



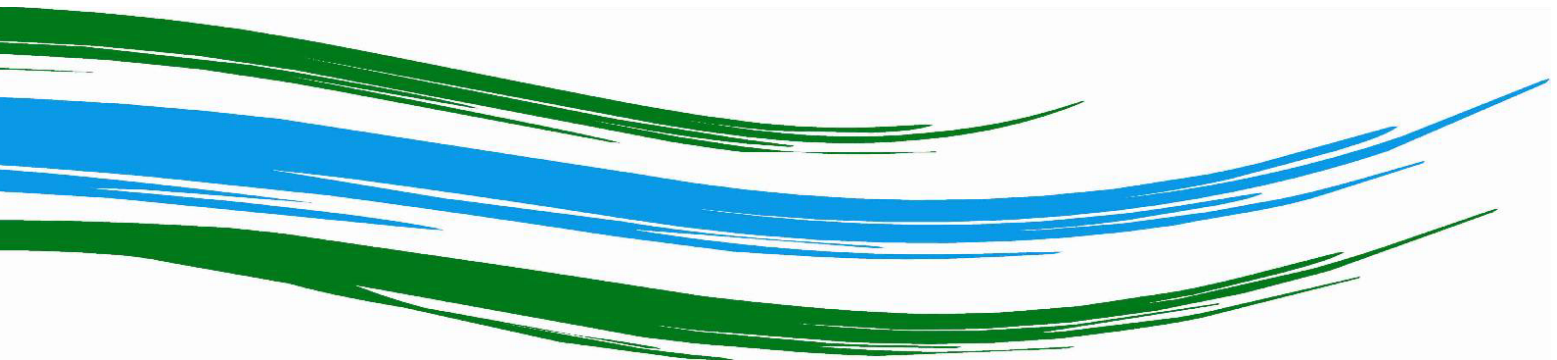
# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**27 May 2014**

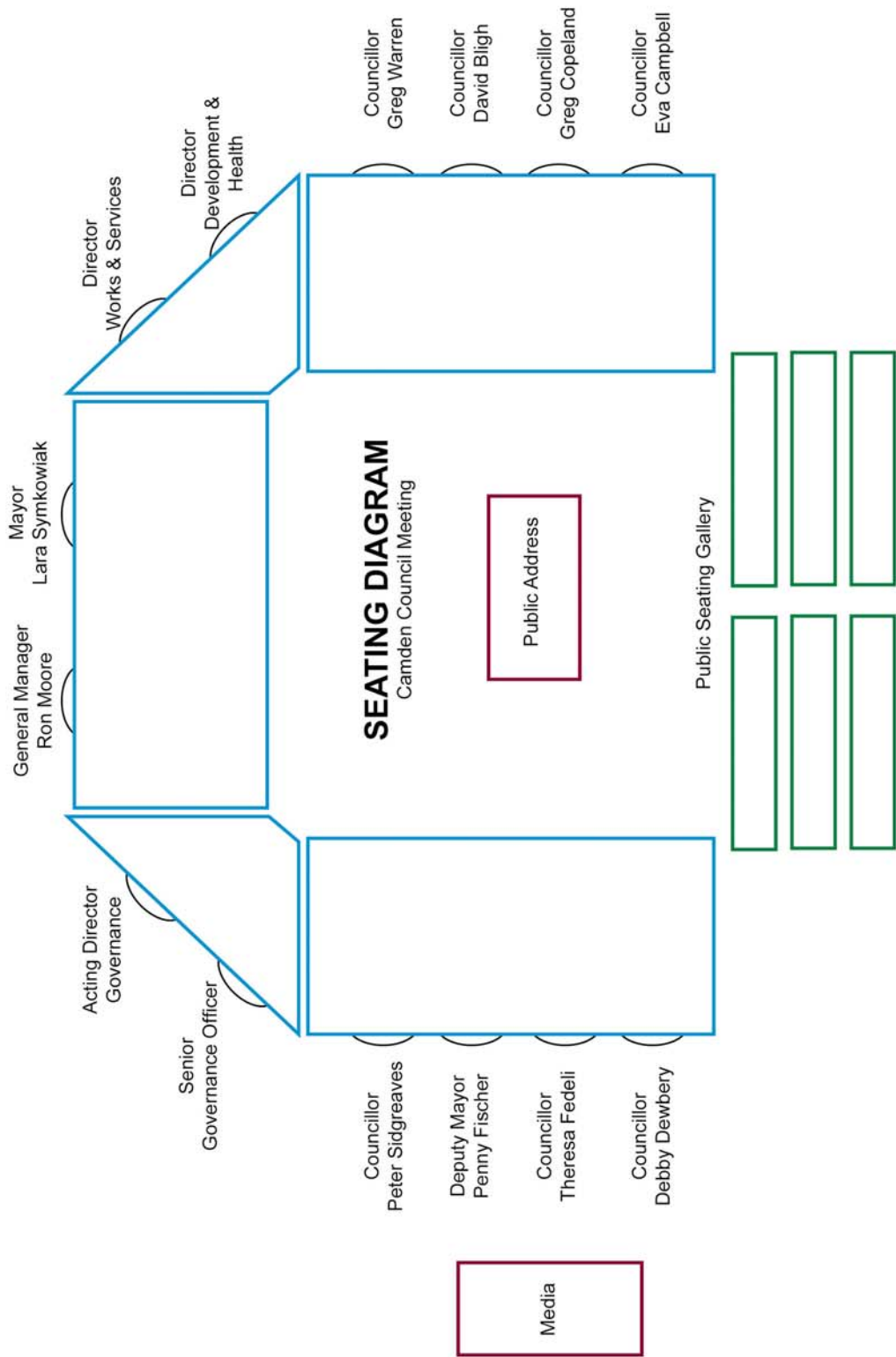
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**Camden Civic Centre**  
**Oxley Street**  
**Camden**



## 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)*

\*\*\*\*\*

## **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.

## **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.**

## **ORDINARY COUNCIL**

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt Minutes of the Ordinary Council Meeting held 13 May 2014.

### **RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 13 May 2014 copies of which have been circulated, be confirmed and adopted.**

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## **ORDINARY COUNCIL**

**SUBJECT:       MAYORAL MINUTE**

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Consideration of Mayoral Minute (if any).



ORD01

## ORDINARY COUNCIL

ORD01

**SUBJECT:** BULK EARTHWORKS AND ASSOCIATED SITE WORKS, 810C AND 812 CAMDEN VALLEY WAY, A THE HERMITAGE WAY, 29 TARRAWARRA AVENUE, 46 LILYDALE AVENUE AND 64 FAIRBANK DRIVE, GLEDWOOD HILLS  
**FROM:** Director, Development & Health  
**TRIM #:** 14/54833

**APPLICATION NO:** 189/2014  
**PROPOSAL:** Bulk earthworks and associated site works  
**PROPERTY ADDRESS:** 810C and 812 Camden Valley Way, A The Hermitage Way, 29 Tarrawarra Avenue, 46 Lilydale Avenue and 64 Fairbank Drive, Gledswood Hills  
**PROPERTY DESCRIPTION:** Lot 3 and 5, DP 1175488; Lot 4117, DP 1173178; Lot 2076, DP 1161618; and Lot 848, DP 1185515  
**ZONING:** R1 General Residential, B4 Mixed Use  
**OWNER:** SH Camden Valley Pty Ltd  
**APPLICANT:** SJB Planning

### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for bulk earthworks and associated site works at 810C and 812 Camden Valley Way, A The Hermitage Way, 29 Tarrawarra Avenue, 46 Lilydale Avenue and 64 Fairbank Drive, Gledswood Hills.

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 189/2014 for bulk earthworks 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 bulk earthworks and associated site works at 810C and 812 Camden Valley Way, A The Hermitage Way, 29 Tarrawarra Avenue, 46 Lilydale Avenue and 64 Fairbank Drive, Gledswood Hills.

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 stormwater drainage from the proposed development on to the submission writer's property as a result of a culvert under Camden Valley Way (this culvert has been constructed by the Roads and Maritime Services (RMS)), lack of consultation regarding the culvert construction and loss of land value.

Stormwater drainage issues were assessed as part of DA 727/2013 for the construction of a new road, remediation of land, drainage, landscaping and associated site works on the site. Council resolved to approve this DA at the Ordinary Council Meeting of 26 November 2013. The bulk earthworks and associated site works proposed by this DA will not impact further upon those issues. In addition, conditions are recommended requiring soil erosion and sediment control measures to be in place for the duration of the earthworks.

The construction of the culvert and associated community consultation on Camden Valley Way was undertaken by the RMS. Council staff have advised the submission writer as part of this DA and previous DAs including DA 727/2013 and DA 854/2013, to speak directly with the RMS regarding their concerns with respect to consultation.

The issue of loss of land value is a not a matter for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*.

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 comprises of 6 parcels which are commonly known as 810C and 812 Camden Valley Way, A The Hermitage Way, 29 Tarrawarra Avenue, 46 Lilydale Avenue and 64 Fairbank Drive, Gledswood Hills and are legally described as Lot 3 and 5, DP 1175488; Lot 4117, DP 1173178; Lot 2076, DP 1161618; and Lot 848, DP 1185515.

The site has a frontage of approximately 823m to Camden Valley Way and 634m to Fairbank Drive, a depth of 1,055m and an overall area of 70.9 ha. The site contains the remnants of a previous golf course that is being developed for residential subdivision as part of the developer's "The Hermitage" estate. The Camden Valley Country Club is located on 812 Camden Valley Way.

The surrounding properties are characterised by vacant land, rural and semi-rural properties of Catherine Fields and developing residential development associated with the Turner Road precinct of the South West Growth Centre.

To the north of the area is the release area of El Caballo Blanco and Gledswood with its associated golf course, whilst to the east is the Sydney Catchment Authority upper canal. To the south is South Creek and the Turner Road employment lands including the developing Gregory Hills Corporate Park and Central Hills Business Park. To the west of the area is Camden Valley Way with the rural residential suburb of Catherine Field on the opposite side.

## HISTORY

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

Date	Development
26 November 2013	Approval of DA 727/2013 at an Ordinary Council Meeting for the construction of a new road, remediation of land, drainage, landscaping and associated site works
28 January 2014	Approval of DA 854/2013 at an Ordinary Council Meeting for the remediation of land

## THE PROPOSAL

DA 189/2014 seeks approval for bulk earthworks and associated site works.

Specifically the proposed development involves:

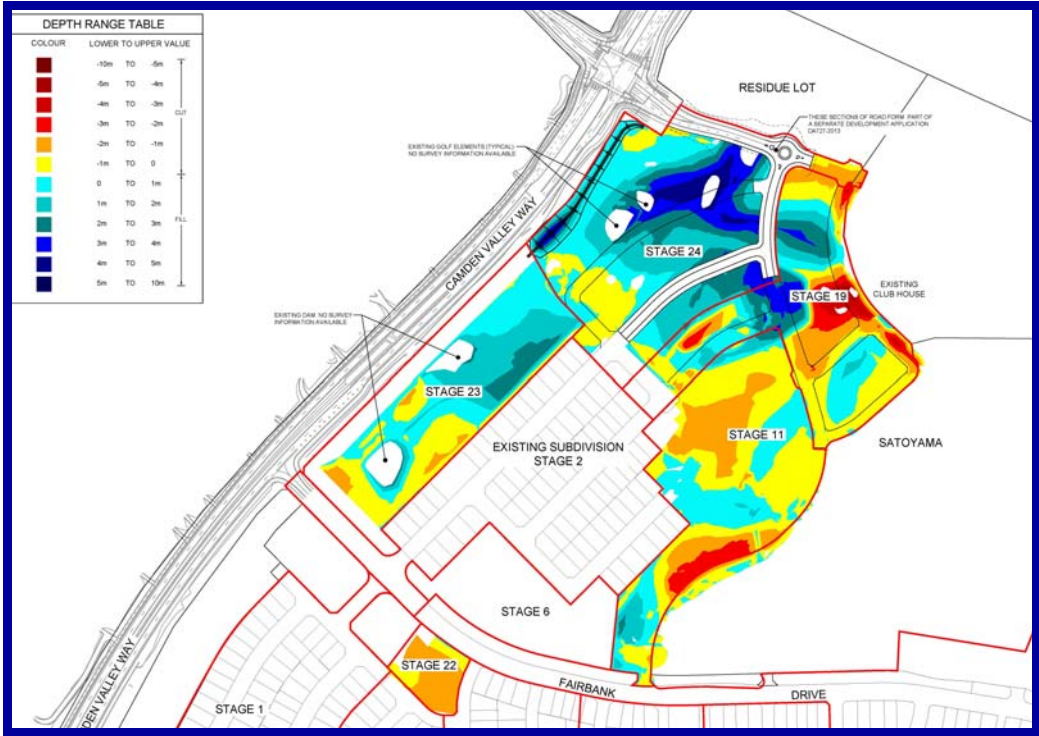
- bulk earthworks comprising approximately 71,000m<sup>3</sup> of cut and approximately 149,503m<sup>3</sup> of fill, and location of temporary stockpiles for the preparation of the site for future residential development;
- the additional fill required (78,530m<sup>3</sup>) will be imported onto the site and will be validated prior to its importation;
- the removal of approximately 145 trees;
- removal of redundant services, provision of sediment and erosion controls; and
- associated site works.



