



# Camden Council

## Business Paper

**Ordinary Council Meeting**  
**27 October 2015**

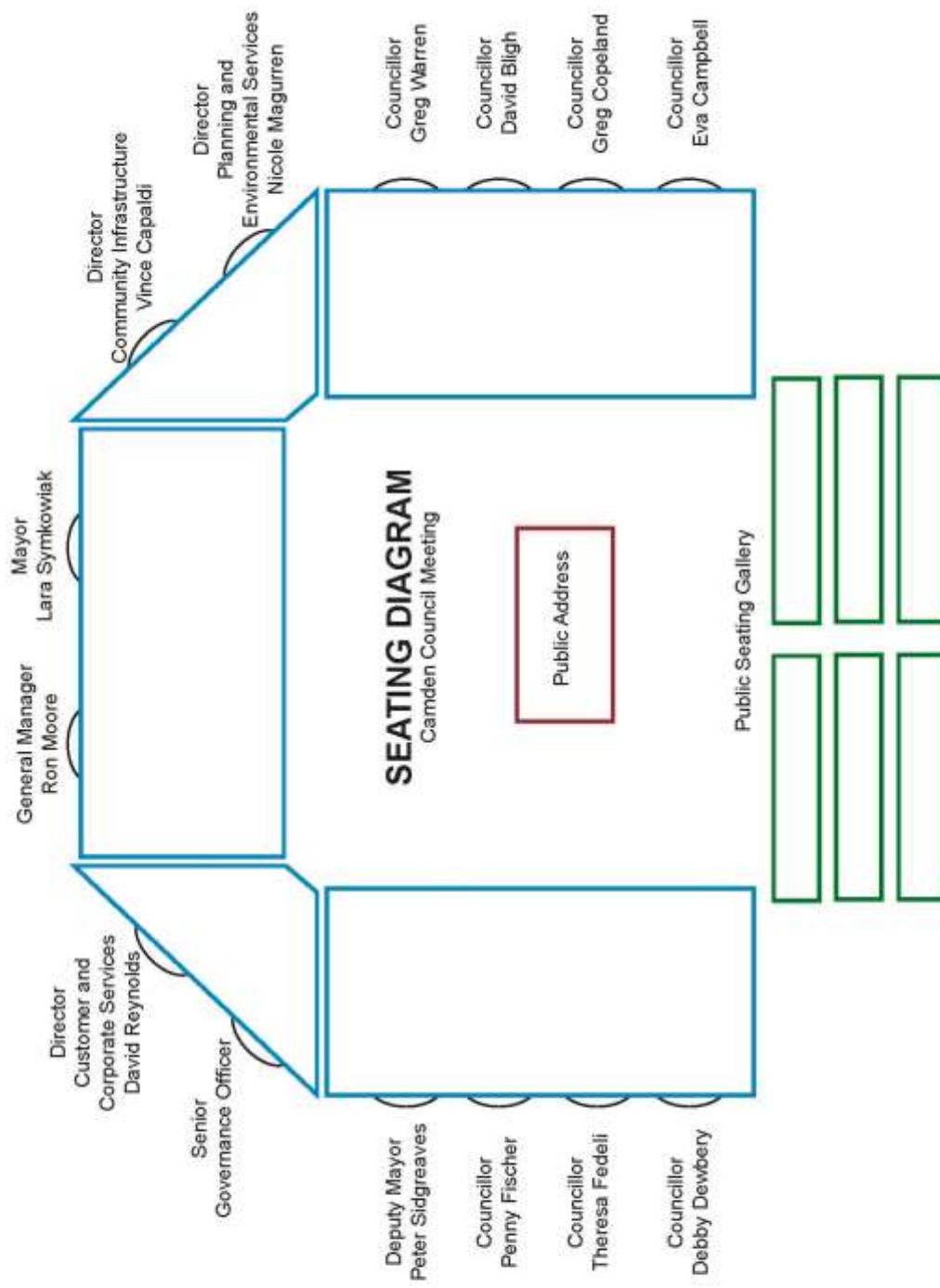
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**Camden Civic Centre**

**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
DoPE	Department of Planning & Environment
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
OLG	Office of Local Government, Department of Premier & Cabinet
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

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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

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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

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### AFFIRMATION

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

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

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

\*\*\*\*\*

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

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

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## **ORDINARY COUNCIL**

**SUBJECT:       ACKNOWLEDGEMENT OF COUNTRY**

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



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## **ORDINARY COUNCIL**

**SUBJECT: RECORDING OF COUNCIL MEETINGS**

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

No other recording by a video camera, or any other electronic device capable of recording speech, is permitted without the prior approval of the Council. The Council has not authorised any other recording of this meeting. A person may, as provided by section 10(2)(a) or (b) of the Local Government Act be expelled from a meeting of a Council for using or having used a recorder in contravention of this clause.





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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 via telephone to Council's Governance Team 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. The commencement and conclusion of time shall be advised by the Mayor/Chairperson.

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

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

### **RECOMMENDED**

**That the public addresses be noted.**



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## **ORDINARY COUNCIL**

**SUBJECT: CONFIRMATION OF MINUTES**

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Confirm and adopt Minutes of the Ordinary Council Meeting held 13 October 2015.

**RECOMMENDED**

**That the Minutes of the Ordinary Council Meeting held 13 October 2015, 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: ANNUAL FINANCIAL STATEMENTS - YEAR ENDING 30 JUNE 2015**  
**FROM: Director Customer & Corporate Services**  
**TRIM #: 15/273815**

### PURPOSE OF REPORT

The purpose of this report is to request Council to endorse the 2014/15 Financial Statements for submission to the Office of Local Government by 30 October 2015.

### BACKGROUND

In accordance with section 418 of the *Local Government Act 1993*, a copy of Council's Financial Statements has been made available to the public for inspection since 20 October 2015 at the Camden and Narellan Customer Service Centres, Libraries and Council's website. As required by section 418, public notice of tonight's meeting appeared in the Macarthur Chronicle on 20 October 2015.

Under section 420 of the *Local Government Act*, "Any person may make submissions in writing to the Council with respect to the Council's audited Financial Statements or with respect to the auditors report". Submissions must be in writing and received by Council before close of business 3 November 2015. Any submissions received are to be forwarded to Council's external auditor for comment.

**A copy of the Draft Financial Statements is provided under separate cover.**

### MAIN REPORT

The audit of Council's Financial Statements was completed by Pricewaterhouse-Coopers (PWC) on 1 October 2015.

Mr Peter Buchholz (Partner) from PWC will attend tonight's Council meeting to present his audit report and address Council on its financial performance for the 2014/15 Financial Year.

### Business Assurance and Risk Committee

Council's Business Assurance and Risk Committee met on Monday 12 October 2015 to review and provide an independent assessment of the 2014/15 Financial Statements. The meeting included a presentation to the committee by Council's external auditor (PWC) on the conduct of the 2014/15 audit.

The committee resolved the following:

*That the Business Assurance and Risk Committee endorse the following recommendations, inclusive of the addendum provided to the meeting, subject to minor amendments being made to the financial statements as discussed. Revised pages are to be circulated to the Committee with changes highlighted, including any changes to the revotes.*



- i. *endorse the General Purpose Financial Statements for the year ended 30 June 2015 for submission to Council for adoption;*
- ii. *endorse the Special Purpose Financial Statements for the year ended 30 June 2015 for submission to Council for adoption;*
- iii. *endorse Special Schedules 1-9 for the year ended 30 June 2015 for submission to Council for adoption;*

The Committee acknowledged the high standard of the financial statements provided by the finance team and the assistance provided by PricewaterhouseCoopers.

