal – Amendment 28</b></p> <ul style="list-style-type: none"> <li>Proposal to insert a new Clause into Camden LEP 2010 – Clause 4.1C Exception to minimum lot size' in zones RE2 Private Recreation and SP3 Tourist.</li> <li>A resolution to seek Gateway Determination is being sought from Council at its meeting of 23 July 13.</li> <li>This is a minor proposal and the plan is expected to be made 6 months after Gateway Determination.</li> </ul> <p><b>Struggletown (2 and 4 Sharnon Close and 1a Stewart Street) – Amendment 24</b></p> <ul style="list-style-type: none"> <li>Proposal to insert additional permitted uses on the subject site.</li> <li>This proposal was sent for Gateway</li> </ul>

Land Use and Planning	Amendments gazetted	
Coordinate the rezoning process for the Glenice industrial area	Completed within 2 years of receipt	<p>Determination on 2 July 13.</p> <ul style="list-style-type: none"> <li>This is a minor proposal and the plan is expected to be made 6 months after Gateway Determination.</li> </ul> <p><b>Gregory Hills (190 Raby Road, Gledswood Hills) – Amendment 21</b></p> <ul style="list-style-type: none"> <li>Proposal is to rezone subject land from RU2 Rural Landscape to a range of residential zones for approx. 260 residential lots</li> <li>This proposal was sent for Gateway Determination on 2 July 13.</li> <li>This is a major proposal and the plan is expected to be made 18 months from the time of Gateway Determination.</li> </ul> <p><b>DCP</b></p> <p><b>Harrington Grove</b></p> <ul style="list-style-type: none"> <li>Amendments made to Section C9–Harrington Grove and Section D2.3.4–Harrington Grove).</li> </ul>
Coordinate the rezoning proposal process to rezone land known as El Caballo Blanco/Gledswood for residential purposes, prepare DCP and facilitate execution of a VPA	Completed within 2 years of receipt	<p>Preliminary Assessment complete. Coordinating with Cammelltown Council for reporting to respective Councils, expected mid-late March 2013.</p> <p>The El Caballo Blanco (Gledswood) Rezoning imminent. 8 May 2012 VPA signed. Implementation Manual for VPA being developed. Should be finalised by April 2013.</p> <p>The El Caballo Blanco (Gledswood) Planning Proposal was published on 22 March 2013.</p> <p>The ECBG VPA Implementation Manual is in Final Draft form and will be finalised by end of August 2013.</p>
Coordinate the planning proposal process to amend Camden LEP to facilitate expansion of the Marcellan Town Shopping Centre on the Landrum site and prepare development controls	Major Planning proposals completed within 2 years of receipt	<p>The report on the outcomes of the public exhibition was reported to Council on 26 March 2013, where the planning proposal was adopted and forwarded to the Department of Planning and Infrastructure.</p>

<p>The plan was subsequently published on 21 June 2013. Now that the land has been rezoned it is expected that a development application for the first stage of the redevelopment of the Marelán Town Centre will be lodged in the second half of 2013.</p>	<p>during the exhibition will be presented to Council in the first half of 2013.</p>	<p>Gateway determination received 29 June 2012. A number of planning studies are still to be finalised. The bushland conservation issue is still outstanding and the proponent is proposing to submit a revised planning proposal in early 2013.</p>	<p>A revised planning proposal was submitted on 18 February 2013. Further negotiations are progressing with the Office of Environment &amp; Heritage. Public exhibition is not expected until the second half of 2013.</p>	<p>Council's lot and population projections programs are being maintained.</p>
<p>Minor planning proposals completed within 12 months of receipt</p>	<p>Lot projections are current.</p>	<p>Tracking System developed</p>	<p>Council's current lot projections are in line with those provided by the Department of Planning and Infrastructure.</p>	<p>The single source lot production information has been developed and is in use.</p>
<p>Coordinate the planning proposal process to amend Camden LEP to facilitate the expansion of the Carrington seniors living development</p>	<p>Prepare lot/population projections when required for release areas and develop an accurate and detailed tracking system</p>	<p></p>	<p>Work has commenced on developing a single source data bank within Council which provides up to date information on lot production. It is anticipated that this project will be completed early in 2013.</p>	<p></p>
<p><b>Land Use and Planning</b></p>	<p><b>Land Use Planning</b></p>	<p></p>	<p></p>	<p></p>

## Key Direction 2 –Healthy Urban and Natural Environments

### What are Healthy Urban and Natural Environments?

Camden's natural and built environments are the "setting" for all aspects of life and are essential for sustaining the health, wellbeing and the prosperity of people who live here.

The natural environment encompasses all living and non-living things, occurring both naturally and as a result of human activities. It includes the natural assets and resources such as air, water, fuel and biodiversity, the interactions and processes between these resources and both positive and negative impacts from human existence.

The built or urban environment is the human-made surroundings that provide the physical setting for human activity and enables private, economic and community life to function effectively and healthily.

### Local Service 2.1 – Waste Services

#### What is Waste Services?

This service aims to provide waste collection and disposal services for domestic and commercial waste along with and organic and recycling services to the community of Camden

#### Report on Delivery Program Success Indicators

Local Service 2.1 : Waste Services					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Waste Services	Community Satisfaction Survey	Maintained or Improved	8.65 in 2011 compared to 8.2 in 2009, which represents a significant increase in Community Satisfaction. This result will be reported following the next Community Satisfaction Survey in 2013.	●	The mean satisfaction score for Waste Services was 8.53 in 2013 which has remained stable since 2011.
Waste-diverted from landfill	Percentage waste diverted from land fill	Exceeds 66%	●	●	Currently at 73%  Currently at 76%

**Report on Delivery Program Activities**

Local Service 2.1.1 Waste Services				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Collection of Household Waste</b>	Council undertakes weekly collection of household waste which includes Recycling (Yellow Lid bin), Garden Organics (Green Lid bin) and general waste (Red Lid bin)	99.8% of bins are collected on the scheduled day	Currently 99.7% of bins are collected on the scheduled day	Currently 99.8% of bins are collected on the scheduled day
<b>Kerbside Collections of Hardwaste</b>	Collection of hardwaste that is not able to be disposed through the weekly bin collections. Residents can use the service twice per annum.	All conforming services are rendered on the agreed day and within 3 weeks of their request.	The current waiting period for a kerbside collection is 2 to 3 weeks. Additional services were conducted over the Christmas period.	The current waiting period for a kerbside collection is 1 to 2 weeks. Traditionally we get less services during the colder months.
<b>Collection of Commercial Waste</b>	Removal of recycling and general waste from commercial premises	99.8% of bins are collected on the scheduled day and waste is conveyed to the reception facility.	Commercial services are collected on their scheduled service days.	Commercial services are collected on their scheduled service days.
<b>Waste Education</b>	The community is educated to encourage households to manage their waste in order to minimise waste generation and divert waste from landfill into recycling. Council's target is to have 66% diversion from landfill by 2014.	66% of the total of all waste streams will be diverted from landfill by the year 2014.	Current diversion rate at 71%.	Current diversion rate at 76%. The new resident Welcome Pack is also being upgraded.
<b>Continuing Service Expansion to Meet Needs of Growing Population</b>	Additional collection services required in new urban areas and the associated assets and workforce implications	99.8% of bins are collected on the scheduled day	Currently meeting service rates however additional resources are required to meet the ongoing demand level.	Currently meeting service rates however additional resources are required to meet the ongoing demand level.
<b>Green Waste Review</b>	The waste management needs of the new release areas may be different to that of existing Camden urban community due to smaller lot sizes, and further investigation is needed to ensure provision of a high quality and cost effective service that appropriately meets these needs.	Investigation completed and recommendations made	The Green Waste Review is currently being undertaken. Upon completion recommendations will be made to address the waste management needs in new release areas.	The initial phase of the Green Waste Review revealed that we could in fact develop our own internal data base to measure and anticipate demand. Work is in progress

<p><b>Bin Lid Repairs</b></p>	<p>Bin lid repairs to be conducted en route by drivers as a more proactive, cost-effective and productive service.</p>	<p>Bin lid repairs conducted en route</p>	<p>Where possible, safe and convenient bin lids are being repaired en route by drivers however to further enhance the service Council has purchased a specialised delivery vehicle capable of the delivery of new or replacement bins or to undertake bin repairs. This new vehicle is fitted with technology that enables the driver to respond to a customer request whilst still in the field.</p>	<p>We are now using a fleet management system (Wastedge) that is fitted to our waste management vehicles which pushes information back to our operations room in real time to proactively repair bins on site without residents needing to call in the first instance. Otherwise any resident that does make a bin repair request can expect that their service request will be carried out within 24 hours.</p>
<p><b>Occupational Health and Safety</b></p>	<p>Implement a range of safety improvements at Council's waste depot.</p>	<p>Improvements implemented</p>	<p>No injuries recorded in last quarter. Truck modifications have been made to reduce incidents of RSI.</p>	<p>No injuries recorded during the period.</p>
<p><b>Waste Management Performance Software</b></p>	<p>Continued implementation of software designed to improve the way waste management is administered and enable better communication with the community</p>	<p>Software implemented</p>	<p>Installation of fleet management system is 80% complete. Implementation issues requiring attention are being addressed with further work required.</p>	<p>The fleet management system is now fitted to all domestic vehicles. The system is up and running and we are now learning to use the information better to improve the level of service to the community. This program however still has room to expand and deliver better service levels going forward. The system will allow us to report and operate more effectively and this will be demonstrated in the next 12 months.</p>

**Local Service 2.2 – Regulating the Use of Public Areas**

**What is Regulating the Use of Public Areas?**

This service aims to regulate and manage the private use of public areas, parking, street vendors, signage, illegal dumping, cats and dogs

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Regulating the Use of Public Areas	Community Satisfaction Survey	Maintained or Improved		7.03 in 2011 compared to 6.8 in 2009, which represents a significant increase in Community Satisfaction. This result will be updated following the next Community Satisfaction Survey conducted in 2013 and will be available in the next Delivery Program report.		The mean satisfaction score for Regulating the Use of Public Areas was 6.77 in 2013 which is a statistically significant decrease in satisfaction since 2011.
Companion animals are appropriately identified	Percentage of impounded animals that are identified through microchip and / or registration	Increasing		Dogs entering the pound: in this reporting period 61% of dogs were microchipped; this is the same proportion as the last reporting period. Cats entering the pound: in this reporting period 10% of cats were microchipped. Council undertook its first microchipping day with 9 cats being microchipped and 23 dogs being microchipped.		Dogs entering the pound: in this reporting period 57% of dogs were microchipped compared to 61% in the last reporting period. Cats entering the pound: in this reporting period 8% of cats were microchipped compared to 10% last reporting period. Council have completed 5 Microchipping days that saw 345 dogs microchipped and 98 cats. The impact this program has on this result will be seen in the next Delivery Program Report.

**Comment**

As noted above, it is important to consider resident satisfaction scores over time to understand any trend in satisfaction. It is difficult to draw any conclusions from one result.



Whilst the identification of companion animals indicator shows a move away from the target, the introduction of free microchipping days run by Council demonstrates a proactive approach to increasing the number of companion animals that are appropriately identified. Over the coming Delivery Program Reports the impact of this program should be demonstrated by increasing results.

**Report on Delivery Program Activities**

Local Service 2.2: Regulating the Use of Public Areas			
Activity	Council's Role	Performance Measure	January to June 2013
<b>Monitoring and Enforcement of Car Parking</b>	Monitoring and enforcement of on-street and Council carpark restrictions, including school zones	Regular patrols are conducted	Council received 74 parking complaints which were all investigated within the service standards. Council investigated 11 School Zone complaints within the allocated service standard. Rangers enforce school zones to a minimum 2 per week and have also been involved in the school education program at Elderslie Primary School and Mareilan Vale Primary School.
<b>Monitoring and Enforcement of Unauthorised Activities in a Public Place</b>	Monitoring and enforcement of unauthorised activities in public places, including roadside trading, signage, abandoned vehicles and obstruction (skip bins, shipping containers and the like)	Activities are addressed by Council rangers as they are detected	A total of 57 complaints were received regarding unauthorised activities in a public place. Of those complaints, 75% were regarding abandoned vehicles parked in public places. 25% of all remaining complaints received were about road side trading and illegal signage on public lands.
<b>Investigate Illegal Dumping of Waste on Public Land</b>	Investigation and removal of unauthorised dumping of waste on public land	Investigation initiated within the allocated service standard	Council received 96 reports of illegal dumping on public land over the reporting period. All the reports were investigated within the allocated service standard.
<b>Impounding of Stock</b>	Given its rural areas, instances arise where stock escape onto public roads and Council	Investigation initiated within the	Council have seen a decrease in the number of complaints received, with a

<p><b>Respond to instances of dog attacks, nuisance and stray dogs on public lands</b></p>	<p>officers attempt to return that stock to the owner but sometimes must remove and impound stock.</p> <p>Council is responsible for investigating and enforcing requirements within the Companion Animals Act relating to control of dogs in public places.</p> <p>Education and awareness of residents in regards to the microchipping and registration of dogs and cats.</p>	<p>allocated service standard</p> <p>Investigation initiated within the allocated service standard</p> <p>A reduction in the per capita number of stray animals which are not microchipped</p>	<p>Investigated within the allocated service standard, with some of the stock impounded and others returned to owners (where known).</p> <p>All customer requests for dog attacks and stray dogs on public land were actioned within the allocated time frame.</p> <p>61% of dogs arriving at the pound were microchipped and 30% of cats were microchipped. Council undertook its first FREE microchipping day with 9 cats and 23 Dogs.</p>	<p>total of 14, a 57% reduction. All requests were investigated within the service standard. 42% of the requests attended resulted in Rangers impounding the animal.</p> <p>All customer requests for dog attacks and stray animal pick ups were actioned within the allocated service standard.</p> <p>Council held 6 Free Microchipping days across the LGA at Mount Amun, Carrans Hill, Leppington, Camden and Catherine Fields. Various advertising tools were used to promote the program including the local radio station, newspaper articles and the display of 2 banners at various locations. Council saw a total of 243 companion animals microchipped - 145 dogs and 98 cats.</p>
<p><b>Community Education</b></p>	<p>Promote and encourage residents to utilise the "adopt a pet" program through a range of strategies, including regular advertising.</p>	<p>The 'Adopt-a-Pet' program has been replaces this reporting period with a more proactive, educational campaign during the first half of 2013.</p> <p>Dogs: In the last reporting period there were 0.022% per capita of dogs euthanased compared to an increase in this reporting period of 0.034% per capita.</p> <p>Cats: In the last reporting period there were 0.16% per capita of cats euthanased compared to a decrease in this reporting period of 0.063% per capita.</p>	<p>Dogs: In the last reporting period 11% of the dogs that entered the pound were euthanased compared to 3% this reporting period. Per capita, last reporting period was 0.034% compared to a decrease in this reporting period of 0.01% per capita.</p> <p>Cats: in the last reporting period 34% of the cats that entered the pound were euthanased compared to 25% this reporting period. Per capita, last reporting period was 0.063% compared to 0.073% this reporting period.</p> <p>As shown, Council has seen a significant decrease in the number of dogs euthanased over this reporting period.</p>	<p>Dogs: in the last reporting period 11% of the dogs that entered the pound were euthanased compared to 3% this reporting period. Per capita, last reporting period was 0.034% compared to a decrease in this reporting period of 0.01% per capita.</p> <p>Cats: in the last reporting period 34% of the cats that entered the pound were euthanased compared to 25% this reporting period. Per capita, last reporting period was 0.063% compared to 0.073% this reporting period.</p> <p>As shown, Council has seen a significant decrease in the number of dogs euthanased over this reporting period.</p>

**Local Service 2.3 – Public Health**

**What is Public Health?**

This service aims to provide the community with protection from infectious disease by carrying out safety inspections for food preparation and sale areas, skin penetration businesses and carry out onsite air-conditioning inspections, sewerage management, septic tank inspection and noise investigation.

**Report on Delivery Program Success Indicators**

Local Service 2.3- Public Health					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Public Health	Community Satisfaction Survey	Maintained or Improved			The mean satisfaction score for Public Health was 7.32 in 2013 which has remained stable since 2011.
Instances of food borne disease decrease	Instances of food borne disease	Decreasing			Council has received 2 complaints of alleged food borne illness in the reporting period. Both were inspected within Council's Standard inspection times.
Number of non-complying premises are decreasing (food and skin penetration)	Number of improvement notices issued	Decreasing			Council has issued 4 Improvement Notices to Food Premises during the reporting period.
Onsite sewerage management systems are operating satisfactory	Number of approvals to operate issued	Increasing			There were 50 Approvals to Operate issued for this reporting period. This represents a decrease of 40% compared to the previous reporting period, however, is 200% above the same reporting period in 2012.

**Comment**

Instances of food borne disease tend to fluctuate between periods so it is important to consider any trend over time. This is highlighted by the previous result which met the target. Perhaps of greater concern is the increase in the number of improvement notices that were issued during the period to food and skin penetration premises. This trend will also need to be monitored over time but the result confirms the importance of Council's ongoing role in public health inspection and these premises.

**Report on Delivery Program Activities**

Local Service 2.3: Public Health				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
Swimming pool inspection and Testing	Council officers inspect and monitor the performance of swimming pools that are open to the public to minimise the spread of disease	All public swimming pools are inspected on an annual basis	There are a total of 9 public swimming pools of which 89% were inspected at least once between 1/7/2012 and 31/12/2012.	There are a total of 9 public swimming pools of which 100% were inspected at least once between 1/1/2013 and 30/6/2013.
Microbial Control - Water Cooling Towers	Council officers inspect and monitor the performance of water cooling towers that may cause the spread of Legionnaires disease	All premises with cooling towers are inspected on an annual basis	All premises with cooling towers were inspected at least once between 1/7/2012 and 31/12/2012.	Council has 3 Cooling towers registered. The towers were inspected during the previous reporting period.
Food Shop Inspections	Council officers inspect and monitor the performance of food outlets under the provisions of the Food Act (including Temporary vendors) to ensure the service of safe food and to prevent the spread of food borne illness	All food premises are inspected on an annual basis	Council has 295 registered Food Premises. 58.4% of these premises have had at least one routine inspection in the reporting period.	Council has 280 registered Food Premises. 100% of high risk premises have had at least one inspection during the reporting period. 69% of medium risk businesses have had at least one inspection over the reporting period, resulting in 100% of medium risk premises inspected at least once over the past 12 months.
Skin Penetration and Hairdressing Premises	Council officers inspect and monitor the performance of skin penetration and hairdressing premises to prevent the spread of disease	All skin penetration premises are inspected on an annual basis	There were a total of 48 Hair Dressing and Skin Penetration inspections out of 93 operating premises within 1/7/2012 and 31/12/2012 giving an inspection percentage of 52%.	A total of 72 Hairdressing and Skin Penetration inspections were conducted out of 100 operating premises, giving an inspection percentage of 72% for the past 12 months
On-Site Sewage Management	Approve, inspect and certify on-site sewerage disposal systems	Number of approvals to operate	A total of 83 Approvals to Operate were issued during the reporting period.	There were 50 Approvals to Operate issued for this reporting period.

**Local Service 2.4 – Protection of the Natural Environment**

**What is Protection of the Natural Environment?**

This service aims to protect the natural environment by assessing development applications, managing natural areas and waterways and enforcing fire protection zones.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Protection of the Natural Environment	Community Satisfaction Survey	Maintained or Improved		No statistically significant change noted between 2009 and 2011. The results will be updated after the next Community Satisfaction survey conducted in 2013 and will be available in the next Delivery Program report.		The mean satisfaction score for Protection of the Natural Environment was 6.77 in 2013 which has remained stable since 2011.
Water quality is maintained or improved	Water quality is maintained or improved	Maintained or Improved		A consultant has been engaged for summer WQ testing. This consultant will also be providing a report on all 2012 WQ data.		The water quality testing for 2012/13 was completed according to the program. A final report detailing results and analysis comparing the previous years results to this years results indicates that generally water quality at each of the 16 sites tested was poor when compared against ANZECC (2000) Guidelines.
More natural areas are under active management	Percentage of natural areas within Council's ownership that are being actively managed	Increasing		During the reporting period Council has actively managed Kings Bush (2.5ha), Sickles Creek Reserve (0.2ha), River Road Reserve (6.8ha) and John Peat Reserve (1.4ha) with the assistance of Bushcare Volunteers. This represents 0.25% of the natural areas within the Camden LGA. Additional planning is being prepared to progress these projects further.		During the reporting period Council has actively managed Kings Bush (2.5ha), Sickles Creek Reserve (0.2ha), River Road Reserve (6.8ha) and John Peat Reserve (1.4ha) with the assistance of Bushcare Volunteers. This represents 0.25% of the natural areas within the Camden LGA. In addition, Council has commenced preparations for National Tree Day at Ron Dine Memorial Reserve Camden South. It is envisaged that this area will be planted with approximately 1500 plants.

**Comment**

This is the first time that water quality testing has been reported in the Delivery Program. This testing result is of the Narellian Creek Catchment only. Testing of recreational water quality and blue-green algae has commenced for the Nepean River and it is anticipated that reporting on this will commence in the next Delivery Program Report.

**Report on Delivery Program Activities**

**Local Service 2.4: Protection of the Natural Environment**

Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Stormwater Management</b>	Community education and awareness about stormwater issues	Education campaigns conducted	During the reporting period School Healthy Catchment Kits were delivered to all primary and secondary schools within the Camden LGA, Living Macarthur Nature Photography Competition and Sustainable Schools Expo held.	During the reporting period environmental education workshops, themed around 'water' or 'catchment' were delivered to over 800 students and teachers from seven local schools.
	Investigate, monitor and assess water quality within our major creeks and tributaries	Water quality is tested twice per year	There is a summer and winter WQ testing program in place. At this stage the results cannot be determined without comparing both the summer and winter seasons tests. This will be reported in the next reporting period.	The water quality testing for 2012/13 was completed according to the program. A final report detailing results and analysis comparing the previous years results to this years results has been received.
	Undertake a flood risk management study for South Creek including a framework for flood risk management	Risk management study completed	A consultant has been engaged and the project is running according to schedule.	A consultant has been engaged and the project is running according to schedule.
	Nepean River flood mapping	Completion of mapping	A consultant has been engaged and the project is running according to schedule.	A consultant has been engaged and the project is running according to schedule.
	Continued expansion of the drainage network in Elderslie, Spring Farm, infill areas and the South West Growth Corridor	Projects completed on time and to budget	Ongoing WJKA and agreements are in place to deliver drainage assets within the identified area.	Ongoing WJKA and planning agreements are in place to deliver drainage assets within the identified area. Council is also reviewing the design of portions of the trunk drainage in Elderslie. These works are scheduled for construction in the 13/14 budget.

Attachment 1

ORD09

Maintenance and reconstruction of stormwater assets to ensure effective useful life	100% of program completed	This all year activity is progressing as planned with indication that all projects are likely to be completed on time.	83% of the program was completed and the remaining 17% was covering the sweeping of leaves from gutters.
	Condition rating stays the same or improves	Condition ratings are unable to be reported, these are dependent on new data being collected during the reporting period, new data is unavailable this time.	Condition ratings are unable to be reported as these are dependent on new data being collected during the reporting period. New data is unavailable this time.
Increased Council resources are required to effectively maintain the drainage network	More maintenance is undertaken	Additional maintenance was done as demand was higher due to the more frequent wet weather experienced during this period.	Additional maintenance was done as demand was higher due to the more frequent wet weather experienced during this period.
Increase technical resources in drainage design	Increased resources in place	Increased technical resources in drainage design are currently being utilised to support Sustainability Team.	A consultant has been engaged and the project is running according to schedule.
Narellan Drainage Channel Improvements	Completion of project on time and within budget	These works have been scheduled for the second half of this financial year.	Removal of gross pollutants and sediment from the concrete channel has been completed. Testing of sediment across the sand filter has been completed. Removal of sediment will be done in the 13/14 financial year.
Lake Annan – Retrofitting of Gross Pollutant Trap	Gross Pollutant Trap Fitted	The design review of this project has revealed that an alternative GPT is required at this location. The alternate design is being developed with a view that construction of a more suitable device will be constructed in the 2013/14 financial year.	Design is 90% complete with construction scheduled within the 13/14 financial year.
Additional Gross Pollutant Trap maintenance due to increase in assets	Maintenance increases in line with assets	Scheduled for 2013/14	18% of GPT cleaning could not be completed due to wet weather conditions.
Nott Oval drainage improvements	Drainage improvements completed	Funding for the Nott Oval drainage improvement have been reallocated to the additional Gross Pollutant Trap works required at Lake Annan during the reporting period.	As previously reported, funding for the Nott Oval drainage improvement has been reallocated to other priority drainage works.

Stormwater Management

<p><b>Bushfire Hazard Reduction</b></p>	<p>Conduct regular grass slashing or mowing where bushland borders residential areas in bushfire prone areas</p>	<p>Program completed</p>	<p>This all year mowing and slashing program is progressing as planned it is expected that all the areas will be attended to adequately throughout and to the end of the year.</p>	<p>Mowing and rural road slashing program were completed as required to aid in minimising potential bushfire hazards.</p>
<p><b>Maintenance of Riparian Lands</b></p>	<p>Rural Road Hazard Reduction Program</p>	<p>Program completed</p>	<p>Program planned for Cut Hill Road Cobbitty to be completed in February 2013.</p>	<p>Works were completed in Cut Hill Road Cobbitty during the reporting period.</p>
<p><b>Maintenance of Wetlands, Lakes and Dams</b></p>	<p>Carry out required maintenance, regular inspections and cleaning of the riparian lands adjacent to or within urban areas</p>	<p>Program completed</p>	<p>Riparian lands maintenance is programmed to commence in autumn, progress report is unavailable until then.</p>	<p>Some work was postponed pending completion of a wetland management plan due in June 2013.</p>
<p><b>Bushcare Maintenance</b></p>	<p>Regular inspections, maintenance, and repair/renovation work to ensure the systems function well &amp; the dam structures are in a safe state</p>	<p>Program completed</p>	<p>This all year activity is progressing as expected, planned work is likely to be completed satisfactorily and on time.</p>	<p>Some work was postponed pending completion of wetland management plan due in June 2013.</p>
<p><b>Bushcare Maintenance</b></p>	<p>Conduct bushcare maintenance activities to preserve and restore natural bushland</p>	<p>Program completed to time and budget</p>	<p>So far, this program is being done through utilisation of volunteers. Next year Council will set an annual program and employ full-time staff to do the tasks and gradually increase both the scope of the program and staff level.</p>	<p>To date this program is done through utilisation of volunteers. Next year Council will set an annual program and employ full-time staff to do the tasks and gradually increase both the scope of the program and staff level.</p>
<p><b>Bushcare Maintenance</b></p>	<p>Coordinate bushcare program at Kings Bush and Sickles Creek</p>	<p>Program completed to time and budget</p>	<p>During the reporting period, volunteers contributed 481 hours protecting and enhancing Kings Bush and Sickles Creek.</p>	<p>During the reporting period volunteers contributed 314 hours protecting and enhancing Kings Bush and Sickles Creek.</p>
<p><b>Bushcare Maintenance</b></p>	<p>Support and facilitate volunteers of bush care groups</p>	<p>Level of support provided to groups</p>	<p>Council has continued to support and facilitate 3 bushcare groups with the provision of onsite contract supervision, tools and other items as required.</p>	<p>Council has continued to support and facilitate 3 bushcare groups with the provision of onsite contract supervision, tools and other items as required.</p>
<p><b>Bushcare Maintenance</b></p>	<p>Implementation of Plans of Management for Natural Areas</p>	<p>Plans of Management are in place</p>	<p>Resources were not available in the reporting period. It is proposed the plans be reviewed within the second half of the reporting period and then implemented based on priority.</p>	<p>Resources were not available in the reporting period. It is proposed the plans will be reviewed in the first period of 2013/14 and then implemented based on priority.</p>
<p><b>Bushcare Maintenance</b></p>	<p>Preparation and Implementation of Plan of Management for Rheinberger's Hill Reserve</p>	<p>Plan of Management are in place</p>	<p>Resources were not available in the reporting period. It is proposed the plans be reviewed within the second half of the reporting period.</p>	<p>Resources were not available in the reporting period. It is proposed the plans will be reviewed in the first period of the reporting period.</p>



	reporting period and then implemented based on priority.	2013/14 and then implemented based on priority.
	Resources were not available in the reporting period. It is proposed the plans be reviewed within the second half of the reporting period and then implemented based on priority.	Resources were not available in the reporting period. It is proposed the plans will be reviewed in the first period of 2013/14 and then implemented based on priority.
Implementation of Plan of Management for Kirkham Reserve	Implementation commenced as per program	During the reporting period environmental education workshops, themed around 'water' or 'catchment' were delivered to over 800 students and teachers from seven local schools.
Undertake community education programs such as Stream Watch	Number of programs conducted	Preparations are underway for National Tree Day at Ron Dine Memorial Reserve Camden South on 28 July 2013. It is envisaged that this area will be planted with approximately 1500 plants. In addition, 11 schools have accepted Council's offer of 20 native plants for their school grounds.
Conduct National Tree Day event	Number of volunteers	Preparations are underway for the Annual Tree Giveaway to be conducted at Picnic in the Park on 8 September 2013.
Conduct annual tree giveaway to residents	Number of trees given away	Council's Noxious Weeds Officer inspected 738ha of private land, 3038ha of development land, and 90.6km of rivers creeks and waterways within Camden Council's LGA. Council's Noxious Weeds Officer engaged in on-farm education with land owners/occupiers in relation to the identification and control of Serrated Tussock. An intensive inspection and enforcement program has also commenced in the Leppington area focusing on Noxious Aquatic Weeds.
Conduct regular inspections of both private and Council owned lands and address through action or regulation	Declared noxious weeds on Council lands are treated or removed	Council's Noxious Weeds Officer inspected 948ha of private land, 58ha of development sites and 132km of river/creeks/waterways within Camden LGA. Council's Noxious weeds officer has engaged in strategic planning for the education, control and management of Serrated Tussock which is an invasive grass and is detrimental to the agricultural land and our native areas.
<b>Native Tree Events</b>		
<b>Noxious Weed Control</b>		

<p>Planned program of spraying identified weeds in the Nepean River – currently twice per year</p>	<p>Enforcement action is taken to address noxious weeds identified on private land</p>	<p>Council's Noxious Weeds Officer coordinated and managed 2 projects for Noxious Aquatic Weeds. The first round of herbicide treatment was completed in December by Council's contractors on the Nepean River for Alligator Weed. The first Round of herbicide treatment for Harrington Park was also completed in December. As part of the project the Noxious Weeds Officer inspected 58.9km of river and a contractor was engaged to provide 2 herbicide applications of the aquatic Noxious Weeds in the Nepean river.</p>	<p>Council's Noxious Weeds Officer managed three noxious weed control projects. The final rounds of herbicide treatment were completed for the Nepean River Alligator Weed project and Harrington Park Alligator Weed Project. In addition to this the Salvinia removal project was also managed by Council's Noxious Weeds Officer.</p> <p>To date all projects have had positive results with ongoing monitoring and control required. With the recent significant rainfall events there is substantial chance that the weed has spread as a result of localised flooding. The full effects of this have not yet been assessed.</p>
<p>Increase Council resources towards weed control</p>	<p>Increase in weed control activities</p>	<p>Increase in weed control activities is programmed for next year when specialist staff will be added.</p>	<p>Increase in weed control activities is programmed for next year using additional specialist staff.</p>

**Noxious Weed Control**

**Local Service 2.5 – Parks and Playgrounds**

**What is Parks and Playgrounds?**

This service plans and constructs new parks and playgrounds and ensures parks and playgrounds are clean and safe for the community of Camden.