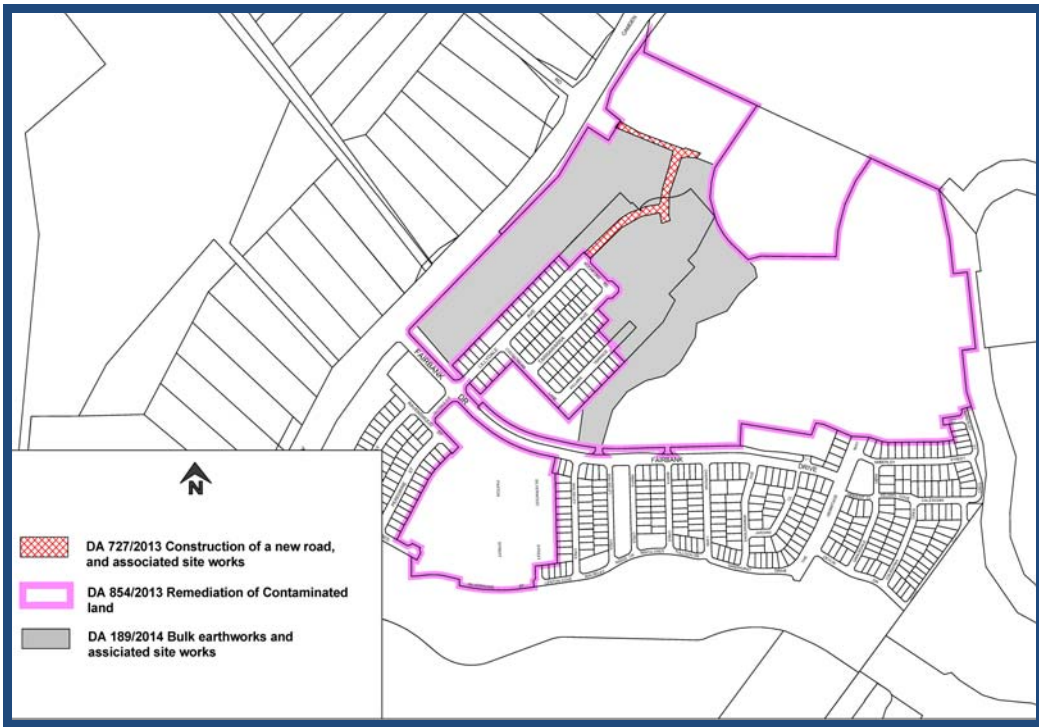
The value of the works is \$1,501,232.00.

A copy of the proposed plans is provided as attachment 1 to this report.

**PROPOSED CUT AND FILL PLAN**

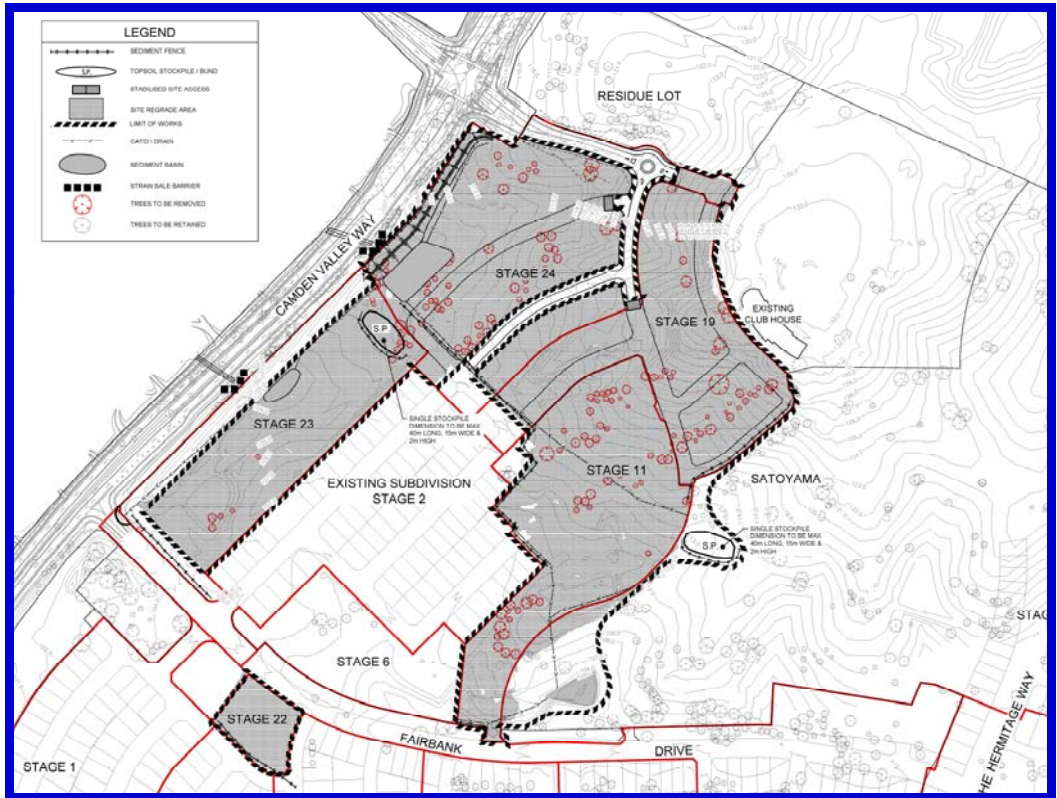


**PLAN SHOWING RELATIONSHIP BETWEEN 3 COUNCIL REPORTS**



ORD01

**PROPOSED SOIL, WATER AND TREE MANAGEMENT PLAN**



**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 (Sydney Region Growth Centre) 2006
- State Environmental Planning Policy No 55 – Remediation of Land
- Deemed State Environmental Planning Policy No. 20 – Hawkesbury Nepean River

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

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP)**

*Permissibility*

The site is zoned R1 General Residential and B4 Mixed Use under the provisions of the SEPP. The proposed development is defined as "earthworks" by the SEPP which is permitted with consent in these zones.

### *Objectives*

The objectives of the R1 General Residential zone are as follows:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.
- To support the well-being of the community, including educational, recreational, community, religious and other activities, and where appropriate neighbourhood shops; if there will be no adverse effect on the amenity of proposed or existing nearby residential development.
- To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.
- To provide for a variety of recreational uses within open space areas.

### Officer comment:

The proposed earthworks prepare the site for future residential/recreational development and will provide for a range of facilities and services to meet the day to day needs of future residents, and are therefore consistent with these objectives. It is considered that there will be no adverse effect on the amenity of proposed or existing nearby residential development as a result of this proposal.

The objectives of the B4 Mixed Use zone are as follows:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that supports or complements the primary office and retail functions of the Neighbourhood Centre Zone and the Local Centre Zone.
- To encourage development providing services to the surrounding community.
- To permit development that adds to the vitality and diversity of commercial and retail centres while not prejudicing their principal function.

### Officer comment:

The proposed earthworks will render the site suitable for a range of future developments that will add to the vitality and diversity of the zone and neighbourhood centre zones in accordance with the relevant objectives. This development will not

hinder the future development of land for a mix of commercial and residential uses and provision for active and public transport.

*Relevant Clauses*

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

Clause	Requirement	Provided	Compliance
5.9 Preservation of Trees or Vegetation	Removal of trees and vegetation requires consent	The DA seeks consent for the removal of approximately 145 trees	Yes
6.1 Public Utility Infrastructure	Consent not to be granted for development unless adequate public utility infrastructure arrangements have been made	The site is capable of being serviced by appropriate public utility infrastructure in future	Yes

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

The applicant has submitted a copy of the remediation action plan (RAP) which was approved at the Ordinary Council meeting of 28 January 2014. The approved RAP describes the areas to be remediated and these areas form part of the subject site. The RAP proposed a series of remediation strategies to be implemented to achieve decontamination. It is therefore considered that the site can be made suitable for its intended future residential use in accordance with the requirements of the SEPP.

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 its planning controls.

There will be no detrimental impacts on the Hawkesbury-Nepean River system as a result of the proposed development. A condition is recommended to provide sediment and erosion controls as part of the development.

***(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**

Turner Road Development Control Plan 2007 (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>
Part A 2.1 Indicative Layout Plan	Development to be consistent with the precinct's Indicative Layout Plan (ILP) depicted in Figure 2	The proposed DA is for earthworks for the future development of the area as per the ILP	Yes
Part A 2.2 Vision and Development Objectives	Development to achieve the vision and key development objectives for the Turner Road precinct	The proposed development will prepare the land for future residential development which will facilitate the achievement of the vision and key development objectives for the area	Yes
Part A 6.3 Salinity and Soil Management	Every subdivision DA for land identified in Figure 18 must be accompanied by a salinity report	The applicant has submitted a salinity report and management plan which has been previously assessed under DA 854/2013. This has been assessed by Council staff, is deemed to be acceptable and compliance with it is a recommended condition	Yes
	All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of the development	The proposed development incorporates sufficient soil erosion and sediment control measures in accordance with Council's Engineering Specification. These measures include sediment fencing and straw bales. These measures are recommended to be installed prior to the commencement of works	Yes
	All sediment and erosion controls are to be installed prior to the commencement of works and maintained throughout the course	It is a recommended condition that all sediment and erosion controls are installed prior to works commencing and maintained until the final	Yes

Control	Requirement	Provided	Compliance
	of construction	completion of the proposed works	
Part A 6.7 Tree Retention and Biodiversity	The vegetation of moderate significance identified at Figure 22 is to be retained where possible  All bulk earthworks are to consider the need to minimise weed dispersion and eradication	None of the trees proposed to be removed are identified as being of moderate significance by Figure 22. The DA proposes the removal of approximately 145 trees from the site. These trees are deemed suitable for removal and the site is subject to biodiversity certification  Council staff are satisfied that there will be no weed dispersal as a result of the proposed development. It is a recommended condition that any weed infestation that may occur on site is appropriately managed during bulk earthworks	Yes  Yes
Part A 6.8 Contamination Management	A RAP is required for all remediation work	The land has been previously approved for remediation subject to Development Consent 854/2013. A condition of consent is recommended requiring the lodgement of the Site Validation reports and Site Audit Statements prior to the commencement of works to ensure that the land is not contaminated and minimise the risk of the spread of contamination	Yes

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 sediment control measures have been proposed	Yes
B1.2 Earthworks	Minimise cut and fill and use clean fill	The proposed cut and fill is appropriate for future	Yes

Control	Requirement	Provided	Compliance
		residential development and associated roads, drainage and open space provision and it is a recommended condition that only clean fill (VENM) be used	

***(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***

The applicant has entered into a Voluntary Planning Agreement (VPA) with Council in December 2012. The proposed works are located within Stages A, B, C and D of the VPA. These stages identify a number of items to either be constructed or land to be dedicated and are detailed within Schedule 2 of the VPA.

The DA does not propose the construction or dedication of these items and the land identified for such purposes will be the subject of a separate DA. This is acceptable as the VPA does not require the provision of this item at this time and the proposed development will not preclude the provision of this item in the future.

A standard condition is recommended which requires full compliance with the VPA.

***(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.

***(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. The exhibition period was from Thursday 3 April 2014 to Thursday 17 April 2014. One submission was received (objecting to the proposed development).

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

- 1. We have no objection to the proposed development, but we raise the issue of stormwater drainage from the development onto our land through the double culvert constructed by RMS.*

Officer comment:

This DA relates to bulk earthworks and associated site works and does not require the provision of any stormwater drainage infrastructure. On 26 November 2013 at an Ordinary Council Meeting, Council resolved to approve DA 727/2013 for the construction of a new road, remediation of land, drainage, landscaping and associated site works on the site. Stormwater drainage issues raised by the submission writer were addressed as part of that DA, and it is considered that this DA will not impact further upon those issues.