It should be noted that any changes requested by the Business Assurance and Risk Committee have been completed and the revised pages of the Financial Statements circulated to the Committee as requested in the minutes of the meeting.

### **CONCLUSION**

The audit of the 2014/15 Financial Statements has been completed and Council has received an unqualified audit report. Council's independent Business Assurance and Risk Committee have endorsed the Statements which provide Council with the confidence of their integrity and compliance with the *Local Government Act* and Code of Accounting Practice and Financial Reporting. Subject to Council considering the presentation by PWC at tonight's meeting, Council is now in the position that the Financial Statements can be endorsed and forwarded to the Office of Local Government.

### **RECOMMENDED**

**That Council:**

- i. **resolve that a representative from Council's external Auditors, PricewaterhouseCoopers, address Council on the Financial Statements and financial performance for the year ending 30 June 2015;**
- ii. **adopt and sign the Financial Statements for the Financial Year ending 30 June 2015**

### **ATTACHMENTS**

1. Draft Financial Statements - Provided Under Separate Cover



ORD02

## ORDINARY COUNCIL

ORD02

**SUBJECT: RESULT AGAINST BUDGET FOR YEAR ENDING 30 JUNE 2015**  
**FROM:** Director Customer & Corporate Services  
**TRIM #:** 15/290717

### PURPOSE OF REPORT

The purpose of this report is to inform Council of the budget result for the year ending 30 June 2015 in accordance with Part 9, Division 3, Clause 203 of the *Local Government (General) Regulation 2005*.

### SUMMARY OF BUDGET POSITION

In adopting the March Review of the 2014/15 Budget, Council approved a balanced budget position.

A review of the budget as at 30 June 2015 has identified a surplus for the 2014/15 financial year of \$1,838,558. The surplus is predominately a result of increased development income, workers compensation savings, major plant replacement savings, salary savings, and a range of operational savings across Council's expenditure budgets.

### ALLOCATION OF THE 2014/15 BUDGET RESULT SURPLUS

As part of approving the 2014/15 Year-end Budget Result, it is recommended that Council approve the following transfer:

<b>BUDGET SURPLUS ALLOCATION</b>		
<b>Budget Surplus Available for Allocation</b>		<b>\$1,838,558</b>
Asset Renewal Reserve - Transfer to Reserve	\$1,838,558	
<b>Total - Allocation of Budget Surplus</b>		<b>\$1,838,558</b>
<b>2014/15 Balanced Budget Position</b>		<b>\$0</b>

Upon transferring the above amount to reserve, Council will have a balanced budget position as at 30 June 2015.

The proposed transfer of the budget surplus to the asset renewal reserve is recommended firstly to repay the balance of internal borrowings from the asset renewal reserve used to part fund the construction of the central administration building (\$762,127), and secondly to allow additional funding for future allocation to asset renewal projects. This allocation will also assist in improving Council's asset renewal ratio once the funds have been spent.





**CURRENT RESERVE BALANCES & PROGRAMS**

**Asset Renewal Reserve**

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

The balance of the Asset Renewal Reserve is as follows:

<b>ASSET RENEWAL RESERVE</b>	
<b>Reserve Balance as at 30 June 2015</b> (Includes Administration building repayment of \$137,873)	<b>\$1,566,451</b>
Add: Funds Transferred – 2015/2016 budget Surplus	\$1,022,400
Add: Proposed Year End Budget Surplus Transfer	\$1,838,558
<b>Proposed Reserve Balance</b>	<b>\$4,427,409</b>
<b>Future Reserve Balance Adjustments</b>	
Less: Central Administration Building internal borrowings	(\$900,000)
Less: 2015/16 Budget allocations	(\$665,800)
Less: Proposed Amenities Renewal works (ORD 12, 27/10/2015)	(\$1,000,000)
<b>Projected Reserve Balance</b>	<b>\$1,861,609</b>

Funds from this reserve should only be used for the replacement and/or maintenance of existing assets. The reserve should not be used for asset upgrades, the building of new assets or for operational purposes. The year-end result \$1,838,558 is proposed to be transferred to the Asset Renewal Reserve. This amount includes the repayment of \$762,127 to the reserve that part funded the construction of the new Central Administration Building. A report is also being considered at tonight’s Council meeting to transfer \$1,000,000 from the asset renewal reserve for amenities buildings renewal works. A further report will also be required for Council to consider other priority renewal works to be funded from the Asset Renewal Reserve.

**Central Administration Building Reserve**

The Central Administration Building Reserve was established as part of the planning for a new central administration building.

The balance of the Central Administration Building Reserve is as follows:

<b>CENTRAL ADMINISTRATION BUILDING RESERVE</b>	
<b>Reserve Balance as at 30 June 2015</b>	<b>\$4,309,206</b>
<b>Future Reserve Balance Adjustments</b>	
Less: Construction and Fit out	(\$24,391,117)
Less: Furniture and Equipment	(\$2,700,000)
Less: IT Equipment and relocation	(\$800,000)
Less: Contingency	(\$4,301,589)
Add: 2013/14 – 2016/17 Revised Delivery Program Funding (includes loan funding)	\$27,883,500
<b>Projected Reserve Balance</b>	<b>\$0</b>



ORD02

The Administration Building Reserve has been fully committed to fund the construction and fit out of the new central 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 current balance available (uncommitted) of the Capital Works Reserve is \$1,456,711.

<b>CAPITAL WORKS RESERVE</b>	
Reserve Balance as at 30 June 2015 (Includes Administration building repayment of \$800,000)	<b>\$2,920,691</b>
Add: Funds Transferred – 2015/2016 budget	\$300,000
<b>Proposed Balance of Reserve</b>	<b>\$3,220,691</b>
<b>Committed Funds Held in Reserve</b>	
Less: Flood Studies (14/15 Revote)	(\$166,667)
Less: Camden Town Carpark (14/15 Revote)	(\$88,140)
Less: Bicycle Crossing Richardson Road	(\$4,123)
<b>Total – Approved Transfers &amp; Committed Funds</b>	<b>(\$258,930)</b>
<b>Uncommitted Balance of Reserve – 30 June 2015</b>	<b>\$2,961,761</b>
<b>Council Approved Budget Transfers Since 30/6/15</b>	
Less: Deckerd Carpark Design Phase Forward Funding (\$100k in 2014/15, \$100k in 2015/16)	(\$100,000)
Less: 2015/16 RMS Active & Safer Roads Programs – Grant Match Funding	(\$90,000)
Less: Renewal Works Camden Town Centre (Stage 1, part funding)	(\$441,200)
Less: Central Administration Building internal borrowings	(\$800,000)
Less: Council funding contribution for Mets Baseball Club floodlighting grant (28/7/15)	(\$26,850)
Less: Council funding contribution for Narellan Jets Rugby League Club house building grant (25/8/15) ORD 10	(\$47,000)
<b>Uncommitted Balance – Capital Works Reserve</b>	<b>\$1,456,711</b>

Council has the discretion to allocate these funds to future capital projects including those projects unable to be funded as part of the 2014/15 – 2016/17 Revised Delivery Program.