**Report on Delivery Program Success Indicators**

Local Service 2.5: Parks and Playgrounds					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13
The Community is Satisfied with Council's Role in Parks and Playgrounds	Community Satisfaction Survey	Maintained or improved		7.1. The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.	
Children have places to play	Number of parks and playgrounds per 1000 children	Stays the same or increases		Input has been provided to all new development plans to ensure that ratio of parks and playgrounds to children stays the same as it is or Council see an increase of the number of parks and playgrounds. No data is currently available from developers at the time of reporting.	
Condition of parks and playgrounds	Condition of parks and playgrounds infrastructure	Maintained or improved from previous assessment		Condition of parks and playgrounds have continued to be maintained at the same service level.	
				Input has been provided in relation to the strategic planning of Emerald Hills and Leppington release areas. Discussions held regarding an All Abilities playground to be developed in the Oran Park precinct. Data is not currently available at this time.	
				The mean satisfaction score for Parks and Playgrounds was 6.90 in 2013 which has remained stable since 2011.	
				Some improvements in condition of parks and playgrounds were achieved from additional asset replacement/renewal through the on-going Community Infrastructure Renewal Program	

**Report on Delivery Program Activities**

Local Service 2.5: Parks and Playgrounds		January to June 2013
Activity	Council's Role	Performance Measure
		July to December 2012
	Planning future parks spaces, sportsfields and playground facilities that meet the needs of the current and future community	A strategy was developed for the delivery of proposed playspaces in the Oran Park release area given the issues identified for each particular site and known constraints. The playspaces to include not only playground equipment but sites have been identified for dog play areas and fitness equipment to providing cater to a broader range of users.
	Provide input, comments and advice on strategic documents related to new subdivisions and new release areas	Comments provided on the delivery of Harrington Grove VPA delivery of sporting facilities, various DA applications for site specific developments as well as the Draft Public Art Policy.
<b>Strategic Planning of Parks and Playgrounds</b>	Update databases to ensure all parks and playgrounds are named or referenced consistently in Council Information Systems	List of all open space areas that are not currently named has been developed with a view to determine which areas warrant separate names.
	Review existing website information and printed literature to ensure all new sites are listed and referenced	Input provided to website review. System to be developed for the amendment of website data relating to new sites.
	Develop policies on level of provision and range of play space and opportunities	Annual review undertaken
	Develop standards guidelines for reviewing parks and playgrounds at end of life cycle	Policies are current
<b>Policy Development for Parks and Playgrounds</b>		Guidelines completed
		Current policies still relevant and under review.
		Work scheduled for April 2013. A process of community consultation has been trialled for Rissevale Reserve following vandalism of the playground.
		Recreation Demand Study was commissioned to provide direction for the needs of current and future communities in existing and new areas.
		Progress delayed while Recreation Demand Study was being commissioned.
		Comments provided on proposed Emerald Green subdivision, as well as detailed design of proposed passive open space in Springfield Park and Oran Park.
		Work progressing. Developers of Oran Park have been advised to follow the process to formally name the new reserves which are due to be handed over to Council.
		The wet weather information regarding sporting field closures were revised to include each weekend day. Curry Reserve information updated to be clear that no bookings are required.

<p>Upgrade of facilities at Ron Dine Reserve – new clubhouse, upgrade of power and additional sportfield light, improvements to existing irrigation</p>	<p>Upgrades completed as planned</p>	<p>Designs were completed through consultation with the user groups. Construction works are currently being undertaken and on schedule.</p>	<p>Works are 95% completed. The power supply has been upgraded and is operational. The new clubhouse is completed with minor finishing works such as landscaping and access paths remaining. Contracts for the sports field lighting have been awarded.</p>
<p>Playground Replacement Program</p>	<p>Completion of program</p>	<p>The playground replacement program is progressing as planned; those completed so far include Forest Park Reserve in Harrington Park and Apex Park Reserve in Bardsden Street.</p>	<p>All works in the 12/13 playground replacement program have been completed.</p>
<p>Community Infrastructure Renewal Program – Parks Equipment (contingent on funding beyond 2012/13)</p>	<p>Completion of Program</p>	<p>This is scheduled to commence in February 2013, work will include renewal of some equipment in Macarthur Park and Onslow Park.</p>	<p>This part of the Community Infrastructure Renewal Program fund is to be re-voled for replacing Onslow Oval fencing in the following year.</p>
<p><b>Provision, Maintenance and Upgrade of Parks, Playgrounds and Sportsfields</b></p>	<p>Facilities provided to Council's requirements</p>	<p>Council's Recreational and Community Working Group continues to work with developers to deliver the facilities listed under the VPA's.</p>	<p>Council's Recreational and Community Working Group continues to work with developers to deliver the facilities listed under the VPA's.</p>
<p>Provision of Council's parks and playgrounds requirements in new release areas under Voluntary Planning Agreements or Section 94 Plans:</p> <ul style="list-style-type: none"> <li>• Spring Farm</li> <li>• Elderslea</li> <li>• Turner Road</li> <li>• Oran Park</li> </ul>	<p>Implementation commenced</p>	<p>Investigation and assessment of the facilities is currently being undertaken to identify best value location for facilities.</p>	<p>Oran Park Wayne Gardner sportsground amenities building inspected for compliance with requirements at near completion. Layout of additional sportsgrounds commented on for finalisation of design at Oran Park and Emerald Hills.</p>
<p>Commence implementation of Kirkham Reserve Masterplan</p>	<p>Completion of upgrade</p>	<p>These works have been completed by the user group.</p>	<p>Power to the site has been upgraded. Stage 1 of the netball courts rehabilitation is completed. Further improvements have been identified for inclusion in the 13/14 budget.</p>
<p>Fairfax Reserve Harrington Park Lighting Upgrade</p>	<p>100% of programs completed</p>	<p>This on-going program is progressing as expected, all maintenance/repair works have been done promptly whenever required.</p>	<p>Program completed with all maintenance/repair works done promptly as required.</p>
<p>Inspect and repair Recreational Facilities and Playing Courts to meet current relevant standards.</p>	<p>Rehabilitation works complete</p>	<p>The rehabilitation of faulty pavements at the Kirkham Park netball courts is currently in</p>	<p>Rehabilitation work on the worst affected</p>
<p>Rehabilitation of faulty pavement on netball courts at Kirkham Park</p>			

	progress.	courts was completed satisfactorily.
Narellian Hockey Ground – driveway upgrade	Upgrade complete	The driveway upgrade was fully completed.
Narellian Jets Driveway Upgrade	Upgrade complete	The driveway upgrade was fully completed.
Harrington Park - Additional Field Lighting	Lighting installed	Installation of additional field lighting was completed.
General upkeep of parks and gardens, and some portion of the road reserves.	Completion of program	Completion of the program was achieved throughout the year and attention provided to requests received.
Regular inspection and repair of playground equipment, picnic equipment, fences, signs and other structures	Completion of program	All playground facilities were maintained to acceptable standards with exception to a few areas that were affected by high levels of vandalism.
Maintenance and upkeep of landscaped areas	Completion of program	Program completed, minor disruption experienced due to transition from contract work into day labour work.
Maintenance and upkeep of sportsfields	Completion of program	Yearly upkeep and maintenance were completed including the servicing of irrigation and lighting systems.
Annual renovation of sportsfields to maintain standard of field playability	Completion of program	All planned renovation work were completed including aerations, fertilising, top dressing and pest spraying.

**Provision, Maintenance and Upgrade of Parks, Playgrounds and Sportsfields**

**Local Service 2.6 – Environmental Activities**

**What is Environmental Activities?**

This service aims to develop and implement environmental policy and educate residents on environmental issues.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied With Council's Role in Environmental Activities	Community Satisfaction Survey	Maintained or Improved		6.63. The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.		The mean satisfaction score for Environmental Activities was 6.70 in 2013 which has remained stable since 2011.
The community is generating less waste	Percentage garbage (red lid bins) of total waste per capita	Decreasing		The trend nationally indicates increasing kilograms per capita which is reflective of the relative affluence in our community. Whilst Per capita percentage of garbage has decreased from 216.26kg to 211.19kg during the reporting period, it is important to note that the general international trend as economies grow is to see an increase in waste generation.		Percentage garbage (red lid bins) has decreased from 211.19kg per capita in the previous reporting period to 209.8kg per capita in this reporting period.
Households are not consuming more water	Household water consumption per dwelling	Stays the same or decreases		Information obtained from Sydney Water shows that the average household in Camden LGA consumed 203.5kl in 2011/12 which was similar to the Sydney average of 203kl. Where the average unit consumed 133.74kl in 2011/12 below the Sydney average of 156kl. In the previous year Camden residents had consumed 214kl compared to the Sydney average of 211kl and Camden units consumed 179kl compared to Sydney's average of 189kl. Hence overall there has been a reduction in water consumption.		Information obtained from Sydney Water shows that the average household in Camden LGA consumed 203.5kl in 2011/12 which was similar to the Sydney average of 203kl. Where the average unit consumed 133.74kl in 2011/12 below the Sydney average of 156kl. In the previous year Camden residents had consumed 214kl compared to the Sydney average of 211kl and Camden units consumed 179kl compared to Sydney's average of 189kl. Hence overall there has been a reduction in water consumption.

<p>Council utilises natural resources more efficiently</p>	<p>Water and energy (electricity and gas) consumption</p>	<p>Decreasing on same period previous years</p>	<p>In 2011/2012, Council consumed 71,574kL of potable water compared to 80,387kL. This is almost an 11% decrease. In 2011/2012, Council consumed 4,036,675kWh in comparison to 3,869,911kWh in 2010/2011 which is a 4.13% increase. Of Council's largest energy consuming sites, increases in energy consumption was noted at Camden Pool, Mount Annan Leisure Centre, Narellan Administration Office, Camden Administration Office and Narellan Library. However a decrease in energy consumption was noted at Camden Library and the Civic Centre.</p>
<p>The community is becoming more educated about sustainability</p>	<p>Number of participants in environmental education programs</p>	<p>Maintained or improved</p>	<p>In 2012/2013, Council consumed 3,994,426kWh in comparison to 4,036,675kWh in 2011/2012 which is a 1.1% decrease. Of Council's largest energy consuming sites, decreases in energy consumption was noted at Camden Pool, Mount Annan Leisure Centre, Narellan Administration Office, Camden Administration Office, Camden Library and Narellan Library. However an increase in energy consumption was noted at the Civic Centre.</p> <p>During the reporting period, Council has continued to educate the community about sustainability through events such as the Zombie Apocalypse addressing food and water sustainability to 40 local young people. An extension of the Living Macarthur Nature Photography Exhibition enabled a special biodiversity exhibition at the Artycal during January. Council also facilitated several staff initiatives including 2 'Food 4 Thought' events and Earth Hour to address sustainability issues including food waste and energy use. Council has secured \$77,296 funding for education programs addressing wood smoke and food waste. Eight Storytime sessions provided opportunity to address energy use and waste issues for Earth Hour and World Environment Day respectively for over 360 participating children and accompanying adults.</p>



Report on Delivery Program Activities

Local Service 2.6: Environmental Activities			
Activity	Council's Role	Performance Measure	January to June 2013
<b>Environmental Policy</b>	Development of good practice, contemporary policies to minimise impacts from residents and visitors on Camden's environment.	Policies are updated annually	Preparation of an Environmental Sustainability Policy for Council is underway. It is expected this policy will be finalised in the first period of 2013/14.
	Implement actions identified in Council's Sustainability Action Plan	Actions are implemented as programmed	During the reporting period, resources were not available to implement Council's Sustainability Action Plan as funding has not been received from the WasIP program.
<b>Environmental Policy</b>	Prepare Council's State of the Environment Report	Report completed November 2012.	A State of the Environment Reporting requirements were met as part of 2011/12 Annual Report, published November 2012. Next report is due in 2016, however, Council will continue to update and report on the Sustainability Indicators regularly as data becomes available.
	Develop and implement an Education for Sustainability Strategy for the Camden LGA	Strategy completed and implementation commenced	A draft Education for Sustainability Strategy for the Camden LGA has been prepared. It is expected to be finalised in the first period of 2013/14.
<b>Environmental Awareness and Education</b>	Undertake a range of educational and awareness programs to schools and other community groups	Number of schools and community groups visited	During the reporting period: <b>8 Storytime sessions</b> (with a total of 235 children and 129 adults) were held at Camden and Narellan Libraries for Earth Hour and World Environment Day addressing energy use and recycling. <b>Water/catchment workshops</b> for over 800 students and their teachers from 7 local primary schools. <b>Waste and water lessons</b> for 60 primary school students.

<p><b>Schools Healthy Catchment KTs</b> were delivered to new schools within the Camden LGA.</p>			<p>The 2013 Sustainable Schools Expo is scheduled to occur on 11 September 2013.</p>				
	<p>A total of 250 students and 70 accompanying teachers from 38 schools in the Macarthur and greater South Western Sydney Region participated in the Sustainable Schools Expo on 12 September 2012.</p>	<p>Participation in expo</p>	<p>Of the 38 schools participating in the Expo, 12 were from the Camden LGA, including 6 presenting schools.</p>				
<p><b>Environmental Awareness and Education</b></p>	<p>Participate in the planning and conducting of the Sustainable Schools Expo</p>	<p>Information is current</p>	<p>Information relating to current programs and Sustainability Indicators are on Camden 2040 website and is updated as required.</p>	<p>Information relating to current programs and Sustainability Indicators are on Camden 2040 website and is updated as required.</p>	<p>During the reporting period, an application was submitted to undertake a Woodsmoke Reduction Education Campaign. It is anticipated that the successful candidates of these grants will be announced in February 2013.</p>	<p>Council was successful in its application to undertake a Wood Smoke Reduction Education Campaign. This project is currently being implemented. In addition, Council was successful in obtaining grant funding under the NSW Government's Love Food Hate Waste Program. This project which aims to reduce the amount of food waste disposed of will be implemented in 2013/2014.</p>	
	<p>Provision of information on Council's website relating to environmental sustainability</p>	<p>Successful grants as a proportion of all applied for</p>				<p>Funding has been made available to implement projects from Year 1 of the implementation schedule; these projects include Power Factor Connection at Mount Annan Leisure Centre, sub-metering at Narellan Library, and pump savings at Camden Pool.</p>	<p>Projects from Year 1 of the implementation schedule have been implemented and are estimated to save Council approximately \$20,000 annually.</p>
<p><b>Water and Energy Action Plan</b></p>	<p>Implement initiatives to reduce energy consumption at ten nominated Council sites</p>	<p>Number of activities completed as planned</p>					<p>An order has been made to install water monitoring at Camden Pool, Mount Annan Leisure Centre and the Civic Centre. This is estimated to save Council approximately \$20,000 per annum in water consumption charges.</p>

Continuation of the Waste and Sustainability Improvement Payment (WASIP)	Number of projects completed as planned	The State Government has not yet confirmed the continuation of the WASIP program for 2012/2013 and therefore no new projects have commenced.	During the reporting period, the NSW Government advised Council that the WasIP program was being replaced with the Waste Less, Recycle More Initiative. Under this initiative Council received the \$363,078.41 to assist in the transition to a suite of new local council grants and programs to commence in July 2013. The funds will be utilised in delivering 9 projects in 2013/14 including Sustainable Camden Communities, Renewable Energy Offset Program, a Waste Education Package for new residents and implementation of actions identified in the draft Local Biodiversity Strategy.
Implement outcomes from renewable energy generation options study	Outcomes implemented as planned	Solar Technology Australia has been engaged to install a 79.5kW system at Narellan Library. This installation is due to be completed by June 2013.	A 79.5kW solar photovoltaic system has been installed at Narellan Library. This system is expected to generate approximately 30% of the Library's electricity needs. In addition, with funds from the 2012/13 WasIP program, an additional 20kW will be added to the system at Narellan Library and a system installed at Camden Library in 2013/14.
Undertake study into Council's street lighting network for options to move to more energy efficient technologies	Study complete	During the reporting period Council engaged consultants frombank Sustainability to identify options for Council to move to more energy efficient street lighting technologies. This report is due to be completed in early 2013.	A draft Business Case for Council to move to more energy efficient street lighting technologies has been prepared. This report is expected to be finalised shortly.
Implementation of climate change risk assessment for Council's operations	Implementation complete	Implementation of actions identified in the Climate Change Risk Assessment for Council's operations is being implemented as resources are made available. During the reporting period, the South Creek Flood Study was undertaken.	Implementation of actions identified in the Climate Change Risk Assessment for Council's operations is being implemented as resources are made available.

**Water and Energy Action Plan**

**Local Service 2.7 – Enforcement of Legislation and Policies**

**What is Enforcement of Legislation and Policies?**

This service aims to minimise illegal activities or activities that if left uncontrolled would otherwise have adverse impacts on individuals and the community.

**Report on Delivery Program Success Indicators**

Local Service 2.7: Enforcement of Legislation and Policies					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13
The Community is Satisfied with Council's Role in Enforcement of Legislation and Policies	Community Satisfaction Survey	Maintained or Improved		The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.	The mean satisfaction score for Enforcement of Legislation and Policies was 6.32 in 2013 which is a statistically significant decrease in satisfaction since 2011.



**Comment**

As noted above, it is important to consider resident satisfaction scores over time to understand any trend in satisfaction. It is difficult to draw any conclusions from one result.

**Report on Delivery Program Activities**

Local Service 2.7: Enforcement of Legislation and Policies			
Activity	Council's Role	Performance Measure	January to June 2013
Monitoring, Inspection and Investigation of Illegal activities	Ensure relevant legislation is considered and applied in Development Applications, including Noise, Contaminated Lands, Air Quality (incl. odour), Salinity and Water Quality	Timely advice is provided on Development Applications	Development applications that have been referred to the Environment and Health Branch have been assessed against the most relevant legislation, with the high majority being returned with advice within the normally requested period of 14 working days. For certain large scale or complex applications a longer response time may have been required due to the additional detailed level of assessment required prior to providing a suitable

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<p><b>Monitoring, inspection and investigation of illegal activities</b></p> <p>Upholding provisions of the Local Government Act relating to activities such as fencing, unhealthy swimming pools, public nuisance, unauthorised camping, and the like.</p>	<p>Investigation initiated within service standard</p>	<p>response.</p> <p>All monitoring, inspection and investigation of illegal activities pertaining to fencing, unhealthy swimming pools, public nuisance, unauthorised camping etc. are investigated within the service standard.</p>	<p>All monitoring, inspection and investigation of illegal activities pertaining to unhealthy swimming pools, public nuisance, unauthorised camping etc are investigated within the service standard.</p>
<p>Investigate and enforce legislation in relation to barking dogs</p>	<p>Investigation commences within service standard</p>	<p>All barking dog complaints were investigated within the 7 days service standard.</p>	<p>All barking dog complaints were investigated within the service standard.</p> <p>Last report there were 19 barking dog complaints received with 7 of these complaints receiving a further complaint.</p> <p>This reporting period there were 26 barking dog complaints received with only 3 second complaints made from the original complainant.</p>
<p>Investigate and enforce legislation in relation to overgrown private land</p>	<p>Investigation commences within service standard</p>	<p>There were a total of 36 overgrown complaints within 1/7/2012 and 31/12/2012 in which 75% were investigated within the service standard period.</p>	<p>There were a total of 59 overgrown complaints within this reporting period in which 81% were investigated within the service standard period.</p>
<p>Investigate and enforce legislation relating to microchipping and registering of dogs and cats</p>	<p>Increasing percentage of impounded animals comply with registration requirements</p>	<p>This measure remains unchanged when compared to the last reporting period with 61% of dogs arriving at the pound were microchipped and 10% of cats were microchipped.</p>	<p>This measure is similar to the previous report being 62% of the dogs arriving at the pound were microchipped and 7% of cats were microchipped. It is hoped that this percentage will increase with the free microchipping program being undertaken in this period.</p>

**Local Service 2.8 – Appearance of Public Areas**

**What is Appearance of Public Areas?**

This service aims to keep Camden's public places and amenities to a high standard by proactively managing litter and rubbish, cleaning, roadside landscape maintenance, graffiti and vandalism management.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Appearance of Public Areas	Community Satisfaction Survey	Maintained or Improved		No statistically significant change noted between 2009 and 2011. The results will be updated after the next Community Satisfaction survey conducted in 2013 and will be available in the next Delivery Program report.		The mean satisfaction score for Appearance of Public Areas was 6.99 in 2013 which has remained stable since 2011.
Maintenance cycles are completed to approved service levels	Completion of cycles within agreed service levels	100%		All maintenance cycles have been completed within approved service levels.		Appearance of public areas have been maintained to acceptable standard

**Report on Delivery Program Activities**

Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
Public Amenities	Daily cleaning of public amenities and repair of fixture and fittings within them	Completion of program	Public amenities have been attended to on a daily basis and when required during special events.	Program completed, amenities were attended on a daily basis and whenever required for special events.

<b>Public Amenities</b>	Installation of new amenities at Cut Hill Reserve	Installation complete	Investigation works are being undertaken in discussions with user groups to determine whether a new facility or rectification of existing will provide a best value for money. Stakeholder consultation being finalised, by Capital Works.	Following consultation with stakeholders, designs have been completed. The existing clubhouse and toilets have been demolished. Construction is scheduled to be completed February 2014.
<b>Pavement Cleansing</b>	Routine or periodic cleaning of various pavement surfaces in public places	Completion of program	Pavement surfaces have been cleaned periodically or regularly as required.	Program completed, selected pavement surfaces were attended regularly and as required.
<b>Litter Pick Up and Removal of Dumped Rubbish</b>	Periodically picking up litter from along roads, drains and creeks, removal of and rubbish illegally dumped on road reserves or public reserves	Community satisfaction with the appearance of public areas	Litter and rubbish have been attended to periodically or whenever the needs arise.	Litter and rubbish have been attended to promptly however additional litter due to wet weather created minor backlog.
<b>General cleaning and repair of park and street furniture, including graffiti removal and vandalism repairs</b>	Attending bench seats, litter bins, fences, walls, gates, water bubblers, signs and bus shelters, etc. and clean, repair or replace them as necessary. Remove graffiti that are found and those reported by the public	Park and street furniture are functional and available for public use for at least 90% of the time	No facility was reported being unavailable for public use for extended period except those that were subject to vandalism.	Program completed, with exception of 1 bus shelter and 3 playground equipment being unavailable beyond the stipulated 10% down-time.

### Key Direction 3 – A Prosperous Economy

#### What is a Prosperous Economy?

Prosperity means that people have enough – that they are satisfied with their standard of living and have a balance between their financial and social wellbeing. Financial wellbeing relies on access to education, employment, housing, and a strong and diverse local economy.

A strong local economy for Camden is characterised by vibrant town and commercial centres, thriving local businesses, stable and diverse employment opportunities, skilled local residents, infrastructure that supports economic growth, and a thriving tourist/visitor market.

The development of a strong local economy is essentially about developing an environment that supports a diversity of business and industry to invest, establish, grow and be sustainable over time.

The economic development and prosperity of Camden is linked with the broader South West region and much of the focus for the Camden area into the future will continue to be working with relevant partners, through the Macarthur Regional Organisation of Councils, on the development of a strong regional economy.

#### Local Service 3.1 – Economic Development

##### What is Economic Development?

This service aims to create a prosperous economy by encouraging economic growth and business development in the Camden Local Government Area.


##### Report on Delivery Program Success Indicators

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's role in Economic Development	Community Satisfaction Survey	Maintained or improved	6.79. The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report	6.79. The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report	7.38	The mean satisfaction score for Economic Development was 6.38 in 2013 which has remained stable since 2011.



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The number of jobs in the Camden Local Government Area increases	Employment by Industry	Increasing	 <p>The total number of jobs in the Camden LGA in March 2012 was 15,055, up from 14,332 in 2011.</p>	<p>The total number of (projected) jobs in the Camden LGA in February 2013 was 19,889 up from 15,055 in 2012.</p>
Gross regional product will increase	Gross Regional Product	Increasing	 <p>Gross Regional Product has grown annually over the past 4 years, with 1.1% growth in 07/08, 1.5% in 08/09, 3.3% in 09/10 and 1.8% in 10/11 (based on chain volume measures supplied by AECGroup)</p>	<p>Gross Regional Product has grown annually over the past 5 years, with 1.1% growth in 07/08, 1.5% in 08/09, 3.3% in 09/10, 1.8% in 10/11 and 0.9% in 2011/12 (based on chain volume measures supplied by AECGroup).</p>

Report on Delivery Program Activities

Local Service 3.1: Economic Development				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<p><b>Economic Development Initiatives</b></p> <p>Support economic development through the shared service arrangement with Campheltown and Wollombilly Councils as part of the Macarthur Regional Organisation of Councils</p>	<p>Represent Council at Chambers of Commerce meetings</p>	<p>Participation in MACROC</p>	<p>Council continues to participate in MACROC.</p> <p>Council is represented at Chamber of Commerce meetings. Council officers attended the October meetings of both Camden and Narellan Chambers with the express purpose of discussing the consultation process for the review of Camden 2040. Surveys were collected from Chamber members at these meetings. Further, the presidents of both Chambers were consulted in November during the initial stages of the preparation of the Economic Development Strategy to enable their input into the process.</p>	<p>Council continues to participate in MACROC.</p> <p>Council is represented at Chamber of Commerce meetings. Council officers presented at the March 2013 meetings of both the Camden and Narellan Chambers of Commerce in relation to the draft Economic Development Strategy.</p>

<p><b>Economic Development Initiatives</b></p>	<p>Prepare an Economic Development Strategy</p>	<p>Strategy prepared</p>	<p>Council engaged a consultant in November to prepare the Economic Development Strategy. Initial consultations were held with key internal and external stakeholders, with a workshop to be held with Councillors in January 2013. The strategy is intended to be publicly exhibited during March and April 2013.</p>
	<p>Undertake economic development initiatives as identified in Economic Development Strategy</p>	<p>Initiatives implemented as planned</p>	<p>A draft Economic Development Strategy was prepared and publicly exhibited during March 2013, concurrently with Camden 2040. The Strategy was sent to Council for final adoption in early July 2013.</p> <p>Recruitment of the Economic Development Officer took place in the first half of 2013, with the successful applicant commencing on 1 July 2013.</p> <p>An Economic Development Officer will be recruited in the first half of 2013 to implement the strategies and actions identified in the Economic Development Strategy.</p>

**Local Service 3.2 – Tourism**

**What is Tourism?**

This service aims to promote Camden, attract visitors, provide visitor information, maximise marketing and media communication, develop local tourism products and create employment opportunities through increased visitation to the area.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Tourism	Community Satisfaction Survey	Maintained or Improved		The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.		The mean satisfaction score for Tourism was 6.75 in 2013 which has remained stable since 2011.
Utilisation of the regional tourism website is increasing	Hits on website	Increasing		The current website data was altered making it incomparable to previous statistics. A new look updated website will be launched in March 2013 and statistical updates will be available from this time.		Since its implementation in February 2013 the Mscarthur.com.au website has had an average of 152 visitors per day. This figure will be used as a benchmark to monitor changes in the next period.
Visitors to the Tourism Information Centre is increasing	Number of visitors	Increasing		Visitation numbers have increased slightly over the last 6 month period. The months that saw the largest increase include July at 14.78% and September at 13.11%.		Visitation numbers have increased on an average of 21% over the past 6 months. We have also had a 25% increase in phone calls and a huge increase of 139% of emails received. The majority of these increased enquiries were in relation to Camelot following from the TV Series "A Place to Call Home".