The stormwater drainage issues raised by the submission writer have been addressed further through recommended conditions of consent with respect to the provision of appropriate sediment and erosion control measures. Such controls will ensure that sediment does not travel off the site and into water bodies and onto roads and neighbouring properties. This will remove the risk of sediment entering the waterways and onto properties across Camden Valley Way via the culvert.

2. *Subsequent future drainage of the development through the culvert and onto our land will devalue our property.*

Officer comment:

Property values are not a matter for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*.

The stormwater drainage issues have been addressed by the assessment of works approved by DA 727/2013 and additionally by recommended conditions of consent with respect to sediment and erosion controls.

3. *The huge RMS double culvert will be used by everyone for drainage purposes and it was constructed without prior dialogue or communication before it was built.*

Officer comment:

The construction of the culvert on Camden Valley Way was undertaken by the RMS as was all community consultation. Council staff have advised the submission writer as part of this DA and previous DAs including DA 727/2013 and DA 854/2013 to speak directly with the RMS regarding their concerns with respect to consultation. It is understood that the applicant has met with contractors on behalf of the RMS to discuss the issue further.

**(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**

The DA was not required to be referred to any external agency for comment.



**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 189/2014 is recommended for approval subject to the conditions contained in this report:

**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:

Plan / Development No.	Description	Prepared by	Dated
-	Statement of Environmental Effects	SJB Planning	11 March 2014
9553/DA600 Rev A	Cover Sheet	J. Wyndham Prince	28 Feb. 2014
9553/DA601 Rev A	Layout Sheet	J. Wyndham Prince	28 Feb. 2014
9553/DA602 Rev A	Detail Plan Sheet 1	J. Wyndham Prince	28 Feb. 2014
9553/DA603 Rev A	Detail Plan Sheet 2	J. Wyndham Prince	28 Feb. 2014
9553/DA604 Rev A	Depth Range Plan	J. Wyndham Prince	28 Feb. 2014
9553/DA605 Rev A	Site Sections A & B	J. Wyndham Prince	28 Feb. 2014
9553/DA606 Rev A	Site Section C	J. Wyndham Prince	28 Feb. 2014
9553/DA607 Rev A	Site Sections D, E & F	J. Wyndham Prince	28 Feb. 2014
9553/DA608 Rev B	Soil Water & Tree Management Plan	J. Wyndham Prince	28 April 2014
Project 34295.27	Report on Remediation Action Plan	Douglas Partners	August 2013
Project 34295.37	Report on Salinity Investigation and Management Plan	Douglas Partners	March 2014

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) **General Requirement** - All activities associated with the development must be carried out within the boundaries of the site, and must be carried out in an environmentally satisfactory manner as defined under Section 95 of the *Protection of the Environment Operation Act 1997*.
- (3) **Voluntary Planning Agreement (VPA)** – The development must be undertaken in accordance with the terms and conditions of the Voluntary Planning Agreement (VPA) made between Camden Council and SH Camden Valley Pty Limited (As Trustee for SH Camden Valley Unit Trust) , pursuant to Section 93F of the *Environmental Planning and Assessment Act 1979*, dated 8 February 2013.

## 2.0 – Prior To Works Commencing

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

- (1) **Civil Engineering Plans** - Indicating drainage, roads, access ways, earthworks, pavement design, details of line marking 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 Consent Authority prior to the commencement of works.

### 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.
- (2) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Consent Authority prior to the commencement of works. 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.
  - (3) **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 commencement of works.

The survey must include descriptions of each photo and the date when each individual photo was taken.

- (4) **Performance Bond** - Prior to the commencement of works, a performance bond of 10% of the value of the civil works must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (5) **Public Risk Insurance Policy** - Prior to the commencement of works, the owner or contractor is to take out a Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (6) **Traffic Management Procedure** - Traffic management procedures and systems must be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems. Such procedures and systems must be in accordance with AS 1742.3 1985 and to the requirements and approval of Council (and the Roads and Maritime Services). Plans and proposals must be approved by Council (and the Roads and Maritime Services) prior to the commencement of works.
- (7) **Drainage Design** - A Stormwater Management Plan is to be prepared prior to the commencement of any works 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 Consent Authority. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties.
- (8) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's current Engineering Design Specifications.
- (9) **Sedimentation and Erosion Control** - Sedimentation and erosion control measures are to be installed prior to any earthworks activities and must be maintained for the full period of works.
- (10) **Erection of Signs** – Must be undertaken in accordance with Clause 98A of the *Environmental Planning and Assessment Regulation 2000*.
- (11) **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*.
- (12) **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.

- (13) **Comprehensive Environmental Management Plans** - A comprehensive Environmental Management Plan is required to be completed and submitted to the Consent Authority prior to the commencement of bulk earthworks. The plan is to include the requirements of:

- Soil and Erosion Management Plan
- Noise Control Plan
- Dust Control Plan

- (14) **Pollution Warning Sign** – A sign must be erected at all entrances to the subdivision site prior to work commencing and maintained until the subdivision has reached 80% occupancy. The sign must be constructed of durable materials and be a minimum of 1200 x 900mm. The wording of the sign must be as follows:

“WARNING UP TO \$1,500 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) - Solution to Pollution.”

The warning and fine statement wording must be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

The location and details of the signage must be shown on the soil and water management plan prior to the commencement of any works.

### 3.0 - During Construction

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

- (1) **Hours of Work** – The hours for all construction and demolition work are restricted to between:

- (a) 7am and 6pm Monday to Friday (inclusive);
- (b) 7am to 4pm Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8am to 4pm;
- (c) work on Sunday and Public Holidays are prohibited.

- (2) **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 must only be carried out between the hours of 7am - 6pm Monday to Friday, and between 8am - 4pm on Saturdays.
- (b) Stockpiles of topsoil, sand, aggregate, spoil or other material must be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and must 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 must be confined to the building allotment. All pollutants from these activities must 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 must be located on the development site.
- (3) **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 Council 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.

(4) **Delivery Register** - The Applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Camden Council officers on request and be submitted to the Council at the completion of the development.

(5) **Earthworks** - All bulk earthworks including the cut and fill on site must be carried out in accordance with the following relevant Salinity Investigation and Management Plan:

-Report on Salinity Investigation and Management Plan - The Western Precinct, The Hermitage Estate Gledswood Hills Project 34295.37 dated March 2014 prepared by Douglas Partners.

(6) **Construction Noise Levels** - Noise levels emitted during remediation works must 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).

(7) **Removal Of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill / rubbish / asbestos, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer [www.environment.nsw.gov.au/waste/envguidlns/index.htm](http://www.environment.nsw.gov.au/waste/envguidlns/index.htm)) Once assessed, the materials will be required to be disposed to a licensed waste facility suitable for the classification of the waste with copies of tipping dockets supplied to Council.

(8) **Offensive Noise, Dust, Odour and Vibration** – The works must not give rise to offensive noise or give rise to dust, odour, vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.



- (9) **Potential for Contamination** – Should any 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, such works must cease immediately until a qualified environmental consultant has been contacted and 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 Management of Contaminated Lands Policy with regard to obtaining consent for the remediation works.

- (10) **Location of Stockpiles** – The location of stockpiles must only occur within the bounds of the defined site. Stockpiles of soil material must not be located on or near any drainage lines or easements, natural watercourses or water bodies, footpaths or roadways without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of materials must be suitably covered to prevent dust nuisance.

- (11) **Noxious Weeds** -

(a) The applicant must fully and continuously suppress and destroy, by appropriate means, any noxious or environmentally invasive weed infestations that occur during or after earthworks 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.

- (12) **Site Validation Report** – A validation report incorporating a notice of completion must be submitted to the Consent Authority in accordance with the requirements of Clause 7.2.4 (a) - (d) and Clause 9.1.1 of Council's adopted policy and Clause 17 & 18 of SEPP 55 for the completed remediation works. The notices or reports must confirm that all decontamination and remediation works have been carried out in accordance with the remediation plan approved under DA 854/2013, and must be submitted to the Consent Authority within 30 days following the completion of the bulk earthworks.

- (13) **Site Audit Statement** - At the conclusion of all remediation works undertaken (as per Development Consent 854/2013), the applicant must have all remediation work and validation documentation reviewed by an independent NSW Site Auditor accredited by NSW Environment Protection Authority under the *Contaminated Land Management Act 1997*. The auditor must undertake a full site audit of the works and provide a Site Audit Statement (SAS) that clearly states if the land is suitable for the intended use. The SAS must be submitted to the Consent Authority (Camden Council) within 30 days following the completion of the bulk earthworks.

## **RECOMMENDED**

**That Council approve DA 189/2014 for bulk earthworks and associated site works at 810C and 812 Camden Valley Way, A The Hermitage Way, 29 Tarrawarra Avenue, 46 Lilydale Avenue and 64 Fairbank Drive, Gledswood Hills subject to the conditions listed above.**

### ATTACHMENTS

1. Engineering Plans A3
2. Submission - *Supporting Document*
3. Public Exhibition and Submissions Map - *Supporting Document*



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## ORDINARY COUNCIL

ORD02

ORD02

**SUBJECT: AMENDMENT NO. 33 TO CAMDEN LEP 2010 - AMENDMENT TO REZONE CANAL LAND GREGORY HILLS**

**FROM:** Acting Director Governance

**TRIM #:** 14/8516

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### PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the draft Planning Proposal to rezone Lot 51 of DP 1134649, Turner Road from SP2 Infrastructure to R1 Residential. The subject land forms part of the Marist Brothers land holding, and is directly adjoining the Gregory Hills development and Sydney Water Canal. The draft Planning Proposal is provided as **Attachment 1 to this report**.

### BACKGROUND

The Turner Road Precinct was rezoned by the Department of Planning and Infrastructure (now known as the Department of Planning and Environment) in December 2007. At the time of the initial rezoning process when the boundaries of the precinct were determined a small parcel of land sitting between the residential zoned land and the Sydney Catchment Authority Upper Sydney Canal land was incorrectly excluded from the Turner Road Precinct (**see Figure 1**).

This small parcel of land is currently zoned SP2 Infrastructure however, it does not form part of the Upper Sydney Canal lands, and is not land required for infrastructure provision. The land is in private ownership and is not necessarily accessible to the public.

On 7 November 2013 Council received a planning proposal from Dartwest Developments proposing to rezone the subject lands from SP2 Infrastructure to R1 General Residential (the adjacent residential zone). Discussions have been held with the developer regarding appropriate treatment of development contributions that would be required as a result of developing this land. Agreement has been reached that local open space will be provided within the Gregory Hills precinct and the balance to be paid as contributions in accordance with the Camden Contributions Plan 2011. The rezoning proposal was workshopped with Councillors on 8 April 2014.