### Internal Borrowings

The proposed transfer of the 2014/15 year-end result to the Asset Renewal Reserve will allow Council to repay all funds borrowed from the Asset Renewal Reserve. The internal borrowing was used to part fund the construction of the new central administration building. Once repaid this will leave a balance of \$1.3 million to be repaid from future quarterly reviews. There is no immediate need for Council to repay this balance.

Reserve	Internally Borrowed	Already Repaid	Balance	Notes
Capital Works Reserve	\$800,000	(\$800,000)	\$0	Fully Repaid. Council Resolution - 135/15 - 26/05/2015
Asset Renewal Reserve	\$900,000	(\$137,873)	\$762,127	Balance proposed to be repaid at this Review. Part repaid Council Resolution - 135/15 - 26/05/2015
Plant Replacement Reserve	\$600,000	\$0	\$600,000	To be repaid at a future Quarterly Review
Commercial Waste Reserve	\$700,000	\$0	\$700,000	To be repaid at a future Quarterly Review
<b>Total</b>	<b>\$3,000,000</b>	<b>(\$937,873)</b>	<b>\$2,062,127</b>	

### Community Infrastructure Renewal Program (LIRS Round 2) (6 Year Program)

The six-year \$6 million Community Infrastructure Renewal Program is funded by a combination of internal reserves (\$1.5 million), a special rate variation of 1.10% (\$2.5 million) and loan borrowings via the Loan Infrastructure Renewal Scheme (\$2 million). The 2014/15 financial year was the second year of this program.

The total expenditure programed for the second year of the Community Infrastructure Renewal Program was \$1,939,750. As at 30 June 2015, \$1,385,031 (71%) of the identified works program had been completed, leaving a remaining balance of \$554,719. Of this balance \$514,002 has been identified as revotes, the balance of \$40,717 is savings and should be transferred to the reserve for future allocation to infrastructure renewal projects. The works to be revoted are detailed in the table below:

Community Infrastructure Renewal Program	Works to be Revoted
MALC Gas Heaters	\$31,750
Open Space Bollards & Fencing	\$20,000
Burraborang Rd Bridge	\$164,000
Macquarie Grove Bridge	\$148,900
Liquidamber reserve Sportsfield	\$29,796
Shelter Trednick Reserve	\$4,797
Depot Internal Roads & drainage	\$32,192
Bridge Renewal	\$68,974
Smeaton Grange Road	\$13,593
<b>Total – CIRP Revotes</b>	<b>\$514,002</b>
Savings – Projects Completed during 2014/15	\$40,717
<b>Balance Remaining – CIRP</b>	<b>\$554,719</b>



ORD02

The savings achieved from projects completed during 2014/15 of \$40,717 will be brought to account for consideration by Council at the September 2015 Quarterly Budget Review.

### **Community Infrastructure Renewal Program (LIRS Round 3) (2 Year Program)**

The two-year \$4.7 million Community Infrastructure Renewal Program is funded by a combination of internal reserves (\$759,500), general funds (\$1.72 million) and loan borrowings via the Loan Infrastructure Renewal Scheme (\$2.25 million). The 2014/15 financial year was the first year of this program.

The total expenditure programed for the first year of the Community Infrastructure Renewal Program was \$1,955,300. As at 30 June 2015, \$1,065,208 (54%) of the identified works program had been completed, leaving a remaining balance of \$890,092. Of this balance \$890,092 has been identified as revotes.

The works to be revoted are detailed in the table below:

<b>Community Infrastructure Renewal Program</b>	<b>Works to be Revoted</b>
Cobbitty Road	\$431,602
Alma Road	\$249,747
Springfield Road	\$40,663
Cowper Drive	\$168,080
<b>Total – CIRP Revotes</b>	<b>\$890,092</b>
Savings – Projects Completed during 2014/15	\$0
<b>Balance Remaining – CIRP</b>	<b>\$890,092</b>

### **Stormwater Management Program**

In accordance with the funding principles of the stormwater management levy, Council is required to maintain its level of commitment towards stormwater related expenditure from general fund. Where expenditure is below budget expectations, it is necessary to restrict the unspent allocation from both the levy and general fund for the purpose of future stormwater related works.

The total allocation towards stormwater management expenditure for 2014/15 was \$1,220,880. As at 30 June 2015, \$548,086 (45%) had been spent, leaving a remaining balance of \$672,794. Of this balance \$625,450 has been identified as revotes, the balance of \$47,344 is savings, primarily relating to drainage maintenance and replacement.

As part of this report it is recommended to transfer the unspent allocation for 2014/15 of \$47,344 back to the Stormwater Management Reserve.

It is important to note that Council currently has an existing balance of uncommitted funds within the Stormwater Works Reserve of \$325,972 (relating to unspent works from 2013/14). The unspent allocations from 2014/15 will increase this balance to \$373,316.

A recommendation for the allocation of these funds will be made as part of the 2016/17 Operational Plan (Budget) process.



## MAIN REPORT- RESULTS AGAINST BUDGET 30 JUNE 2015

Further information and explanation of the surplus for 2014/15 is detailed below:

### MAJOR VARIATIONS TO BUDGET

Variations between the adoption of the March Review for 2014/15 and the final budget result for 2014/15 led to a surplus of \$1,838,558. A list of the variations (greater than \$15,000) is provided in the following table. Brief explanations follow the table.

<b>RESULT AGAINST BUDGET - YEAR ENDING 30 JUNE 2015 SIGNIFICANT 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 & Charges Income Increase	\$170,188
2. Land Information Income Increase	\$69,505
3. Civic Centre Operations Income Increase	\$67,279
4. Corporate Management Rates Income Increase	\$66,728
5. Capital Works Staffing S94 Income Increase	\$52,361
6. Community Services Income Increase	\$35,585
7. Companion Animals DLG Rebate Income Decrease	(\$33,658)
8. State Emergency Services Income Increase	\$33,073
9. Section 603 Certificate Income Increase	\$27,735
10. Tourism Operations Income Increase	\$17,961
11. Corporate Merchant Service Fee Income Decrease	(\$16,218)
Variations under \$15,000 - Various Increases	\$97,946
<b>Sub Total - Income Variations</b>	<b>\$588,485</b>
<b>EXPENDITURE ADJUSTMENTS</b>	
Note: Increase in expenditure is a decrease in working funds	
Savings in expenditure is an increase in working funds	
12. Workers Compensation Premium Expense Savings	\$251,671
13. Additional Plant Purchases Savings	\$195,000
14. Corporate Salaries Staff Vacancies Expense Savings	\$193,812
15. Corporate Travelling Expense Savings	\$140,499
16. Street Lighting Charges Expense Savings	\$98,999
17. Road Reconstruction Expense Savings	\$91,736
18. Executive Management Operational Expense Savings	\$64,391
19. Street Sweeping Expense Increase	(\$44,992)
20. Building Maintenance Expense Increase	(\$43,983)
21. Development & Planning Legal Expense Increase	(\$38,509)
22. Strategic Planning Operational Expenses Savings	\$38,339



ORD02

<b>RESULT AGAINST BUDGET - YEAR ENDING 30 JUNE 2015 SIGNIFICANT VARIATIONS (continued)</b>	<b>Budget Impact Increase / (Decrease)</b>
23. Rural Fire Service Operations Savings	\$29,942
24. Noxious Weeds Maintenance Savings	\$28,920
25. Library Operational Savings	\$28,844
26. Employee Services Traineeship Program Expense Increase	(\$27,835)
27. Risk Management Insurance Claims Expense Increase	(\$21,128)
28. Councillors Program Expense Savings	\$20,600
29. Community Donations and Subsidies Expense Savings	\$18,867
30. Parks and Open Space Maintenance	\$17,735
31. Civic Centre Operations Savings	\$15,297
Variations under \$15,000 - Various Savings	\$191,868
<b>Sub Total - Expenditure Variations</b>	<b>\$1,250,073</b>
<b>TOTAL - SIGNIFICANT VARIATIONS TO BUDGET</b>	<b>\$1,838,558</b>

**1. Development Fees & Charges – Increase in Income of \$170,188**

Development income continues to exceed budget expectations. Council has received a number of Development Applications of high value this quarter which reflects the 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. Land Information Income – Increase in Income of \$69,505**

Additional income has been realised for Section 149 Certificates in 2014/15. This is primarily a result of growth through development.