<p>Tourists are satisfied with the Macarthur Region visitor experience</p>	<p>Tourist satisfaction</p>	<p>Stays the same or improves</p>	<p>Open discussions with visitors, surveys conducted at tourism events and follow up phone calls after group tours indicates that visitors are extremely satisfied with their experience in the Macarthur region.</p>	<p>We have received a complaint regarding inaccurate information being distributed via the Visitor Information Centre however, we continue to receive positive feedback from visitors to the centres and Macarthur events.</p>
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**Report on Delivery Program Activities**

Local Service 3.4: Tourism				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Tourism Product Development and Partnerships</b>	Increase and improve local tourism experiences by exploring non-traditional products and encouraging the bundling of tourism experiences to create a wider variety of things to see and do in the region.	Increase in cooperative projects & packaged experiences	The number of group tour packages and special group rates continues to grow in the region. Although there have been some business closures, there is an increasing number of tourism based businesses and tours opening.	Group Tours continue to be developed and improved to meet the changing needs of the target markets. Staff have also worked closely with operators to develop package deals to promote.
<b>Marketing and Promotion</b>	Use Public Relations, branding, trade shows, marketing material and advertising to increase awareness of the area and the experiences offered.	Increased website enquiries, increased tour & accommodation bookings.	Statistical information was not available during the website redevelopment period (July – Dec). Finalisation of the new website will enable reporting from March 2013. Local accommodation venues have reported busy periods over the spring/summer period compared to the previous period in 2012.	Since its implementation in February 2013 the Macarthur.com.au website has had an average of 152 visitors per day. This figure will be used to monitor increases for the next period. Accommodation Venues have been particularly busy late in this period due to a number of sports carnivals and events being held in the Macarthur region.
<b>Visitor Servicing</b>	Operate a seven day information service and visitor centre	Maintain Level 2 Accreditation  Visitors increase	Accreditation Extension Application was approved in January 2013. Level 2 accreditation is maintained.  Visitation numbers have increased slightly over the last 6 month period. The months that saw the largest increase include July at 14.78% and September at 13.11%.	Level 2 accreditation is maintained.  Visitation numbers have increased on an average of 21% over the past 6 months. We have also had a 25% increase in phone calls and a huge increase of 139% of emails received.

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<p><b>Visitor Servicing</b></p> <p>Provide quality and accurate information to potential and current visitors to encourage visitation to the region.</p>	<p>Information is current</p>	<p>The Visitors Information Centre continues to provide accurate and current information to visitors. The Regional Visitors Guide circulation has been altered to allow annual update and reproduction, as oppose to updating every eighteen months.</p>	<p>The Visitors Information Centre continues to provide accurate and current information to visitors. A complaint was received that the information given was inaccurate and the VIC Coordinator is working on a program to assist volunteers in being up to date with information.</p>
<p>Work with The Mt Annan Botanic Garden, which is currently investigating options for the development of a Regional Information Centre.</p>	<p>Council has participated in the exploration of options</p>	<p>Council has met with members of the Australian Botanic Garden, Mount Annan and provided its support for the concept of a Regional Visitor Information Centre to be located at the Garden. Further updates on progress is expected.</p>	<p>No information has been distributed by the Botanic Garden during this period. Council staff will continue to provide support to this project as it develops.</p>
<p><b>Event Support and Sponsorship</b></p> <p>Provide financial and in kind support to organisations holding events in Camden that could potentially attract large numbers of spectators/participants from outside the Camden LGA.</p>	<p>Local events are well attended with evidence of Visitors from outside the area</p>	<p>An allocation of the Tourism Action Plan budget is used to provide in-kind and financial support to local events that could potential attract visitors to the area. A survey taken at the Taste Food and Wine Festival indicated that 60% of attendees over the day were from outside the Camden LGA.</p>	<p>An allocation of the Tourism Action Plan budget is used to provide in-kind and financial support to local events that could potential attract visitors to the area.</p>
<p><b>Group Tour Development</b></p> <p>Run group tours and provide customised tour packages to tour groups.</p>	<p>Increased group tour bookings.</p>	<p>40% increase in group tour bookings compared to the same period in 2012.</p>	<p>Group Tour bookings were down for this period, it is believed that because sales calls were not undertaken in this time that numbers dropped off. The Sales calls will be reintroduced.</p>
<p><b>Industry Support</b></p> <p>Provide strong leadership that can advocate for small, local operators and be the driving force behind the operator network.</p>	<p>Operators feel educated, informed and involved</p>	<p>Council's Tourism Officer continues to liaise with tourism operators in the region and form relationships with new businesses to the area. Positive feedback has been received with operators feeling supported and informed.</p>	<p>Council's Tourism Officer continues to liaise with tourism operators in the region and form relationships with new businesses to the area. Positive feedback has been received with operators feeling supported and informed.</p>

**Local Service 3.3 – Management of Significant Places**

**What is Management of Significant Places?**

This service aims to maintain existing significant places (localities or townships), create new places, foster place identity and plan future direction of significant places.

**Report on Delivery Program Success Indicators**

Local Service 3.3: Management of Significant Places					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Management of Significant Places	Community Satisfaction Survey	Maintained or improved			The mean satisfaction score for Management of Significant Places was 7.15 in 2013 which is a statistically significant decrease in satisfaction since 2011.
The community is actively engaged in planning for places	Percentage of planning processes for 'significant places' that had resident engagement processes	Stays the same or increases			All planning proposals and new or amending development control plans include a community exhibition process which allows the community to comment. In addition, the Camden 2040 community engagement process provides the opportunity for the community to be involved in the planning for the places at the strategic level.
Significant place strategies are developed	Proportion of significant places and town centres that have place strategies	Stays the same or increases			At this stage only the Camden Town Centre has a strategy in place beyond planning controls. Further work needs to be undertaken in this area. Council's adopted Delivery Program budget for 2013/14 onwards has funding to undertake a review of the Camden Town Strategy over 2013/14 and 2014/15.

**Comment**

As noted above, it is important to consider resident satisfaction scores over time to understand any trend in satisfaction. It is difficult to draw any conclusions from one result.

**Report on Delivery Program Activities**

Local Service 3.3: Management of Significant Places				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Place Strategies and Development Controls</b>	Council develops appropriate strategies and development controls for the significant places and town centres throughout the LGA having regard for the unique and different roles these places have	Appropriate strategies and development controls are in place for significant places	Development Controls exist for all places. From time to time these are reviewed. Further work is required in this area.	Development Controls exist for all places. From time to time these are reviewed. Further work is required in this area.
<b>Camden Town Centre Works Program</b>	Continued consultation and investigation of the staged implementation of the Camden Town Centre Strategy	Consultation is ongoing	Council is Currently undertaking a traffic study to identify traffic needs for the implementation of the Camden Town Centre Strategy.	The traffic study to inform the future of this project is 90% completed. Council will review the future of this project following the outcome of this study.
<b>Significant Places Maintenance Program</b>	Carefully maintain significant historical and cultural areas, precincts and buildings that are within Council's ownership	Preparation and implementation of management and maintenance plans for properties owned by Council	Management plans have not been developed, however, a building maintenance plan is being developed and implemented.	Preparation of some management and maintenance plans will be funded in 2013/2014.
<b>Oran Park Town Centre Governance Arrangement</b>	Assist in developing a governance model that supports a higher level of amenity for Oran Park Town Centre	Governance Model Adopted by Council	Works are progressing on developing a Community Management Framework for the Town Centre. A Public Areas Access Management Plan is a key feature of this framework. Several meetings have occurred with relevant stakeholders to document standards of amenity within the Town Centre.	Works have now progressed to the point where the Community Management Framework can be presented to Council for consideration.

## Key Direction 4 – Effective and Sustainable Transport

### What is Effective and Sustainable Transport?

Effective transport underpins all aspects of an accessible and functioning place.

Transport impacts on the health of the natural environment and the health and wellbeing of people able to connect with their community and services. It impacts on the effectiveness and amenity of the urban environment and on the viability and growth of the local and regional economy.

An accessible Camden means that people are able to travel easily within their own local area and are effectively connected to the wider Macarthur and metropolitan regions.

Effective and sustainable transport for Camden would include affordable, convenient and integrated public transport that is a viable choice over private vehicles; infrastructure that enables and encourages healthy forms of transport such as walking and cycling; safe and uncongested roads; and support structures that enable public and private transport systems to operate effectively, including interchanges, traffic management and parking.

### Local Service 4.1 – Transport Options

#### What is Transport Options?

This service aims to investigate, promote and deliver mass public and private transport options and alternative modes of transport.

#### Report on Delivery Program Success Indicators

Local Service 4.1 Transport Options						
Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Transport Options	Community Satisfaction Survey	Maintained or Improved		The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.		The mean satisfaction score for Transport Options was 6.14 in 2013 which is a statistically significant increase in satisfaction since 2011.



<p>New cycleways and paths continue to be constructed</p>	<p>Number of new cycleways and paths constructed</p>	<p>Greater than previous year</p>	<p>New cycleways are created by developers as part of subdivision work, statistic on the length of new cycleways constructed is reported at financial year end. No data available at the time of reporting.</p>	<p>Council through direct works and developer driven works has significantly increased the number of cycle ways and paths constructed in the LGA. 1.7km of shared path has been constructed by Council in 2012/13.</p>
<p>Identified projects are completed as planned</p>	<p>Projects are meeting specified timeframes</p>	<p>80%</p>	<p>Traffic related Projects are tracking at 80% complete on time.</p>	<p>Traffic related Projects are tracking at 100% completed on time.</p>

**Report on Delivery Program Activities**

Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<p><b>Local Service 4.1: Transport Options</b></p>				
<p><b>Network Extension</b></p>	<p>Seek grants for extension of cycleways and paths and implement successful grant programs.</p>	<p>Kilometres of new footpaths and cycleways delivered through grant funding</p>	<p>\$118,000 grant funding received towards two shared path projects. Hilder Street / Lodges Road shared path constructed by October 2012. Camden Valley Way shared path programmed for construction in February 2013. \$50,000 grant funding received for Nepean River gravel trail in October 2012. Total KM's completed to date is 1.5KM of cycleways.</p>	<p>1.5km shared paths have been constructed by Council in Hilder Street and Lodges Road between July - October 2012. 200m of shared path constructed by Council between April - June 2013. Nepean River Gravel Trail programmed for 2013/14. Cycling Advisory Group started quarterly meetings in February 2013. Camden Bike Plan revision underway for completion in 2013/14.</p>

<p><b>Regional Transport Network</b></p> <p>Lobby State Government for the upgrade of State Roads including:</p> <ul style="list-style-type: none"> <li>Camden Valley Way</li> <li>Northern Road</li> <li>Narellan Road</li> <li>Bringelly Road</li> <li>Remembrance Drive</li> </ul>	<p>Number of requests to State Government to upgrade State Roads</p>	<ul style="list-style-type: none"> <li>Ongoing liaison during construction of Camden Valley Way Upgrade.</li> <li>Review of Environmental Factor (REF) comments provided for Northern Road Upgrade in November 2012.</li> <li>Pre-REF comments provided for Narellan Road Upgrade in December 2012.</li> <li>Stakeholder consultation undertaken for Bringelly Road Upgrade in December 2012. Council to comment on 50% design plans in March 2013.</li> <li>RMS commenced construction of Remembrance Drive/way / Burrangoring Road Signals in January 2013. Council continues to lobby for additional pedestrian steps.</li> <li>Council lobbying for further intersection and lighting upgrades on Remembrance Drive/way.</li> </ul>	<ul style="list-style-type: none"> <li>Council provided response to Narellan Road REF in June 2013.</li> <li>RMS completed Burrangoring Road / Remembrance Drive/way signals in April 2013. Council has secured RMS funding to undertake additional works in the verge.</li> <li>Council is working in partnership with DoPI to develop Rickard Road Transit Boulevard and has successfully lobbied for east-west a sub-arterial through Leppington through this project.</li> </ul>
<p>Lobby State Government for greater access to public transport and an increase in the variety of public transport options</p>	<p>Number of opportunities taken to lobby the State Government</p>	<p>New bus services to Gregory Hills and Oran Park from Narellan commenced from April 2012. Council facilitating construction of associated infrastructure.</p>	<p>As above</p>
<p><b>Regional Transport Network</b></p> <p>Road designs to be finalised for the following:</p> <ul style="list-style-type: none"> <li>Camden Bypass Intersection</li> <li>Richardson Road and Link Road</li> </ul> <p>Coordinate discussions with the Department of Planning and Landcom to implement funding arrangements and project delivery for the construction of the Link Road between Elderslie and Spring Farm</p>	<p>Partnership entered into with the State Government</p> <p>Funding arrangements implemented</p>	<p>Designs complete. Construction commenced December 2012.</p> <p>Funding secured. Street lighting agreement to be finalised.</p>	<p>Road designs for both works have been completed, construction has commenced.</p> <p>Construction is currently underway.</p>

**Local Service 4.2 – Road Safety**

**What is Road Safety?**

This service aims to ensure our road network is safe and accessible for all road users including pedestrians, we are connected by safe alternative transport mechanisms, cycleways and paths and are educated on road safety issues.

**Report on Delivery Program Success Indicators**

Local Service 4.2: Road Safety						
Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Road Safety	Community Satisfaction Survey	Maintained or Improved		The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.		The mean satisfaction score for Road Safety was 7.05 in 2013 which is a statistically significant increase in satisfaction since 2011.
The number of recorded road accidents (fatal and non-fatal) per 1000 population reduces	Number of recorded road accidents per 1000 population	Reduction		2011 – 4.44 per 1,000 population 2012 data will be available at the end of 2013.		2011 – 4.44 per 1,000 population 2012 data will be available at the end of 2013.

**Report on Delivery Program Activities**

Local Service 4.2: Road Safety			
Activity	Council's Role	Performance Measure	January to June 2013
<b>Road Safety Strategy</b>	Drink drive prevention - education and awareness programs	Programs completed as planned	Council continues to work with Camden Highway Patrol to reinforce local operations to reduce speed and drink driving. This includes provision of resources and advertising 'bursts' to coincide with local operations. A campaign was held over the Easter and
			Council continues to work with Camden Highway Patrol to reinforce local operations to reduce speed and drink driving. This includes provision of resources and advertising 'bursts' to coincide with local operations. Two campaigns conducted in reporting

	period. Council will continue to support local Enforcement Programs (EEP) and Regional operations through local advertising and some staff support.	Programs completed as planned	Anzac Day period. Council will continue to support local Enforcement Programs (EEP) and Regional operations through local advertising and some staff support.
	Slow Down - Speed awareness programs		As Above.
	Older Drivers - Years Ahead - annual workshop on road safety for seniors	Number of participants	Project not delivered due to heavy program in Seniors Week. Program to be re-evaluated in 2013/14 in consultation with Community Services.
	Memorandum of Understanding (MOU) with Camden Police for a weekly reporting and management system for traffic issues within the LGA	Weekly reporting occurs	Regular reports continue to be logged by Traffic Services. The MOU has been updated and is now active for the next 12 months.
	Drives for Learners in Macarthur - Log Book Runs, in partnership with Campbelltown and Wollondilly Councils - 7 events held per year	Number of participants	2 daytime events and 1 nighttime event were held during the reporting period. A further 2 daytime events and 2 nighttime events are scheduled for 2013.
<b>Learner Driver Programs</b>	Macarthur Young Drivers Assistance Program to progress six disadvantaged learners to obtain their P1 licence - 6 people assisted per year	6 young people assisted each year	Driving lessons still continue for the remaining 4 students participating in the program.
<b>Learner Driver Programs</b>	Graduated Licensing Scheme Workshops for parents and supervisors of learner drivers - 2 workshops per year	Number of participants	A workshop was held in April 2013. The next workshop is scheduled to be held in August 2013.
<b>Occupant Restraint Fitting and Checking</b>	Five fitting and checking days conducted per year	Number of restraints fitted or checked	2 child restraint fitting and checking days have been held in the reporting period, with over 60 restraints fitted and / or checked. A further 2 days are scheduled to run in 2013.
<b>School Programs</b>	School Safety Program to carry out engineering, education and enforcement with schools as scheduled	Activities conducted as scheduled	The School Safety Program has been held at Narrellan Vale, Harrington Park and Elderslie Public Schools during the reporting period. Further schools are scheduled for 2013.

# Attachment 1 ORD09

Drive to Stay Alive - road safety programs held in high schools	Program conducted at 4 high schools per year	February and June 2013.	Program conducted at 4 high schools during reporting period with an additional program run at Camden High School.  Program conducted at 5 schools within the period.
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**Local Service 4.3 – Local Traffic Management**

**What is Local Traffic Management?**

This service aims to proactively manage local traffic matters such as parking, traffic calming, pedestrian safety and signage. In doing so the service ensures the local traffic network is safe and functional.

**Report on Delivery Program Success Indicators**

Local Service 4.3: Local Traffic Management					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Local Traffic Management	Community Satisfaction Survey	Maintained or Improved			The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.  The mean satisfaction score for Local Traffic Management was 6.21 in 2013 which is a statistically significant increase in satisfaction since 2011.
Approved projects are completed as planned	Projects are meeting specified timeframes	80%			Council has completed the majority of works planned to be delivered within the 12/13 reporting period. 100% of these projects were completed on time.
Outstanding Traffic Committee recommendations have timeframes which are being met	Implementation of recommendations within specified timeframes	60%			90% of recommendations achieved.
The number of recorded road accidents (fatal and non-fatal) per 1000 population reduces	Number of recorded road accidents per 1000 population	Reduction			2011 – 4.44 per 1,000 population 2012 data will be available at the end of 2013.
Number of "Black Spots" reduce (based on State Criteria)	Number of "Black Spots"	Reduction			Crash data for Camden Valley Way / Kurkham Lane intersection following Black Spot Program implementation in June 2011 indicates no recorded crashes over 12 months of data available.

Report on Delivery Program Activities

Local Service 4.3: Local Traffic Management				
Activity	Council's Role	Performance Measure	July to December 2012.	January to June 2013
Local Traffic Committee	Facilitate the operation of the Local Traffic Committee - act as Secretariat, manage and implement the Committee's recommendations	Percentage of recommendations completed on time	90% of recommendations completed on time. Only 2 outstanding recommendations to be completed, with design underway and awaiting funding.	All new recommendations completed on time. Design complete for one remaining recommendation. Funding application planned for 2013/14.
	Design and implementation of parking and traffic management facilities	Design programs are completed and implemented to time and all relevant specifications	Preliminary design completed for Murray Street Pedestrian Crossing, Menangle Road Pedestrian Crossing, Cawdor Road Pedestrian Crossing, and Tramway Drive Bus Bay. Southdown Road Pedestrian Crossing constructed in September 2012.	Designs completed for Cawdor Road Pedestrian Crossing, Menangle Road Pedestrian Crossing, Tramway Drive Bus Bay and Fairfax Reserve. Menangle Road Pedestrian Crossing implemented June 2013.
	Camden Town Centre Traffic Studies and Minor (Concept) Works (budget)	Traffic Studies Complete	Feasibility undertaken. Study tender due to be issued February 2013.	80% complete. Consultant advised to undertake revision of some elements of work.
Design and Construction	Camden CBD - additional parking for people with a disability	Design commenced	Accessible parking facilities within the Camden CBD was complete in 2011/12 there has been no additional accessible parking implemented within this reporting period.	Accessible parking facilities within the Camden CBD was complete in 2011/12 - there has been no additional accessible parking implemented within this reporting period.
	Harrington Street Pedestrian Refuge Design	Pedestrian Refuge design implemented	The refuge design was completed in 2011/12 and the facility has been constructed and is now operational.	The refuge design was completed in 2011/12 and the facility has been constructed and is now operational.
	Disability Discrimination Act Compliance of Bus Stops	% of bus shelters completed	Currently 45% compliant. Site assessment for 2012/12 program is underway. On target to achieve full compliance.	72% of bus stops compliant except tactile indicators. Investigation of tactile indicators underway.

<p><b>Black Spot Funding Program</b></p>	<p>Identification of black spots, secure funding for remedial works and undertaken works according to funding received</p>	<p>Grant funding is received for identified black spots</p>	<p>Grant funding received for two projects to a value of \$410,000.</p>	<p>Road Toll Response project identified for Ruby Road for 2013/14 did not secure funding. Black Spot Program submission for Burrageong Road / Cawdor Road submission postponed until 2014/15 due to RMS signal requirements.</p>
<p><b>Public Road Management Activities</b></p>	<p>Management of utilities works, special events and disruption from construction works</p>	<p>Works are implemented on time and to budget</p>	<p>Works on Springfield Road and Macquarie Grove Road are 80% complete. Works also completed on Welling Drive and Currans Hill Drive in September 2012.</p>	<p>Springfield Road and Macquarie Grove Road Black Spot Program complete.</p>
<p><b>Camden CBD - additional parking for people with a disability</b></p>	<p>Commence design brief for the provision of additional parking for people with a disability in the Camden CBD</p>	<p>Design completed</p>	<p>The design brief for the Camden CBD mobility parking program has been conducted and completed.</p>	<p>The design brief for the Camden CBD mobility parking program has been conducted and completed.</p>
<p><b>John Street/ Mitchell Street Intersection Enhancement</b></p>	<p>Implementation of design for enhancing intersection</p>	<p>Intersection enhancement completed</p>	<p>Design on hold due to technical constraints. Intersection being assessed as part of town centre study.</p>	<p>Design on hold due to technical constraints. Intersection being assessed as part of town centre study.</p>
<p><b>Disability Discrimination Act Compliance of Bus Stops</b></p>	<p>Implement program of works to bus stops to meet compliance requirements of the Disability Discrimination Act</p>	<p>Program completed as planned</p>	<p>Site assessment for 2012/2013 program is underway. On target to achieve compliance.</p>	<p>72% of bus stops compliant except tactile indicators. Investigation of tactile indicators underway</p>
<p><b>Maintenance and Replacement of Signs and Line Markings</b></p>	<p>Regularly inspect all signs and line markings and program necessary replacement/re-instatement to ensure they always meet minimum required standards for the safety of road users</p>	<p>100% of program completed on time</p>	<p>This activity is progressing as planned, on-going work is done to ensure all line markings and signs meet standards of safety at all times.</p>	<p>Cyclic maintenance on signs and line markings were completed with the additional ad-hoc work as required.</p>



**Local Service 4.4 – Construction and Maintenance of Local Roads, Footpaths and Kerbing**

**What is Construction and Maintenance of Local Roads, Footpaths and Kerbing?**

This service aims to construct, upgrade and repair Camden's roads, footpaths, kerbing, drainage, cycleways, carparks and traffic management equipment.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Construction and Maintenance of Local Roads, Footpaths and Kerbing	Community Satisfaction Survey	Maintained or Improved		5.89 in 2011 compared to 5.67 in 2009, which represents a significant increase in Community Satisfaction. These results will be updated after conducting the next Community Satisfaction survey in 2013 and will be available in the next Delivery Program report.		The mean satisfaction score for Construction and Maintenance of Local Roads, Footpaths and Kerbing was 6.20 in 2013 which is a statistically significant increase in satisfaction since 2011.
	Approved projects are completed as planned	80%		Projects completed to date have been completed within the specified timeframes. Those projects that are still in works, are expected to be completed by June 2013.		Projects were completed on time, even with the amount of disruption due to wet weather. Greendale Road part reconstruction is postponed to following year to be done as joint project with Liverpool City Council.

**Report on Delivery Program Activities**

Local Service 4.4: Construction and Maintenance of Local Roads, Footpaths and Kirtling				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Roads and Kerb &amp; Gutter Maintenance and Reconstruction</b>	Project management of design and construction of existing road upgrades and new infrastructure	Capital projects completed to time and budget	Project management of identified program works are progressing.	The majority of adopted projects have been completed on time and within budget.
	Roads Reconstruction Program – annual program of works to undertake reconstruction of roads as they age	Program completed to time and budget	Road reconstruction program is progressing as scheduled.	Road reconstruction program fully completed except for Greendale Road will be done in 2013/2014 as joint project with Liverpool City Council.
	Road network expansion as a result of new urban development	Program completed to time and budget	New roads continue to be prepared by developers under planning agreements such as a WIKA.	New roads continue to be prepared by developers under planning agreements such as a WIKA.
<b>New Roads Construction</b>	Design and construction of Camden Valley Way/ Hilder Street Intersection	Design and construction completed	Traffic studies have identified these works are not required at this time. Confirmation of rescheduled date to be advised.	Traffic studies have identified these works are not required at this time. These works have been identified as not required in Council's next four year Delivery Program.
	Macarthur Road traffic management improvements to allow roads to handle increased traffic volumes anticipated from surrounding development	Traffic management improvements completed	Design works are progressing in preparation for improvements along Macarthur Road.	Design works are 90% completed and budgets for construction have been allocated in the 13/14 financial year.
	Construction of roundabout on Springs Road adjacent to Camden zone substation and kerb and gutter works between this substation and Richardson road	Roundabout constructed	Endeavour Energy delays around joint cable pit works have been resolved and works to begin on roundabout in March.	These works are 60% completed due to delays associated with installation of transmission power which is being delivered by Endeavour Energy. The works are due to be completed by August 2013.