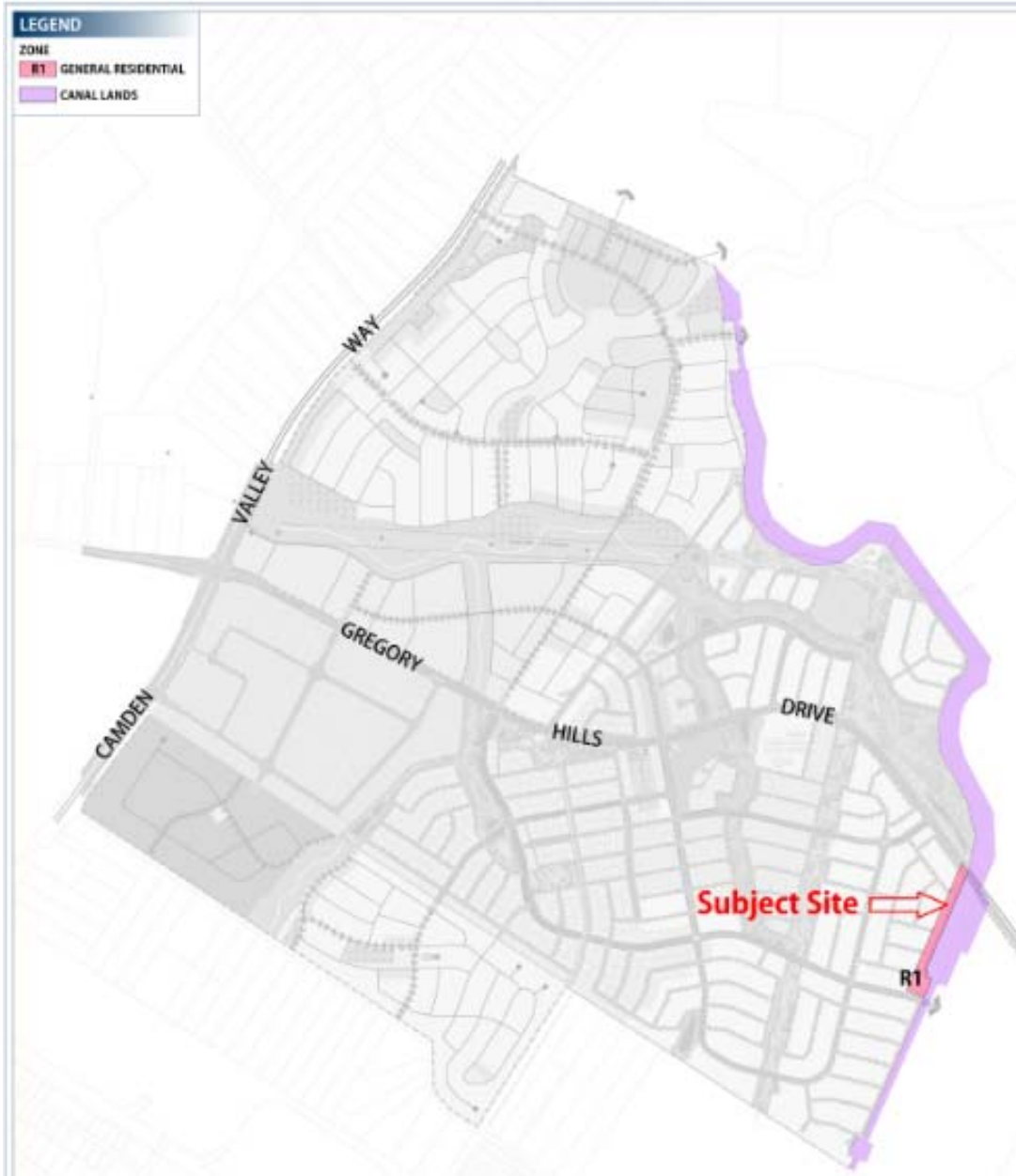
### MAIN REPORT

The subject site is located within lands administered under the Camden LEP 2010 and does not fall within the SEPP Sydney Region Growth Centres (2006). Therefore the proposal seeks to amend the Camden LEP 2010. If Council resolves to rezone the land, the Camden Development Control Plan (DCP) will apply to the land. There is no need to amend the DCP to facilitate this rezoning proposal.

The following changes to Camden LEP are proposed:

- change the zoning from SP2 Infrastructure to R1 Residential;
- provide a minimum lot size of 450 squares metres; and
- provide a maximum height limit of 9.5 metres.

The proposed rezoning will ensure that this parcel of land will not become an isolated and unusable pocket of land, and will instead be integrated into the ongoing development of the adjacent Turner Road precinct.



**Figure 1: Subject Site is highlighted in bright pink. The Sydney Catchment Authority Upper Sydney Canal Land is coloured purple. The subject site does not form part of the canal.**

Consultation with Sydney Catchment Authority

The Sydney Catchment Authority (SCA) has been consulted to make them aware of the rezoning proposal, as they are the adjoining land owner and are responsible for the operation of the canal.

The SCA has confirmed that the land is not owned by the SCA and does not form part of the Upper Canal corridor. They raise no objections to the rezoning proposal provided that any future development on the land does not impact on water quality and water supply infrastructure within the Upper Canal corridor.

At this time, there have been no impacts identified for the Upper Canal corridor as the proposed zoning is consistent with the zoning of adjacent land and the development form will also be consistent. Council has previously negotiated development controls with the SCA to manage development in the vicinity of the canal land. Notwithstanding, the SCA will be given a further opportunity to review and comment on the rezoning proposal during the public exhibition period. Specific impacts on the canal would be considered as part of any future development application, as will occur with adjacent development, and SCA would be given an additional opportunity to comment at that time.

#### Development Contributions and future amendment to the Dartwest VPA

The Canal Land Planning Proposal generates a need for an additional 2,055m<sup>2</sup> of open space based on a provision rate of 2.83ha/1000 people, which is consistent with best practice and the Growth Centres Development Code. The open space is to be located at Area 1 on the plan as shown in **Figure 2**. This new open space, while smaller than Council's guidelines, adjoins a connected corridor of proposed open space and riparian lands forming a larger contiguous open space. The proposed additional open space is not land which is already proposed to be dedicated to Council under the existing Gregory Hills VPA but was originally designated as R1 General Residential.

Should Council agree to the rezoning of the land, it is intended that embellished local open space will be provided within the Gregory Hills development (shown as Area 1) and will require an amendment to the Dartwest Voluntary Planning Agreement (VPA). The VPA is a legally binding agreement that will ensure that the land is embellished and dedicated for the purposes of open space. As a matter of practice, the Turner Road Development Control Plan will be updated as part of the next 'housekeeping' review of the DCP to identify the new open space land on all relevant figures.

The remaining contributions for recreation facilities, community facilities, emergency services and plan administration will be levied as monetary contributions in accordance with Camden Contributions Plan 2011. The contribution for recreation facilities will take into account the value of the embellishment works to be provided via amendment to the Voluntary Planning Agreement.

Based on a minimum lot size of 450 sqm, the site is expected to yield 22 lots. A development contributions package with an estimated value of \$474,982 will be provided as a combination of land dedication, embellishment works and monetary contributions. This equates to \$21,590 per lot. Contributions under the Camden Contributions Plan 2011 are currently \$17,024 per lot. The contributions package meets the needs of the new residents and is considered to be appropriate. It should be noted that the final rates will be calculated as part of the development assessment stage and will be based on the current Consumer Price Index that applies at the time.

If Council resolves to proceed with the Planning Proposal, an amendment to the Dartwest VPA will be prepared and reported to Council for public exhibition along with the Planning Proposal (after Gateway Determination is received).





The nearest lot that has been sold, but with no house yet built, is located 650m from the canal land.

It should also be noted that there is a crest of a hill that lies between the land that has been sold and the canal land, so that the canal land is not visible from any land that has been sold or marketed to date.

### Further Studies

Given the minor nature of this Planning Proposal it is recommended that no studies are required for this change to the LEP. Should the Gateway Determination by the Department of Planning and Environment (DoPE) stipulate that the applicant needs to update existing planning studies or provide new planning studies the applicant will do so at their own cost. Should any further studies be provided to Council these will be reported to Council prior to the public exhibition period via a further report to Council.

### LEP Delegation

Council intends to use its delegation pursuant to Section 23 Environmental Planning and Assessment Act 1979 for this Planning Proposal. This will enable Council to streamline the processing of the amendment to the Camden LEP. The request for delegation will be made as part of the Gateway submission. The General Manager is Council's nominated officer.

### Next Steps

If the Planning Proposal is supported by Council, it will be forwarded to the DoPE for Gateway Determination. If required by the Gateway Determination, the existing planning studies may need to be reviewed and updated, or new planning studies prepared. If this work is required, the cost is to be borne by the applicant. If the applicant does not undertake this work, the Council will not proceed further with the Planning Proposal and will advise DoPE accordingly.

Following completion of any planning study review, the Planning Proposal will be amended as required. Consultation will be undertaken with relevant State and Federal agencies as required by the Gateway Determination.

A further report will be brought to Council to consider the proposed amendment to the Dartwest VPA and to consider placing both the Planning Proposal and Draft VPA on public exhibition. If Council resolves to proceed with this rezoning proposal, it is recommended that the Planning Proposal and Draft VPA amendment be placed on public exhibition for a period of 28 days.

Following conclusion of the public exhibition, a further report will be submitted to Council to allow consideration of any submission received.

### **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

### **CONCLUSION**

Council has received an application to rezone Lot 51 of DP 1134649 (having an area of 15,137 sqm) from SP2 Infrastructure to R1 Residential. This strip of land lies between the Turner Road precinct and the Canal. The land appears to have been inadvertently

omitted from the Turner Road Precinct when the boundaries were determined for the purposes of precinct planning.

Unless the land is rezoned, it will remain a privately owned, isolated and unusable pocket of land between Gregory Hills and the Canal. The rezoning of the land to facilitate residential development would ensure orderly planning of the Gregory Hills project. It is proposed to rezone the land from SP2 Infrastructure to R1 General Residential to be consistent with the adjoining land use. The land will be subject to the Camden LEP and the Camden DCP. The land will be developed for residential purposes, contiguous to the residential development of the Turner Road precinct.

A package of development contributions has been negotiated with the applicant including the dedication and embellishment of local open space to be delivered via an amendment to the Dartwest VPA and monetary contributions to be levied in accordance with the Camden Contributions Plan 2011. This contributions package will meet the infrastructure needs of the additional residents arising from the development of this land.

Should Council resolve to proceed with the draft Planning Proposal it will be forwarded to Gateway for determination.

### **RECOMMENDED**

#### **That Council:**

- i. endorse the draft Planning Proposal to rezone Lot 51 DP1134649 which forms the Marist Brothers land holding, directly adjoining the Gregory Hills development from SP2 Infrastructure to R1 Residential.**
- ii. forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination and advise that the matter be placed on public exhibition for 28 days;**
- iii. as a result of the Gateway Determination, require the applicant to prepare or update planning studies at their own cost;**
- iv. prepare amendments to the Dartwest Voluntary Planning Agreement for the Gregory Hills development to include land dedication and embellishment works as outlined in this report;**
- v. prepare amendments to the Turner Road Development Control Plan as part of a future 'housekeeping' review to reflect the provision of the public open space associated with this planning proposal; and**
- vi. submit a further report to allow consideration of the Planning Proposal and VPA amendment prior to public exhibition.**

#### **ATTACHMENTS**

- 1. Attachment -Planning Proposal - Amendment No. 33 - Camden Local Environmental Plan 2010 - for Rezoning**



# ORDINARY COUNCIL

ORD03

ORD03

**SUBJECT: MARCH REVIEW OF THE 2013/14 OPERATIONAL PLAN (BUDGET)**  
**FROM:** Acting Director Governance  
**TRIM #:** 14/60556

## PURPOSE OF REPORT

This report presents the March Quarterly Operational Plan (budget) Review for the 2013/14 financial year in accordance with Part 9, Division 3, Clause 203 of the *Local Government (General) Regulation 2005*.

Its purpose is to inform Council of the necessary changes to the 2013/14 Operational Plan since the December Review of the 2013/14 Operational Plan (budget), and to consider other changes put forward for determination.

## SUMMARY OF BUDGET POSITION

In adopting the December Review of the 2013/14 Operational Plan (budget), Council approved a balanced budget position. Budget adjustments identified at the March Review represent a projected budget surplus for the 2013/14 financial year of \$746,493.

The projected surplus is above Council's minimum working funds level of \$1,000,000.

The improvement in the projected surplus is predominately a result of development income continuing to exceed budget expectations, compensation income for electricity easements and additional interest on investments.

## ALLOCATION OF THE 2013/14 BUDGET SURPLUS

It is recommended that the projected surplus of \$746,493 be allocated as follows.

<b>BUDGET SURPLUS ALLOCATION</b>		
<b>Budget Surplus Available for Allocation</b>		<b>\$746,493</b>
2013/14 Loan Borrowings Reduction	\$350,000	
Capital Works Reserve - Transfer to Reserve	\$236,789	
Central Admin Building - Transfer to Reserve	\$159,704	
<b>Total - Allocation of Budget Surplus</b>		<b>\$746,493</b>
<b>Budget Surplus Balance After Allocation</b>		<b>\$0</b>

### 2013/14 Loan Borrowings Reduction

In adopting the 2013/14 Operational Plan, Council approved loan borrowings of \$1,350,000 for the purpose of part-funding Council's road reconstruction program. It is proposed to reduce the 2013/14 reliance on loan borrowings from \$1,350,000 to \$1,000,000.

Before Council borrows any funds a review of Council's current financial position is undertaken to determine if since the adoption of the 2013/14 Operational Plan (June 2013) there is still a need for loan borrowings. After considering Council's liquidity position to 30 June 2014 the reduction in capital funding is sustainable.

The savings that will be realised in principle and interest repayments in Council's Long Term Financial Plan would be \$470,000 (interest component \$120,000). This decision will also mean that Council is ahead of its target to reduce the need for re-current loan borrowings to zero by 2021/22.