**3. Civic Centre Operations – Increase in Income of \$67,279**

Additional income has been realised within the Civic Centre operations budget in 2014/15. This is primarily a result of an increase in the utilisation of the facility.

**4. Corporate Management Rates Income – Increase in Income of \$66,728**

Supplementary rate income is received upon the re-zoning or subdivision of land. It is additional rate income to the amount levied at the beginning of the financial year. The increase in rate income realised during the second half of 2014/15 is primarily due to new lots created through subdivisions in the Spring Farm, Elderslie, Oran Park and Gregory Hills land release areas.

**5. Capital Works Staffing Transfer (Section 94) – Increase in Income of \$52,361**

Council's capital works program is primarily project-managed by the Capital Works department. This program contains works funded from general fund, external grants, internal reserves and Section 94 developer contributions. When Section 94 works are project managed, Council is entitled to recoup the project management costs (staffing costs) from the relevant contributions plan. During 2014/15, Council's Capital Works section project managed a greater number of Section 94 funded projects than originally projected. This has resulted in a higher than expected claim from Section 94 reserves to General Fund.



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**6. Community Services Operations – Increase in Income of \$35,585**

Additional income has been realised within the Community Services operations budget in 2014/15. This is primarily a result of an increase in the utilisation of Council's Community Centres.

**7. Companion Animals OLG Rebate Income – Decrease in Income of \$33,658**

Less income has been recognised through the commission Council receives from the Office of Local Government for pet registrations. This primarily is driven by the number of pets registered. Council has in place a number of programs to encourage responsible pet ownership.

**8. State Emergency Service Operations – Increase in income of \$33,073**

The \$33,073 is a reimbursement of operational costs relating to the SES building and fleet maintenance costs for 2014/15 which is payable under the current agreement.

**9. Section 603 Certificate Income – Increase in Income of \$27,735**

Income from processing Section 603 Certificate applications has exceeded budget expectations. The increase in Section 603 Certificate income represents the influx of applications generated by the continued development activity in new release areas within the LGA.

**10. Tourism Operational Income – Increase in Income of \$17,961**

Income relating to Council's tourism function was higher than expected during the 2014/15 financial year as a result of additional income from a joint tourism program with Campbelltown Council.

**11. Corporate Merchant Service Fee Income – Decrease in Income of \$16,218**

Council introduced a merchant service fee for credit card payments made over the counter in 2013/14. The income received over the counter income received in 2014/15 was below original budget expectations.

**12. Workers Compensation Premium – Decrease in Expense of \$251,671**

Council's final Workers Compensation premium calculation is lower than budget projections. Council's decreasing premium is a result of a number of external and Council specific performance factors including a proactive approach to claims management. The premium paid for 2014/15 represents a 7% decrease compared to premium paid in 2013/14.

**13. Additional Plant Purchases – Decrease in Expense of \$195,000**

Council is currently reviewing its plant replacement program/strategy, as a result savings have been realised through funding allocations no longer required.

**14. Corporate Salaries Savings – Decrease in Expense of \$193,812**

Savings have been identified as a result of vacancies within Council's existing staff structure. Recruitment has commenced for a number of positions and they are expected to be filled during the 2015/16 financial year. It is expected that upon the resignation of an employee that there will be lag time between resignation and the appointment of the new employee.

**15. Corporate Travelling Costs – Decrease in Expense of \$140,499**

The operating costs for Council's fleet were below budget expectations for 2014/15. This is primarily a result of staff vacancies during the year for positions with leaseback vehicles.



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**16. Street Lighting Charges – Decrease in Expense of \$98,999**

The street lighting charges allocation relates to the maintenance and electricity cost of public lighting throughout the LGA. Savings against budget were realised as a result of the timing of installation of new lights in growth areas. The number of lights installed was less than expected over the last three quarters of the year.

**17. Road Reconstruction – Decrease in Expense of \$91,736**

Council completed several road reconstructions during 2014/15. Savings were able to be achieved at these locations due to the use of recycled pavement materials resulting in a reduction in material disposal fees.

**18. Executive Management Operations – Decrease in Expense of \$64,391**

An annual allocation of discretionary funds is provided to each of Council's Directorates to fund unexpected works, staffing shortfalls, specialised training and professional development. This program has been prudently used during the 2014/15 financial year resulting in savings to the budget.

**19. Street Sweeping Operations – Increase in Expense of \$44,992**

Street Sweeping Operations for Council has exceeded budget projections. This increase is primarily a result of additional reactive work required.

**20. Council Properties Building Maintenance Expense – Increase in Expense of \$43,983**

Maintenance for Council owned buildings has exceeded budget projections. This increase is primarily a result of additional reactive maintenance required in community facilities buildings, additional security costs and a range of minor expenditure increases across Council's properties.

**21. Development & Planning Legals – Increase in Expense of \$38,509**

Council has incurred costs as a result of a number of Land and Environment Court cases during 2014/15. The costs incurred this year have exceeded budget expectations.

**22. Strategic Planning Operations – Decrease in Expense of \$38,339**

Savings have been realised within the strategic planning area during 2014/15. These savings are primarily a result of a reduction in expected expenditure for heritage advice, infrastructure studies and reviews to the Camden Local Environment Plan and Development Control Plan.

**23. Rural Fire Service Operations – Decrease in Expense of \$29,942**

Savings have been realised within the Rural Fire Services budget primarily as a result of less than expected vehicle maintenance during 2014/15.

**24. Noxious Weeds Maintenance – Decrease in Expense of \$28,920**

Savings have been realised within the Budget primarily as a result of less than expected noxious weeds maintenance during 2014/15.

**25. Library Services Operational Expense – Decrease in Expense of \$28,844**

Discretionary expenditure relating to Council's Library Services function was less than expected during the 2014/15 financial year, resulting in savings when compared to budget.

**26. Employee Services Traineeship Program – Increase in Expense of \$27,835**

Council employed an additional 2 trainees and apprentices throughout the organisation in 2014/15 and this has resulted in additional expenses to the budget.





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**27. Risk Management Insurance Claims – Increase in Expense of \$21,128**

Council's budget includes allocations for insurance claims and excesses. Excess payments for workers compensation and property insurance matters were higher than expected in 2014/15.

**28. Councillors Program – Decrease in Expense of \$20,600**

The funds required in 2014/15 were below budget expectations and resulted in savings this year.