<p><b>New Roads Construction</b></p>	<p>Reconstruction of Lodges Rd from rural to urban standard.</p> <p>New streetscaping works at Hilder St, Lodges Rd, Link Rd between Lodges Rd and Camden Bypass and Springs Rd</p>	<p>Reconstruction completed</p> <p>Works completed</p>	<p>Roadworks completed. Landscaping works progressing.</p> <p>Landscaping works have begun on Lodges Road and Hilder Streets. Landscaping of Link road works to be completed prior to opening of Camden Bypass intersection works in August.</p>	<p>These works are completed. The project has been very successful providing greatly improved access to this area. The project has been delivered with substantial savings against the project budget despite difficult site constraints.</p> <p>The streetscaping works in Lodges Rd and Hilder St. are completed and have significantly improved the amenity and pedestrian access to the area. Streetscaping works at Springs Road have been rescheduled to the 13/14 financial year.</p>
<p><b>Bridge Maintenance</b></p>	<p>Conduct annual inspections on bridges, in accordance with the adopted bridge inspection regime, and complete all required follow up actions</p> <p>Reconstruction of "Little Sandy" bridge over Nepean River that was destroyed in recent floods</p> <p>Camden Bypass – Narellan Vale Barrier Stabilisation</p>	<p>All follow up actions completed</p> <p>Condition rating stays the same or improves</p> <p>Bridge reconstructed</p> <p>Stabilisation work complete</p>	<p>Some follow up work on the bridges will be completed during the next reporting period.</p> <p>Condition rating has just been recently established; reporting will take place from here on.</p> <p>Council are in the process of releasing a tender for the reconstruction of Little Sandy bridge.</p> <p>This work has commenced and is anticipated to be complete by the end of May 2013.</p> <p>Road condition assessment is unavailable this year, it may be done in 2013/14 if budget allocation is made available.</p>	<p>Some follow up works were completed, additional work to be funded from future Community Infrastructure Renewal Program.</p> <p>Condition rating is unable to be reported as new data is unavailable in this period.</p> <p>Reconstruction work has been postponed due to financial constraints.</p> <p>Works have been completed and have come in well ahead of budget. The remaining revenue has been reallocated to the 13/14 budget for other projects.</p>
<p><b>Roads and Kerb &amp; Gutter Maintenance and Reconstruction</b></p>	<p>Check and assess the condition of roads and kerb &amp; gutter once a year, program reconstruction and other necessary work to ensure all roads are available for public use with minimum interruptions</p>	<p>100% of program completed</p>	<p>Program completed, condition of roads/kerb &amp; gutter was monitored and maintained to standard.</p>	

<p><b>Roads and Kerb &amp; Gutter Maintenance and Reconstruction</b></p>	<p>Community Infrastructure Renewal Program – road resurfacing and kerb and gutter replacement programs (contingent upon continuation of funding beyond 2012/13)</p>	<p>Condition rating stays the same or improves</p>	<p>Rating is dependent on new data collected during the reporting period; new data is unavailable this time.</p>	<p>Condition rating is unable to be reported as new data was unavailable in this period.</p>
<p><b>Roads and Kerb &amp; Gutter Maintenance and Reconstruction</b></p>	<p>Community Infrastructure Renewal Program – road resurfacing and kerb and gutter replacement programs (contingent upon continuation of funding beyond 2012/13)</p>	<p>Program completed to time and budget</p>	<p>All road and kerb &amp; gutter projects under the program will be completed before the current CRP ends in June 2013.</p>	<p>Program completed to time and budget, 2012/2013 Community Infrastructure Renewal Program roads, kerb and gutter projects were delivered.</p>
<p><b>Roads and Kerb &amp; Gutter Maintenance and Reconstruction</b></p>	<p>Increase in maintenance required as a result of continued urban development</p>	<p>Maintenance programs completed</p>	<p>On-going maintenance work is progressing as planned and is to ensure all roads meet the expected standards as the road network grows.</p>	<p>Program completed, all roads and kerb &amp; gutter condition meet accepted standards.</p>
<p><b>Roads and Kerb &amp; Gutter Maintenance and Reconstruction</b></p>	<p>Inspections are conducted every 4 months for assessing trip hazards along footpath/pathways this then is followed with rectification work for the removal of dangerous trip hazards</p>	<p>Condition rating stays the same or improves</p>	<p>Rating is dependent on new data collected during the reporting period; new data is unavailable this time.</p>	<p>Condition rating is unable to be reported as new data is unavailable in this period.</p>
<p><b>Footpaths, Cycleways and Pathways Maintenance and Reconstruction</b></p>	<p>Inspections are conducted every 4 months for assessing trip hazards along footpath/pathways this then is followed with rectification work for the removal of dangerous trip hazards</p>	<p>Program completed</p>	<p>4 monthly inspections are temporarily suspended until specialist staff are available, however, required rectification work is promptly undertaken as required.</p>	<p>Footpath condition was monitored and on-going rectification work is promptly carried out as required.</p>
<p><b>Footpaths, Cycleways and Pathways Maintenance and Reconstruction</b></p>	<p>Community Infrastructure Renewal Program – footpath replacement programs (contingent upon continuation of funding beyond 2012/13)</p>	<p>Condition rating stays the same or improves</p>	<p>Rating is dependent on new data collected during the reporting period; new data is unavailable this time.</p>	<p>Condition rating is unable to be reported as new data is unavailable in this period.</p>
<p><b>Footpaths, Cycleways and Pathways Maintenance and Reconstruction</b></p>	<p>Community Infrastructure Renewal Program – footpath replacement programs (contingent upon continuation of funding beyond 2012/13)</p>	<p>Program completed</p>	<p>All footpath projects are expected to be completed by the time when the current CRP ends in June 2013.</p>	<p>Program completed, 2012/2013 Community Infrastructure Renewal Program footpath projects were delivered.</p>
<p><b>Carparks Maintenance and Reconstruction</b></p>	<p>Conduct annual inspections; routine maintenance and necessary repairs or replacement and to keep the carparks clean all year around</p>	<p>100% of program completed</p>	<p>On-going work on carparks are being done to ensure they are meeting the expected standards.</p>	<p>Program completed, where carparks were monitored and attended to whenever required.</p>
<p><b>Carparks Maintenance and Reconstruction</b></p>	<p>Conduct annual inspections; routine maintenance and necessary repairs or replacement and to keep the carparks clean all year around</p>	<p>Condition rating stays the same or improves.</p>	<p>Rating is dependent on new data collected during the reporting period; new data is unavailable this time.</p>	<p>Condition rating is unable to be reported as new data is unavailable in this period.</p>

**Attachment 1**

**ORD09**

<b>Carparks Maintenance and Reconstruction</b>	Wandarrah Reserve Car park Design and Construction	Car park constructed	Construction works are expected to commence in May 2013.	This project has been completed.
<b>Street Furniture Maintenance and Reconstruction</b>	Conduct annual inspections, routine maintenance and necessary repairs or replacement of guard rails, guide posts, bollards, fences, walls, seats, litter bins, etc.	100% of routine maintenance program completed Damage and faults addressed within 10 working days	On-going work on street furniture is being done to ensure they are meeting the expected standards. Response time will be monitored next year when a new work order system is in place and fully implemented.	Condition of street furniture was monitored and on-going and other maintenance work was completed. Response times will be able to be monitored next year when a new work order system is in place and fully implemented.
<b>Bus Shelters Maintenance and Reconstruction</b>	Conduct annual inspections, routine maintenance and necessary repairs or replacement and to keep the bus shelters clean all year around	100% of routine maintenance program completed Damage and faults addressed within 10 working days	Routine maintenance work on target	Condition of bus shelters was monitored and on-going and other maintenance work was completed. Response times will be able to be monitored next year when a new work order system is in place and fully implemented.

## Key Direction 5 – Enriched and Connected Community

### What is an Enriched and Connected Community?

An enriched and connected community involves arts and culture, community safety, healthy lifestyles and community health, enrichment through learning and information, and recreation and leisure to build social capital and cohesion.

These are all elements that lead to a community with high levels of wellbeing. This is usually characterised by connection, networks and support within the community; participation and ownership; equity and access; and democratic governance. Equity and access means that all people are able to access the variety of opportunities within a community, both social and economic, regardless of background, ability or circumstance.

Community wellbeing describes the state of satisfaction, contentment and fulfilment of needs experienced within a particular group of people.

### Local Service 5.1 – Recreation Services and Facilities

#### What is Recreation Services and Facilities?

This service aims to provide well managed active indoor and outdoor recreation facilities for residents and visitors of Camden. Recreations facilities include Aquatic Centres, courts, BMX Bike Track, Equestrian Recreation Park, and the Town Farm.

#### Report on Delivery Program Success Indicators

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Recreation Services	Community Satisfaction Survey	Maintained or Improved	7.22 in 2011 compared to 6.84 in 2009, which represents a significant increase in Community Satisfaction. These results will be updated after conducting the next Community Satisfaction survey in 2013 and will be available in the next Delivery Program report.			The mean satisfaction score for Recreation Services and Facilities was 7.48 in 2013 which is a statistically significant increase in satisfaction since 2011. This follows a significant increase between 2009 and 2011.

<p>More people participate in active recreation using Council facilities</p>	<p>Sportsfield use requests</p>	<p>Increasing</p>	<p><b>Total number of bookings July to December : 102</b></p> <p>Total number of summer season sports ground users is 487 teams as well as 625 athletics competitors. Data from the previous period is unavailable therefore a comparison is unable to be given at the time of reporting. Trend data will be detailed in the next report.</p>	<p><b>Total Number of bookings January to June: 117</b></p> <p>Total number of teams using the sports grounds in the winter season were: 651 teams in the sports of Australian Rules, Rugby League, Soccer, Netball and Oztag.</p> <p>There was 88% ground utilisation of available grounds.</p>
	<p>Swimming pool usage</p>	<p>Increasing</p>	<p>Total complex attendances for Mt. Annan Leisure Centre for the period of June to December 2012 was <b>174,315</b>.</p> <p>Total complex attendances for Oct, Nov, Dec 2012 for the Camden complex was 23,713. This is a slight decrease from the last reporting period which saw Mt Annan's pool attendances at 175,035 and Camden's at 25,737.</p>	<p>Total complex attendances for Mt. Annan Leisure Centre for the period of January to June were <b>174,682</b>.</p> <p>The total attendance at Camden pool for Jan, Feb and March were 25,945. The poor weather experienced in March impacted on total attendance figures.</p>

Report on Delivery Program Activities

Local Service 5.1: Recreation Services and Facilities			
Activity	Council's Role	Performance Measure	January to June 2013
<p><b>Management of Recreation Facilities</b></p> <p>Co-ordination of level of facility provision and management of community use</p>	<p>Occupancy rates and number of users</p>	<p>From July to December 2012, community facilities occupancy rates Monday to Thursday was 25.85%. There were 46 regular hirers in 2012.</p>	<p>Ron Dine Sportsground new amenities building inspected for compliance with requirements at near completion. Draft lease terms negotiated for execution.</p>

<p>Development of policies, strategic documents to guide the development and use of public open space and facilities.</p>	<p>A draft strategy has been developed for the provision of netball facilities to service the Camden LGA as the community grows with an alternative site identified to construct the preferred complex. A potential alternative site has been identified to develop a dedicated athletics track to reduce the impact on Onslow Reserve.</p>	<p>Number of plans and policies developed</p>	<p>Briefs developed for the reconstruction of Liquidambar and Harrington Park sports fields. Recreation Demand Study commissioned to provide update on the existing 10 year old data.</p>
<p>Development of site master plans for Council's recreational facilities, detailed design to resolve increasing demands for facilities, guide resource allocation, and maximise grant opportunities</p>	<p>Site identified for the provision of a dedicated athletics facility. Discussions held with State bodies for Athletics, Netball, Rugby League and cricket with a view to developing a strategic document for the delivery of sport. Other sports still to be consulted.</p>	<p>Site master plans are completed</p>	<p>Discussions held with Australian Rules, Macarthur District Soccer Association, and Oztag for input to Sportground strategy. Input provided to layout of Kirkham Park future extensions and proposed 2 new fields. Discussions held with Cobbley Cricket Club and Cobbley/Narellan Cricket Club, and Archery regarding location and scope of new amenities for Cut Hill.</p>
<p>Formal and informal meetings with user groups and partners such as YMCA and BEP to provide forums for information exchange and feedback on needs and future directions</p>	<p>Monthly meetings held with YMCA management relating to the pool operations. Discussions also held with YMCA regarding provision of indoor sports venues.</p>	<p>Number of meetings</p>	<p>Monthly meetings with the YMCA completed as well as additional meetings on the asset replacement plan and location of shade structures at Camden pool. Informal meetings held with BEP representatives on the specific issues such as systems and policies and procedures for hire of venue for parties.</p>
<p>Contract manage two swimming pools which provide a range of programs to the local community</p>	<p>A wide range of activities and programs were offered at the 2 complexes including Teen Gym, Youth Partnership program, Junior Fitness leader, Junior Gym, Schools partnership program, Mums and Bubs, Family Fun days, Crèche, Family friendly classes, Seniors classes and summer celebrations. Disabled programs, as well as mental health programs.</p>	<p>Attendance</p>	<p>The wide range of programs continue with the addition of Youth Week programs and the trial of a Family Membership.  The total number of attendances in the key programs at Mt. Anran which include Learn to Swim, Health Club, School PE and Swim Squad resulted in a total of 132,088.</p>
<p><b>Aquatic Recreational Facilities</b></p>	<p>The total number of attendances in the</p>	<p></p>	<p></p>



<p><b>Aquatic Recreational Facilities</b></p> <p>key programs at Mt. Arman which include Learn to Swim, Health Club, School PE and Swim Squad resulted in a total of 131,463 attendances, in comparison to 153,114 for the previous reporting period.</p> <p>This shows a decline in attendance.</p> <p>At Camden the total attendances in the key programs of Aqua Aerobics, School Activities, Learn to Swim and Swim Squad had a total of 8724 for the period, in comparison to 23,059 for the previous reporting period, showing a decline in attendance.</p>	<p>At Camden Pool the attendances in the Key programs Aqua Aerobics, School Activities, Learn to Swim and Swim Squad had a total of 7,537.</p>
<p>Commence design work for Stage 2 Development at the Mt Arman Leisure Centre</p>	<p>Council has commissioned consultants to undertake a Recreation Demand Study for the area. This will consider the most appropriate facilities to be provided and inform the Stage 2 project scope. Design will commence in early 2014 following completion of this study.</p>
<p>Manage and maintain the Bicentennial Equestrian Park (via Community Management Committee)</p>	<p>From the 2012 Annual report the following statistics are provided for the 12 month period of Jan – Dec 2012</p> <p>There were 278 activity days:</p> <p>11,748 competitors</p> <p>30,710 spectators</p> <p>43,800 informal users</p>
<p>Repair of existing bridges</p>	<p>Main repair work on the bridge was completed with other minor work to be conducted by the Camden Mens Shed group.</p>
<p>Masterplan implementation – installation of camping power outlets</p>	<p>Installation commenced and will be completed in 2013/2014.</p>

<p>Camden Town Farm</p> <p>Manage and maintain the Camden Town Farm (via Community Management Committee)</p>	<p>Attendance at programs and events</p>	<p>Attendance at programs and events held at the Camden Town Farm saw an estimated 6,765 visitors utilise the facility via the Community Management Committee. A new committee has been appointed by Council following the quadrennial election.</p> <p>Scarecrow workshop for ages 4-15 in October = 33 participants</p> <p>Kids Workshops in December for ages 2-8 = 28 participants</p> <p>Narellan Congregational Community Services = 5 aged residents planting out potatoes in September, harvested pre Christmas by residents and staff</p> <p>Community Gardens Christmas Function = 30 participants</p> <p>Community Gardeners and volunteers = 70 participants</p> <p>Working bees monthly July – Nov = 104 each time, 50% retirees</p> <p>Wesley Disability services = 1-3 clients max weekly July through December = approx. 18</p> <p>St Justin's kinder kids in November = 60 participants</p> <p>Chester Hill community centre 70-95 yr olds visit = 35 participants</p>	<p>Programs and events at Town Farm are well attended, e.g. Produce Markets, community garden workshops. Increasing requests from community to hire facility for private functions.</p>
<p>Camden Town Farm</p> <p>Development of the Camden Town Farm Community Garden</p>	<p>Attendance at programs and events</p>	<p>Volunteer Participation</p>	<p>Increasing volunteer participation in Community Gardens – more than 50 members.</p> <p>Continued volunteer participation on 355 committee.</p>

**Local Service 5.2 – Community and Cultural Development and Planning**

**What is Community and Cultural Development and Planning?**

This service aims to stimulate and support community and cultural activity in Camden.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Community and Cultural Development and Planning	Community Satisfaction Survey	Maintained or improved		The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.		The mean satisfaction score for Community and Cultural Development and Planning was 7.09 in 2013 which is a statistically significant increase in satisfaction since 2011.
More opportunities for participating in community cultural events are provided	Number of community cultural events	Increasing		Narellan Rhythms Festival continues into its 4th with an estimated attendance of 3,000 community members. With the extension of the artist of the month program, introduction of the About Face Group, growth in response to the Artisan Market, re-introduction of arts workshops with specialised artists the community has had an increased opportunity to participate in cultural events and activities which has resulted in very positive feedback. Camden Civic Centre has hosted 36 varied cultural events within the three month period including art exhibits, performances and recitals.		Cultural events continue to increase in number as new networks and partnerships are forged. The Artist of the Month, portrait group, Artisan Market, cultural network, school holiday program and collaborative works and exhibitions continue to increase in number. Within the Civic Centre facility alone there have been 30 significant cultural programs or events held within the past three months.

<p>1 Refugee Week event at Mt Annan High School in March. Estimated participation 300.</p> <p>17 Youth Week Activities across the LGA during April. Estimated participation 1,500.</p> <p>4 youth outreach programs - event at Camden Civic Centre, fitness programs at Mt Annan Leisure Centre, Recreation events at Harrington Park and Thursday night program at Navellian. Estimated total participation 500.</p> <p>3 events for seniors - 2 during Seniors week in May including a bus trip and concert and 1 other Autumn Concert, also in May. Estimated total participation 600.</p> <p>1 Play Day event for children and families at Kirkham Park in May. Estimated total participation 2,000.</p> <p>1 International Women's Day event in April. Estimated total participation 500.</p> <p>New library resources purchased to promote community acceptance of diversity.</p>	<p>Number of programs has increased, particular for young people and in new areas.</p> <p>A range of arts programs are run for artists of all ages including About Face, Artisan Market, Artist Network, Artisan workshops and School Holiday programs.</p>	<p>Number of programs for target groups</p> <p>Increasing</p>	<p>The number of programs implemented for Target Groups grows</p>
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## Report on Delivery Program Activities

Local Services 5.2: Community and Cultural Development and Planning			
Activity	Council's Role	Performance Measure	January to June 2013
	Develop and support effective inter agencies and networks between local services and groups to ensure good communication and working relationships that improve services and opportunities to residents	Inter agencies and networks supported	Camden Interagency held 3 times – Gregory Hills, Camden Mens Shed, Civic Centre Council represented regularly at the following: DV Committee meetings, MacLulley (ATS), Macarthur Youth Interagency, Families NSW Interagency, Aged and Disabilities Forum, Community Relations Commission Regional Advisory Committee, Oran Park Town Community Partners meetings.
<b>Support for Local Services and Groups</b>	Facilitate and support Management Committees and Advisory Groups to ensure their effective operation, legislative and policy compliance, and to appropriately feed issues and information back into Council's processes	Committees and groups supported	355 Committees provided with administrative support. Extra funding allocated to Camden Town Farm. Approval of new BEP/Town Farm position. 5 advisory groups facilitated by Council staff: Youth Council, Aboriginal Residents Group, Access Committee, Cohesive Community Group, Camden4Children Working Group.
<b>Projects and Programs</b>	Develop and manage projects and programs that address community needs and build local community assets	Projects and programs developed that meet identified community need	Commenced new annual 2012/13 program of school holiday programs for young people across various suburbs, in July. 2 Transition to School information stalls held at Narrellan Town Centre – October and November. Commenced new gardening workshops for children and parents at the Community Garden in December. NAIDOC Week event held in July. Narrellan Multicultural Festival held in November. Community Gardens engaged in supplying "Taste" food and wine festival, coordinated visit by 10 people from across the country as part of nationally recognised event run by the Australian City Farms and Community Gardens
			Town Farm Community Garden Project addressed need for people with disabilities to be included in social activities that increase their health and well-being. More workshops, information provision, path and shade structure development, networking and resource acquisition in this final 6 month period. Project finished in June. 2013/14 Youth Outreach Program activities and promotion finalised. Access Friendly Project addressing the need for people with disabilities to enter local retail shops. Project launched at Business Awards. Inclusion of 'Access Award' in the annual

<p>Business Awards.</p> <p>Neighbourhood Matters community consultations commenced in Harrington Park, Mt Annan and Currans Hill. Project rolling out in other areas. This is an initiative that is currently being trialled by Council whereby Council staff go out to suburbs within the LGA and chat with locals, observe what is happening in the local area, document their findings in order to keep in touch with all residents and businesses within the local area.</p> <p>During National Youth Week a showcase of youth talent was profiled within the Civic Centre venue including artwork by a local artist, performances by 10 local young people and two cultural events - a dance party for 150 youth and Singstar youth performance showcase.</p> <p>The Cultural Development Officer continues to partner with the Civic Centre and Libraries to deliver cultural programs to meet varied demographics including the artist of the month, film screenings, workshops and network meetings.</p>	<p>Network, participated in Farm Fresh food tours, run by Nicci Percival June – Nov = 8 – 12 on each tour once a month. Power of Community Film screen at Narrelians Library with 20 participants.</p> <p>Camden Civic Centre, in partnership with Cultural Development, have continued to develop and deliver arts specific programs providing opportunity for local artisans to promote and sell as well as skill develop and network.</p>						
<p>2 successful grant applications for NAIDOC week - \$2,500.</p> <p>2 Camden Community Connections applications supported – 1 successful, the other still in progress.</p> <p>Arts NSW application submitted for numerous projects.</p> <p>Sponsorship obtained for Camden Play Day - \$2,000.</p> <p>Disability Action Plan went on public exhibition in June.</p>	<p>1 grant applied which was unsuccessful (to update Senior Citizen Centre ramp). Community Builders grant application submitted. Obtained sponsorship for Narrelians Rhythms Festival - \$8,500 cash &amp; \$12,000 in kind.</p> <p>Cultural Development made application to ARTS NSW for program money – the grant was unsuccessful due to major funding changes. Working with the artist network programs are being delivered in partnership at an increased cost to the community.</p> <p>Disability Action Plan has been drafted and distributed for review and comment. Expected finalisation date is July 2013.</p>	<p>Number of grants applied for</p>	<p>Relevant strategic plans are in place</p>	<p>Council actively seeks relevant grant funds in order to undertake community and cultural activities</p>	<p>Develop strategic and action plans to address key issues and opportunities for target groups</p>	<p>Number of grants applied for</p>	

Attachment 1

ORD09

<b>Planning and Advocacy</b>	Undertake research into current and future community trends, issues and needs to inform the planning and service delivery of Council and partners	Information on key target groups is current and available on Council's website	Update of Target Group snap shot reports is in progress following the release of new census data in October 2012. Census data summarised and distributed to Non Government Organisations.	Information around key targets has been updated and is available on Council's website.
	Provide social planning advice to other branches and comment on social infrastructure provision in planning documents for Council and external parties	Comments provided in agreed timeframes	Comments made on Leppington Development reports twice in agreed time frames. Information provided as requested to external parties and individuals.	Comments made on plans for Childcare Centre, Narellan Town Centre, Plough and Harrow Pub, Camden Courthouse, former Whittemat's retail outlet.
	Prepare and review Council policy in relation to building the local community and encouraging inclusive practices	Policies are regularly reviewed	Council Volunteer Program in process, policy development consultation phase ready for adoption in early 2013.	Council Volunteer Program policies and procedures formally adopted. Forms on the intranet. Page on Council's website created. Links incorporated into 355 Community Management Committee Manual.
<b>Develop Places</b>	Monitor community development and provide input into service planning based on places throughout the Camden Local Government Area	Input provided	Plans for neighbourhood research have been developed. Council actively participate in Oran Park Town meetings. The development of Town Farm Master Plan in progress.	'Neighbourhood Natters' community consultation project commenced.
<b>Community Financial Assistance</b>	Support community organisations and individuals through the Community Financial Assistance Program	Number of groups assisted	28 organisations funded from Community Small Grants; 15 Special Achievers applications funded; 6 Donations for Charitable Purposes applications funded and 6 Annual subsidies processed	Grant application processes reviewed and improved in terms of timing and guidelines. Funding through the Cultural Performance Policy provided 14 community performance groups opportunity to perform within the Civic Centre to large audiences. A large number of audience and performers are from the LGA.
<b>Community Financial Assistance</b>	Increase financial support available to groups and individuals	Increased number of groups assisted	Funding provided through the Cultural Performance Policy to 10 community performance groups providing entertainment to 5,500 local community members. Additional funds to be utilised to attract additional performances for specific target groups in the second half of the year. Information distributed to groups advising of any potential funding opportunities using existing networks.	Data not available in the current reporting period, it is anticipated that the next round will commence in 6 months.

<p>The introduction of the About Face Life Drawing group, the growth of the Pop Up Artisan Market, the re-introduction of specialised arts programs and events including school holiday programs has provided excellent opportunity for the community to engage in cultural activities.</p> <p>The building of the Artist Register continues with over 100 artisans' registered and new networks and linkages being formed.</p> <p>Programs such as the Cultural performances, Artist of the Month and the 48hr Eco challenge have provided opportunity for increased exposure. These programs have also strengthened relationships with neighbouring areas.</p> <p>In partnership with UWS delivered the project "Click on Camden" an interactive website for the management of public art places, activities, arts registers and community information and events – interactive mapping project which is in final stages of design.</p> <p>2011/12 funds acquitted and report accepted, funding for 2013 not secured through Arts NSW.</p> <p>The program of training and performances is being developed through the arts network and community groups.</p> <p>The Public Art Strategy is under review with a draft to be finalised April 2013.</p>	<p>The About Face Portrait Group, Artist of the Month, Artisan Market and Cultural network continue to grow with more local artists registering for inclusion on the artist register.</p> <p>The Cultural Interagency/network have continued to evolve with a skill share, mentoring and cultural exchange underway for the next meeting.</p> <p>As the Public Art Policy nears completion opportunities to incorporate public art in developments are being sought with high profile local artist Keith Lane currently involved in the Narellan Community Hall development.</p> <p>Click on Camden is also developing to include the artist register.</p> <p>A submission for Arts Funding 2013/2014 was submitted, awaiting advice.</p> <p>The Public Art Strategy is nearing completion, delayed due to specific information around Section 94 being put into the Plan.</p>
<p>Provide opportunities for the community to engage in cultural activities, liaise and link with arts groups and local artists, develop local opportunities for artists</p>	<p>Opportunities provided</p>
<p><b>Cultural Development</b></p>	<p>Number of events and attendees</p>
<p>Facilitate the Annual Art NSW program of training and performances (contingent upon securing grant funding)</p>	<p>Advice provided as needed</p>
<p>Provide advice to developers regarding Public Art</p>	<p>Public Art</p>



**Local Service 5.3 – Community Support Facilities and Services**

**What is Community Support Facilities and Services?**

This service aims to provide facilities and programs to help people with common interests connect. This includes fostering volunteers and facilitating and supporting new and existing community groups. This service includes most community buildings and cemeteries.

**Report on Delivery Program Success Indicators**

Local Service 5.3 – Community Support Facilities and Services					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Community Support Facilities and Services	Community Satisfaction Survey	Maintained or Improved			The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.  The mean satisfaction score for Community Support Facilities and Services was 7.40 in 2013 which is a statistically significant increase in satisfaction since 2011.
Facility occupancy rates increase	Occupancy rates	Increasing			The use of Harrington Park Community Centre was revised to eliminate parties with alcohol on Friday and Saturday nights which has resulted in a significantly lower level of use. Carborne Fields community hall operating hours were also reviewed to an earlier closing time. The impact of this will be known in the next 12 months. Occupancy rates for Mon-Thursday were 25.85% and there were 46 regular hirers.  The Navellan Community Centre was closed from March for upgrade and extension reducing the amount of space available for occupancy.  The occupancy rate for the available facilities increased by 28.2%.

**Report on Delivery Program Activities**

Local Service 5.3: Community Support Facilities and Services				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Provision of Community Centres and Halls</b>	Co-ordination of level of facility provision and management of community use.	Occupancy Rates	Of the 19,448 hours available between 9am and 10pm Mon - Thursday in the 6 month period, 5,026 hours were used. This does not include leased spaces. Civic Centre occupancy rates continue to rise with the centre hosting 623 events during the quarter, 155 of those being community events.	Civic Centre utilisation rates typically reduce in the winter months, during this time 45% of the overall bookings were corporate meetings/training sessions or meetings, 14% community, 34% cultural with the other 27% made up of civic, celebratory or other such as church groups, sporting groups.
	Expansion of Children's and Families Facilities in Marellan (Warellan Community Hall)	Expansion complete, on time and to budget	Design works completed end of 2012. Tender for construction issued in January. Construction works to be undertaken in 2013.	These works are 50% through construction and on schedule to be completed in November 2013. It is anticipated that project budget will meet the requirements of the project.
	Design and construction of a Youth Centre in Spring Farm	Design and construction completed as per program	A review of project requirements and timing has been undertaken and determined these works to be rescheduled to a later date. Land and acquisition to be identified and finalised in preparation for the future need.	A review of project requirements and timing has been undertaken and determined. These works to be rescheduled to a later date.
	Termite repairs at Mount Annan Cottage	Repairs complete	Work are still in progress and in its final stages.	Delayed completion of repair work due to further discovery of termite activities in the building.
<b>Family Day Care</b>	Provision of a quality Family Day Care service through training and administration of Family Day Care Educators	Accreditation is Maintained  Customer Satisfaction	Currently accredited, 46 registered Educators including 3 on maternity leave and 1 due to commence providing a service January 2013. A number of prospective educators participating in orientation due to commence February 2013. The service will commence new round of recruitment February 2013. 391 children enrolled.  Annual satisfaction surveys will be sent February 2013 and detailed in the next reporting period.	Currently there are 54 registered educators, 3 registered in home care educators, 6 prospective educators working through their orientation process. 379 children are currently enrolled in care. The service is continuing to grow in line with the area's growth.  A satisfaction survey was sent out to all families in the scheme, only two responses were received. Both responses indicated satisfaction with

<p>the service, positive feedback with regard to the quality of the service.</p> <p>Positive feedback is maintained at 100% with return business continuing to reinforce satisfaction levels.</p> <p>Specific positive feedback in relation to the MacArthur Small Business Awards with over 520 people catered for within the Auditorium.</p> <p>The Civic Centre indicated growth in the number of functions held over the twelve month period. The most significant growth exists in corporate meetings/training/expos and events with 45% of the events in the last quarter being corporate.</p>	<p>100% positive feedback received with verbal and written feedback provided regularly to staff and management.</p> <p>Positive feedback received in relation to specific new markets; funerals/wakes and themed events.</p> <p>Increased return business from events. Increase in annual event returns and increase in off shoot functions.</p> <p>Overall a 9% increase in number of functions.</p>	<p>Customer feedback:</p> <p>Provide a venue for civic, cultural, celebratory and community events and functions</p>
<p>The 2012/2013 Financial year result indicated a saving on the bottom line consistent with previous years. Identified savings were reinvested in capital items to address WHS issues of concern.</p> <p>Securing grant funding through the Community Builders Partnership and savings have enabled works to be undertaken within the venue, with a total of \$92,000 to be spent within the venue over the coming twelve months.</p> <p>To date improvements include:</p> <ul style="list-style-type: none"> <li>• Replacement of heavy weight tables with light weight tables.</li> <li>• Replacement of non compliant high risk leg system</li> <li>• Replacement of aged stage curtains</li> <li>• Resurfacing and painting of walls within the main auditorium.</li> </ul> <p>The Artycafé has been utilised as a arts workshop space over the past three months only operating as a café for special events such as Artisan Market, and Seniors Week</p>	<p>Civic Centre income has increased steadily with a 33% increase in income in the first six months of the year comparison to the 2011/2012 financial year.</p> <p>Improvements to the Camden Civic Centre building did not take place within the reporting period. An application for community partnership funds has submitted for consideration. The outcome of the community partnership application will be detailed in the next reporting period.</p>	<p>Income is Maintained or increased</p> <p>Completed on time and within budget</p>
<p>Camden Civic Centre</p>	<p>Civic Centre Building Improvements</p>	<p>ARTYCaF@Narellan Library</p> <p>Provision of community and cultural facility at Narellan Library</p>

	18th 2013.	activities.
Investigate and establish a viable and sustainable operational model	Service is Self-Sustaining	A second advertisement for EOI's will be run in July/August.
Manage and maintain the Camden Cemetery including plot allocation, maintenance of grounds and forward planning	Response times to cemetery service requests Percentage of plot allocation taken up per annum	65 burials occurred during the period. 100% of service requests were carried out on time. 48% of the plot allocation has been taken up.
Prepare action plan for regular maintenance program and implement performance monitoring including public satisfaction with site management	Action Plan Prepared and Performance Monitoring Implemented	The plans were completed and a new contract is in place. Corrective Services are also providing supplementary maintenance in the cemetery at no cost to Council.
Monitor plot take-up by religious denomination and assess whether demand is being met, and reassess caps accordingly	Monitoring and reassessment of plot caps by religious denomination completed	48% of the cap has been taken up. The Cap for external residents has been reached for the Catholic Section. No other caps were reached.