Capital Works Reserve – Transfer to Reserve

The current uncommitted balance of the Capital Works Reserve is \$978,211. Adjustments proposed as part of this review will increase the balance of this reserve to \$1,263,211 (refer to page 3).

It is recommended that as part of this review to increase the minimum balance of this reserve to \$1,500,000. This will require a reserve transfer of \$236,789.

With the growth in Council's budget and the need to utilise cash reserves to deliver much needed infrastructure it would be prudent to increase the balance of this reserve.

Central Administration Building Reserve – Transfer to Reserve

It is recommended that the remaining balance of the March quarterly review surplus \$159,704 be allocated to the Central Administration Building Reserve.

**CURRENT RESERVE BALANCES**

The balance of the Central Administration Building Reserve, Capital Works Reserve, Working Funds Reserve and Asset Renewal Reserve are as follows:

**Central Administration Building Reserve**

The Central Administration Building Reserve was established as part of the planning for a new central administration building. The following transfer has been approved from the Central Administration Building Reserve for 2013/14.

<b>CENTRAL ADMINISTRATION BUILDING RESERVE</b>	
<b>Reserve Balance</b>	<b>\$5,158,727</b>
<b>2013/14 Budget Transfer</b>	
Committed: Design & Investigation (2013/14 Budget)	(\$2,525,000)
<b>Current Uncommitted Reserve Balance</b>	<b>\$2,633,727</b>
Proposed Transfer to Reserve – March Review Surplus	\$159,704
<b>Proposed Uncommitted Balance of Reserve</b>	<b>\$2,793,431</b>



The proposed allocation of the March Quarterly Review surplus of \$159,704 to this reserve may reduce Council's reliance on loan borrowings and/or asset sales to fund the construction of the new administration building. Although the balance of \$2,793,431 is uncommitted in the current budget these funds are committed in Council's Long-term Financial Plan as a funding source for the construction of the new administration building.

### Capital Works Reserve

The Capital Works Reserve is predominately used to fund emergency capital works or to match grant funding as part of a capital grant funding agreement. The balance available within the Capital Works Reserve is made up as follows:

CAPITAL WORKS RESERVE	
<b>Reserve Balance</b>	<b>\$2,772,903</b>
<b>2013/14 Budget Transfers</b>	
Transfer Community Infrastructure Renewal Program	(\$500,000)
2013/14 RMS REPAIR Program Matched Contribution	(\$202,500)
Replacement of Little Sandy Bridge	(\$200,000)
Land Purchase (Closed Council Meeting)	(\$167,672)
Asset Management – Drainage Truck Purchase	(\$150,000)
Camden West RFS Building Construction	(\$135,000)
Nepean River Trail Network (12/13 Revote)	(\$64,500)
Camden Town Farm Funding Request	(\$52,120)
RMS Road Improvement Works (12/13 Revote)	(\$30,215)
Nepean River Recreation Feasibility Study	(\$20,000)
<b>Committed Funds Held in Reserve</b>	
Harrington Park Waterbodies	(\$233,000)
Argyle Street Pedestrian Lighting Improvements	(\$39,685)
<b>Total – Approved Transfers &amp; Committed Funds</b>	<b>\$1,794,692</b>
<b>Current Uncommitted Balance of Reserve</b>	<b>\$978,211</b>

The following adjustments are proposed as part of this review.

CAPITAL WORKS RESERVE	
<b>Proposed March Review Adjustments</b>	
Asset Management - Drainage Truck - Delete	\$150,000
Camden West RFS Station Forward Funding - Delete	\$135,000
<b>Proposed Uncommitted Balance of Reserve</b>	<b>\$1,263,211</b>
Proposed Transfer to Reserve – March Review Surplus	\$236,789
<b>Proposed Uncommitted Balance of Reserve</b>	<b>\$1,500,000</b>

The proposed March review adjustments include the return of \$285,000 to the Capital Works Reserve.

This is a result of the recommended deletion of the purchase of a drainage maintenance truck from the 2013/14 budget. This was identified by Council officers in a review of the drainage maintenance and cleaning works required throughout the LGA.

In addition to this, Council has received advice from the Rural Fire Service that the funding shortfall for the Camden West RFS Building Construction has now been allocated within the 2013/14 Rural Fire Fighting Fund. The shortfall is no longer required to be forward funded from the Capital Works Reserve.

**Working Funds Reserve**

As part of this review it is proposed to quarantine \$1,067,800 to the Working Funds Reserve to part fund the 2014/15 Budget.

The proposed balance of the working funds reserve is made up as follows:

<b>WORKING FUNDS RESERVE</b>	
<b>Reserve Balance</b>	<b>\$11,800</b>
<b>March Review Adjustments (to fund 2014/15 budget)</b>	
2013/14 Staff Salary Savings (Vacancy Discount Provision)	\$580,000
Asset Management – Drainage Truck Deletion	\$487,800
<b>Proposed Transfers to Reserve</b>	<b>\$1,067,800</b>
<b>Balance of Working Funds Reserve</b>	<b>\$1,079,600</b>
<b>Proposed Transfer from Reserve (to fund 2014/15 budget)</b>	<b>(\$1,079,600)</b>
<b>Projected balance of Reserve as at 1 July 2014</b>	<b>\$0</b>

The 2014/15 Operational Plan (Budget) is currently on public exhibition. Council will consider submissions made as part of the 2014/15 Budget at its meeting 24 June 2014. It is prudent to place funds in reserve that have been committed within the draft 2014/15 Operational Plan (budget).

**Asset Renewal Reserve**

Council approved the creation of the Asset Renewal Reserve as part of adopting the 2013/14 – 2016/17 Delivery Program.

The projected balance available within the Asset Renewal Reserve is made up as follows:

ASSET RENEWAL RESERVE	Adopted/ Proposed	
<b>Reserve Balance</b>		<b>\$142,888</b>
<b>2013/14 Budget Transfers</b>		
2013/14 Delivery Program – Transfer to Reserve	Adopted	\$179,500
<b>Current balance of Asset Renewal Reserve</b>		<b>\$322,388</b>
<b>Future Reserve Balance Adjustments</b>		
Add: 2014/15 Budget - Transfer to Reserve	Proposed	\$150,000
Add: 2015/16 Interest Savings (LIRS) - Transfer to Reserve	Proposed	\$66,300
Add: 2015/16 Delivery Program - Transfer to Reserve	Adopted	\$437,100
Less: 2015/16 Renewal Works Camden Town Centre (LIRS Round 3)	Proposed	(\$759,500)
Add: 2016/17 Delivery Program – Transfer to Reserve	Adopted	\$82,200
Add: 2016/17 Interest Saving (LIRS) - Transfer to Reserve	Proposed	\$61,200
<b>Projected Reserve Balance – Revised Delivery Program</b>		<b>\$359,688</b>

As part of Council’s commitment to addressing ageing community infrastructure an additional amount of \$150,000 has been directed to the Asset Renewal Reserve as part of the draft 2014/15 Budget, which is currently on public exhibition.

In December 2013, Council approved its application under Round 3 of the Local Infrastructure Renewal Scheme. If Council is successful in its application under this scheme, it will save approximately \$382,500 over the life of the loan in interest payments. Upon endorsing the 2014/15 budget, Council will transfer the savings to the Asset Renewal Reserve. The amount of interest savings applicable to the 2013/14 – 2016/17 Delivery Program is \$127,500. The balance of \$255,000 will be considered as part of the next Delivery Program as the savings are not realised until after 2016/17.

## MARCH REVIEW OF THE 2013/14 BUDGET

Further information and explanation of the increase in the projected budget surplus for 2013/14 is detailed below:

### PROPOSED VARIATIONS TO BUDGET

Variations identified during the third quarter of 2013/14 have led to a projected budget surplus of \$746,493. A list of the variations (greater than \$15,000) is provided in the following table and brief explanations below.

<b>MARCH REVIEW OF THE 2013/14 BUDGET PROPOSED VARIATIONS</b>	<b>Budget Impact Increase / (Decrease)</b>
<b>INCOME ADJUSTMENTS</b>	
Note: Increase in income is an increase in working funds	
Shortfall in income is a decrease in working funds	
1. Development Fees and Charges Income Increase	\$317,000
2. Electricity Easement Compensation Income Increase	\$166,000
3. General Fund Investment Income Increase	\$70,000
4. Risk Management WHS Performance Rebate Increase	\$60,000
5. Risk Management Insurance Refund Increase	\$33,366
Variations under \$15,000 - Various Increases	\$52,163
<b>Sub Total - Income Adjustments</b>	<b>\$698,529</b>
<b>EXPENDITURE ADJUSTMENTS</b>	
Note: Increase in expenditure is a decrease in working funds	
Savings in expenditure is an increase in working funds	
6. Kirkham Netball Pavement Rehabilitation Savings	\$45,000
7. MACROC Contribution Savings	\$38,836
8. Council Properties Water Charges Increase	(\$29,127)
9. Camden Council 125 Year Anniversary Expense Increase	(\$15,000)
Variations under \$15,000 - Various Increases	(\$30,745)
<b>Sub Total - Expenditure Adjustments</b>	<b>\$8,964</b>
<b>TOTAL - PROPOSED VARIATIONS TO BUDGET</b>	<b>\$707,493</b>
<b>Council Authorised Variations to Budget (Refer to Page 6)</b>	<b>\$39,000</b>
<b>TOTAL – MARCH REVIEW VARIATIONS TO BUDGET</b>	<b>\$746,493</b>

#### **1. Development Fees and Charges Income – Increase in Income of \$317,000**

Development income continues to exceed budget expectations during 2013/14. This is due to the high volume and high value of Development Applications received during the third quarter of 2013/14. This increase reflects the ongoing high development activity in the release areas of Spring Farm, Elderslie, Oran Park and Gregory Hills. The level of

income received from development activity is primarily dependent on the receipt of applications from developers, and as such is somewhat difficult to project given the unprecedented growth Council is experiencing.

**2. Electricity Easement Compensation Income – Increase in Income of \$166,000**

At its meeting on 25 March 2014, Council endorsed the creation of easements across 4 parcels of Council owned land in relation to the Lodges Road to Oran Park electricity upgrade. The easements will allow for transmission lines to be installed servicing the Oran Park development. The total compensation to be received for the approval of these easements is \$166,000.

**3. General Fund Interest on Investments – Increase in Income of \$70,000**

The third quarter performance of Council's investment portfolio has exceeded budget expectations. Although the increase in income is a good result, it is expected that returns will reduce as long-term investments are re-invested at much lower interest rates. The impact of lower interest rates on Council's budget has already been factored into the projected return on investments for 2013/14. Council's weighted return on investments for April 2014 was 4.04% which is significantly higher than the industry average of 2.68%.

**4. Risk Management WHS Performance Rebate – Increase in Income of \$60,000**

Council has recently completed a desktop audit of its workers compensation initiatives and met all KPI's required by its insurers. As a result Council has received a WHS performance incentive of \$60,000.

**5. Risk Management Insurance Refund – Increase in Income of \$33,366**

Council has received an insurance premium refund in relation to its motor vehicle insurance for 2012/13. Council pays a set premium each year for its motor vehicles (based on an agreed claims figure with its insurer). Claims made during the 2012/13 year were below the agreed figure with Council's insurer and as such, a partial refund of the premium was received in March 2014.

**6. Kirkham Netball Pavement Rehabilitation – Decrease in Expense of \$45,000**

Rehabilitation works at Kirkham Netball courts are nearing completion. Savings have been realised against original budget projections.

**7. MACROC Contribution – Decrease in Expense of \$38,836**

A review of annual operating expenditure was recently completed by member Councils of MACROC. This review has resulted in a decrease to contributions paid by all member Councils. Camden realised a saving of \$38,836.

**8. Council Properties Water Charges – Increase in Expense of \$29,127**

Water charges for Council owned buildings have exceeded budget projections. This is a result of additional buildings and facilities handed over to Council in growth areas and a range of expenditure increases across Council's properties.

**9. Camden Council 125 Year Anniversary – Increase in Expense of \$15,000**

Council celebrated its 125 year anniversary in April 2014. To mark this occasion Council held a community event at Chellaston Park (in conjunction with the formal opening of Little Sandy Bridge).