**29. Community Donations and Subsidies – Decrease in Expense of \$18,867**

Council's budget includes allocations for subsidies and donations to the community during the year. The funds required in 2014/15 were below budget expectations and resulted in savings this year.

**30. Parks Open Space Maintenance Expense – Decrease in Expense of \$17,735**

Council's open space maintenance budget was approximately \$4.6 million in 2014/15. A minor variation of less than 1% to budget for maintenance costs were realised this year.

**31. Civic Centre Operations – Decrease in Expense of \$15,297**

Savings have been realised within the Civic Centre operations budget in 2014/15. This is primarily a result of a reduction in operational expenditure such as advertising and building maintenance costs.

**MOUNT ANNAN LEISURE CENTRE & CAMDEN MEMORIAL POOL**

Mount Annan Leisure Centre

The agreed budget position between Council and the YMCA for the Mount Annan Leisure Centre for 2014/15 was a projected surplus of \$161,020. The final actual "operating" surplus for the centre was \$175,795, an increase in the projected surplus of \$14,775.

The centre's actual revenue over the 2014/15 season was \$3,806,377, being \$301,045 below budget expectations. Although below budget expectations this represents an increase in turnover from 2013/14 of approx. \$23,000 which is primarily a result of an increase family membership income. Expenses were contained at \$3,630,582, being under budget projections by \$315,820.

In accordance with the risk/reward sharing provisions within the operating contract for the Leisure Centre, Council is required to share 50% of any financial improvement against the agreed budget position. Council is required to pay the contractor \$7,388 (rounded). Under the current agreement, the YMCA is required to invest their share back into the community through either incentive programs or capital purchases at the centre.

Camden Memorial Pool

The agreed budget position between Council and the YMCA for the Camden Memorial Pool for 2014/15 was a projected deficit of \$211,117. The final actual "operating" deficit for the centre was \$205,396, a decrease in the projected deficit of \$5,721.

The pool's actual revenue over the 2014/15 season was \$297,110, which was \$1,170 below original budget projections. Expenses were also contained at \$502,506, being



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below budget projections by \$6,891. Attendances over the season were strong, with the largest proportion of attendances from recreational swimming.

In accordance with the risk/reward sharing provisions within the operating contract for the Camden Memorial Pool, Council is required to share 50% of any financial improvement against the agreed budget position. Council is required to pay the contractor \$2,861 (rounded). Under the current agreement, the YMCA is required to invest their share back into the community through either incentive programs or capital purchases at the centre.

POOL STATISTICS – 2014/15	MALC	Camden Pool
Total Attendance	330,487	60,966
Total Income	\$3,806,377	\$297,110
Total Expenses	\$3,630,582	\$502,506
Actual Surplus / (Deficit)	\$175,795	(\$205,396)
Adopted Budget Surplus / (Deficit)	\$161,020	(\$211,117)
Budget Variation	\$14,775	\$5,721
Profit Share (50% Surplus)	\$7,388	\$2,861
Income per Attendance	\$11.52	\$4.87
Expense per Attendance	\$10.99	\$8.24
Operating Surplus / (Subsidy) Per Attendance	\$0.53	(\$3.37)

### **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 this quarter (1 April 2014 to 30 June 2015), a number of contra adjustments have taken place amounting to a total of \$1,592,060 (an increase in both income and expenditure). A detailed list of these adjustments has been **included as a supporting document in the business paper**.



**EXPENDITURE REVOTES**

At tonight’s meeting (27 October 2015) it is proposed that Council will resolve to revoke a list of expenditure items from the 2014/15 budget to the 2015/16 budget. For information purposes only a summary of the approved expenditure revotes is shown in the following table:

<b>EXPENDITURE REVOTES (SOURCE OF FUNDS)</b>	<b>Revotes Approved to March 2015</b>	<b>Additional Revotes Approved June 2015</b>	<b>Actual Year-end Revote</b>
Section 94 Contributions	\$3,206,000	\$2,432,007	<b>\$5,638,007</b>
External Grant Funding	\$193,200	\$1,761,945	<b>\$1,955,145</b>
Internal Reserves	\$4,275,763	\$3,366,633	<b>\$7,642,396</b>
Waste Management	\$0	\$1,265,426	<b>\$1,265,426</b>
General Revenue (i.e. Council Funds)	\$0	\$2,429,044	<b>\$2,429,044</b>
DOP Loan (Lodges Road)	\$0	\$2,480	<b>\$2,480</b>
Other Sources	\$0	\$0	<b>\$0</b>
<b>TOTAL EXPENDITURE REVOTES</b>	<b>\$7,674,963</b>	<b>\$11,257,535</b>	<b>\$18,932,498</b>

**CONSOLIDATED WARD FUNDS**

The following table is provided to inform Councillors of the final budget result of consolidated ward funds, and where funds have been spent in the 2014/15 financial year. Please note this table assumes that Council will revoke the balance of ward funds (\$59,055) at tonight’s meeting. Upon revoting ward funds the available balance of ward funds for 2015/16 will be \$86,980.

<b>CONSOLIDATED WARD FUNDS</b>	
2014/15 Budget Allocation	\$30,000
2013/14 Ward Funds Revote	\$36,013
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$66,013</b>
<b>PROJECTS FUNDED IN 2014/15</b>	
Rotary Club of Camden (DA Fees)	\$916
Not-for-Profit Schools (Refund 13/14 Food Inspection Fees)	\$2,542
Rotary Club of Macarthur (Joint Naming Rights of The Science & Engineering Challenge)	\$3,500
<b>TOTAL PROJECTS FUNDED IN 2014/15</b>	<b>\$6,958</b>
<b>Remaining Balance Revoted to 2014/15 Budget</b>	<b>\$59,055</b>
Add: 2015/2016 budget allocation	\$30,000
Less: DA fees for Camden Town Farm	\$2,075
<b>BALANCE OF CONSOLIDATED WARD FUNDS</b>	<b>\$86,980</b>



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**SUMMARY OF YEAR END RESULTS AGAINST BUDGET**

The following table is a summary of budget adjustments up to 30 June 2015.

<b>SUMMARY OF BUDGET ADJUSTMENTS</b>	<b>Expenditure Increase / (Decrease)</b>	<b>Income Increase / (Decrease)</b>	<b>Budget Impact Increase / (Decrease)</b>
2013/14 Carried Forward Working Funds Balance			\$1,000,000
2014/15 Adopted Budget Position			\$0
LESS: Minimum Desired Level of Working Funds			(\$1,000,000)
<b>Total Available Working Funds 01/07/2014</b>			<b>\$0</b>
2014/15 September Review Adjustments	\$2,742,186	\$2,742,186	\$0
2014/15 December Review Adjustments	(\$1,720,473)	(\$1,720,473)	\$0
2014/15 March Review Adjustments	(\$8,140,739)	(\$8,140,739)	\$0
<b>Total Available Working Funds as at 31/03/2015</b>			<b>\$0</b>
<b>2014/15 June Review Adjustments</b>			
Significant Variations	(\$1,250,073)	\$588,485	\$1,838,558
Contra Adjustments	\$1,592,060	\$1,592,060	\$0
Revotes (Budget Carry-Overs)	(\$11,257,535)	(\$11,257,535)	\$0
<b>Total - June Review Adjustments</b>	<b>(\$10,915,548)</b>	<b>(\$9,076,990)</b>	<b>\$1,838,558</b>
<b>TOTAL AVAILABLE WORKING FUNDS</b>			<b>\$1,838,558</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 year-end Budget Result for Camden Council for the period ending 30 June 2015 indicates that Council's projected financial position is satisfactory. No remedial actions are required based on the financial position presented within this report.*

**CONCLUSION**

The 2014/15 year-end Budget Result is an excellent outcome. It confirms Council's commitment to prudent financial management with material budget savings being realised.