**Public Cemetery**

**Local Service 5.4 – Community Safety**

**What is Community Safety?**

This service aims to provide community safety policy, education and information and partner with community agencies on community safety initiatives.

**Report on Delivery Program Success Indicators**

Local Service 5.4: Community Safety					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Community Safety	Community Satisfaction Survey	Maintained or Improved			The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.  The mean satisfaction score for Community Safety was 6.8 in 2013 which has remained stable since 2011.
Camden residents feel safe in their local neighbourhoods	Resident Telephone Survey	Stays the same or improves			There has been no statistically significant change in perceived levels of safety since the 2010 Resident Telephone survey. In 2012 94% of respondents said they felt safe walking alone during the day and 50.6% at night.  There has been no statistically significant change in perceived levels of safety since the 2010 Resident Telephone survey. In 2012 94% of respondents said they felt safe walking alone during the day and 50.6% at night. This indicator will next be updated in 2014.

Report on Delivery Program Activities

Local Service 5.4: Community Safety				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
Facilitate and/or represent Council at community inter-agencies, forums and networks	Develop and support effective inter-agencies and networks between Council, police and relevant community groups to ensure working relationships and partnership opportunities	Number of inter-agencies Attended	Council continues to have a representative attend Camden Community Safety Forums, Local Government Community Safety & Crime Prevention Network and relevant community groups. Council also continues to develop a relationship with Camden Local Area Command. This is all been done to ensure appropriate working relationships in order to improve community safety.	Networks and partnerships continue to be fostered. Council's Community Road Safety Officer is on the Executive of the Local Government Community Safety and Crime Prevention Network and attends these meetings quarterly. Council also attends the Community Safety Forum meetings and develop and work in partnership with external agencies, including Camden Local Area Command, in order to improve community safety.
	Develop and manage projects and programs that address community safety issues, including community safety audits	Number of projects implemented	4 community safety audits have been conducted, including Hayler Parade, Camden South, Lando Way Currans Hill, Birrwa Reserve Mount Annan and Liquidamber Reserve Narellan Vale.	A new program has been developed in partnership with Camden Council, Campbelltown City Council and the Camden and Campbelltown Local Area Commands in order to address stealing from motor vehicles. This program will be launched in November 2013. Facility improvements were made at Lando Way, Currans Hill, Birrwa Reserve, Mount Annan and the Community Centre car park off Queen Street, Narellan to address and improve community safety at these locations.
Community Safety Projects and Programs	Seek grant funding for new community safety programs as required	Number of grants applied for	No grant funding activity for the time frame.	No grant funding activity for the time frame.
	Develop, monitor, update and distribute relevant information resources to assist with networking and partnerships	Information Resources are Current	Council continues to acquire and distribute relevant resources as appropriate and in order to ensure the most current policies and processes are being used.	Council continues to acquire and distribute relevant resources as appropriate and in order to ensure the most current policies and processes are being used.
	Maintain the Liquor Accord - partnerships established with licensed premises to ensure safe behaviours on and off	Number of initiatives implemented	Drink Drive initiative conducted over Christmas and New Year.	Council continues to work with the Camden Liquor Accord to disseminate information to

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<p>licensed premises</p>	<p>Partnership developed with Camden High for Responsible Service of Alcohol contribution to students through Camden Liquor Accord.</p>	<p>improve safety in and around licensed venues. Breath testers were installed in selected venues over the Easter / Anzac Day period, along with promotional material, in order to highlight the Drink Drive message.</p>
<p>Community Safety Projects and Programs</p>	<p>Liquidamber Reserve and Liquidamber Drive, Narriluan Vale under consideration for establishment of Alcohol Prohibited Area and Alcohol Free Zone as a result of request by Police.</p>	<p>Lando Way, Currans Hill Drive and Tramway Drive are currently under assessment for the establishment of an Alcohol Free Zone. A report seeking endorsement is going before Council in July 2013.</p>
<p>Community Safety Strategic Planning</p>	<p>Prepare a Licensed Venues Directory to assist in building relationships and identifying opportunities for joint action</p>	<p>Directory has been completed and is updated as required.</p>
<p>Community Safety Strategic Planning</p>	<p>Prepare a Community Safety Strategic Plan to guide future projects, programs, and partnerships to address key community safety issues within the Camden Local Government Area</p>	<p>Community Safety Action Plan has been developed and completed.</p>
<p>Community Safety Strategic Planning</p>	<p>Undertake research into current and future community safety and crime trends and issues to inform the planning and service delivery of Council and its partners</p>	<p>Council staff ensure that all information and legislation is current. This information is passed on to relevant internal Council officers and external agencies as required to ensure the most up to date information is utilised.</p>
<p>Graffiti Management</p>	<p>Provision of tools for residents and partner with state agencies to minimise the incidence of graffiti</p>	<p>Partnership has been established between Council and Rotary for the removal of graffiti from private property. Council is awaiting commencement of the program by Rotary. The first round of funding has been provided.</p>
<p>Graffiti Management</p>	<p>Carry out Graffiti Action Day to raise awareness within the community about graffiti</p>	<p>Graffiti Removal Day is now held by Rotary. Council will assist as appropriate.</p>

**Local Service 5.5 – Community Events**

**What is Community Events?**

This service aims to hold or facilitate a range of community events that are open to the whole community where the community can commemorate significant local or national celebrations.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Community Events	Community Satisfaction Survey	Maintained or Improved	●	7.60 in 2011 compared to 7.19 in 2009, which represents a significant increase in Community Satisfaction. These results will be updated after conducting the next Community Satisfaction survey in 2013 and will be available in the next Delivery Program report.	●	The mean satisfaction score for Community Events was 7.33 in 2013 which is a statistically significant decrease in satisfaction since 2011.
Feedback from community events participants is positive	Feedback	Positive	●	Survey taken at Taste Food Wine and Music Festival was positive. Many attendees were local residents and heard about the event through local media and advertising. Attendees enjoyed the event and look forward to attending again.	●	Positive feedback received in 130 surveys distributed at Camden Play Day in May.  Positive feedback received verbally and via email for NAIDOC Week event in July.
The community attends Council events	Resident Telephone Survey	Increasing	●	In the period between the 2010 Resident Telephone Survey and the 2012 Resident Telephone Survey we have seen a decrease in community members attending Council events in 55% of events.  Whilst there have been some decreases, there have also been increases in the remaining 45% of events.  Council will monitor attendance of community members at events and address any changes in	●	In the period between the 2010 Resident Telephone Survey and the 2012 Resident Telephone Survey we have seen a decrease in community members attending Council events in 55% of events.  Whilst there have been some decreases, there have also been increases in the remaining 45% of events.  This indicator will next be measured in 2014.



The value of event sponsorship stays the same or increases	Dollar value of event sponsorship	Same or increases	<p>numbers should they continue to vary significantly.</p>	Australia Day has always struggled to attract sponsors. This remained the same as in previous years. The Camden Play Day event attracted \$2,000 sponsorship.
More people are volunteering at events	Number of volunteers	Increasing	<p>The event committees are made up of volunteers and remained the same.</p>	The event committee for Australia Day apart from Council staff and Police are volunteers. This remained the same as in previous years. Formalised positions and procedures has resulted in an increase of volunteers in Community Development events.

**Comment**

Council will monitor attendance of community members at events and address any changes in numbers should they vary significantly. Australia Day was well-attended, particularly given the change in venue for the event. The July to December period contains a greater number of events so feedback and participation will continue to be measured.

**Report on Delivery Program Activities**

Local Service 5.5: Community Events			
Activity	Council's Role	Performance Measure	January to June 2013
<b>Community Development Events for Target Groups</b>  Design, plan and deliver, with appropriate levels of consultation and collaboration, events for Seniors, Young People, Children, and Families, Women, Aboriginal residents group, Garden Competition		Number of Events	1 x International Women's Day Trivia Night event at Camden Civic Centre in March – 500 participants  1 x Camden Play Day event at Kirkham Park during Families Week in May 2013 – 2000 participants  2 x NAIDOC Week flag raising event, first outside the Mayors Office in John Street Camden and then a social event at Camden Town Farm – 200 participants  20 x youth events across the LGA during
			1 x Narellan Rhythms Festival – November to School project with Big Fat Smile – October and December  1 x Seniors Spring Lunch - September 1 x Seniors Christmas Lunch - December 1 x NAIDOC Week Flag Raising and Morning Tea in July 1 x Elders lunch with Campbelltown and Wollondilly Councils in December Approximately 25 x School holiday activities for young people from July – Dec including: Scarecrow workshop at Camden Town Farm in

<p>October, series of Cardio Boxing and Swimming sessions at Mt Annan Leisure Centre</p> <p>October - December, Ignition Event at Harrington Park in September, Poi and Haka workshop at Currans Hill in September, funded Navellan Outreach delivered by CCC weekly from October to December.</p> <p>29 cultural events managed by Cultural Development, 36 managed within the Civic Centre facilities.</p>	<p>Youth Week in April - 138 workers and volunteers involved in planning and organising, 1592 young participants.</p> <p>2 x Seniors events in March/April - Bus Trip and Concert - 400 participants.</p> <p>1 x Refugee Week event at Mt Annan High School in June - 300 participants</p> <p>30 cultural events staged within the Civic Centre venue including the Camden Art Prize and Macarthur Textiles Expo.</p>
<p>Develop/support and or initiate activities that support the strengthening of local cultural networks, markets and opportunities</p>	<p>During this reporting period, Australia Day is the largest event to take place which saw the introduction of a new event location, which was received positively and well attended. Australia Day included the Key to the Camden Township presentation to Daniel Geale. The HSC High Achievers reception was also held in March.</p>
<p>Design, plan, deliver and support a range of community and civic events including Australia Day, Taste Macarthur and Light Up Camden</p>	<p>Increased sponsorship would allow further development of Australia Day, making additional inclusions possible.</p> <p>The Camden Play Day event attracted \$2,000 in sponsorship.</p>
<p>Sponsorship is sought from businesses to provide in-kind or monetary sponsorship to Council's community and civic events to enhance the event budget and the quality of events delivered</p>	<p>If sponsorship were to increase the events would be able to grow. New events such as a Camden Australiana themed event and a Garden Australiana and High Tea event in Macarthur Park are some examples of events that are being considered for inclusion as part of the Camden Festival.</p>

**Local Service 5.6 – Library Services**

**What is Library Services?**

This service aims to provide library services to the community; encouraging lifelong learning, community connections, developing skills and knowledge, and providing a safe and welcoming place to meet.

**Report on Delivery Program Success Indicators**

Local Service 5.6: Library Services					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Library Services	Community Satisfaction Survey	Maintained or improved			8.38 in 2011 compared to 8.08 in 2009, which represents a significant increase in Community Satisfaction. These results will be updated after conducting the next Community Satisfaction survey in 2013 and will be available in the next Delivery Program report.
Library membership continues to grow	Number of members	Increasing			1183 new members during the period
Circulation continues to grow	Circulation data	Increasing			120,906 issues in this period compared to 133,684 issues in the same period in 2011. Note: This is a reflection of current trends in library services.
More people use our library facilities and programs	Number of people using facilities and attending programs	Increasing			236,154 people visited our libraries in this period compared to 228,928 in the same period in 2011. 9,767 attended library programs in the period compared to 13,200 in the same period in 2011.
					The mean satisfaction score for Library Services was 8.14 in 2013 which is a statistically significant decrease in satisfaction since 2011. This followed an increase between 2009 and 2011 so on the whole the result has remained stable over the 4 years.
					1269 new members during the period
					119,963 issues in this period compared to 134,672 issues in the same period in 2012. Note: This is a reflection of current trends in library services.
					115,747 people visited our libraries in this period compared to 157,048 in the same period in 2012. 13,548 attended library programs in the period compared to 11,219 in the same period in 2012.

**Comment**

As with previous reporting periods, the decreasing trend toward library circulation is attributed to resources largely becoming e-based, which has meant people are moving away from the more traditional use of resources such as books. It is expected that continuation of this e-based technology will continue to impact circulation numbers. The indicators in the new Delivery Program that commenced in July 2013 were amended to reflect this.

**Report on Delivery Program Activities**

Local Service 5-5: Library Services				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Children's Programs</b>	Deliver various programs for children including: Storytime, Babies into Books, Holiday Programs, Summer Reading Program, Your Tutor Online and Outreach to schools and playgroups	Number of children/families using programs or services will stay the same or increase	5,944 children/families attended children's programs including Storytime, Bibs, holiday programs and outreach compared to 8,089 children / families from the previous reporting period.	11,121 children/families attended children's programs including Storytime, Bibs, holiday programs and outreach compared to 8,089 children / families from the same time last year.
<b>Youth Programs</b>	Deliver various programs for youth including: Holiday Programs, Summer Reading Program, Your Tutor Online and Outreach to schools, Book Club, Author Visits, HSC lectures and Research Skills	Number of young people using programs or services will stay the same or increase	523 young people attended youth programs including HSC Lock In, holiday programs and Your Tutor online compared to 1,277 young people attending the same sessions from the previous reporting period.	664 young people attended youth programs including HSC Lock In, holiday programs and Your Tutor online compared to 1,277 young people attending the same sessions from the same time last year.
<b>Adult Programs</b>	Deliver various programs for youth including: Author Visits, Computer and Internet training, Living Libraries, Summer Reading Program, Community Information online database, Artist of the month and community display program, In concert, Series and Book Discussion Group	Number of adults using programs or services will stay the same or increase	2,300 adults attended programs including lifelong learning, author visits, and book discussion group compared with 1,820 adults attending the same sessions from the previous reporting period.	3,326 adults attended programs including lifelong learning, author visits, and book discussion group compared with 1,820 adults attending the same sessions from the same time last year.
<b>Local Studies</b>	Deliver targeted local programs including: Camden Voices Online – Oral History Program, Camden Images photographic program, Memories of your suburb weblog, Heritage and History week program	Number of participants using programs or services will stay the same or increase	152 people participated in History Week program. 531 hits on the online exhibition 'Camden Threads'. There are 3,109 images on Camden images online. 93 people attended events as part of the Heritage Festival in the previous reporting period.	There are 3,109 images on Camden Images online. There have been 9,348 sessions on Camden Images and 2,599 Trove referrals in this reporting period.

<p><b>Older people</b></p>	<p>Deliver various programs for older people including: Home Library Service and Bulk Loans to local institutions</p>	<p>Number of Customers using HLS and Bulk Loans will stay the same or increase</p>	<p>2,031 items were lent to 4 institutions across the LGA, 1,858 items were lent to 34 Home Library Service customers and 13 boxed loans were received from SLNSW for customers from a CALD background. 2,394 items were lent to 5 institutions across the LGA, 1,720 items were lent to 34 Home Library Service customers and 23 boxed loans were received from SLNSW for customers from a CALD background for the previous reporting period.</p>	<p>2,286 items were lent to 4 institutions across the LGA, 1,960 items were lent to 37 Home Library Service customers and 7 boxed loans were received from SLNSW for customers from a CALD background.</p>
<p><b>Review and design new library webpage</b></p>	<p>Develop an Open Source library webpage and catalogue, integrating social networking with virtual library</p>	<p>Webpage downloads quickly, with few timeouts</p>	<p>New library webpage will follow once Council's webpage has been developed. 96,776 hits on the current library website. Social networking such as blogs, Facebook and twitter are actively used for networking with customers.</p>	<p>New library webpage will follow once Council's webpage has been developed. 302,330 hits on the current library website. Social networking such as blogs, Facebook and Twitter are actively used for networking with customers.</p>
<p><b>Transition Youth Space from Casual Drop In Service to digital learning space</b></p>	<p>Engage with customers, promote programs &amp; services and encourage participation using social networking technologies</p>	<p>Increased number of people accessing webpage and followers</p>	<p>Current website is used to promote the Library's programs and services. Blogs, Facebook and twitter are actively used. Library programs are booked online using the Try Booking system.</p>	<p>Current website is used to promote the Library's programs and services. Blogs, Facebook and twitter are actively used. Library programs are booked online using the Try Booking system.</p>
<p><b>Collections</b></p>	<p>Transitioning the Youth Space from casual drop-in to a digital learning space will enable best practice delivery of youth services and the need to better service a broader range of local young people</p>	<p>Number of people attending programs</p>	<p>1,330 people attended programs held in the digital learning space including TAFE outreach, technology talks, connect@your library, and workshops such as Adobe Photoshop and Google SketchUp.</p>	<p>1,859 people attended programs held in the digital learning space including TAFE outreach, technology talks, connect@your library, and workshops such as Adobe Photoshop and Google SketchUp.</p>
	<p>New Release Fiction, E-books will be introduced into the library, due to demand from the community and changes in technology.</p>	<p>Circulation of new e-collections will increase</p>	<p>eBooks will be introduced in early 2013.</p>	<p>eBooks will be introduced in late 2013.</p>

## Key Direction 6 – Strong Local Leadership

### What is Strong Local Leadership?

Strong local leadership means that the Camden area has strong organisations and individuals representing its interests, who are responsive to this community, and who are working together to achieve the community's vision for the future. This will be the key vehicle for achieving the outcomes expressed by the Camden community in this plan.

Strong local leadership will be needed from all levels of government, as well as the private sector, non-government organisations, business and industry groups, and community organisations. Developing leaders within our community will place the Camden area in good stead for the years to come.

Camden Council, as the level of government in closest contact with the local community, has a particular role in the planning, advocacy and delivery of good outcomes on behalf of the Camden community. This role is important, as Camden faces massive urban and population growth, particularly in advocating for the delivery of major infrastructure provision, and in balancing the needs and desires of the current population with the pressures of growth.

Importantly, strong local leadership can influence the way that government engages with and responds to the local community in decisions, plans and services that impacts on this local area.

### Local Service 6.1 – Strong Local Democracy

#### What is Strong Local Democracy?

This service aims to provide for efficient and effective local democracy through the operation of and support for the elected Council and community.

#### Report on Delivery Program Success Indicators

Local Service 6.1 – Strong Local Democracy					
Indicator	Measure	Target	Result 1/1 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Strong Local Democracy	Community Satisfaction Survey	Maintained or Improved			<p>The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery program report.</p> <p>The mean satisfaction score for Strong Local Democracy was 5.17 in 2013 which is a statistically significant decrease in satisfaction since 2011.</p>

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<p>All Council meetings are arranged and conducted in accordance with Council's Code of Meeting Practice</p>	<p>Complaints regarding meeting practice</p>	<p>Zero</p>	<p>Council has received a number of submissions relating to meeting practice and the termination of the General Manager's contract. This process complied with both the technical requirements of the Local Government Act and Council's current Code of Meeting Practice.</p>	<p>Council has received no formal complaints about meeting practice.</p>
<p>Council's policies are current</p>	<p>Regular review and updating of policies</p>	<p>100%</p>	<p>The currency of Council's policy register is currently under review.</p> <p>Council's statutory policies are up to date. A number of internal policies are currently under review.</p>	<p>Council's statutory policies are up to date. The internal policy review is continuing.</p>

Report on Delivery Program Activities

Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<p>Local Services 6.1: Strong Local Democracy</p>	<p>Improving response times to resident enquiries to Councillors</p>	<p>Response within 2 working days</p>	<p>The new Executive Services Coordinator position is assisting in response times to resident enquiries. Improved systems have been put in place to monitor outstanding enquiries.</p>	<p>The new Executive Services Coordinator position has put in place improved systems to record response times to resident enquiries. The move to a new Customer Request Management System will also dramatically improve service standards with exception reports highlighting areas of concern.</p>
<p>Local Representation</p>	<p>Increase focus to developing the organization's capacity to support local decision-making and advocacy</p>	<p>Resource in place</p>	<p>The new Executive Services Coordinator position is assisting Council's capacity to support local decision making and advocacy. Also, the Governance Team now has a full complement of staff to assist council in this role.</p>	<p>The new Executive Services Coordinator position is assisting council's capacity to support local decision making and advocacy. Also, the Governance Team now has a full complement of staff to assist Council in this role.</p>

	<p>The next election will be held in September 2016.</p> <p>Following on from the Induction Program for Councillors late last year, a number of professional development opportunities have been brought to the attention of Councillors as they have arisen. In addition, Councillor workshops are used to assist in the learning and development of Councillors.</p>	<p>The September 2012 Elections have been held in accordance with legislative guidelines.</p> <p>A series of induction workshops and a bus tour was organised for the new council in early October 2013. Division of Local Government initiated training was also offered to councillors.</p>	<p>Election is conducted in accordance with appropriate legislation</p> <p>All new Councillors are appropriately inducted</p>	<p>Council will fund the NSW Electoral Commission to administer local elections in Sept 2012</p> <p>Undertake an induction program for the new Council to ensure high quality and consistent information and education for new and returning Councillors</p>
<p><b>Local Representation</b></p>	<p>Council's business paper process and the conduct of Council meetings complied with the Code of Meeting Practice.</p> <p>Camden is an active member of MACROC. Camden Councillor Penny Fischer has been appointed as the President of MACROC for the next 2 years.</p>	<p>All Council business papers and meetings were prepared in compliance with the Code of Meeting Practice.</p> <p>Camden is an active member of MACROC. Camden Councillor Penny Fischer has been appointed as the President of MACROC for the next 2 years.</p>	<p>Compliance with Code of Meeting Practice</p> <p>Participation Rates</p>	<p>Provide Council with business papers for both information and decision making purposes and record the outcome and decisions taken by Council</p> <p>Council actively participates at a regional level on boards such as MACROC to secure outcomes for the community</p>
<p><b>Regional Representation</b></p>	<p>There are several State Government initiated reviews currently underway that have the potential to affect not only Camden but the entire LG sector. LGNSW will be an important partner of Camden Council should the need arise to lobby the State Government when these reviews are finalised (September 2013). There are also Federal Government changes to motor vehicles (FBT) that will have a profound impact on the LG sector. LGNSW will assist the LG sector in lobbying for a fairer outcome.</p>	<p>Council is a financial member of One Association (formerly known as the LGSA). There are several State Government initiated reviews currently underway (including legislative and structural reforms) that have the potential to affect not only Camden but the entire Local Government sector. One Association will be an important partner of Camden Council should the need arise to lobby the State Government when these reviews are finalised (mid 2013).</p>	<p>Issues related to Camden are lobbied by the LGSA to the State Government</p>	<p>Council participates and contributes to the Local Government &amp; Shires Association in communicating to and lobbying the State Government on industry wide issues</p>
<p><b>State Representation</b></p>				



**Local Service 6.2 – Stewardship of Community Resources**

**What is Stewardship of Community Resources?**

This service is responsible for the prudent management of public finances, planning and management of public assets and the strategic recruitment and training of staff to enable effective and efficient service delivery.

**Report on Delivery Program Success Indicators**

Local Service 6.2: Stewardship of Community Resources					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Stewardship of Community Resources	Community Satisfaction Survey	Maintained or Improved			The first time measured in 2011 so no comparison possible. This will be updated after the next Community Satisfaction survey conducted in 2013. Results will be available in the next Delivery Program report.
Council reports its performance to the community	Six monthly reports to Council and placed on Council's website	Achieved			The Delivery Program Six Month Report for the period July to December 2013 was tabled at the Council meeting of 26 March 2013 and placed on the Camden 2040 website.

**Report on Delivery Program Activities**

Local Service 6.2: Stewardship of Community Resources			
Activity	Council's Role	Performance Measure	January to June 2013
Integrated Planning and Reporting Framework	Extensive community consultation, in line with council's adopted consultation strategy, occurred during this period. Over 1,300 people provided feedback over a 2 month period. A summary of this feedback was presented to council in a workshop in November 2012 and will be reported formally as part of the Camden 2040 review in early 2013.	Community Engagement Strategy Prepared	The community engagement aspect of this activity was undertaken during the last reporting period.  A draft Camden 2040 Review was publicly exhibited in March 2013 along with a draft Economic Development Strategy, as per the Community Engagement Strategy.
	Council must review and re-adopt Camden 2040 following the election, including engaging the community	Camden 2040 reviewed and adopted by new Council	A revised version of Camden 2040 was adopted by Council on 14 May 2013.  The next review will be undertaken following the elections in September 2016.
	Council must prepare a new four year delivery program detailing its own actions to be undertaken to implement Camden 2040	Delivery Program complete	The Delivery Program is currently being reviewed by senior management with a view to presenting the first draft to Council in May 2013.
Council must prepare and exhibit an annual Operational Plan and budget	Council must prepare and exhibit an annual Operational Plan and budget	Annual Operational Plan and Budget complete	The Annual Operating Plan and Budget was placed on public exhibition in May and formally adopted by Council on 25 June 2013.
	Council must adopt a new Resourcing Strategy (Long Term Financial Plan, Asset Management Plans & Workforce Plan) detailing how it will resource its actions in implementing Camden 2040	Resource Strategy complete	The Resource Strategy was placed on public exhibition in May and formally adopted by Council on 25 June 2013.

<b>Integrated Planning and Reporting Framework</b>	Increase Council resources to implement the requirements of the Integrated Planning and Reporting requirements.	Timeframes are met	A new staff member commenced in September 2012 to provide support for Council's Integrated Planning and Reporting requirements.	Completed.
<b>Performance Measurement and Reporting</b>	Six monthly reporting to the Council on achievements in implementing the Delivery Program	Two reports prepared for Council each year	The report for the 6 Month Period January to June 2012 went to Council at the meeting of 14 August 2012 and was placed on Council's website following that date.	The report for the 6 Month Period January to June 2012 went to Council at the meeting of 26 March 2013 and was placed on Council's website following that date.
<b>Long Term Financial Plan</b>	Preparation of Council's Annual Report to the community by November each year, focusing on Council's achievements in implementing its Delivery Program	Annual Report available on Council's website in November	Council's Annual Report was completed and placed on the Camden 2040 website by 30 November 2012. The Annual Report was the first under the new Integrated Planning and Reporting Requirements, and as it fell in the year of the election also contained Council's End of Term Report achievements and State of the Environment Report. The Division of Local Government was notified as required.	No update in this period.
<b>Long Term Financial Plan</b>	An end-of-term report is reported to Council at the last meeting of the Council term on the achievements under Camden 2040	End of term report presented to last meeting of sitting Council	The End of Term Report on Camden 2040 was tabled at the final meeting prior to the election of the new Council (28 August 2012). This report highlights Council's achievements in implementing Camden 2040 since its adoption in December 2010.	No update in this period.
<b>Long Term Financial Plan</b>	Monitor and maintain Council's Long-Term Financial Plan	Long Term Financial Plan is reviewed quarterly	Upon adoption by Council of the December Quarterly Budget Review (Ord Meeting 26/2/2013) the current projections in Council's LTFP will be reviewed.	The LTFP was reviewed and updated in preparation for the recent TCORP assessment of Council's financial sustainability and for the 2013/14 Special Rate Variation application.
<b>Long Term Financial Plan</b>	Update annually as part of the development of the Operational Plan	Update Completed	Council's LTFP is to be considered by Council as part of adopting the 2013/14 Operational Plan in June 2013.	Council's 2013/14 LTFP was updated and adopted by Council 25 June 2013.
<b>Long Term Financial Plan</b>	Continue to develop Council's Property Management Strategy	Strategy is adopted by Council and implemented	Council's Property Management Strategy is currently under review.	The strategy is expected to go to the Executive Leadership Group in August 2013.