### **COUNCIL AUTHORISED VARIATIONS**

Council has authorised three (3) budget variations since the adoption of the December Review of the 2013/14 Budget. A list of these approved variations is provided in the following table:

<b>COUNCIL APPROVED VARIATIONS</b>	<b>Expenditure Increase / (Decrease)</b>	<b>Income Increase / (Decrease)</b>	<b>Budget Impact Increase / (Decrease)</b>
Wood Smoke Reduction Program Council Resolution - 15/14 - 28/01/2014	\$41,820	\$41,820	\$0
Nepean River Recreation Feasibility Study Council Resolution - 19/14 - 11/02/2014	\$40,000	\$40,000	\$0
Grant Income - Little Sandy Bridge Reconstruction Council Resolution - 69/14 - 25/03/2014	\$10,000	\$49,000	\$39,000
<b>TOTAL - COUNCIL APPROVED VARIATIONS</b>	<b>\$91,820</b>	<b>\$130,820</b>	<b>\$39,000</b>

### **CONTRA ADJUSTMENTS**

This section deals with all offsetting adjustments between income and expenditure or a transfer of funds between allocations. These adjustments have NO impact on Council's projected budget result as both movements of income and expenditure are of equal value.

During the period 1 January 2014 to 31 March 2014, a number of contra adjustments have taken place amounting to a total of \$801,343. A detailed list of the adjustments is an **attachment to this report**.

### **EXPENDITURE REVOTES**

To assist Council in framing a realistic and accurate 2014/15 Budget, Directors were encouraged to identify any programmed works/projects that will not commence or be completed by 30 June 2014.

There were nineteen (19) proposed revotes submitted at the March Review.

<b>PROPOSED EXPENDITURE REVOTES</b>	<b>Total Revote</b>	<b>General Fund</b>	<b>Other Funds</b>
Camden Bypass Intersection Construction (Section 94 Developer Contributions)	\$1,429,600	\$0	\$1,429,600
Springs Road Urban Upgrade (Section 94 Developer Contributions)	\$1,250,000	\$0	\$1,250,000
Plant Replacement Program - Purchases (Plant Replacement Reserve)	\$640,000	\$0	\$640,000
Cobbitty Road Reconstruction (General Fund)	\$630,000	\$630,000	\$0

PROPOSED EXPENDITURE REVOTES	Total Revote	General Fund	Other Funds
Drainage Improvements - Oxley Rivulet (Section 94 Developer Contributions)	\$500,000	\$0	\$500,000
Macarthur Regional Recreation Trail (Grant Income)	\$455,000	\$0	\$455,000
Drainage Improvements – Herbert Rivulet (Section 94 Developer Contributions)	\$400,000	\$0	\$400,000
Drainage Improvements - Lake Annan GPT (General Fund Reserve & Stormwater Levy)	\$300,000	\$0	\$300,000
Mount Annan Leisure Centre Stage 2 Design (Section 94 Developer Contributions)	\$200,000	\$0	\$200,000
John St / Mitchell St Roundabout (Revote Reserve – 2012/13)	\$145,200	\$145,200	\$0
Merino Drive Roundabout (Section 94 Developer Contributions)	\$120,000	\$0	\$120,000
Elderslie Pedestrian Bridge (Section 94 Developer Contributions)	\$100,000	\$0	\$100,000
Risk Management - WHS Systems Review (General Fund)	\$80,000	\$80,000	\$0
CVW / Macarthur Road Intersection (Section 94 Developer Contributions)	\$65,000	\$0	\$65,000
Park Improvements - Elderslie Park (Section 94 Developer Contributions)	\$50,000	\$0	\$50,000
Domestic Waste - Greenwaste Service Review (Waste Management Reserve)	\$47,000	\$0	\$47,000
Camden Cemetery - Columbarium Construction (Revote Reserve – 2012/13)	\$40,000	\$40,000	\$0
Community Engagement Strategy Implement. (General Fund)	\$20,000	\$20,000	\$0
Strategic Planning Service Review (Revote Reserve – 2012/13)	\$17,000	\$17,000	\$0
<b>TOTAL EXPENDITURE REVOTES</b>	<b>\$6,488,800</b>	<b>\$932,200</b>	<b>\$5,556,600</b>

An explanation of the adjustments is an **attachment to this report.**



**2013/14 LIST OF UNFUNDED WORKS AND SERVICES**

In reviewing the 2013/14 – 2016/17 Delivery Program, Council officers undertook a review of all unfunded works and services which support the Community Strategic Plan, Camden 2040, the Resource Strategy and the four year Delivery Program.

The Revised Delivery Program and Operational Plan (budget) includes funding for a number of workforce positions, operational requests and capital works priorities which were previously shown on the Unfunded Works and Services List. These plans are currently on public exhibition until the 11 June 2014.

A revised list of Unfunded Works and Services will be circulated to Councillors upon formal adoption of the Delivery Program and Operational Plan.

**COUNCILLOR CONSOLIDATED WARD FUNDS**

To further assist Councillors in understanding the total available funds for consideration at each budget review, the following table is provided. This table is to inform Councillors of the current balance of Consolidated Ward Funds, and where funds have been spent in this financial year.

It should be noted that the balance of Consolidated Ward Funds is over and above the projected budget surplus of \$746,493 as advised in this report.

<b>CONSOLIDATED WARD FUNDS</b>	
2013/14 Budget Allocation	\$30,000
2012/13 Ward Funds Revote	\$11,717
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$41,717</b>
<b>PROJECTS FUNDED IN 2013/14</b>	
Christmas in Narellan (DA Fees) Council Resolution - 174/13 - 09/07/2013	\$547
Camden Community Connections (Donation) Council Resolution - 192/13 - 23/07/2013	\$2,000
Carols by Candlelight Macarthur Park (Donation) Council Resolution - 219/13 - 27/08/2013	\$191
Camden JRLF - Wests Tigers Trial Game Council Resolution - 334/13 - 10/12/2013	\$2,500
Harrington Park Christmas Carols (DA Fees) Council Resolution - 338/13 - 10/12/2013	\$466
<b>TOTAL PROJECTS FUNDED IN 2013/14</b>	<b>\$5,704</b>
<b>BALANCE OF CONSOLIDATED WARD FUNDS 31 MARCH 2014</b>	<b>\$36,013</b>

## SUMMARY OF MARCH REVIEW ADJUSTMENTS

The following table is a summary of budget adjustments up to 31 March 2014.

SUMMARY OF BUDGET ADJUSTMENTS	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	Budget Impact Increase / (Decrease)
2012/13 Carried Forward Working Funds Balance			\$1,000,000
2013/14 Adopted Budget Position			\$0
LESS: Minimum Desired Level of Working Funds			(\$1,000,000)
<b>Total Available Working Funds 01/07/2013</b>			<b>\$0</b>
2013/14 September Review Adjustments	\$10,856,227	\$10,856,227	\$0
2013/14 December Review Adjustments	\$4,287,265	\$4,287,265	\$0
<b>Total Available Working Funds as at 31/12/2013</b>	<b>\$15,143,492</b>	<b>\$15,143,492</b>	<b>\$0</b>
<b>2013/14 March Review Adjustments</b>			
Proposed Variations to Budget	(\$8,964)	\$698,529	\$707,493
Council Authorised Variations	\$91,820	\$130,820	\$39,000
Budget Contra Adjustments	(\$801,343)	(\$801,343)	\$0
Expenditure Revotes (Budget Carry-Overs)	\$6,488,800	\$6,488,800	\$0
<b>Total - March Review Adjustments</b>	<b>\$5,770,313</b>	<b>\$6,516,806</b>	<b>\$746,493</b>
<b>TOTAL AVAILABLE WORKING FUNDS</b>			<b>\$746,493</b>

## STATEMENT BY RESPONSIBLE ACCOUNTING OFFICER

The following statement is made in accordance with Clause 203(2) of the *Local Government (General) Regulations 2005*:

*It is my opinion that the Quarterly Budget Review Result for Camden Council for the period ending 31 March 2014 indicates that Council's projected financial position is satisfactory. No remedial actions are required based on the financial position presented within this report.*

## CONCLUSION

Council continues to realise additional income through growth. These funds have been prudently used to manage increases in service delivery or utilised for the delivery of much needed infrastructure.

This review recommends an increase to Council's Capital Works Reserve providing Council with access to a higher level of funds for matching grant funding and/or emergency works. With the growth in Council's budget and the use of cash reserves over the next couple years this is sound financial management.

The review also recommends a reduction in Council's re-current loan borrowings for 2013/14 realising interest savings of approximately \$120,000 over the life of the loan. If endorsed by Council the loan reduction program will be ahead of schedule to have no reliance on re-current loan borrowings by 2021/22.

**RECOMMENDED**

**That Council:**

- i. approve the necessary budget adjustments as identified in the categories of 'Proposed Variations', 'Contra Variations' and 'Expenditure Revotes' of this report; and**
- ii. approve the transfer of the projected surplus for 2013/14 of \$746,493 as follows;**

<b>BUDGET SURPLUS ALLOCATION</b>		
<b>Budget Surplus Available for Allocation</b>		<b>\$746,493</b>
2013/14 Loan Borrowings Reduction	\$350,000	
Capital Works Reserve - Transfer to Reserve	\$236,789	
Central Admin Building - Transfer to Reserve	\$159,704	
<b>Total - Allocation of Budget Surplus</b>		<b>\$746,493</b>
<b>Budget Surplus Balance After Allocation</b>		<b>\$0</b>

- iii. subject to the adoption of the 2014/15 budget, approve the transfer of \$1,067,800 (see page 4 of report) to the Working Funds Reserve to part-fund the 2014/15 budget.**

**ATTACHMENTS**

- 1. Attachment 1 - Budget Appendix
- 2. Attachment 2 - QBRs Statement

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## ORDINARY COUNCIL

ORD04

ORD04

**SUBJECT: INVESTMENT MONIES - APRIL 2014**  
**FROM:** Manager Corporate Services  
**TRIM #:** 14/65533

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### PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the Local Government (General) Regulation 2005, a list of investments held by Council as at 30 April 2014 is provided.

### MAIN REPORT

The weighted average return on all investments was 4.04% p.a. for the month of April 2014. The industry benchmark for this period was 2.68% (Average BBSW 90 day).

It is certified that all investments have been made in accordance with Section 625 of the *Local Government Act 1993*, the relevant regulations and Council's Investment Policy.

The Principal Accounting Officer is the Manager Corporate Services.

Council's Investment Report is an **attachment to this report**.

### RECOMMENDED

**That Council:**

- i. note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act, Regulations, and Council's Investment Policy*;**
- ii. the list of investments for April 2014 be noted; and**
- iii. the weighted average interest rate return of 4.04% p.a. for the month of April 2014 be noted.**

### ATTACHMENTS

1. Investment Report - April 2014



ORD05

## ORDINARY COUNCIL

ORD05

**SUBJECT: COMPARISON OF COUNCIL INSURANCE PROGRAM (MUTUAL POOLS)**

**FROM:** Acting Director Governance

**TRIM #:** 14/70372

### PURPOSE OF REPORT

The purpose of this report is to provide information regarding analysis of insurance coverage for Council and the comparison of two options for Council's current insurance program. The report also recommends that Council resolve to accept the insurance terms offered by Westpool and United Independent Pools.

### BACKGROUND

A mutual insurance pool is an alliance of like entities joined together to protect member assets and liabilities through the establishment of self-insured funds to minimise the cost of insurance.

It would be possible for Council to purchase insurance coverage via the general insurance market however traditionally Councils have found participation in mutual insurance pools to be preferable considering the unique nature of local government.

#### **History of NSW Local Government Insurance Pools**

Since 1993 Council's insurance program has been managed by insurance broker Jardine Lloyd Thompson (JLT) with the majority of policies being underwritten by the Local Government mutual insurance scheme, Statewide Mutual.

The Statewide Mutual scheme was established on 31 December 1993 in response to insurance underwriters withdrawing their support for Local Government in Public Liability and Professional Indemnity and currently includes 147 general purpose and County Councils in NSW.

Westpool was established in 1988 by six Western Sydney Councils in response to difficulties obtaining insurance for Local Government operations. The pool was initially created to cover Public Liability and Professional Indemnity insurance and currently includes 9 medium to very large Councils.

In 2005 Westpool joined forces with Metro Pool (a similar mutual insurance scheme) to create a new pool called United Independent Pools (UIP) which comprises of 18 Councils and offers additional general insurance products. United Independent Pools represents Westpool and Metro Pool but on the basis that each Pool maintains its own independence of operations (see table below).