Council is in a sound financial position and now has the opportunity to transfer savings to the Asset Renewal Reserve for future consideration by Council. This also demonstrates Council's commitment to providing quality assets to our community.



**RECOMMENDED**

That Council:

- i. endorse the budget variations contained within this report;
- ii. authorise the following reserve movement, as identified in the table below;

<b>BUDGET SURPLUS ALLOCATION</b>		
<b>Budget Surplus Available for Allocation</b>		<b>\$1,838,558</b>
Asset Renewal Reserve - Transfer to Reserve	\$1,838,558	
<b>Total - Allocation of Budget Surplus</b>		<b>\$1,838,558</b>
<b>2014/15 Balanced Budget Position</b>		<b>\$0</b>

- iii. authorise the transfer of project savings of \$47,344 back to the Stormwater Management Program reserve as outlined in this report;

ATTACHMENTS

- 1. Council Report Budget Appendix 2014-15



# ORDINARY COUNCIL

**SUBJECT: 2014/15 BUDGET - EXPENDITURE REVOTES**  
**FROM:** Director Customer & Corporate Services  
**TRIM #:** 15/259618

## PURPOSE OF REPORT

The purpose of this report is to seek Council's approval to revoke a list of specific projects that were incomplete or not commenced as at 30 June 2015.

## 2014/15 EXPENDITURE REVOTES

At the end of each financial year a review is undertaken to identify the status of specific projects with a view to having funds carried forward in order to complete the works. Most of the projects had been committed but not yet commenced as at 30 June 2015.

As at 31 March 2015 Council had approved \$7,674,963 in revoted works. The total amount of additional works identified as revotes for the June quarter is \$11,257,535 resulting in a total expenditure revotes program of \$18,932,498 overall.

The following table shows a comparison of the combined September, December and March Review revoke estimates to the actual year-end revoke required. The middle column highlights the additional revotes requiring Council's authorisation:

<b>EXPENDITURE REVOTES (SOURCE OF FUNDS)</b>	<b>Revotes Approved to March 2015</b>	<b>Additional Revotes Approved June 2015</b>	<b>Actual Year-end Revoke</b>
Section 94 Contributions	\$3,206,000	\$2,432,007	<b>\$5,638,007</b>
External Grant Funding	\$193,200	\$1,761,945	<b>\$1,955,145</b>
Internal Reserves	\$4,275,763	\$3,366,633	<b>\$7,642,396</b>
Waste Management	\$0	\$1,265,426	<b>\$1,265,426</b>
General Revenue (i.e. Council Funds)	\$0	\$2,429,044	<b>\$2,429,044</b>
DOP Loan (Lodges Road)	\$0	\$2,480	<b>\$2,480</b>
Other Sources	\$0	\$0	<b>\$0</b>
<b>TOTAL EXPENDITURE REVOTES</b>	<b>\$7,674,963</b>	<b>\$11,257,535</b>	<b>\$18,932,498</b>

For a detailed listing of all proposed revotes requiring Council's approval, **please refer to the attachment at the end of this report.**

A number of significant projects are required to be revoted to 2014/15. These major projects account for 60% of the total revotes.

A comment on the reason for the revoted works is provided in the attachment to this report, the corresponding item number is provided in the table below:



Significant Projects	Revote Required	Percentage of Total Revote	Item No.
Central Administration Building	\$4,035,679	21%	51
Springs Road Urban Upgrade	\$1,744,764	9%	60
Plant Replacement & Additional Plant	\$1,496,000	8%	103,104, 130,131
Merino Drive Roundabout Construction	\$1,015,164	5%	59
Cobbitty Road Reconstruction	\$910,841	5%	61
Macarthur Road Intersection	\$721,583	4%	58
Elderslie Park (Liz Kernohan Drive)	\$577,787	3%	64
Stage 1 Cemetery Masterplan Works	\$542,569	3%	45
Aust. Botanic Garden Recreation Trail	\$455,000	2%	10
<b>Total – Significant Projects</b>	<b>\$11,499,387</b>	<b>60%</b>	

It should also be noted that \$2,429,044 of this year's revote program relates to items funded from general fund. A review of expenditure and income, and all restricted cash reserves indicates sufficient monies are available to fund the general fund portion of the expenditure revotes program.

Community Infrastructure Renewal Program (LIRS Round 2) (6 Year Program)

The six-year \$6 million Community Infrastructure Renewal Program is funded by a combination of internal reserves (\$1.5 million), a special rate variation of 1.10% (\$2.5 million) and loan borrowings via the Loan Infrastructure Renewal Scheme (\$2 million). The 2014/15 financial year was the second year of this program.

The total expenditure programed for the second year of the Community Infrastructure Renewal Program was \$1,939,750. As at 30 June 2015, \$1,385,031 (71%) of the identified works program had been completed, leaving a remaining balance of \$554,719. Of this balance \$514,002 has been identified as revotes, the balance of \$40,717 is savings and should be transferred to the reserve for future allocation to infrastructure renewal projects.

A comment on the reason for the revoted works is provided in the attachment to this report, the corresponding item number is provided in the table below:

Community Infrastructure Renewal Program	Funds Remain.	Item No.
MALC Gas Heaters	\$31,750	34
Open Space Bollards & Fencing	\$20,000	44
Burraborang Rd Bridge	\$164,000	62
Macquarie Grove Bridge	\$148,900	63
Liquidamber Reserve Sports field	\$29,796	76
Shelter Trednick Reserve	\$4,797	88
Depot Internal Roads & drainage	\$32,192	94
Bridge Renewal	\$68,974	98
Smeaton Grange Road	\$13,593	100
<b>Total – CIRP Revotes</b>	<b>\$514,002</b>	
Savings – Projects Completed during 2014/15	\$40,717	
<b>Balance Remaining – CIRP</b>	<b>\$554,719</b>	



The savings achieved from projects completed during 2014/15 of \$40,717. A recommendation for the allocation of these funds will be made as part of the September 2015 Quarterly Budget Review.

Community Infrastructure Renewal Program (LIRS Round 3) (2 Year Program)

The two-year \$4.7 million Community Infrastructure Renewal Program is funded by a combination of internal reserves (\$759,500), general funds (\$1.72 million) and loan borrowings via the Loan Infrastructure Renewal Scheme (\$2.25 million). The 2014/15 financial year was the first year of this program.

The total expenditure programed for the first year of the Community Infrastructure Renewal Program was \$1,955,300. As at 30 June 2015, \$1,065,208 (54%) of the identified works program had been completed, leaving a remaining balance of \$890,092. Of this balance \$890,092 has been identified as revotes.