<b>Strategic Management of Council's Property</b>	Maintain Council's land register	Information is accurate and up to date	Council's Land Register is current.	Council's Land Register is Current.
	Manage Council properties	Current Plans of Management are in place	Council's Management Plans in relation to Council properties are currently under review.	The review is currently still in progress.
	Review of Council's Community Land Holdings	Licences and leases reviewed regularly	Council's register of licences and leases held are currently under review.	This review has been finalised and a new enhanced register has been put in place to provide additional information to the end-user.
	Monitor and maintain Council's Workforce Plan through a range of ongoing analysis of current labour market trends, future staffing needs, employee exit interview data and Council's workforce demographics	Review complete	The review of Council's Community Land Holdings are currently under review.	The review is continuing and is expected to be completed by 30 June 2014.
<b>Workforce Planning</b>		Workforce Plan reviewed at least annually	Review of Workforce Plan currently being undertaken.	Workforce Plan review completed and revisions adopted.
		Succession planning in place for critical positions	Identification of succession planning opportunities for critical position will be undertaken during the review of the Workforce Plan.	Critical positions were reviewed and incorporated into the revised workforce plan.
		Asset Management system and practices reviewed and updated annually	This on-going project may not be able to be completed until new data have been collected for all the asset classes. Funding is likely to be made available in 2013/14.	Succession planning incorporated into performance review process.
<b>Strategic Asset Management</b>	Conduct careful and thorough Asset Management planning, through the series of processes of creation, acquisition, maintenance, operation, rehabilitation and disposal of community assets	All specifications are reviewed and updated regularly	This is an on-going activity with a major review to commence soon, and to be completed in the next reporting period.	This on-going project requires new data to be collected for all asset classes, funding is unlikely to be made available until after 2013/2014.
	Proactive monitoring of the delivery of new assets and active involvement in the planning for provision of community assets and facilities			Review of the Engineering Specifications has been progressing, expected to be completed by August 2013.

**Local Service 6.3 – Community Engagement**

**What is Community Engagement?**

This service aims to inform, involve and where possible collaborate with the community in key council decision making processes.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Community Engagement.	Community Satisfaction Survey	Maintained or Improved			The mean satisfaction score for Community Engagement was 6.49 in 2013 which has remained stable since 2011.
Residents participating in Council's consultation and engagement processes will feel satisfied that they were engaged in the process	Satisfaction of participants	Stays the same or Increases			Council will be preparing a Community Engagement Strategy in 2013 / 14 which will improve Council's engagement processes, including monitoring participant satisfaction.
Council engages with a demographic diversity of residents that is consistent with the community's demographic composition	Diversity of community engaged responds to the community profile	Improving			During the period a telephone survey was conducted which mirrors the demographic composition of the community in relation to age (over 18s only), gender and suburb. The Community Engagement Process for the review of Camden 2040 included concerted efforts to engage specific target groups, including young people through SKBTOPIA and Youth Council; Seniors, through the Seniors Lunch; people with a disability through the Access Committee, people from culturally and linguistically diverse backgrounds through the Cohesive Communities Action Group, and Aboriginal People through the Mygunyah Aboriginal Residents Group.

**Report on Delivery Program Activities**

Local Service 6.3: Community Engagement				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Community Engagement</b>	Ongoing community consultation and engagement on key strategic issues and statutory processes	Number of engagement opportunities	Council conducts a range of community engagement processes, and informs residents of key issues and events according to statutory requirements. Some key consultations that occurred during the period were for the review of Camden 2040 (1,317 people were consulted), and the Narellan Town Centre Planning Proposal.	Council conducts a range of community engagement processes, and informs residents of key issues and events according to statutory requirements. During this reporting period the review of Camden 2040 and a draft Economic Development Strategy were publicly exhibited. A Community Information Forum was held as part of this exhibition, attended by 18 people.
		Amount of feedback received	1,317 people provided input into the review of Camden 2040.	10 submissions were received on the Camden 2040 review and 4 for the Economic Development Strategy. 18 people attended the Community Information Forum.
	Maintain a register of residents who are interested in participating in community engagement exercises that Council conduct on key issues	Register is updated annually	A register of residents is maintained and updated annually through the Telephone Survey. This register was used in October 2012 to put together focus groups for the review of Camden 2040.	This register will be updated for 2013 following the telephone survey in July.
<b>Community Engagement</b>	Conduct an annual telephone survey of residents to measure Council's Sustainability Indicators and community satisfaction with Council services	Phone survey conducted annually	The telephone survey was conducted in July 2012 and focused on measuring Council's Sustainability Indicators. The next survey will be conducted in July 2013 and will focus on community satisfaction with Council services.	The next survey will be conducted in July 2013 and will focus on community satisfaction with Council services.
	Community feedback and data is collected and used across the organisation for a range of planning purposes	Data collection system established	A data collection system will be prepared following the recruitment of a Community Engagement Officer in the second half of 2013. Currently reports from major community engagement exercises, such as that for Camden 2040, are reported to Council and available for use across the organisation.	This activity is on hold awaiting recruitment of a Community Engagement Officer.

Community Engagement Strategy complies with legislation	A Community Engagement Strategy for the review of Camden 2040 was adopted by Council at its meeting of 28 August 2012 in accordance with the Integrated Planning and Reporting Requirements.	A Community Engagement Strategy for the review of Camden 2040 was adopted by Council at its meeting of 28 August 2012 in accordance with the Integrated Planning and Reporting Requirements.
Community Engagement Strategy is prepared and implemented for the review and re-adoption of Camden 2040	A Community Engagement Strategy for the review of Camden 2040 was adopted by Council at its meeting of 28 August 2012. Council commenced the review of Camden 2040 following the adoption of the Community Engagement Process, which ran during September and October, with a small number of events conducted in December.	A Community Information Forum was held in May 2013 for the review of Camden 2040 and the Economic Development Strategy. A total of 18 people attended this forum. Council continues to meet with a range of advisory committees including an Access Committee, Youth Council, Mygunyah Aboriginal Residents Group and Seniors Issues Group.
Diverse groups are represented	A Council workshop was conducted in November for the commencement of Councilor input into the review.	Some 1,317 people provided input into this process in a range of ways, including completion of surveys at events, online and by students of Camden High. Focus Groups were also conducted and a range of groups visited.

**Local Service 6.4 – Community Information**

**What is Community Information?**

This service aims to provide a customer service interface for the community to access Council services and make relevant information available on Council activities.

**Report on Delivery Program Success Indicators**

Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Community Information	Community Satisfaction Survey	Maintained or Improved	●	7.06 in 2011 compared to 6.76 in 2009, which represents a statistically significant increase in Community Satisfaction. These results will be updated after conducting the next Community Satisfaction survey in 2013 and will be available in the next Delivery Program report.	●	The mean satisfaction score for Community Information was 6.49 in 2013 which has remained stable since 2011.
Council's website becomes a recognised source of information for and communication with residents	Resident Telephone Survey	Stays the same or increases	●	9.3% of residents in 2012 compared to 5.7% in 2010 stated that Council's website was their main method of receiving information about Council. Results will be updated after conducting the next Resident Telephone Survey.	●	9.3% of residents in 2012 compared to 5.7% in 2010 stated that Council's website was their main method of receiving information about Council. Results will be updated in 2014.



Report on Delivery Program Activities

Local Services, 6-4: Community Information			
Activity	Council's Role	Performance Measure	January to June 2013
<b>Advertising and Promotion</b>	Advertising and promotion of Council events, initiatives and statutory requirements through a range of mediums. Development and publication of media releases.	Increase in the number of positive media releases distributed	A total of 48 media releases were distributed during this period, all of a positive nature.
<b>Communication Strategy</b>	Development and implementation of a Communication Strategy designed to standardise and enhance all forms of communication between Council and the community.	Communication Strategy Adopted by Council	This policy is in draft and is expected to be completed by the next reporting period.
<b>Website and Social Media</b>	Provision of an informative and up-to-date website containing a range of information about the Council organisation and Camden LGA more broadly	<p>Hits on Council's Website</p> <p>Proportion of residents who use Council's website</p> <p>Number of 'Likes' on Council's Facebook page</p>	<p>Anecdotal feedback indicates hits on Council website are increasing however the limitations of the current website hinder the efficient gathering of accurate statistics. Council is in the process of redeveloping the website with one of the benefits including the increased ability to accurately report website hits. It is anticipated that the new website will go live within the coming months.</p> <p>Again, anecdotal feedback indicates residents are utilising the website on a more regular basis.</p> <p>Again, anecdotal feedback indicates residents are utilising the website on a more regular basis.</p> <p>Council's Facebook page has 928 'likes', 274 people liked Council's page during the reporting period.</p>
			<p>During this period, Council sent 39 positive media releases to local and/or metropolitan media outlets. During the same period in 2011 Council sent 29 positive media releases.</p> <p>This policy is in draft and is expected to be completed by the next reporting period.</p> <p>Anecdotal feedback indicates hits on Council website are increasing however the limitations of the current website hinder the efficient gathering of accurate statistics. Council is in the process of redeveloping the website with one of the benefits including the increased ability to accurately report website hits. It is anticipated that the new website will go live by the end of this financial year.</p> <p>Again, anecdotal feedback indicates residents are utilising the website on a more regular basis. According to participants surveyed during the annual telephone survey, 9.3% of residents use Council's website to access information, up from 5.7% of residents in the previous reporting period.</p> <p>Council's Facebook page now has 336 'likes', 173 people 'liked' Council's page during the reporting period compared to 49 'likes' in the same period in 2011.</p>

<p>Enhancing the availability of information to the community via technological upgrades, such as Council's website</p>	<p>Hits on website increase</p>	<p>Council's website is in the process of being upgraded to help deliver information to the community. The upgrade should be completed by the next reporting period. A dedicated Camden 2040 website was also established during the reporting period.</p>	<p>Council's website is still in the process of being upgraded to help deliver information to the community. New websites are also being created for Camden Kids, Library Services and the Civic Centre to marry in with the new Council site to achieve a uniformed and corporate appearance across all online platforms. All new websites are due to go live by the end of 2013.</p>
<p>Production of printed newsletter Let's Connect for distribution to households throughout the LGA</p>	<p>Newsletter is distributed quarterly</p>	<p>Let's Connect continues to meet deadlines and is distributed quarterly.</p>	<p>Let's Connect continues to meet deadlines and is distributed quarterly.</p>
<p>Provision of quality customer service to our customer's both internally and externally including all general enquiries, information, bookings, processing of applications and receiving payments.</p>	<p>Proportion of residents who use Let's Connect to access information</p>	<p>Let's Connect is delivered to all households in the Camden Local Government Area including houses in new suburbs.</p>	<p>Let's Connect is delivered to all households in the Camden Local Government Area including houses in new suburbs.</p>
<p>Efficient and effective operation of Council's Customer Service Centres</p>	<p>Accurate and timely response</p>	<p>Customer satisfaction levels are generally acceptable however difficulties with Council's current phone system continues to result in negative feedback on occasion. Investigation into the establishment of a new phone system has been undertaken taking relocation to the new Administration Building.</p>	<p>Customer satisfaction levels continue to be acceptable however difficulties with Council's current phone system still continues to result in negative feedback on occasion. Investigation into the establishment of a new phone system has been undertaken taking into consideration relocation to the new Administration Building.</p>
<p>In order to ensure consistent and quality customer service across the organisation, Customer Service Charters will be prepared and staff will be educated and trained on what standards are expected</p>	<p>Customer satisfaction</p>	<p>Despite limited survey data, general feedback indicates a stronger positive trend in relation to Council services.</p>	<p>Despite limited survey data, general feedback indicates a stronger positive trend in relation to Council services. This data will be more comprehensive with the introduction of our new Customer Request Management system for the next six month period.</p>
<p>Charters prepared and staff information and training undertaken</p>	<p>Customer Service Charters have been developed and will be presented to the Senior Management Team for final review prior to an all staff launch across Council.</p>	<p>Customer Service Charters have been developed and will be presented to the Senior Management Team for final review prior to an all staff launch across Council.</p>	<p>Customer Service Charters have been developed and will be presented to the Senior Management Team for final review prior to an all staff launch across Council.</p>

**Local Service 6.5 – Management of Emergency Events**

**What is Management of Emergency Events?**

This service aims to plan, manage and where possible minimise the impact of emergency events and natural disasters.

**Report on Delivery Program Success Indicators**

Local Service 6.5: Management of Emergency Events					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Result 1/1 to 30/6/13	Comment
The Community is Satisfied with Council's Role in Management of Emergency Events	Community Satisfaction Survey	Maintained or Improved			The mean satisfaction score for Management of Emergency Events was 7.58 in 2013 which is a statistically significant increase in satisfaction since 2011.
Disaster Plan remains current	Regular reviews completed	Completion			State Emergency Management Plan was released in late 2012 but Local EM Committees were requested to hold off reviewing plans until formal template is available from State Government.
Local emergency management committee is familiar with the facility and latest procedures	Feedback and evaluation following emergency management exercises	Stays the same or improves			No emergency management exercise was available to be held, however agencies had real involvement during the incident of severe damaging storm event in February.

**Report on Delivery Program Activities**

Local Services 6.5: Management of Emergency Events			
Activity	Council's Role	Performance Measure	January to June 2013
<b>Support and Facilitate the Local Emergency Management Committee</b>	Actively participate in the planning, policy making and training for creating a state of preparedness for emergency events and developing resilience.	Local emergency management committee plans are adopted	Review of Plan was commenced late in this period, it is expected to be completed in the next reporting period.
<b>Risk Assessment</b>	Identify and prepare plans for responding to emergencies that are likely to occur in the area. Review and implement current DISPLAN	Risk register is updated annually	Review of risk register was not conducted in this period, it will be completed in the next reporting period.
<b>Emergency Operations</b>	Update of Disaster Plans - Identification of vulnerable facilities	Facilities and plan updated	Review and update of vulnerable facilities register was conducted.
<b>Supporting Emergency Services</b>	Partner or work with emergency services in facilitating emergency response required during a disaster event or an incident	Systems established in accordance with Management Plans	System is in place for activation during any emergency for coordinating, facilitating and supporting emergency operations.
<b>Management of Capital Projects</b>	Contribute resources to emergency services which will help them in effectively managing or minimising the impacts of emergency events and natural disasters when these occur	Buildings, plant and equipment are maintained and replaced as per the adopted schedules	Program completed, including installation of new shelter for the SES building in Narellah.
	Design and construction of a new rural fire service station at Camden West	Construction on time and within budget	Construction tenders have been received however a contract has not been awarded due to budget constraints. The site conditions have caused the project cost to increase beyond the available funds. Council has been liaising with the Rural Fire Service as to funding solutions. Council will consider the funding proposal in August 2013.

**Local Service 6.6 – Support Services**

**What is Support Services?**

This service aims to provide efficient and effective support services to all functional areas of Council. These Support Services include Finance, Governance, Human Resources Management, Information Technology, Record Management and Risk Management.

**Report on Delivery Program Success Indicators**

Local Service 6.6: Support Services					
Indicator	Measure	Target	Result 1/7 to 31/12/12	Comment	Result 1/1 to 30/6/13
Council's workforce is appropriately skilled, safe and stable	Skill measured by proportion of staff undertaking compulsory training.	All staff have completed compulsory training		On average 94% of identified staff attended compulsory training. Compulsory training courses included Respect and Dignity in the Workplace, Performance Management, Staff Induction, Workplace Health and Safety. Staff that were unable to attend training due to illness or leave arrangements have been rescheduled into upcoming courses.	
	Safety measured by no. incidents, lost time from injury.	Safety - less incidents and less lost time.		34 incidents recorded for the reporting period, resulting in 12 claims being lodged. Of these claims 5 were for lost time and 7 medical expenses only.	
Information systems are reliable and technical support to users is provided promptly	Stability measured by staff turnover.	Stays the same or decreases		Turnover for the past six months was 4.74% which is reduction of 2.28% and under the industry average.	
	System down time and customer response times (according to request type)	Systems running at or above 98%. Staff are satisfied with response times		This target has been met. Council is currently implementing a new helpdesk system which will further support IT's capability of meeting the KPI.	

<p>Council's finances are managed prudently</p>	<p>Unqualified audit report</p>	<p>Unqualified</p>	<p>Council received an unqualified audit report as at 30 June 2012. The audit report for the 2012/13 financial year will be received in October 2013.</p>
<p>Financial Health Check Indicator - Unrestricted Current Ratio</p>	<p>The ratio as at 30 June 2012 was 2.51:1 (2011 - 2.27:1) this is an improvement on the previous year and the ratio remains better than the benchmark of 1.50:1.</p>	<p>●</p>	<p>The ratio as at 30 June 2012 was 2.51:1 (2011 - 2.27:1) this is an improvement on the previous year and the ratio remains better than the benchmark of 1.50:1. Council's liquidity and ability to service its responsibilities remains in a good position.</p>
<p>Financial Health Check Indicator - Debt Service Ratio</p>	<p>The ratio as at 30 June 2012 was 4.02% (2011 - 4.96%) this is an improvement on the previous year and the ratio remains better than benchmark. This ratio indicates that Council has a strong capacity to borrow which places Council in a very good position when considering long-term borrowings to construct a new administration building in 2015/16.</p>	<p>●</p>	<p>The ratio as at 30 June 2012 was 4.02% (2011 - 4.96%) this is an improvement on the previous year and the ratio remains better than benchmark. This ratio indicates that Council has a strong capacity to borrow which places Council in a very good position when considering long-term borrowings to construct a new administration building in 2015/16.</p>
<p>Financial Health Check Indicator - Rates and Annual Charges Outstanding Percentage</p>	<p>The ratio as at 30 June 2012 was 6.31% (2011 - 6.79%) although this is an improvement on 2011 the ratio is still above the benchmark of 5%. This is both an indication of affordability and Council's policy not to legally pursue pensioners for outstanding amounts. Council has a compliant debt recovery system but is also considerate of affordability.</p>	<p>●</p>	<p>The ratio as at 30 June 2012 was 6.31% (2011 - 6.79%) although this is an improvement on 2011 the ratio is still above the benchmark of 5%. The ratio as at 30 June 2013 will be available for reporting in October 2013.</p>
<p>Financial Health Check Indicator - Buildings and Infrastructure Renewals Ratio</p>	<p>The ratio as at 30 June 2012 was 54.70% (2011 - 37.71%) although this is an improvement on 2011 the ratio is still below the benchmark of 100%. This means Council is not spending enough on building and infrastructure asset renewal. Council has endorsed an application to IPART for a continuation of the Community Infrastructure Renewal Program to assist in meeting the challenge of asset renewal. It is still</p>	<p>●</p>	<p>The ratio as at 30 June 2012 was 54.70% (2011 - 37.71%) although this is an improvement on 2011 the ratio is still below the benchmark of 100%. This means Council is not spending enough on building and infrastructure asset renewal. Council has endorsed an application to IPART for a continuation of the Community Infrastructure Renewal Program to assist in meeting the challenge of asset renewal. It is still</p>

<p>Camden Council is regarded as a good place to work</p>	<p>Exit interview data initially. Staff satisfaction survey from 2012.</p>	<p>Remains the same or increases</p>	<p>The Employee Opinion Survey conducted in April 2012 returned a 72% satisfaction rating and exit interview data continues to confirm that trend with employees indicating that despite their decision to leave they regarded Council as a good place to work.</p>
<p>Council's resources are well-protected through careful risk management processes</p>	<p>Claims - motor vehicle, public liability, property</p>	<p>Decreasing</p>	<p>Liability Claims - 24 in the reporting period compared to 57 in the previous period. Motor Claims - 23 compared to 18 in the previous period. Property Claims - 5 compared to 7 in the previous period.</p>

**Comment**

Overall there have been some increases in liability and property claims and a decrease in motor claims. With an increasing population and workforce it is to be expected that there will be an increase in claims over time. The indicator in the new Delivery Program that commenced in July 2013 was amended to better reflect risk management processes rather than total incidents.

**Report on Delivery Program Activities**

Local Service 6.6: Support Services				
Activity	Council's Role	Performance Measure	July to December 2012	January to June 2013
<b>Financial Management</b>	Collection of Council Income including rates, waste services, investment income, 603 Certificates, Council's fees and charges and customer support	Timely and accurate customer support  Compliance with the Local Government Act	The collection of Council income throughout the reporting period has been done so in a timely and accurate manner and in compliance with the Local Government Act.	The collection of Council income throughout the reporting period has been done in a timely and accurate manner and in compliance with the Local Government Act.
	Financial Accounting - Asset Accounting, Accounts Payable, Taxation, Financial Accounting, internal and external audit, purchasing and procurement	Unqualified Audit Report  Completion of the Annual Financial Reports within the statutory deadline	Target met as at 30 June 2012, next audit 30 June 2013. The audit report was unqualified and completed within the statutory deadline of 30 June.	Council will not receive its audit report until October 2013, upon the completion of the external audit of the 2012/13 annual financial statements. Council expects to receive an unqualified audit report, and to complete the report within the statutory timeframe.
<b>Governance</b>	Management Accounting - Preparing Council's Budget, quarterly budget reviews, financial reporting, Section 94 Accounting, Long-Term Financial Plan and cash reserves	Timely completion of Council's budget  Quarterly review of Council's Long Term Financial Plan	This activity will take place in the next reporting period and will be reported subsequently.	Council's 2013/14 budget was adopted by Council 25 June 2013 at which time the 10 year Long Term Financial Plan was updated.
	Coordinate legal aspects such as legal advice including contracts, coordination of Council's solicitors, statutory compliance with the Local Government Act and DLG Circulars, maintaining legal documents register, to act as Council's Public Officer	Compliance with all Acts and Regulations  Council seeks legal advice where appropriate	All legal aspects have been coordinated and conducted in compliance with the mandatory Acts and Regulations. Where applicable, Council sought the appropriate legal advice to any matters pertaining to Governance.	All legal aspects have been coordinated and conducted in compliance with the required Acts and Regulations. Where applicable, Council sought the appropriate legal advice to any matters pertaining to Governance.



<p><b>Governance</b></p>	<p>Compliance and administration of the Government Information Public Access Act (GIPA) and Privacy and Personal Information Protection Act and Protected Disclosures Act.</p>	<p>Council is compliant with all Acts and Regulations</p>	<p>Council has prudently applied Items of Legislation at all times. Council is currently reviewing its Privacy Management Policy for adoption by Council before 30 June 2013.</p>	<p>Governance continues to monitor compliance with the Local Government Act and Regulations. An organisational policy review is currently underway. The Privacy Management Policy is expected to be adopted by the end of August 2013.</p>
<p>Provision and support of Council's Information Technology hardware and systems</p>	<p>Down time is minimised  Internal customers are satisfied with the support they receive from IT</p>	<p>IT staff have worked to minimise all instances of downtime. Council is currently upgrading many of its PC's and Citrix units to Remote Desktop Session (RDS) which will provide greater efficiencies in providing IT support to a rapidly growing organisation.</p>	<p>IT staff have worked to minimise all instances of downtime. Council has all but completed the upgrade of its PC's and Citrix units to Remote Desktop Session (RDS) which will provide greater efficiencies in providing IT support to a rapidly growing organisation.</p>	
<p><b>IT Services</b></p>	<p>Core systems and infrastructure and corporate-wide software upgrades</p>	<p>Upgrades complete</p>	<p>Council is currently implementing or upgrading a number of core systems including the Customer Response Management System (CRM), Electronic Document Management System (TRIM), Electronic Budget System and Long-term Financial Plan (BIS) and upgrade to Council's core disaster recovery systems and to Authority version 6.4 has been completed.</p>	<p>IT have recently implemented a helpdesk management system, a mobile device management system, a new Electronic Document Management System (TRIM) and Customer Response management system (CRM), all of which result in greater efficiencies for the organisation and an enhanced public response time.</p>
<p>Increase resources in help desk support</p>	<p>IT support has increased with the growing workforce</p>	<p>Council's IT staff has increased by 1 to provide a more efficient help desk service for both staff and Council's Libraries</p>	<p>The implementation of new and enhanced systems, including the employment of an IT trainee has assisted in being able to respond to the organisations IT needs.</p>	
<p>Administer Council's Electronic Document Management system, correspondence, ensure the security of Council's records information, ensure policies and procedures are in place to effectively manage Council's records.</p>	<p>Compliance with appropriate legislation  Internal customers are satisfied</p>	<p>Target met – Records is currently implementing TRIM which will allow for more efficient monitoring of compliance with the State Records Act.  Target met – Records is currently implementing TRIM which will provide a more user friendly experience for staff.</p>	<p>TRIM has been implemented, providing a better level of reporting and monitoring of organisational compliance with the State Records Act.  TRIM went live 16 July 2013 and will provide staff and management with a more user friendly and efficient records management system.</p>	
<p><b>Records Management</b></p>				

<p>New Central Administration Building – selection of site and preparation of preliminary funding strategy</p>	<p>Site selected and preliminary funding strategy prepared</p>	<p>Council resolved to locate its new central administration building at Oran Park Town Centre at the meeting of 27 November 2012. A costing plan has been developed for the project. Expressions of interest for loan borrowings will be undertaken in early/mid 2013.</p>	<p>Site has been selected. Masterplanning options are being explored to co-locate the library and leisure centre on the same site as the future administration building.</p>
<p>New Central Administration Building – preparation of procurement methodology and final funding strategy</p>	<p>Procurement methodology and final funding strategy prepared</p>	<p>The procurement methodology and final funding strategy will be presented to Council in early/mid 2013.</p>	<p>The procurement method will be finalised when the most appropriate masterplanned option is chosen.</p>
<p>New Central Administration Building – preliminary design and consultation</p>	<p>Preliminary design and consultation undertaken</p>	<p>Council, at its meeting of 27 November 2012, resolved to appoint a Senior Architect and Project Manager to assist Council with the preliminary design of the new building. It is envisaged these appointments will be made in the early part of 2013.</p>	<p>Council has jointly commission architects Allen, Jack and Coster to prepare masterplan options for Council's future admin building as well as the future library and leisure centre. This body of work will help inform the design brief.</p>
<p>Provide clean, safe and pleasant workplaces that are energy and water efficient, and economical to run</p>	<p>Maintenance programs 100% complete Energy and water efficiency plans in place</p>	<p>Maintenance program is taking place on a daily basis to ensure Council workplaces are safe, efficient and economical to run. Projects are progressing as planned with some to be completed in the next reporting period.</p>	<p>Maintenance program completed, condition of Council workplaces are continually monitored for safety and efficiency. Energy saving project completed, progress on other projects is continuing.</p>
<p>Replacement of damaged carpet at the Narellan Administration Building</p>	<p>Carpet replaced</p>	<p>Work for replacing damaged carpet in the Council building at Narellan has been completed.</p>	<p>Completed.</p>
<p>Council Works Depot – environmental improvements</p>	<p>Works completed</p>	<p>Improvement to existing environmental system in the Narellan Depot is programmed to commence in the next 3 months.</p>	<p>Due to technical difficulties work was postponed and expected to be completed in 2013/2014.</p>
<p>Provision of appropriate and cost-effective motor vehicles and construction equipment for utilisation by Council staff</p>	<p>Appropriate tools of trade are provided and maintained in a cost effective manner</p>	<p>This on-going task is progressing as planned to bring cost savings to the organisation whenever possible.</p>	<p>Council's vehicle fleet is continually monitored to ensure appropriateness and cost effectiveness.</p>

**Staff Accommodation, Fleet & Equipment**

	<p>Selection of appropriate site and develop a funding strategy for a central administration building and depot facilities to accommodate a growing workforce in a more effective manner.</p>	<p>Selection of site completed and funding strategy prepared.</p>	<p>Council resolved to locate its new central administration building at Oran Park Town Centre at the meeting of 27 November 2012. A costing plan has been developed for the project. Expressions of interest for loan borrowings will be undertaken in early/mid 2013.</p> <p>At this stage, investigative work into the future of the council depot and its capacity to expand has not progressed beyond an initial desktop analysis.</p>
<p><b>Major Projects</b></p>	<p>Manage capital projects on behalf of other sections of the organisation</p>	<p>Capital projects delivered on time and to budget</p>	<p>Ongoing</p> <p>The majority of adopted projects have been delivered on time. There have been delays associated with Little Sandy Bridge, the Camden West RFS building and roundabout at Springs Rd.</p>
<p>Increase resources to manage the increasing capital projects due to the urban growth of the area</p>	<p>Capital projects delivered on time and to budget</p>	<p>Design works completed</p>	<p>Planning for the employment of new staff for current development is being investigated.</p>
<p>Increase resources for design works for capital projects to maximise future funding opportunities</p>	<p>Development of Council's Risk Management Framework</p>	<p>Appropriate risk management strategies are in place</p>	<p>Council's current priority is for design of projects currently funded.</p>
<p>Management and administration of Council's insurance and claims in relation to public liability/professional indemnity, property insurance, motor vehicle insurance</p>	<p>Number and cost of claims stays the same or decreases</p>	<p>There has been a decrease in the number of liability claims (57 down to 24)</p> <p>There has been a decrease in Property claims (7 down to 5)</p> <p>There has been an increase in motor vehicle claims (23 up from 18).</p>	<p>All Fire Wardens have been trained in the new Emergency Response Plan. New Emergency Response procedures to be erected in all Council buildings.</p> <p>Work has been initiated to develop an Enterprise Risk Management program.</p> <p>There has been an increase in the number of liability claims (38 up from 24).</p> <p>There has been an increase in Property claims (9 up from 7)</p> <p>There has been an decrease in motor vehicle claims (18 down to 14)</p>