<b>United Independent Pools</b>	
<b>Westpool</b>	<b>Metro Pool</b>
<i>Blacktown City Council</i>	<i>Auburn City Council</i>
<i>Blue Mountains City Council</i>	<i>City of Botany Bay</i>
<i>Hawkesbury City Council</i>	<i>Burwood Council</i>

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<i>Penrith City Council</i>	<i>Holroyd City Council</i>
<i>Fairfield City Council</i>	<i>Municipality of Hunters Hill</i>
<i>Liverpool City Council</i>	<i>Kiama Municipal Council</i>
<i>Parramatta City Council</i>	<i>Lane Cove Council</i>
<i>Wollongong City Council</i>	<i>Marrickville Council</i>
<i>Shellharbour City Council</i>	<i>Rockdale Council</i>

### Decision to Seek Alternative Insurance Terms

In 2012 Statewide Mutual changed their Deed of Establishment which required Council's to give a minimum of 12 months' notice of their intention to leave the scheme, similar to the requirements of other schemes. It was decided to give the required notice of such intention to allow Council the freedom to explore other insurance options. However, it was outlined to Statewide that Council still wished to obtain insurance terms for the 2014/2015 underwriting year. As such a letter to this effect was sent to Statewide Mutual. A copy of this letter is attached in **Attachment 1 – Supporting Documents**.

In October 2013 senior Council Officers met with representatives from Westpool and UIP to discuss alternative options for insurance coverage. Following that meeting, and in order to further assess available options, it was decided that relevant information would be provided to Westpool/UIP's actuary to enable the supply of indicative premium contributions for major insurance classes.

On 12 December 2013 Westpool and UIP supplied indicative premium contributions for major insurance classes which were significantly more competitive than the expiring Statewide Mutual premiums.

### Westpool/UIP Due Diligence Review

Following receipt of the competitive premiums, Council's Executive Leadership Group (ELG) resolved to pursue formal exploration of insurance terms with Westpool/UIP. As a result of that decision, Westpool/UIP required Council to participate in a Risk Management due diligence review whereby Council's operations were assessed to determine whether Council's risk management culture is in line with the Pool's philosophy.

The due diligence review was carried out by risk management consultant InConsult (**a copy of the report is contained in Attachment 2 – Supporting Documents**) in February and March of 2014 and involved a series of interviews, review of a large range of documentation and inspections of Council's major building assets.

The review also included a full insurance program comparison conducted by Willis Insurance Brokers between Council's current Statewide insurance program and the program proposed by Westpool. This comparison detailed the difference in insurance schedules and policy wordings. Additionally a review was also conducted by Claims Management Australasia (CMA) on Council's past insurance claims.

The due diligence review carried out by InConsult examined the following areas:

- About Camden (Population and demographics);
- Corporate Governance;
- Finance;
- Commitment to Pooling Philosophy;
- Enterprise Risk Management Framework and Culture;

- Claims History and Management;
- Impact of Population Growth;
- Development and Building Assessment;
- Public Infrastructure;
- Flooding;
- Contamination, Landslip, Subsidence and Airport; AND
- Insurance and Actuarial Review.

The report contains a separate section for each of the potential risk areas examined. It should be noted that InConsult concluded that the review did not reveal any material risks or control deficiencies that should, in their view, preclude the Pools from accepting Camden as a full member.

The due diligence report also identified a number of action items that could be used to improve Council's strategic operational risk management. These included but were not limited to:

- Adopting an Enterprise Risk Management Policy and Strategy that clearly articulates Council's commitment to effectively managing all business risks across the organisation;
- Establishing an internal audit committee and internal audit function;
- Formally mapping and documenting key development and building assessment processes;
- Developing asset condition inspection programs which target high risk assets with appropriate frequency of inspection; AND
- Developing risk based capital works and maintenance programs which reflect condition inspection outcomes.

Councillors are advised that these issues are addressed in the recently adopted Organisational Structure.

### **Westpool/UIP Membership Offer**

Following receipt of a favourable due diligence report both Boards of Westpool and United Independent Pools have offered Council a full membership of the pools as a 1 July 2014.

### **Statewide Mutual Renewal Terms**

In order to ensure a fair and transparent assessment of insurance options senior Council officers met with representatives from Statewide and JLT in February 2014 to discuss Council's existing insurance program. The meeting also included a presentation from Statewide on the organisations strengths in the insurance pooling market due to its size and relationships with its service providers.

In March 2014 Council supplied the appropriate documentation to Statewide via JLT to enable the formulation of insurance renewal terms for the 2014/2015 insurance period and renewal terms that were significantly more competitive than the expiring terms.



## MAIN REPORT

### Insurance Program Comparison Methodology

Following the receipt of renewal terms from Statewide Mutual, membership offers and contributions from Westpool/UIP, and the Insurance Program Review conducted by Willis Australia, an assessment was undertaken by Council's Risk Management Officer to compare the suitability of the programs as they align with Council's requirements. Both programs were assessed on price (50%) and non-price factors (50%). A weighted assessment tool was developed to score individual elements of each program. Each program was assessed based on the following criteria with the accompanying weightings:

- Overall Price (50%);

*And the following non-price factors*

- Insurance policy wordings, which detail the terms and conditions on which insurance policies are based (20%);
- Policy sub-limits, which detail the financial limits of insurance policies (20%); AND
- Risk management support, claims management, customer service and overall philosophies of the pools when it comes to mutuality and the fit with Council's strategic plans (10%).

The assessment tool and methodology were reviewed by Council's external auditor, PricewaterhouseCoopers (PWC) and were found to be appropriate for the comparison of insurance programs.

The detail of this review is attached in Insurance Comparison Review (**Attachment 3 – Supporting Documents**).

The comparison review was conducted by Council's Risk Management Officer and reviewed by other senior Council officers. Please note the information contained in the assessment is Commercial in Confidence.

The following are additional documents that were used to inform the assessment. They include:

- The renewal report provided by Jardine Lloyd Thompson on behalf of Statewide Mutual (**Attachment 4 – Supporting Documents**).
- Letters of offer for membership from Westpool and United Independent Pools (**Attachment 5 – Supporting Documents**).
- Insurance Program Review conducted by Willis Australia (**Attachment 6 – Supporting Documents**).

### Result of Assessment

Taking into consideration the individual circumstances of Council, the information contained in the attachments and scoring each individual criterion, the Westpool/UIP program are the preferred option for Council.

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## Relevant Legislation

Please note that under section 55 (3)(c) of the Local Government Act, Councils are not required to tender for services when entering into a contract with another Council. Both Statewide Mutual and Westpool/UIP are a group of Councils formed together via a Deed of Association to manage insurance and risk related services. Therefore, under section 55 (3)(c) of the Act Council is not required to tender to become member of these mutual insurance pools.

## Appointment to Board Positions

Should Council decide to become members of Westpool and UIP, both pools require that the Mayor (or alternative Councillor) and the General Manager (or alternative senior Council officer) sit on both Boards of Management. Whilst it is common for the same Council representatives to sit on both Boards, alternative representatives can be nominated for each individual EPOR TI board.

## FINANCIAL IMPLICATIONS

Council has sufficient funds currently allocated for this program.

Please note that the Westpool/UIP program represents a saving of approximately \$240,000 against the adjusted 2013/14 budget.

## CONCLUSION

Based on the submissions received from each of the pools and the subsequent analysis of those options, the Westpool/UIP insurance program is considered the best fit for Council's circumstances.

## RECOMMENDED

**That Council:**

- i. formally accept the membership offers from Westpool and United Independent Pools;**
- ii. write to Willis Australia Limited and advise that Council wishes to proceed with insurance terms provided by Westpool and UIP and other third party insurers as at 4:00PM on 30 June 2014;**
- iii. write to Statewide Mutual and Jardine Lloyd Thompson and advise that all insurance policies placed by them or with them should cease coverage (other than run-off provisions) as at 4:00PM on 30 June 2014;**
- iv. write to Statewide Mutual and Jardine Lloyd Thompson and thank them for their support in managing Council's insurances;**
- v. consider the savings as part of the September quarterly review of the 2014/15 budget;**
- vi. appoint the Mayor (or her nominee) and the General Manager (or his nominee) to the Board of Management for Westpool and UIP; and**

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**vii. authorise the relevant documentation to be completed under Council's Power of Attorney, granted on 27 August 2013, Minute Number ORD215/3**

**ATTACHMENTS**

1. Letter to Statewide Mutual 28 June 2013 regarding intention to depart scheme - *Supporting Document*
2. InConsult Camden Risk Management Due Diligence Report - *Supporting Document*
3. Insurance Comparison Sheet Statewide vs Westpool 2014 - *Supporting Document*
4. Renewal Report for CAMDEN Council from Jardine Lloyd Thompson - 14-04-2014 - *Supporting Document*
5. Letter from Westpool & United Independent Pool offering Membership of Camden Council - *Supporting Document*
6. Camden\_Willis Insurance Coverage Review between Statewide & Westpool United Independent Pool - *Supporting Document*

**ORD05**

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## ORDINARY COUNCIL

ORD06

**SUBJECT: LAKE ANNAN SPECIFIC AREA PLAN OF MANAGEMENT**  
**FROM:** Director Works & Services  
**TRIM #:** 14/55401

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### PURPOSE OF REPORT

The purpose of this report is to inform Council of the results of the public exhibition to the Draft Lake Annan Specific Area Plan of Management (PoM) and to recommend that Council adopts the PoM (provided as **Attachment 1** to this report).

### BACKGROUND

On 25 February, 2014 Council considered a report on the Draft Lake Annan Specific Area Plan of Management (PoM) and resolved to:

- i. endorse the Draft Lake Annan Specific Area Plan of Management;*
- ii. agree to publicly exhibit the Draft Lake Annan Specific Area Plan of Management for a period of 28 days; and*
- iii. be provided a further report detailing the results of the exhibition or the Draft Lake Annan Specific Area Plan of Management.*

The public exhibition is now complete and the outcome is able to be reported to Council.

### MAIN REPORT

In accordance with Council's resolution, the Draft Plan of Management for the Lake Annan Specific Area was advertised in local newspapers and on Council's website, from 5 March to 2 April, 2014. This PoM supersedes the Lake Annan Specific Area Plan of Management adopted on 28 July, 2003.

The Draft PoM includes three options with Option C as the preferred Option for water quality treatment. Option C provides for intensive treatment at the main stormwater inlet where sediments accumulate. It also provides a secondary treatment after the primary treatment of the proposed new upstream Gross Pollutant Trap (GPT). It largely retains the existing (open water) visual qualities of the lake. The island is retained and plants are protected from bird predation (bird cage barrier supplied).

A Public Meeting was held on 12 March, 2014 at Narellan Library and 13 residents from the vicinity of Lake Annan attended. Various technical questions were canvassed following the meeting. Council Officers provided responses to these questions and these are provided in **Attachment 2** of this report.

Submissions were accepted up to 16 April, 2014 and 3 submissions were received from 5 local residents all of whom attended the public meeting. In addition, comments were received from the Wildlife Officer from the Royal Botanic Gardens and Domain Trust. Submissions are provided in **Attachment 3** of this report as **Supporting Documents**.

The main issues raised are provided below, together with an officer comment.

**Issue raised**

For safety reasons, the storm water coming from the new GPT should be piped as close as possible to the existing perimeter of the lake because of the heavy volumes of fast moving stormwater that could sweep a small child or animal into Lake Annan.

**Officer comment**

The design of stormwater discharge from the GPT will be undertaken in accordance with relevant engineering standards at the detailed design stage to ensure safety considerations are taken into account.

**Issue raised**

The Permeable Reactive Barrier (PRB) as per Option C should be rejected as this option is somewhat experimental as indicated in the PoM (page 15).

**Officer comment**

The PRB uses slag as its material component and as water permeates through it, calcium is dissolved from the slag and forms a strong bond with available (dissolved) Phosphorus and Calcium phosphate which precipitates to the bottom of the lake. Council's consultant, Storm Consulting, has identified that the reported water quality as per Option C is understated because they have not factored in the ongoing effect of the PRB to lock up phosphorus. Storm Consulting does acknowledge that the use of the PRB is experimental but they are guided by research and applications in Australia.

If the PRB as per Option C is utilised, there is no need to undertake a chemical or mineral treatment of the lake sediments using a product such as Phoslock, because of the ongoing dosing of the lake with calcium from the slag. This is subject to detailed design.

If slag is not used as the material component of the PRB, or Option A or B are taken forward as the preferred option, a product such as Phoslock will be required initially to stabilise the sediment at a cost of approximately \$20,000.