A comment on the reason for the revoted works is provided in the attachment to this report, the corresponding item number is provided in the table below:

<b>Community Infrastructure Renewal Program</b>	<b>Funds Remain.</b>	<b>Item No.</b>
Cobbitty Road (part funded from CIRP)	\$431,602	61
Alma Road	\$249,747	96
Springfield Road (part funded from CIRP)	\$40,663	97
Cowper Drive	\$168,080	99
<b>Total – CIRP Revotes</b>	<b>\$890,092</b>	
Savings – Projects Completed during 2014/15	\$0	
<b>Balance Remaining – CIRP</b>	<b>\$890,092</b>	

Stormwater Management Works Program

The purpose of the Stormwater Management Program is to educate and promote awareness of stormwater pollution in the community, ensure a better flow of stormwater through the LGA and to improve the quality of water flowing into our streams and rivers.

The total allocation towards stormwater management expenditure for 2014/15 was \$1,220,880. As at 30 June 2015, \$548,086 (45%) had been spent, leaving a remaining balance of \$672,794. Of this balance \$625,450 has been identified as revotes, the balance of \$47,344 is savings, and as a result will be transferred back to the Stormwater Management Reserve as part of adopting the 2014/15 year end budget review.

A comment on the reason for the revoted works is provided in the attachment to this report, the corresponding item number is provided in the table below:

<b>Stormwater Management</b>	<b>Funds Remain.</b>	<b>Item No.</b>
Flood Mapping / Studies	\$21,458	17
Stormwater Assets – Long Term Planning	\$31,291	25
Lake Annan GPT Installation	\$345,121	33
Water Quality Monitoring	\$11,020	47
Lake Annan GPT Installation	\$216,560	67
<b>Total – Stormwater Management Revotes</b>	<b>\$625,450</b>	





Savings – Projects Completed during 2014/15	\$47,344	
<b>Balance Remaining - Stormwater Management</b>	<b>\$672,794</b>	

It is important to note that Council currently has an existing balance of uncommitted funds within the Stormwater Works Reserve of \$325,972 (relating to unspent works from 2013/14). The unspent allocations from 2014/15 will increase this balance to \$373,316. The expected balance of the Stormwater Management Reserve as at 30 June 2015 is shown in the table below:

Purpose	Value
2014/15 Expenditure Revotes (Committed)	\$625,450
Unspent Allocations (Not Committed)	\$373,316
<b>Total – Stormwater Reserve Balance</b>	<b>\$998,766</b>

A recommendation on the unspent allocation of \$373,316 will be made as part of the 2016/17 Operational Plan (Budget) process.

#### Councillor Ward Funds

The remaining balance of Councillor Ward Funds is \$59,055. The projects funded in 2014/15 are shown in the table below:

Councillor Ward Funds	Value
2014/15 Budget Allocation	\$30,000
2013/14 Ward Funds Revote	\$36,013
<b>Total – Funds Available 2014/15</b>	<b>\$66,013</b>
Rotary Club of Camden (DA Fees)	\$916
Not-for-Profit Schools (Refund 13/14 Food Inspection Fees)	\$2,542
Rotary Club of Macarthur (Joint Naming Rights of The Science & Engineering Challenge)	\$3,500
<b>Total – Projects Funded 2014/15</b>	<b>\$6,958</b>
<b>Balance Remaining – Councillor Ward Funds</b>	<b>\$59,055</b>

Council may elect to revote the balance remaining of \$59,055 into the 2015/16 budget. If Council does carry forward these funds, then the balance available to Councillors in the 2015/16 budget would be \$86,980 (includes DA refund of \$2,075 funded at Council meeting 13 October 2015).

#### **FINANCIAL IMPLICATIONS**

The 2015/16 Operational Plan will be updated to include additional expenditure of \$18,932,498. This will not impact the 2015/16 budget result, which is currently a balanced budget.

In addition to updating the 2015/16 budget, Council will be required to transfer the general fund portion of the proposed expenditure revotes program of \$2,429,044 to the Expenditure Revotes Reserve.



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## **CONCLUSION**

Council is required to approve the list of expenditure revotes to be carried forward into the 2015/16 Budget. If approved by Council, the general fund portion will be transferred to the Expenditure Revotes Reserve in accordance with Council's Expenditure Revotes Policy.

Strategies are being put in place to ensure future revotes are minimised. These strategies include reviewing Council's major plant requirements now and into the future, program budgeting and planning and monitoring Council's workforce capacity to ensure the timely delivery of Council's works programs.

## **RECOMMENDED**

**That Council:**

- i. adopt the list of projects requiring revote as identified within the attachment at the end of this report and approve the inclusion of these projects in the 2015/16 Budget;**
- ii. approve the transfer of \$2,429,044 to the expenditure revotes reserve, representing the General Fund portion of the revotes program;**
- iii. consider the revote of \$59,055 representing the remaining balance of Councillor Ward Funds from the 2014/15 financial year.**

ATTACHMENTS

1. 2014-15 Expenditure Revotes List Council



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# ORDINARY COUNCIL

ORD04

ORD04

**SUBJECT: RATES AND CHARGES AND LEVIES WRITTEN OFF 2014/2015**  
**FROM: Director Customer & Corporate Services**  
**BINDER: 15/239116**

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## PURPOSE OF REPORT

The purpose of this report is to advise Council of the 2014/2015 Rates and Charges to be written-off as permitted under the Local Government Act.

## BACKGROUND

The Local Government (General) Regulation 2005 (Clause 131) requires the General Manager to advise Council of all Rates and Charges to be written off in the previous financial year.

## MAIN REPORT

The amounts proposed in respect of the 2014/2015 financial year are set out below and discussed.

1. Postponed Rates – (\$34,941.63)

An owner of rural land or land used as a principal dwelling where the land is not being used for the purpose for which it is zoned, may apply to Council for postponed rates.

The rating of land is on the basis of use, not zoning.

The Valuer General approves and provides Council with a discounted land value to calculate the rates payable on these properties. The amount discounted is referred to as postponed rates.

Under Section 595 of the Local Government Act on the 6<sup>th</sup> year the first year's postponed rates and interest are to be written off. Upon sale of the property the amount postponed (up to 5 years) is payable.

There are currently 15 properties which qualify for postponed rates within the Camden LGA. The total amount of postponed rates and charges as at 30 June 2015 is \$87,181.75.

The postponed amounts written off for the 2014/2015 rating year are as follows:

Rates written off from 2010/2011	\$25,031.62
Interest written off from 2010/2011	<u>\$9,910.01</u>
Total	<b><u>\$34,941.63</u></b>



2. Pension Rebates – (\$731,969.71)

Section 583 of the Local Government Act requires Council to write off amounts of Rates, Charges and Interest reduced or waived under Division 1 of Part 8 of Chapter 15 of the Act (concessions for pensioners). The pensioner rebate is currently \$250 per assessment it has not changed since 1989.

Amount of Pension Rebates for 2014/2015 - **\$731,969.71**

Council has claimed 55% reimbursement (\$402,583.34) from the Office of Local Government for the amount written off.

*Therefore, the cost to Council of subsidising pensioner rates during the 2014/2015 financial year was \$329,386.37.*

3. Accrued Interest and miscellaneous amounts – (\$4,297.09)

Section 567 of the Local Government Act allows Council to write off accrued interest on amounts that would be uneconomical to recover.

- Amounts written off under \$3.00 - **\$1,788.14**
- Pension interest written off in accordance with Pension Policy 5.34 - **\$898.59**
- Legal costs not recoverable - **\$1,610.36**

**FINANCIAL IMPLICATIONS**

In accordance with the relevant sections of the Local Government Act, the total amount to be written off in the 2014/2015 financial year is \$771,208.43. The majority of the amount to be written off pertains to pensioner rebates, 55% of which is recovered from the Office of Local Government.