<p><b>Risk Management &amp; Insurance</b></p>	<p>Plans are prepared to ensure Council can continue to operate in the event of an interruption to its business</p> <p>Policy and Procedures development and implementation in line with the new Work Health &amp; Safety Act &amp; Regulations</p>	<p>Council is appropriately insured</p> <p>Business Continuity Plans are in place</p> <p>Compliance with policies and procedures</p>	<p>Council maintains current insurance policies to cover identified risks.</p> <p>Council's Business Continuity Plans are in final draft. Implementation was suspended to allow the implementation of Council's TRIM and CRM systems. Implementation is now expected in late August 2013.</p> <p>WHS Policy has been adopted and placed on notice boards throughout council.</p> <p>Other major policies are in draft awaiting adoption and implementation.</p>	<p>Council maintains current insurance policies to cover identified risks.</p> <p>Council's Business Continuity Plans are in Final draft. Finalisation and implementation by June 2013.</p> <p>Compulsory training was conducted for all staff on new changes to Workplace Health and Safety Legislation.</p> <p>Major policies are in draft awaiting adoption and implementation.</p>	<p>11 Claims were lodged for the reporting period. Total cost of claims for the period \$18,420.</p> <p>Lost time hours recorded for the period totalled 238.</p>	<p>Safe Work Procedures currently in draft for high risks tasks. Hazard register developed.</p> <p>Business case in draft for the development and implementation of the WHS Management System.</p>	<p>Staff information sessions on the EAP program have been run.</p> <p>Employee Relations continue to support Managers and Employees in all relevant areas.</p> <p>Employee Relations continue to participate in Consultative Committee Meetings and provide advice and support.</p>
<p><b>Workplace Safety</b></p>	<p>Management of Workers Compensation</p>	<p>Number and cost of claims</p> <p>Lost time hours</p>	<p>12 claims were lodged for the reporting period. The total cost of claims for the period \$35,623.</p> <p>Lost time hours recorded for the period totalled 145.6 hrs.</p>	<p>As a result of two audits work continues on a Workplace Health and Safety Strategic Plan which will plan and prioritise the highest risk areas.</p>	<p>Council's EAP program has been renewed and information sessions will be conducted to inform staff on the services available.</p> <p>Employee Relations continues to support Managers and Employees in all relevant areas.</p> <p>Consultative Committee Training undertaken by committee members. Employee Relations continue to participate in Consultative Committee meetings and provide advice and support.</p>	<p>Accurate and timely advice and support provided</p>	<p>Development of a comprehensive WH&amp;S System</p> <p>Provision of advice and support to managers and employees, administration of Council's Employee Assistance Program, application of employment legislation, management of industrial matters, representation and support to Consultative Committee</p>
<p><b>Workforce Management and Support</b></p>	<p>Development of a comprehensive WH&amp;S System</p> <p>Provision of advice and support to managers and employees, administration of Council's Employee Assistance Program, application of employment legislation, management of industrial matters, representation and support to Consultative Committee</p>	<p>Accurate and timely advice and support provided</p>	<p>Employee Relations continue to support Managers and Employees in all relevant areas.</p> <p>Employee Relations continue to participate in Consultative Committee Meetings and provide advice and support.</p>	<p>Employee Relations continue to support Managers and Employees in all relevant areas.</p> <p>Employee Relations continue to participate in Consultative Committee Meetings and provide advice and support.</p>	<p>Employee Relations continue to support Managers and Employees in all relevant areas.</p> <p>Employee Relations continue to participate in Consultative Committee Meetings and provide advice and support.</p>	<p>Employee Relations continue to support Managers and Employees in all relevant areas.</p> <p>Employee Relations continue to participate in Consultative Committee Meetings and provide advice and support.</p>	<p>Employee Relations continue to support Managers and Employees in all relevant areas.</p> <p>Employee Relations continue to participate in Consultative Committee Meetings and provide advice and support.</p>

	Breaches are minimised	No breaches reported.	No breaches reported.
	Employees are paid within agreed timeframes	All employees have been paid within agreed timeframes with a less than 1% error rating.	All employees have been paid within agreed timeframes with a less than 1% error rating.
	All statutory requirements are met	All statutory requirements for the reporting period have been met.	All statutory requirements for the reporting period have been met.
	Performance evaluation remuneration undertaken in line with system	Council has undertaken a review of the Salary and Performance Management System. The new system has been implemented during the reporting period with all staff being assessed on new performance criteria and revised position descriptions.	Annual reviews undertaken between April and May using the revised performance management system. A review to measure effectiveness and obtain feedback on issues and suggestions for improvements will be undertaken.
<b>Workforce Management and Support</b>	Implementation of Council's Salary and Performance Management System		
	Undertake recruitment and selection of new employees	During the reporting period Council recruited for 33 vacant positions. 3 positions were not filled during this period and will subsequently be readvertised.	During the reporting period Council recruited for 23 vacant positions.
	Promotion of Council as an Employer of Choice through participation in events and expos, and development of partnerships with education providers	Council worked in partnership with University Western Sydney and University Technology Sydney to recruit Trainees in the professions of Engineering and Building Surveying.	During the reporting period Council has attended 3 Careers Expos and continues to provide the Traineeships.
	Council staff provided with the training and development to carry out their jobs effectively to deliver high quality services to the local community.	Individual Learning and Development plans have been completed for all employees as part of the Annual Performance Review. A training needs analysis has been conducted to inform the development of the Corporate Training Calendar.	Individual Learning and Development plans have been completed for all employees as part of the Annual Performance Review. A training needs analysis will be conducted to develop the annual Corporate Training Calendar.
<b>Staff Training and Development</b>	Provide traineeships, apprentices and work experience placements	Council currently employs two apprentices and 10 Trainees. Council hosted 13 Work Experience placements during the reporting period.	Council currently employs two apprentices and 10 trainees. Council hosted 4 Work Experience placements during the reporting process.



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## ORDINARY COUNCIL

ORD10

ORD10

**SUBJECT: DRAFT FARMLAND RATING POLICY**  
**FROM:** Director Governance  
**TRIM #:** 13/23490

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### PURPOSE OF REPORT

- (a) To provide clear guidelines on how to qualify for the farmland rating category.
- (b) To ensure that all farmland assessments are determined using a consistent criteria.

### BACKGROUND

Council is required to categorise all land as one of the following categories:

- Farmland
- Residential
- Business
- Mining

Camden Council has two farmland rating categories, the categories have been in place since 1994:

**Farmland Intensive** - is implemented when a structure is used for growing mushrooms or other produce including large sheds, igloos, greenhouses and the like or a place in which or on which cattle, sheep, goats, poultry, other livestock or fish are held for the purposes of nurturing by artificial feeding methods and includes:

- (a) feed lots
- (b) piggeries
- (c) poultry farms
- (d) fish farming (including crustaceans and oysters), but does not include an animal boarding or training establishment or land used for keeping of livestock or poultry intended solely for personal consumption or enjoyment by the owner or occupier of the land.

**Farmland Ordinary** - is any other forms of farming as defined by Section 515 of the Local Government Act.

For the purposes of farmland rating the following reductions in the ad-valorem (rate in the dollar) apply:

1. Farmland Ordinary - 0.50 of the residential rate in the dollar
2. Farmland Intensive - 0.90 of the residential rate in the dollar

For land to be categorised as farmland in terms of Section 515 of the Local Government Act, 1993, it must be:

*Land is to be categorised as "farmland" if it is a parcel of rateable land valued as one assessment and its "**dominant use**" is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig-farming, poultry farming, viticulture, orcharding,*



bee-keeping, horticulture, vegetable growing, the growing of crops of any kind, forestry or aquaculture within the meaning of the Fisheries Management Act 1994, or any combination of those businesses or industries) which:

- (a) **“has a significant and substantial commercial purpose or character”**, and
- (b) **“is engaged in for the purpose of profit on a continuous or repetitive basis”** (whether or not a profit is actually made).

**MAIN REPORT**

Council has developed a draft policy and application form for farmland rating which is compliant with Section 515 of the Local Government Act. The application form and criteria for farmland rating has been developed over a number of years using information from the relevant industry bodies. A copy of the draft farmland rating policy and application form is an **attachment to this report**.

The criteria for assessing applications considers:

1. Land use - what type of farming is being carried out,
2. Assessed land capacity - as provided by the Dry Sheep Equivalents and carrying capacity and return per hectare and
3. Minimum Area – the area required for commercial viability

How the criteria is applied depends very much on the type of farming. Each application is considered on a case by case basis using criteria relevant to that type of farming.

The following farming types are included in this policy:

- Grazing Animals (excludes horse studs, see below)
- Animal feedlots
- Dairying
- Pig Farming
- Poultry Farming
- Viticulture (wine growing)
- Horticulture
- Vegetable growing
- Orcharding
- Beekeeping
- Crop growing
- Forestry
- Aquaculture

The policy also considers property owners who are agisting animals, leasing farmland or running farm stays.

The industry bodies that have been used to develop the policy and criteria include:

- Department of Primary Industries(DPI)
- Dairy Industry Marketing Authority (DIMA)
- Free Range Egg & Poultry Australia LTD
- Wine Producers Association
- Horticulture Produce Agreements



- 
- Livestock Health and Pest Authority (LHPA)
  - Fisheries Management Act

The industry bodies also assist in providing various licences and registrations that provide evidence to support an application for farmland rating.

### Horse Studs

The basic connotation of the word “*grazing*” is that animals feeding themselves by cropping the grasses, or pastures, natural or improved. The word does not include the notion of feeding by eating hay, or other produce taken from the soil by man. For this reason Horse Stud Farms will not be classified as grazing and not permissible as farming. This position is supported by case law.

### Frequency of Appraisals

While a property owner can make application for farmland rating at any time, all land owners who receive the farmland discount must make a new application every two (2) years.

### Right of Appeal

Applications are assessed within 30 days of receipt. All applicants are notified of the outcome. Applicants have 30 days to appeal if not satisfied with the decision. There is an opportunity for a review if further information is supplied which may establish farmland categorisation.

If an applicant chooses to appeal to the Land and Environment Court against the categorisation, Council may decide to obtain an independent review of the application. This review would require the appointment of an independent advisor with agricultural experience to inspect the property and provide a written report on the categorisation determined by Council.

### Incomplete Applications

If an applicant refuses to complete an application form or to provide sufficient information to enable a determination of the categorisation, the property shall be considered ineligible for farmland rating.

The draft farmland rating policy was presented to Council at a workshop 27 August 2013.

## **FINANCIAL IMPLICATIONS**

There are no financial implications for Council upon the adoption of this policy.

## **CONCLUSION**

It is important to note that the word “farming” in the context of the Local Government Act is about making a living from the land, contributing to society as a primary producer on a commercial basis.

The criteria being recommended for adoption is currently used by Council to assess applications. By adopting this policy the number of properties that qualify for farmland rating will not change unless farming has ceased on that property.





**ORD10**

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The adoption of this policy will support officers and the public in determining eligibility.

**RECOMMENDED**

**That Council:**

- i. endorse the draft farmland rating policy and application form;**
- ii. place the policy on public exhibition for a period of 28 days; and**
- iii. a further report be brought back to the Council for formal adoption of the policy and to consider any submissions received during the public exhibition period.**

**ATTACHMENTS**

1. Draft Farmland Rating Policy
2. Draft Farmland Rating Application Form



# Draft Farmland Rating Policy

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## Draft Farmland Rating Policy

**DIVISION:** Governance

**TRIM:** Farmland Rating Policy

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**OBJECTIVE:**

- (a) To provide clear guidelines on how to qualify for the farmland rating category.
- (b) To ensure that all farmland assessments are determined using a consistent criteria.

**BACKGROUND:**

The categorisation of land for rating purposes has no correlation with the zoning of land. Zoning is for planning purposes (i.e. what types of developments can be undertaken on the land) the categorisation of land for rating purposes is on the basis of the use of the land.

Council is required to categorise all land as one of the following categories:

- Farmland
- Residential
- Business
- Mining

Camden Council has two farmland rating categories:

**Farmland Intensive** - is implemented when a structure is used for growing mushrooms or other produce including large sheds, igloos, greenhouses and the like or a place in which or on which cattle, sheep, goats, poultry, other livestock or fish are held for the purposes of nurturing by artificial feeding methods and includes:

- (a) feed lots
- (b) piggeries
- (c) poultry farms
- (d) fish farming (including crustaceans and oysters), but does not include an animal boarding or training establishment or land used for keeping of livestock or poultry intended solely for personal consumption or enjoyment by the owner or occupier of the land.

**Farmland Ordinary** - is any other forms of farming as defined by Section 515 of the Local Government Act.

For the purposes of farmland rating the following reductions in the ad-valorem (rate in the dollar) apply:

1. Farmland Ordinary - 0.50 of the residential rate in the dollar
2. Farmland Intensive - 0.90 of the residential rate in the dollar

This rating structure has been in place since 1994. At that time, the Local Government Act required farmland rating to be the lowest of all rating categories.

For land to be categorised as farmland in terms of Section 515 of the Local Government Act, 1993, it must be:

*Land is to be categorised as "farmland" if it is a parcel of rateable land valued as one assessment and its "dominant use" is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig-farming, poultry farming, viticulture, orcharding, bee-keeping, horticulture, vegetable growing, the growing of crops of any kind, forestry or aquaculture within the meaning of the Fisheries Management Act 1994, or any combination of those businesses or industries) which:*

- (a) *"has a significant and substantial commercial purpose or character", and*
- (b) *"is engaged in for the purpose of profit on a continuous or repetitive basis" (whether or not a profit is actually made).*

#### DEFINITIONS:

In order to determine whether "**dominant use**" of the land in question is for farming Council will not merely look at the amount of land used for the particular activity carried on, but also at the intensity of that use.

"**Significant and substantial commercial purpose or character**" can be determined by enquiring whether the particular activity or activities carried on are "too slight" or "too minor" to be reasonably regarded as having the requisite degree of commercial purpose or character.

The question of whether or not a profit is actually made is immaterial to the question of whether the farming is "**engaged in for the purpose of profit on a continuous or repetitive basis**", it is still required to enquire, more or less objectively, as to whether there is evidence to support a conclusion that the activities will be economically viable in the future. In other words, the farming carried on must be "on a sufficient scale to have some element of independent viability".

**Commercial** is described under the dictionary as "interchange of goods or commodities especially on a large scale" and **Business** as "the purchase and sale of goods and services in an attempt to make a profit".

#### CRITERIA FOR ASSESSING APPLICATIONS:

The criteria used for this assessment is identified by:-

1. Land use; - what type of farming is being carried out
2. Assessed land capacity; - as provided by the Dry Sheep Equivalents and carrying capacity and return per hectare and
3. Minimum Area – required for commercial viability

Grazing – 10ha  
 Pig Farming – 1.5ha  
 Viticulture – 5ha  
 Vegetable Growing – 2ha

Orcharding – 2ha  
 Crop Growing – 2ha  
 Forestry – 100ha

### **Grazing**

Applications under this category must have a minimum area of 10 hectares with a minimum number 20 head of stock. Anything smaller cannot be classified as a grazing operation. *Using the Beef Stocking Rates and Farm Size as issued by DPI in June 2006 – “40 breeding cows is recommended as the minimum number of cattle needed to cover the direct costs and justify the effort of running a grazing operation”.*

The basic connotation of the word “grazing” is that animals feeding themselves by cropping the grasses, or pastures, natural or improved. The word does not include the notion of feeding by eating hay, or other produce taken from the soil by man. For this reason Horse Stud Farms will not be classified as grazing and not permissible as farming.

Sheep, Alpacas, Llamas, Goats etc will work their carrying capacity by using the dry sheep equivalent as defined in Appendix A.

### **Agistment**

Each application should be taken on its own merits. A copy of the written agreement for agistment should be supplied showing the number of stock and the time periods of agistment. Note - where land is given over to agistment for the purposes of grazing horses used by another person for recreation or sport does not constitute the business of grazing.

### **Animal Feedlots**

A minimum of 100 square meters per head is required with loading and unloading ramps. Also a development application will need to be submitted for any cattle feedlot with a capacity of 50 head or more.

According to DPI ‘A beef feedlot is a confined yard area with watering and feeding facilities where cattle are completely hand or mechanically fed for the purpose of production. This definition does not include the feeding or penning of cattle in this way for weaning, dipping or similar husbandry purposes or for drought or other emergency feeding, or at a slaughtering place or in recognised sale yards.’

### **Dairying**

Must have proof of registration with the Dairy Industry Marketing Authority supplied with the application. According to Dairy Australia the average herd size is estimated at 230 head. The acceptable carry capacity is calculated using dry sheep equivalents as defined in Appendix A.

### **Pig Farming**

Applicants will need a minimum of 1.5 ha to be allowed to keep pigs. Council will only allow a minimum small-scale piggery and, according to NSW DPI, it is defined as holding around 20 sows or 200 pigs. Piggeries with a capacity to accommodate 200 or more pigs or 20 or more breeding sows will need to obtain development consent. Should be penned and cared for in

accordance with relevant legislation. Piggeries are not permitted within 60m of a dwelling, workplace, church, school or public place.

### ***Poultry Farming***

Meat chicken farms - Day-old chicks are delivered to the farms as a batch and raised on deep litter within large, naturally or mechanically ventilated sheds with some climate control. Applications need to have a minimum of two sheds and each shed should be around 100 to 150 metres long and 12 to 15 metres wide, housing around 20,000 to 50,000 birds per shed.

Free Range Chickens, Ducks and Turkeys for Meat - The range area must be capable of continued production of vegetation. The stocking density in a shed must not exceed 28kg of live birds per square metre of floor space, unless there is mechanical ventilation where it should not exceed 35kg of live birds per square metre of floor space.

Free Range Eggs - The range area must be capable of continued production of vegetation. The stocking density in a shed is measured over a single horizontal plane [length by width] and shall be no more than:

- 10 birds per square metre up to 1000 birds
- 09 birds per square metre up to 2000 birds
- 08 birds per square metre up to 3000 birds
- 07 birds per square metre up to 4000 birds
- 06 birds per square metre over 4000 birds

These details were located on the website for the Free Range Egg & Poultry Australia Ltd.

### ***Viticulture***

A minimum cultivation area of 5 hectares is required and all applicants must supply a copy of their registration with the Wine Producers Association or other appropriate body.

### ***Horticulture***

Horticulture industry comprises fruit, nuts, flowers, turf and nursery products. The Horticulture Code of Conduct requires that all Traders (Wholesalers) must have a signed Horticulture Produce Agreements with all their grower suppliers a copy is required with the application. Nurseries are required to be registered and must be growing their own stock.

### ***Vegetable Growing***

Minimum area under cultivation must be 2 hectares and the majority of useable land either for preparation or planting must be used.

### ***Orcharding***

Parcels will need to have a minimum of 2 hectare of land under cultivation and the orchards are to cover the majority of useable land either in preparation or planting.

### ***Beekeeping***

Commercial beekeepers can be defined as those managing 200 hives or more. A hive is a colony of bees headed by a queen bee. These hives must be in continuous use. Only

properties with the extraction plant are qualified for farmland rating. All beekeepers must be registered with NSW Department of Primary Industries, a copy must be supplied with the application.

#### **Crop Growing**

Cropping industries includes wheat and other grains, oilseeds, pulses, rice, sugar, cotton and seeds. Minimum area under cultivation must be 2 hectares and the majority of useable land either for preparation or planting must be used.

#### **Forestry**

The main goal of forestry is to create and implement systems that allow forests to continue a sustainable of environmental supplies and services. There is a minimum of 100 hectares and proof of propagation required to be approved as farmland.

#### **Aquaculture**

A DPI permit is required for fish hatcheries or grow-out facilities, including yabby farms, grow-out ponds, 'fish-out' facilities and oyster farms, (but not including aquariums for display or pet shops). A copy is required with any farmland application.

#### **Livestock Health and Pest Authority (LHPA)**

Under the Rural Lands Protection Act 1998 land with an area of 10 hectares or more is rateable by the Cumberland LHPA under that Act. The 10 hectare area is prescribed in Schedule 3 of the Rural Lands Protection Regulation 2010.

In effect occupiers of rateable land do have to "register" with the LHPA. This is because section 81 of the Act says -

##### **81 Notice to be given of changes in occupancy or ownership of rateable land**

*(1) A person must, within one month after ceasing to be or becoming the occupier or owner of rateable land within a district, give notice in the approved form to the authority for the district.*

*(2) A person is taken to have satisfied the requirements of this section in relation to a change of ownership if notice of the change is lodged with the Registrar-General in accordance with section 39 of the Real Property Act 1900 or section 184E of the Conveyancing Act 1919 within one month after the change of ownership.*

A Property Identification Code (PIC) is a number allocated to a particular property on which certain stock are kept. As from 1 September 2012 the land on which certain species are kept, and which will consequently require a PIC, will be expanded. From that date the species will be - cattle, sheep, goats, pigs, deer, bison, buffalo, alpacas, llama, horses, 100 or more poultry or 10 or more emus or ostriches.

**NOTE:** Copies of all LHPA Rate Notices must be supplied with all Farmland Applications that have the animals listed above.

#### **Land Used in Conjunction with Other Properties**

It is important for applicants to ensure that business records clearly distinguish between expenses and incomes attributable to the subject land, as distinct from the other property that they manage, even though for tax purposes a consolidated return can be made for the

partnership. This will assist Council as to whether or not the significant and substantial commercial purpose or character of the business relating to the subject land is in fact proved.

**Leased Farmland**

Farmland application for land being leased for cultivation, must show size of the area leased and full lease details. The quantity of crops grown and sold in the last financial year must also be supplied, this information can be given in a separate statutory declaration from the lessee.

**Farm Stays/ B&BS**

Information is required on tourists' accommodation regarding the number of available rooms and the frequency of occupation.

**Right of Appeal**

Applications are assessed within 30 days of receipt. All applicants are notified of the outcome. Applicants have 30 days to appeal if not satisfied with the decision. There is an opportunity for a review if further information is supplied which may establish farmland categorisation.

If an applicant chooses to appeal to the Land and Environment Court against the categorisation, Council may decide to obtain an independent review of the application. This review would require the appointment of an independent advisor with agricultural experience to inspect the property and provide a written report on the categorisation determined by Council.

**Incomplete Applications**

If an applicant refuses to complete an application form or to provide sufficient information to enable a determination of the categorisation, the property shall be considered ineligible for farmland rating.

**Frequency of appraisals**

While a property owner can make application for farmland rating at any time, all land owners who receive the farmland discount must make a new application every two (2) years.

**Confidentiality**

All information contained within the application shall be treated as "strictly confidential"

\* \* \*

**RELEVANT LEGISLATION:** Chapter 15, Part 3 and Part 3A Local Government Act 1993  
Section 515 of the Local Government Act 1993

**RELATED POLICIES:**

**DELEGATIONS:** Y / N



ORD10

Attachment 1

SUSTAINABILITY ELEMENT: Y / N  
STAFF TRAINING REQUIRED? Y / N

NEXT REVIEW DATE:

PREVIOUS POLICY  
ADOPTED:  
MINUTE:

## APPENDIX A

### How to use dry sheep equivalents (DSEs) to compare beef enterprises

Beef enterprises cannot be selected simply on the basis of gross margin per head or gross margin per breeding cow because each enterprise requires differing amounts of feed. For example, you can run more breeding cows on a farm if you turn off the progeny as yearlings than if all progeny is kept through until 2 years of age. In addition, it is known that large cows eat more than small cows and those pregnant or lactating animals eat more than non-reproducing animals.

In measuring the energy requirements of livestock, the standard animal against which all other animals are compared is a 50 kg wether sheep maintaining a constant weight. By definition, a 50 kg wether has a dry sheep equivalent (DSE) rating of 1, animals requiring more feed have a higher rating, and animals requiring less feed have a lower rating. The DSE rating of all classes of stock is based on the feed requirements of the animals. The energy requirements of different cattle are given in Table 1, together with the ratio or rating of requirement compared with a 50 kg wether at maintenance. (Note: In some references the standard DSE is based on a 45 kg wether and not a 50 kg wether.)

From those figures we can calculate the DSE rating for an activity by estimating the numbers of cattle in each class (pregnant and lactating cows, calves, replacement females and bulls) and estimating the DSE rating of the herd.

Remember that the DSE ratings are based on a number of assumptions about weights, growth rates and calving percentages. There will be some variation in these figures from region to region and from farm to farm. So the figures in Table 1 are estimates, but they do give a good idea of the general differences between types of animals.

In planning the livestock activity it is often valuable to estimate DSE requirements on a more frequent basis using the estimated numbers of livestock in each month or quarter. Depending on the climatic pattern and pasture type, the animal requirements in the most limiting feed period can be identified. The number of animals also to be carried in this period will provide a guide to the maximum stocking rate for the activity. This information is also useful in determining whether supplementary feeding should be undertaken.

Be aware that cattle and sheep may have different grazing efficiencies. In some cases animals may selectively graze pastures. Pasture composition may also be important in terms of farm management considerations. A clover-dominant pasture may cause bloat problems in cattle, and a grass-dominant pasture can cause grass tetany. A farmer with a mix of livestock types and ages can also achieve better worm control through rotation of livestock over paddocks.

In periods of drought and in the drier western country, direct comparison between livestock enterprises on a DSE basis may be inaccurate. Sheep and goats can forage better than cattle in dry times and when feed is short. In areas that regularly receive dry seasonal conditions, the safe number of cattle to run on an area may be less in terms of total DSE requirements than with sheep or goats.

**Table 1. Comparative feed requirements of livestock**

<b>Livestock description</b>	<b>Energy required (megajoules/day)</b>	<b>Ratio compared with 50 kg wether (DSE rating)</b>
<b>Sheep</b>		
50 kg dry wether	9.0	1.0
<b>Cattle</b>		
Dry stock 450 kg	54	6.0
450 kg cow last 3rd of pregnancy	66	7.3
450 kg cow early lactation	119	13.2
450 kg cow last 3rd mid lactation	112	12.4
450 kg cow last 3rd late lactation	102	11.3
Calf of above, grazing pasture (3-6 months)	34	3.8
Calf of above, grazing pasture (6-9 months)	56	6.2
380 kg heifer, early lactation, gaining 0.5 kg/day	150	16.7
350 kg yearling gaining 0 kg/day	48	5.3
350 kg yearling gaining 0.5 kg/day	71	7.9
350 kg yearling gaining 1.0 kg/day	94	10.4
350 kg yearling gaining 1.5 kg/day	116	13.0
540 kg yearling gaining 0 kg/day	57	6.3
540 kg yearling gaining 0.5 kg/day	83	9.2
540 kg yearling gaining 1.0 kg/day	109	12.1
540 kg yearling gaining 1.5 kg/day	135	15.0
Bulls 800 kg	90	10.0

### Carrying capacity and return per hectare

The **budgets presented** give gross margin information on:

- (a) 'per head' basis;
- (b) 'per dry sheep equivalent (DSE)' basis; and
- (c) 'per hectare' basis.

Per hectare returns were based on unimproved or natural pasture carrying 4 DSE per hectare and improved country carrying 8 DSE per hectare. An annual cost of \$30 per hectare has been allowed for each hectare of improved pasture to cover fertiliser costs and spreading costs.

Farmers wishing to compare livestock enterprises with cropping on a gross margin per hectare basis should estimate their own carrying capacity and calculate per hectare returns. This is achieved by multiplying the 'gross margin per DSE' figure by the average stocking rate in terms of DSEs per hectare in order to estimate a 'gross margin per hectare' figure.

Table 2 contains estimates of long-term stocking rates. The figures for the Northern Slopes and Tablelands were based on a survey of district agronomists whose responses were remarkably consistent, but the remainder are estimates and are not based on trial work (except for 'intensive lucerne'). Note that there are many variables that can affect the ultimate pasture performance, so these figures can be used only as a basic guide for normal seasonal conditions.