**Issue raised**

The installation of a PRB as per Option C will divide the Lake into two sections, one to be purified and the other to retain all the silt and rubbish. This may be acceptable in an industrial situation, but never in a residential area which is also used extensively for recreational activities. In effect Option C would destroy this beautiful area.

**Officer comment**

The inlet zone (or sediment forebay) acts as a secondary treatment of water in regards to gross pollutants and nutrients. The proposed new GPT will undertake primary treatment. The inlet zone will have a body of water which will approximate to an average width of 10 metres and will extend from the inlet of the Lake to an area in the location of the current GPT. The inlet zone and the PRB will be screened with reeds and sedges along the water edge and shrubs and groundcovers on land.

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**Issue raised**

The water quality at the inlet zone (as per Option C) will be of less quality than it is now and the new GPT located further up in James Way will be inadequate to hold back floating debris. The inlet zone will become a trap for rubbish and the water behind the barrier will become stagnant and a haven for mosquitos.

**Officer comment**

The stormwater discharge from the current GPT is of very low quality and would be less than 20% efficient. The proposed new GPT has been designed to meet Council's current water quality specifications. Council's consultant who assessed the GPT, Optimal Stormwater, has determined that it will have a very high efficiency rate with the removal of 92% of gross pollutants and 57% removal of total phosphorous. The level of rubbish and sediment in the inlet zone will be much less than is currently deposited in the lake resulting from the inefficiency of the current GPT.

**Issue raised**

The PRB would be extremely disruptive to residents living nearby as the water level within the lake would need to be reduced or emptied and a permanent road and turning area would need to be built to service the PRB which lasts for 10 years.

**Officer comment**

Under all options for water quality treatment the water level of the lake will need to be reduced or emptied both during construction and high maintenance events such as removal of sediment build up. The PRB has a life span of 10 years due to the slag dissolving over time with the release of calcium to bond with phosphorous. As the PRB is only replaced every ten years a permanent hard surface access is not justified.

**Issue raised**

A modified version of Concept B is worthy of consideration. This would include the island being reduced in size and a large reed bed planted around its circumference. Concept B also allows stormwater to be piped closer to the existing perimeter of the lake to remove the dangers of fast moving stormwater. Additionally Concept B shows a better outcome in the reduction of pollutants from the water than in Concept C. Also the ongoing maintenance is cheaper and far less intrusive and disruptive than in Concept C.

**Officer comment**

Concept B proposes the island being entirely removed and being converted to a large reed bed. If Concept B is modified and the proposed reed beds are reduced in size, the efficiency of the reed beds to remove Total Phosphorous, Total Nitrogen and Total Suspended Solids will also be greatly reduced, to that achieved by Concept C. The outcome in the reduction of pollutants is greatly diminished and maintenance costs will not necessarily be reduced at the same rate.

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**Issue raised**

If the island is removed and planted with macrophytes, the Ibis may nest on these. Also when the water level drops an island will again be exposed and the majority of plants will die and/or struggle to regrow in the reduced water depth.

**Officer comment**

Areas of extensive macrophytes in shallow water are potential nesting sites for Ibis and would be required to be continually managed to prevent Ibis nesting. Also fluctuations in water level can cause macrophytes to die or struggle, as particular species of macrophytes require a specific range of water levels to thrive. The advantage of floating wetlands (which are secured to the bottom of the lake and have bird cage barriers), is that they can adjust to the changing water levels and are protected from bird predation.

**Issue raised**

There are less expensive and less obtrusive options for the maintenance of the water quality at Lake Annan. This includes initially replanting of native reeds around the lake and island, which can then be maintained for a much cheaper cost.

**Officer comment**

All proposed Options will require at the initial construction stage that the lake be emptied to allow the required benching of the lakes subsurface, to achieve the correct water depths for the planting of the appropriate macrophytes (reeds and sedges). Any substantial drop in water levels which may occur in long drought periods may be detrimental to the survival of macrophytes. See above comments on the advantage of the floating wetlands.

**Issue raised**

The proposed line of bollards along Sheridan Way will make it impossible to gain entry and exit for a caravan and boat from our property

**Officer comment**

There is no proposed installation of bollards under the Draft Lake Annan Specific Area Plan of Management.

**Issue raised**

Get rid of the Ibis and need to maintain the lake on a more regular basis.

**Officer Comment**

The management of Ibis is being undertaken in accordance with the adopted Australian White Ibis Management Plan. The removal of dead Ibis is undertaken regularly and seasonally as required.



**Issue raised**

The cheapest option to control Ibis is to build a bridge to the island which will deter nesting as people and animals visit the island.

**Officer comment**

Following implementation of strategies identified in the Australian White Ibis Management Plan, a reduction in breeding and roosting of Australian White Ibis is expected to continue on the island. The reduction will also be aided by the proposed closing of the putrescible waste tip at Eastern Creek in 2017, which will reduce the major food source in the region. From a community safety aspect, it is proposed to not provide access to the island in order prevent the congregation of people and deter anti-social behavior.

**Way Forward**

Whilst Option C does not have the lowest maintenance costs, it has the lowest capital cost and the lowest total cost over 20 years of operation. It also represents the best value for money in the reduction of pollutants such as phosphorus. Water quality treatment in the Lake Annan sub-catchment is also better achieved by undertaking additional water quality treatment upstream, such as the installation of rain gardens in existing drainage swales.

No changes to the wording of the exhibited Draft PoM are proposed as a result of the submissions received. However, in addressing concerns raised, Council will ensure landscape screening of the PRB and Inlet Bay is implemented at the construction stage and maintained. The general maintenance program involving replanting of macrophytes and erosion repair will be undertaken as required and will supplement the existing Waterways Litter Collection Program. At Lake Annan this is undertaken as per a monthly schedule and additionally in response to excessive litter episodes. In the future it will include collecting litter in the Inlet Bay.

**FINANCIAL IMPLICATIONS**

The Lake Annan Specific Area Plan of Management with Option C Concept Design for Water Quality Treatment at Lake Annan will require the following:

ITEMS	COSTS
<b>Capital Investment</b>	
Detailed Design Cost:	\$ 35,000
Capital & Construction Cost:	\$226,000
Landscaping Cost:	\$100,000
<b>Total</b>	<b>\$361,000</b>
<b>Ongoing 20 Year Maintenance Cost</b>	
General Maintenance	\$ 60,000
Sediment composting (2 episodes)	\$120,000
Replacement of Permeable Reactive Barrier (1 episode)	\$ 40,000
<b>Total (20 year cost)</b>	<b>\$220,000</b>

There is currently \$360,200 held in Stormwater Management cash reserves which has been committed to water quality improvements at Lake Annan. In order for the initial capital investment to be included in the 2014/2015 budget, Council will need to amend the 2014/2015 budget to include funding of \$361,000 for the purposes of implementing the Lake Annan Plan of Management, with funding to be sourced from Stormwater Management Cash Reserves.

The funding of future maintenance requirements will be considered as part of the development of future stormwater management levy budgets. It is proposed that the cycleway / footpath be identified in the draft Pedestrian Access and Mobility Plan currently under exhibition. Funding of the footpath work will be considered as part of future budgets. Enhancement of landscaping on the island will be identified and undertaken under Council's bush regeneration program.

### **CONCLUSION**

The Draft PoM has been publically exhibited and a public meeting held. Four written responses have been received which have been assessed and issues raised have been addressed.

It is recommended that Council adopt the Draft Lake Annan Specific Area Plan of Management with Option C to address the water quality issues. This Option allows the secondary treatment of gross pollutants and nutrients within the inlet zone after primary treatment is undertaken in the proposed new GPT. Option C also largely retains the existing (open water) visual qualities of the lake and landscaping will screen the inlet zone and PRB.

The proposed floating wetlands are the most viable macrophyte option as they can adjust to changing water levels of the lake and also provide the best option to prevent water birds building nests.

The Draft PoM with Option C provides the best value for money in undertaking water quality treatment of pollutants such as phosphorus.

### **RECOMMENDED**

**That Council:**

- i. notes the submissions received during the public exhibition period;**
- ii. endorses the adoption of the Draft Lake Annan Specific Area Plan of Management;**
- iii. includes in the 2014/2015 budget, funding of \$361,000 for the purposes of implementing the Lake Annan Plan of Management, with funding sourced from Stormwater Management Levy Reserve; and**
- iv. writes to all respondents thanking them for their submissions.**

## ATTACHMENTS

1. Lake Annan Specific Area Plan of Management - Revised and Amended - February 2014
2. Response to Questions from Public Meeting - Draft Lake Annan Specific Area Plan of Management
3. Submissions - Lake Annan Specific Area Plan of Management - *Supporting Document*

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## ORDINARY COUNCIL

ORD07

ORD07

**SUBJECT: CAMDEN GENERAL CEMETERY UPGRADE MASTERPLAN**  
**FROM:** Director Works & Services  
**TRIM #:** 14/40001

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### PURPOSE OF REPORT

The purpose of this report is to advise Council of proposed upgrade works at Camden General Cemetery and to seek approval to publically exhibit the draft Masterplan.

### BACKGROUND

Camden General Cemetery is located in Cawdor Road, Cawdor, and was established in the late 1800s. The cemetery is on Crown Lands but operated by Council. It facilitates in the order of 100 burials per year and approximately half of the site is currently occupied by graves. Based on current trends, the cemetery is estimated to reach capacity in a minimum of 25 years. However the time taken to reach capacity will decrease with the predicted population growth.

The cemetery is divided into sections for different faiths and religious denominations for traditional burials. The cemetery has a columbarium wall which has niches for placing ashes that is now at capacity. There is also a section for children and the Camden War Cemetery.

It is considered that access, facilities, landscaping and signage need to be upgraded and additional burial and memorial options provided to ensure that the cemetery meets the ongoing needs of the Camden community. A masterplan has therefore been prepared.

### MAIN REPORT

Council has engaged consultants, Group GSA, to develop a masterplan for Camden General Cemetery which sets out the staged implementation of upgrades to the cemetery to be developed incrementally over time, as burial plots and niches for ashes are occupied and funding becomes available. The overall Masterplan is shown in **Attachment 1**. This will facilitate considerable increase in the capacity and lifespan of the cemetery.

The draft Masterplan seeks to maintain the semi-rural character of the cemetery and the existing general layout whilst improving facilities for visitors and providing a wider range of options for burial and memorials. **Attachment 2** provides a description of the proposed stages of the upgrade works.

When fully implemented, the masterplan would facilitate 5,810 burial plots in clearly defined sections and provide an additional 4,608 other memorial options including additional columbarium walls, Family Rose Garden, Memorial Tree and Children's Memorial Garden. Of highest priority are options for placing ashes – due to the current facility being at capacity – and improved maintenance facilities. The maintenance regime would be revised over time, complementing each stage of the completed masterplan.

A development application is being prepared for all stages of upgrade works. Subject to public consultation, development consent and funding, it is proposed to commence the implementation of the first stage. Stage 1a includes:

- additional columbarium walls within a new courtyard;
- a revised carpark layout adjacent to the columbarium walls and Camden War Cemetery; and
- an enhanced maintenance area.

### **FINANCIAL IMPLICATIONS**

The estimated cost of completing all four stages of the draft Masterplan is \$3.7 million.

\$40,000 has been allocated by Council in the 2013/14 budget to commence implementation of the upgrade.

Council's 2013/14 to 2016/17 Revised Delivery Program includes capital works funding of \$600,000 in 2014/15, allocated from the Cemetery Reserve budget, to complete Stage 1a. The Revised Delivery Program is currently on public exhibition and will be presented to Council for adoption in June 2014.

Council officers will continue to explore further funding opportunities to assist with further stages of the upgrade works.

The ongoing maintenance is currently funded from Cemetery income received through the sale of burial and memorial licences, with excess funds being transferred to the Cemetery Reserve.

### **CONCLUSION**

To ensure Camden General Cemetery meets the needs of the community into the future, Council has established a masterplan for the site. It is proposed to undertake public exhibition of the draft Masterplan with the view to submitting a Development Application for all stages of the proposed upgrade and commencing implementation of the first stage.

### **RECOMMENDED**

**That Council:**

- endorses the draft Camden General Cemetery Upgrade Masterplan and staging of upgrade works;**
- agrees to publicly exhibit the draft Masterplan and staging of upgrade works for a period of 28 days; and**
- be provided a further report detailing the results of the exhibition of the draft Masterplan and staging of upgrade works.**

### **ATTACHMENTS**

1. Camden General Cemetery - Masterplan
2. Camden General Cemetery - Staging