**Table 2. Estimated carrying capacities for pasture types in NSW**

Pasture types NSW	Range DSE/ha	Average DSE/ha (where estimated)
<b>Coastal</b>		
Unimproved pasture, carpet grass, blady grass	3-6	
Top-dressed pasture with some clover	7-10	
Improved pasture, paspalum, kikuyu and clover on good fertility soils + fertiliser	14-24	
<b>Southern Tablelands</b>		
Low quality native pasture (mainly summer grass, low legume component)	0.5-1.5	1
Good quality native pasture, e.g. wallaby grass	1.5-3.0	
Native pasture + sub clover + superphosphate	3-12	6.5
Sown perennial grass/legume fertilised pasture	6-14	9
<b>Southern Slopes</b>		
Sub clover/ryegrass + fertiliser	5-10	
Sub clover/ryegrass plus lucerne and superphosphate	7-15.0	
<b>Irrigation</b>		
Sub clover	6-20	

<b>Southern Plains</b>		
Sub clover/ryegrass	1.0-2.5	1.8
<b>Northern Tablelands</b>		
Natural pasture (no seed or fertiliser)	1.8-4.7	3
Improved natural pasture (above + seed and fertiliser)	4.2-9.1	6.1
Perennial grass/clover + fertiliser	6.7-16.9	10
<b>Northern Slopes</b>		
Natural pasture (no seed or fertiliser)	1.2-3.8	2.1
Improved natural pasture (above + seed + fertiliser)	3.9-7.4	5.7
Perennial grass/clover + fertiliser	5.6-14.4	10.3
Extensive lucerne	6.7-11.6	8.7
Intensive lucerne (rotationally grazed)	9.6-11.6	12.8
<b>Northern Plains</b>		
Extensive lucerne	1-3	
Intensive lucerne (rotationally grazed)	3.5-8.5	7.0
Natural pasture	0.3-2.0	
Improved (sown grass + legume)	0.8-2.5	
Degraded pasture (Walgett)	0.25	

Source: Warren McDonald, Former Technical Specialist (Pastures), and Dr Peter Orchard, Program Leader (Pastures South), Wagga Wagga.



**RATING YEAR 2013/14**

## **CAMDEN COUNCIL**

19 QUEEN STREET, NARELLAN. PHONE (02) 4654 7777 FAX (02)4654 7829  
PO BOX 183, CAMDEN NSW 2570; DX 25807 CAMDEN

### **APPLICATION FOR FARMLAND RATING (Draft)**

For land to be categorised as Farmland for rating purposes it must satisfy the criteria as set out in Section 515 of the Local Government Act 1993.

**"farm land"** means a parcel of rateable land which is valued as one assessment and the dominant use of which is for farming which:-

- (a) has significant and substantial commercial purpose of character; and
- (b) is engaged for the purpose of profit on a continuous or repetitive basis.  
(whether or not a profit is actually made).

**"farming"** means the business or industry of grazing, dairying, pig-farming, poultry farming, viticulture, orcharding, beekeeping, horticulture, vegetable growing, the growing of crops of any kind, forestry, or oyster or fish farming within the meaning of the Fisheries and Oyster Farms Act 1935, or any combination of those businesses or industries.

**"Commercial-Commerce"** means the interchange of goods or commodities especially on a large scale.

**"Business"** means the purchase and sale of goods and services in an attempt to make a profit.

The following questions have been structured to help you provide Council with the information required to evaluate your eligibility to receive farmland rating. Your assistance in providing as much detail as possible would be appreciated.

The form consists of three parts:-

- (a) Property Information
- (b) Dominant use of the Land
- (c) Significant & Substantial Commercial Purpose or Character

Incomplete application forms will be returned to the applicant. It should be noted that all information contained in the application will be dealt with in the strictest confidence.

#### **Procedure**

Council has 30 days to act on receipt of any application. An assessment is made and if an inspection is required, arrangements will be made via telephone to meet and review the application. If approved, Council will notify you in writing and the appropriate adjustment made to your rate account.

Notification will be sent if the application is declined stating the reason why. If you are not in agreement with Council's decision, a written request for a review can be made stating the reasons why. The application will be reviewed again and the property will be inspected.

If you are not satisfied with Council's review of the categorisation you may appeal to the Land & Environment Court of NSW within 30 days. You can contact the court on 02 9113 8200 to find out how to lodge an appeal.

**IMPORTANT -The relevant documentation must be supplied with ALL applications**

<b>Type of Farming</b>	<b>Copies of documentation to be provided with application</b>
Grazing	Copy of Livestock Health & Pest Authority Rates Notice
Dairying	Copy of license for Dairy Farming with NSW Food Authority
Agistment	Copy of agreement/contract showing full details.
Viticulture	Proof of registration with the Wine Producers Assoc. or other appropriate body
Horticulture	Copy of agreement between grower & trader or statutory declaration indicating this agreement exists
Nursery products	Copy of documentation stating registered nursery
Beekeeping	Copy of registration with the Department of Primary Industry
Forestry	Copy of private forest approval from the Department of Primary Industries
Fish/Oyster Farming	Copy of aquaculture permit from the Department of Primary Industries
Pig Farming	Copy of Livestock Health & Pest Authority Rates Notice

**PART 1 - PROPERTY INFORMATION**

Include the details of all properties in Camden area that are used in conjunction with each other for farming purposes.

Lot/DP: .....

Property Address: .....

Total Area of Property: .....

Is any part of your property located in the adjoining Council areas? YES / NO

If yes, please state which Council and the total area in **that** Council.

Is there a dwelling on the property? YES / NO

If yes please state how many dwellings and if they are leased who manages the property.

Is any part of the property not used as part of your farming enterprise? YES/NO

If Yes please supply details.....

Is the property used for tourist activities/accommodation for Farmstays, B&BS etc?

YES/NO

If yes, how often rooms are available and how often.....

**PART 2 - DOMINANT USE OF THE LAND**

The information required in this section relates to the type of farming business being undertaken and the area of land dedicated to this production and/or number of livestock held.

**NOTE- IF MORE THAN ONE ACTIVITY IS BEING CARRIED PLEASE LIST ALL DETAILS.**

**GRAZING**

Grazing is defined as - "animals that feed themselves by cropping the grasses or pastures (natural or improved). The word does not include the notion of feeding by eating hay, or any other produce taken from the soil by man.

Please state the percentage in the difference of Supplementary Feeding to Grazing. Supplementary Feeding ..... Grazing.....

Indicate numbers of livestock grazing on the property at the **date of this application**

**CATTLE** Number.....Breed.....

Is the property registered as a stud for cattle breeding? YES / NO

What is the maximum carrying capacity of stock on the property? .....

**OTHER STOCK eg.goats, alpacas, lamas, sheep etc**

Number.....Breed.....

**HORSES (other than Stud Farms)**

Number.....Usage (stock, standard bred).....

What is the maximum carrying capacity of stock on the property? .....

Do you conduct a breeding program to improve the quality of the stock? YES / NO  
Please complete the number of stock bought, raised and sold on the "Summary of Stock" table.

**AGISTMENT**

Do you permit livestock to be agisted on your property? YES/NO

If you answered yes to the above question:

a. How many months each year or for what period?.....

b. How much of you land is used for agistment?.....



- c. What is the agreed amount of income received for agistment?.....
- d. Who tends, cares for and has control of the agisted livestock whilst they are on your land?

.....

**DAIRY CATTLE**

Number..... Type.....

What is the maximum carrying capacity of stock on the property?.....

Does the Dairy have a milk quota? YES/NO

If yes please state the details.....

Please complete the number of stock bought, raised and sold on the "Summary of Stock" table.

.....

**DAIRY GOATS**

Number.....

How many litres of milk were sold in the 12 months to 30 June this year for the consumption to market? .....

What was the average price per litre? .....

Please complete the number of stock bought, raised and sold on the "Summary of Stock" table.

.....

**PIG FARMING**

Please provide details of number of pigs on the property **at the time of completing** this application.

Sows.....

Piglets.....Boars.....

Are any of your stock used in medical research? YES/NO

If yes please give details.....

.....

Please complete the number of stock bought, raised and sold on the "Summary of Stock" table.

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**SUMMARY OF STOCK - HELD FOR THE PREVIOUS FINANCIAL YEAR**

	Number of stock purchased	Natural increase / number born	Number of stock sold	Average sale price per head	Stock on hand
<b>CATTLE</b>					
<b>DAIRY CATTLE</b>					
<b>SHEEP</b>					
<b>GOATS</b>					
<b>DAIRY GOATS</b>					
<b>POULTRY</b>					
<b>ALPACAS</b>					
<b>PIGS</b>					
<b>HORSES</b>					
<b>OTHERS</b>					

**POULTRY**

Please provide details listed below **(Do not include poultry kept for domestic use)**

	Number stock Purchased	Natural increase / number born	Number Sold	Average Price	Stock on Hand
<b>Free Range Poultry</b>					
<b>Meat Poultry</b>					
	Number Stock Purchased		Number of Eggs Sold	Average Price	Stock on Hand
<b>Free Range Eggs</b>					

**FISH FARMING**

Please provide details of quantity held and sold and any other relevant information to the Aquaculture business being conducted on the subject land.

	Number of Stock Purchased	Number of Stock Sold	Number of Stock Held
As at last financial year			
As at the time of completing this application			

Other information..... relevant

.....  
.....  
.....  
.....

**BEEKEEPING**

Please provide the following details:

(a) Number of beehives in operation and for what periods of the year.....

.....

(b) Are beehives transferred to other properties during the year? If so, for what periods?

.....

(c) Provide details of honey/honey comb/etc extracted and sold during previous 12 months.

- (i) Honey.....
- (ii) Honey comb.....
- (iii) Other products.....

**AGRICULTURE**

<b>CROPS/TREES</b>	<b>Specify What Type</b>	<b>Total amount of Produce Sold in the last financial year</b>	<b>Where produce is sold</b>
<b>Fruit Trees</b>			
<b>Vegetables</b>			

**PART 3 – Significant & Substantial Commercial Purpose or Character**

Are you a Primary Producer by the Taxation Department? YES/NO

Does your farming business have an A.B.N.? YES/NO

If yes please supply the number. ....

Is the property currently registered with the Rural Lands Protection Board? YES / NO

What records are kept to substantiate the business activity currently being conducted?

.....  
 .....  
 .....

Are you engaged in Primary Production - FULL TIME / PART TIME?

If Part Time please state approximately how many hours a week you work on the land.

.....

ORD10

Approximately what percentage of your household income is derived from your farming? activities? .....

Is the property presently divided into paddocks? YES / NO

If so, how many.....

List farm buildings (eg hay shed, machinery shed etc) .....

.....  
.....  
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.....  
.....

List agricultural equipment held on the property.....

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.....

If recently purchased please state any proposed changes that will incur in future years

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Attachment 2

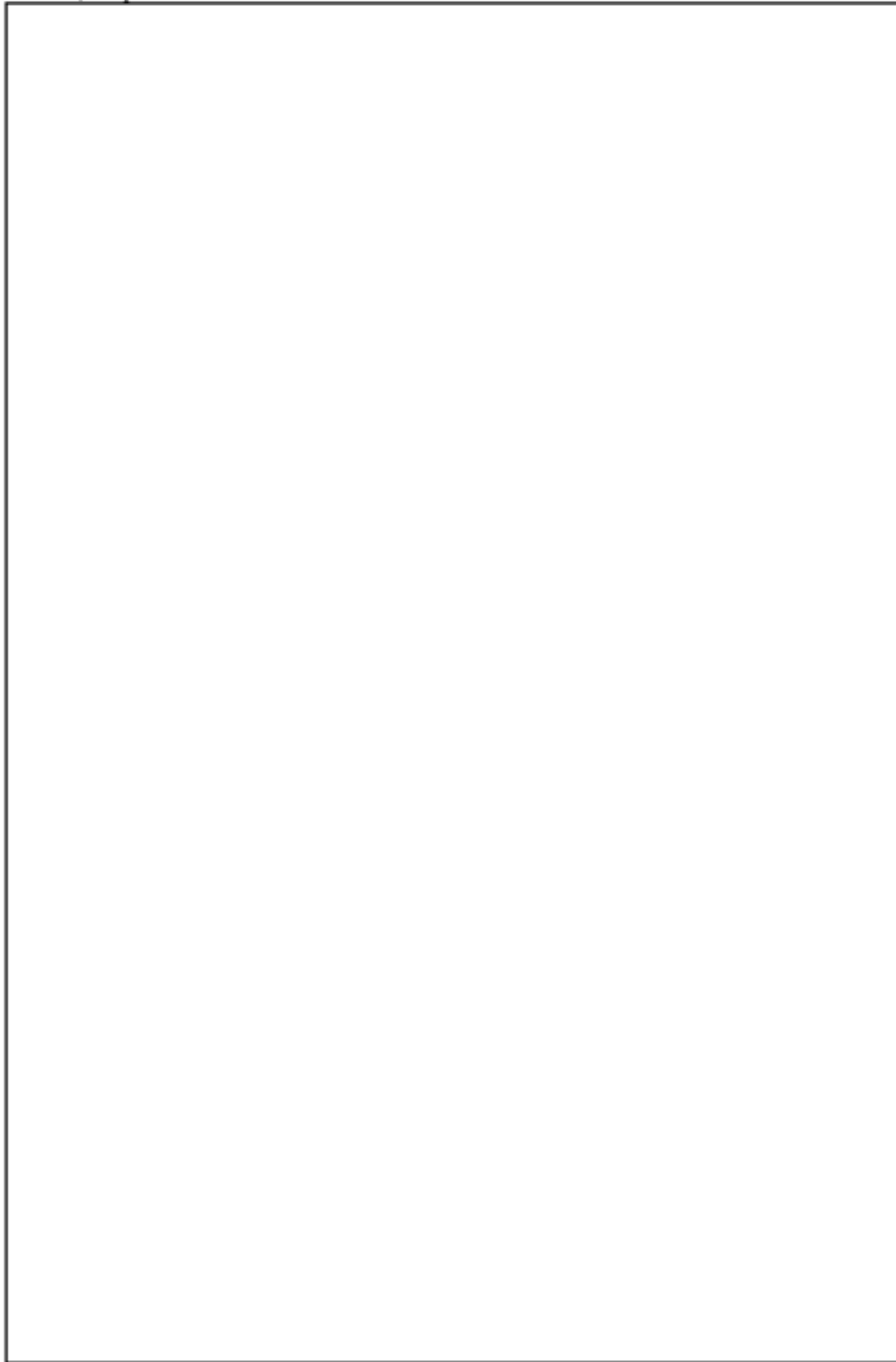
Additional information (includes any information which you may feel be relevant to the application eg proposed future development, membership to any farming organisation, weed control programs etc)

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**ORD10**

**Attachment 2**

Please provide a sketch of the property layout. For example, house, farming areas, sheds, crops.



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**TITLE HERE**  
**POLICY (# HERE)**  
Adopted by Council:  
Minute No:

**STATUTORY DECLARATION**

I,.....of.....

.....  
in the State of New South Wales, do hereby apply to have the following land declared farm land within the meaning of Section 515(1) of the Local Government Act, 1993 and sincerely declare and confirm that all the information submitted in support of this application is true and correct.

Assessment ..... Number/s: .....

Owner/Applicant ..... Name: .....

Postal ..... Address: .....

Occupation: ..... Phone No.....

I make this solemn declaration according to law and subject to the punishment by law provided for any wilful false statement in any such declaration.

Taken and Declared at .....  
in the State of New South Wales this .....  
.....  
day of ..... 20.....) Signature .....

I..... certify:  
(\* include only the text that applies)  
1 \* I saw the face of the declarant/deponent OR  
\* I did not see the face of the declarant/deponent because he/she was wearing a face covering, but I am satisfied that he/she had a special justification for not removing it, and  
2 \* I have known the person for at least 12 months OR  
\* I have confirmed the person's identity with.....

.....  
Signature of JP ..... Date .....

**TITLE HERE**  
**POLICY (# HERE)**  
Adopted by Council:  
Minute No:



ORD10

Attachment 2

<b>OFFICE USE ONLY</b>			
DATE	APPLICATION	RECEIVED.....	RECOMMENDATION:
APPROVE/REJECT			
If	rejected	without	inspections
why.....		give	a
			brief
			reason
.....			
.....			
COUNCIL	OFFICER.....		NOTIFICATIONS
SENT.....			

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TITLE HERE  
POLICY (# HERE)  
Adopted by Council:  
Minute No:



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## ORDINARY COUNCIL

ORD11

ORD11

**SUBJECT: TENDER T007/2013 - CONSTRUCTION OF LITTLE SANDY BRIDGE**  
**FROM:** Director Works & Services  
**TRIM #:** 13/19741

---

### PURPOSE OF REPORT

To seek Council acceptance for funding for 2013/14 under the NSW Roads and Maritime Services Bicycle and Pedestrian Program and advise Council of its success in obtaining a grant of \$125,000.

To request that additional funding of \$265,000 be allocated to the Little Sandy Bridge.

To provide details of the tenders received for contract T007/2013, being the construction of Little Sandy Bridge and Pedestrian Improvements, and to recommend that Council accept the tender submitted by Waeger Constructions Pty Ltd.

### BACKGROUND

The NSW Roads and Maritime Services (RMS) provides funding assistance to Councils each year. The RMS has advised that for the 2013/14 financial year, Camden Council has been successful in securing \$125,000 funding for an application under the Cycleways Program for Little Sandy Bridge reconstruction.

Little Sandy Bridge was damaged during several flood events which occurred between 2007 and 2013. As a consequence the bridge was deemed unsafe and closed for public access since March 2012.

Since then, investigations have taken place into the rectification of the bridge by Council's Capital Works Team which concluded that the bridge be reconstructed with the aim to withstand future flood events.

Consultants SMEC Australia Pty Ltd, were commissioned to prepare a design to maximise economy of construction with particular regard given to capital cost, ease of construction, impact on the environment, maintenance and particularly withstand damage from future flooding. Hence the bridge design incorporates standard RMS precast bridge planks and the scope of works includes:

- Demolition of the existing dilapidated hardwood bridge;
- Construction of a 40m long precast concrete bridge; and
- Construction of approach works including steps and pedestrian improvements.

### MAIN REPORT

#### **Invitation to Tender**

The tender for construction of Little Sandy Bridge and Pedestrian Improvements, Camden was advertised in the Camden Advertiser, Sydney Morning Herald and the NSW e-tendering website. Tenders opened on Tuesday 5 March 2013 and closed on



Thursday 28 March 2013. Tenderers were asked to provide a lump sum for the proposed works as outlined in the tender documentation.

### Tender Submissions

Tenders were received from companies listed below in alphabetical order:

<u>Name of Tenderer</u>	<u>Location</u>
Australian Prestressing Services Pty Ltd	Lilyfield
Bridgeworks Australia Pty Ltd	Surry Hills
Delaney Civil Pty Ltd	Rouse Hill
Sydney Marina Contracting Pty Ltd	Rozelle
Talis Civil Pty Ltd	Pendle Hill
Waeger Constructions Pty Ltd	Rutherford

A summary of the submissions is provided in the **Supporting Documents**. Please note this information is Commercial In Confidence.

### Tender Evaluation

The intention of the tender process is to appoint a contractor with proven capacity and experience in similar scale projects as well as providing good value and quality services to Council.

A tender evaluation panel was established and the submissions were assessed on price and non-price factors as agreed by the evaluation panel. Price was given weighting of 60% and non-price factors a weighting of 40%.

Non Price Factors considered for this project include:

- Understanding of the project and proposed methodology;
- Construction Program;
- Previous experience in bridge construction;
- Proposed team, capacity, and quality of submission; and
- WH&S System, Environmental Management Plan.

The tender validity period for the submissions expired on 26 June 2013. All tenderers were contacted and requested if they would extend the validity period of their offer until 30 September 2013. With the exception of Australian Prestressing Services Pty Ltd, all companies have responded and where their tender price has been revised due to the delay in the project, this adjustment has been factored into Council's evaluation. The offer by Australian Prestressing Services Pty Ltd has been treated as no longer valid, however this has not affected the outcome of the tender, in terms of the best value available to Council.

Waeger Constructions Pty Ltd, has provided the most competitive tender in terms of cost and meeting all requirements of Council's tender documentation. Past clients were contacted and gave positive feedback for Waeger Constructions Pty Ltd.

Waeger Constructions Pty Ltd has demonstrated an extensive proven track record in delivering projects of a similar scale and nature. Waeger Constructions Pty Ltd has an impressive record constructing many bridges, including road, rail and pedestrian bridges for Local Government, private construction companies and Roads and Maritime Services.



The panel members all agreed that the tender by Waeger Constructions Pty Ltd represented the best value to Council.

**Relevant Legislation**

The tender has been conducted in accordance with the Local Government Act 1993, the Local Government Regulations (2005) and Council’s Purchasing and Procurement Policy.

**Critical Dates / Time Frames**

Waeger Constructions Pty Ltd has submitted a program of 18 weeks to complete the contract works.

**FINANCIAL IMPLICATIONS**

Council has insufficient funds currently allocated to this project in the 2013/14 Capital Works Program to proceed with the proposed works.

**Funding Opportunities**

Council has funding of \$380,000 currently allocated to the project which is made up of \$250,000 from General Funds, \$80,000 from the insurance settlement following the damage in 2012 and \$50,000 grant funding from the NSW Government Metropolitan Greenspace Program which is dedicated to the provision of stairs to improve access.

Council has recently been successful in obtaining a grant of \$125,000 from the NSW Government RMS Cycleway Program. The RMS Cycleways Program requires a minimum dollar for dollar matching financial contribution (i.e. 50%) from Council. \$380,000 has already been allocated in the 2013/14 budget to this project from Council’s general funds and \$330,000 of these funds is available to match fund the \$125,000 grant from RMS.

There is opportunity to allocate \$65,000 from the recently revoked budget allocation of \$208,782 in Councillor Priority Capital Works Program which is intended for Design and Survey – Capital Works Projects, such as Little Sandy Bridge.

**Project Budget Summary**

Current Budget Allocation	\$380,000
RMS Grant	\$125,000
Proposed Reallocation of Design Funds (Councillor Priority Works)	<u>\$65,000</u>
<b>Total Funds Available</b>	<b>\$570,000</b>
Anticipated Project Cost	\$770,000
Additional Funds Required	\$200,000

With the RMS grant and Council’s approval to direct \$65,000 from the design component of the Councillor Priority Capital Works Program, there is a shortfall of \$200,000 to fund for the construction of Little Sandy Bridge and associated works.



It is proposed that the \$200,000 shortfall is allocated from the Capital Works Reserve for 2013/14. Should this be approved then the balance of the Capital Works Reserve would be reduced to \$260,853.

Council has been allocated \$179,000 from the Federal Government's Regional Development Australia Fund (RDAF) Round 5 and has sought approval to direct these funds to the Little Sandy Bridge project. Council has been advised that the allocation of these funds will not be confirmed until after the Federal Election.

In addition Council has also submitted a grant application to the NSW Government Department of Planning and Infrastructure requesting \$160,000 towards this project. The outcome of this submission was due in February 2013 but has not been announced to date.

### **CONCLUSION**

Council has insufficient funds currently allocated to this project in the 2013/14 Capital Works Program to proceed with the proposed works. However there are funding opportunities outlined in the report which reduces the current shortfall to \$200,000.

The current tenders have been extended from 26 June 2013 to 30 September 2013.

The allocation of \$200,000 from Capital Works Reserve would enable this project to proceed.

Waeger Constructions Pty Ltd has provided a conforming tender. The tender assessment concludes that the offer by Waeger Constructions Pty Ltd represents best value to Council and the company has a proven track record of performance on projects of a similar nature.

### **RECOMMENDED**

**That Council:**

- i. accepts RMS funding of \$125,000 towards Little Sandy Bridge Reconstruction, under the Cycleways Program with minimum matching Council funding of \$125,000 already allocated in the adopted 2013/14 Budget;**
- ii. allocates \$65,000 from the recently revoted funds of \$208,782 in Councillor Priority Capital Works Program which is intended for Design and Survey – Capital Works Projects to the Little Sandy Bridge project;**
- iii. allocates \$200,000 from Capital Works Reserve to the 2013/14 Capital Works Program for construction of Little Sandy Bridge;**
- iv. accepts the construction tender provided by Waeger Constructions Pty Ltd for the lump sum value of \$641,700 (GST exclusive);**
- v. authorise the relevant documentation to be completed under Council's Power of Attorney, granted on 27 August 2013, Minute Number ORD215/13; and**
- vi. write to the funding body, RMS, thanking them for their assistance.**



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## ATTACHMENTS

1. Attachment - T007 2013 Construction of Little Sandy Bridge - *Supporting Document*

**ORD11**



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## ORDINARY COUNCIL

**ORD12****SUBJECT: TENDER T002/2014 - STREETLIGHTING INSTALLATION IN LIZ KERNOHAN DRIVE, ELDELSLIE****FROM:** Director Works & Services**TRIM #:** 13/21555

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### PURPOSE OF REPORT

To provide details of the tenders received for contract T002/2014, being the street lighting installation in Liz Kernohan Drive, Elderslie and to recommend that Council accept the tender submitted by Westside Underground Power Pty Ltd.

### BACKGROUND

Council completed the construction of the 'link road' section of Liz Kernohan Drive from Lodges Road to the Camden Bypass intersection works in January 2013. This construction was carried out in conjunction with the reconstruction of Lodges Road in 2012.

The Camden Bypass/Liz Kernohan Drive intersection is currently under construction by Urban Growth NSW (Landcom), is scheduled to be completed in early 2014. Liz Kernohan Drive will then be opened to traffic and the streetlighting of the link road section (Council works) will be completed in December 2013 before the road opens.

Proposed construction works include the installation of underground conduits and cabling for streetlighting including additional conduits for future power in Liz Kernohan Drive. Twenty three lighting poles and luminaires will also be installed.

### MAIN REPORT

#### **Invitation to Tender**

The tender for the streetlighting installation in Liz Kernohan Drive, Elderslie was advertised in the local press, Sydney Morning Herald and the NSW e-tendering website. Tenders opened on Tuesday 23 July 2013 and closed on Wednesday 13 August 2013. Tenderers were asked to provide a lump sum for the proposed works as outlined in the tender documentation.

#### **Tender Submissions**

Tenders were received from companies listed below in alphabetical order:

<u>Name of Tenderer</u>	<u>Location</u>
• Australian Power Services (NSW) Pty Ltd	Prestons
• Connect Infrastructure Constructions Pty Ltd	Prestons
• De Vos Industries Pty Ltd	St Marys
• Lindsay Civil Pty Ltd	Smeaton Grange
• Poles and Underground	Silverwater
• Powerserve Pty Ltd	Seven Hills
• Tony Pollard Electrics Pty Ltd	Unanderra



- 
- UEA Electrical Pty Limited Eastern Creek
  - Westside Underground Power Pty Limited Penrith
  - Yunz Contracting Pty Ltd Castle Hill

A summary of the submissions is provided in the **Supporting Documents**. This information is Commercial In Confidence.

### **Tender Evaluation**

The aim of the tender evaluation process is to assess the capability of the tenderer to provide the best value and quality services to Council and to recommend the preferred tenderer.

A tender evaluation panel was established and the submissions were assessed on price and non-price factors as agreed by the evaluation panel. Price was given weighting of 70% and non-price factors a weighting of 30%.

Non Price Factors considered for this project include:

- standard of submission and project methodology;
- experience in similar projects and capacity;
- program of works and
- references

Westside Underground Power Pty Ltd has provided the most competitive tender as well as meeting all requirements of Council's tender documentation. Past clients were contacted and gave positive feedback for Westside Underground Power Pty Ltd.

Westside Underground Power Pty Ltd has demonstrated a track record in delivering projects of a similar scale and nature.

The panel members all agreed that the tender by Westside Underground Power Pty Ltd represented the best value to Council.

### **Relevant Legislation**

The tender has been conducted in accordance with the Local Government Act 1993, the Local Government Regulations (2005) and Council's Purchasing and Procurement Policy.

### **Critical Dates / Time Frames**

Westside Underground Power Pty Ltd will be given possession of the site on 17 September 2013 to commence works which are scheduled to be completed by the end of 2013. The streetlighting will be operational before the intersection of Liz Kernohan Drive and Camden Bypass is completed and Liz Kernohan Drive is opened to traffic.

### **FINANCIAL IMPLICATIONS**

This project is funded from the Section 94 Camden Contributions Plan and there are sufficient funds allocated to this project in Council's 2013/2014 budget to accept this tender. Following the completion of the works and approval from Endeavour Energy, Council will receive reimbursement of approx. \$78,500 (exc GST) for the undergrounding of additional power conduits from Endeavour Energy. This reimbursement will be returned to the Section 94 Camden Contributions Plan.





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## **CONCLUSION**

Westside Underground Power Pty Ltd has provided a conforming tender. The tender assessment concludes that the offer by Westside Underground Power Pty Ltd represents best value to Council and the company has a proven track record of performance on projects of a similar nature.

## **RECOMMENDED**

**That Council:**

- i. accept the construction tender provided by Westside Underground Power Pty Ltd for the lump sum value of \$160,138.42 (GST exclusive); and**
- ii. authorise the relevant documentation to be completed under Council's Power of Attorney, granted on 27 August 2013, Minute Number ORD215/13.**

## **ATTACHMENTS**

- 1. T002/2014 Streetlighting Installation in Liz Kernohan Drive - Tender Price Submissions - *Supporting Document***