The amount to be written off each financial year is considered as part of the annual budget process and is reviewed at each quarterly budget review. Adjustments which arise as a result of exemptions or write-offs are included within budget projections to minimise the impact they may have on Council's budget position.

**CONCLUSION**

The General Manager has a statutory obligation to advise the Council of all Rates and Charges that are to be written off; the adoption of this report means that Council has complied with the requirements of the Local Government Act and the Local Government (General) Regulation 2005 (Clause 131).

**RECOMMENDED**

**That Council note and write-off rates, charges and levies outlined in this report totalling \$771,208.43 for the 2014/2015 financial year.**



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## ORDINARY COUNCIL

ORD05

**SUBJECT: DELIVERY PROGRAM 6 MONTH REPORT JANUARY - JUNE 2015**  
**FROM:** Director Customer & Corporate Services  
**TRIM #:** 15/267639

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ORD07

### PURPOSE OF REPORT

To report Council's progress on the Four Year Delivery Program for the period of January to June 2015.

### BACKGROUND

In accordance with the *Local Government Amendment (Planning and Reporting) Act 2009*, all Councils are required to report their progress on the Four Year Delivery Program every six months. A copy of the January to June 2015 report is included as **Attachment 1** to this report.

Integrated Planning and Reporting is the term applied to the planning framework where long term community aspirations and goals are addressed through relevant resources and action.

The Integrated Planning and Reporting (IPR) Framework is made up of four main elements:

- 1. The Community Long Term Strategic Plan – Camden 2040;**
- 2. The Resourcing Strategy** – incorporating the Long Term Financial Plan, Asset Management Strategy & Plan and the Workforce Plan;
- 3. Four Year Delivery Program and Operational Plan / Budget;** and
- 4. Reporting Framework** – Six Month Delivery Program Reports (January – June and July – December periods), Annual Report, End of Term Report (to the last meeting of the outgoing Council) and the State of the Environment Report (prepared the year of the Council election).

The Six Month Delivery Program Report details Council's progress in implementing activities identified as fundamental in achieving the vision set out in *Camden 2040*.

In reporting the progress of Council's activities for the period January to June 2015, Council's primary aim is to produce a transparent, meaningful and comprehensive report on key achievements and areas for improvement, particularly highlighting the context within which Council is operating and managing large scale urban development and population growth in the local area.





It is important to note that Delivery Program reports are retrospective in nature and detail activities and outcomes from a specific period in time. Council revisits the Delivery Program annually. In June 2014, Council revised and adopted the Delivery Program and Operational Plan for the 12 months ahead.



**MAIN REPORT**

The Delivery Program Report is centred on Council’s thirty Local Services and how these services have performed against established success indicators. It also provides commentary around all activities that Council has undertaken within the reporting period.

Each Local Services has two sets of indicators, and each is reported in the following way:

	Target met or exceeded
	Progress made towards target
	Requires attention
	No data currently available <i>Please note: Some Performance Indicators are measured utilising data sources that have annual frequency to generate data such as the Annual Community Satisfaction Survey, Sydney Water and National Institute of Economic and Industry Research (NIEIR). Hence some indicators are not measured every six months and are noted with a grey colour dot suggesting ‘no data currently available’.</i>

1. *Delivery Program Success Indicators*: these indicators provide information about how the service as a whole is performing in meeting objectives outlined in the Delivery Program. These indicators each have a target assigned to them and use a ‘traffic light’ approach to provide an ‘at-a-glance’ overview of the Local Service performance against target and highlight those areas that require further monitoring and attention by Council. Comment is provided on each of the indicators to further understand how Council is tracking in relation to meeting the objectives.
2. *Activity Indicators*: these indicators report on the progress of the individual activities which are detailed within the Delivery Program for each Local Service. The performance and progress in these indicators is typically provided in a more commentary based fashion, and highlight Council’s many achievements over the period.

The Delivery Program Success Indicator results are made up of data that is captured both internally and externally. Data is obtained from many sources, predominantly Council uses:

**Annual Telephone Survey:** Council undertakes an annual telephone survey; this is done on an alternating basis. In even years, Council’s survey is based on the



Sustainability Indicators (as found in the annual report) and in odd years, Council's survey is centred on the community's overall satisfaction with Council's services. Given data frequency, there is no further update in this reporting period for satisfaction levels; this will next be captured later this year.

**Census Data:** As the census is only conducted every 5 years, where data becomes outdated, Council uses modelled data and forecasts until figures can be updated when the next census is undertaken.

**Internal Data:** Council staff continually monitor and evaluate both inputs and outputs to be able to provide both qualitative and quantitative data to support the Delivery Program Success Indicators. The frequency of this data is all dependent on resources available at the time of reporting and access to the data source.

**External Data:** Council works closely with many key stakeholders who can provide valuable data on the Camden LGA. In some instances, external data reporting cycles do not correlate with Council's mandatory reporting cycles; therefore, can sometimes not be available at the time of reporting. Where this occurs, data will be updated in the next reporting period.

## **Performance Against Targets – January to June 2015**

### **1. Key Achievements**

The Delivery Program Activity Indicators provide details of the range of work that has been carried out across the organisation in the period. The following is a snapshot of some of the key activities and achievements that Council accomplished in the period between January and June 2015.

#### **Actively Managing Camden's Growth**

- Council continued to undertake development assessments in a timely fashion, at an average of 29.9 days - well below the 40 day target.
- Council continued to issue construction certificates in a timely fashion at an average of 13 days - well below the 28 day target.
- Work commenced to comprehensively review the Camden Local Environmental Plan and Development Control Plan.

#### **Healthy Urban and Natural Environments**

- Council continues to divert a substantial amount of waste from landfill with this figure currently sitting at 70%.
- During the reporting period, volunteers contributed 1025 hours working to improve bushland at King's Bush, Sickles Creek Reserve, and Matahil Creek (Ron Dine Reserve), Matahil Creek (Hayter Reserve), Parrots Farm, Camden Wetlands Reserve and Nepean River Corridor – Rotary Cowpasture Reserve. This is a substantial increase from 605.5 hours in the previous period.
- The following works were undertaken in parks and playgrounds across the city:
  - The construction of new sportsgrounds at Oran Park was substantially commenced and will be completed in late 2015.
  - The new adventure playground at John Peate Reserve was completed.
  - Work to construct a new carpark commenced at Rosevale Reserve.



- New picnic shelters, BBQs, pathways, shelters and associated landscaping were completed at Curry Reserve.
- An upgrade of floodlights and installation of illuminator system at Nott Oval Reserve was completed.
- The relocation of the entry gate to Cut Hill Reserve was completed.

### A Prosperous Economy

- This reporting period saw a 23.62% increase on the regional tourism website visitation on the previous period.
- Visitation to the Tourist information Centre increased by 12% from the previous period.
- Council joined the Small Business Friendly Program and has worked proactively to support small business, and delivered many initiatives that aim to promote long term sustainability for local small businesses. This Program was part of our commitment to the small business community, in partnership with the NSW Small Business Commissioner and the NSW Business Chamber.
- Council's website and Facebook continue to increase their online presence. The Macarthur Facebook page now has more than 10,000 likes.

### Effective and Sustainable Transport

- Construction of the bicycle crossing at Richardson Road and the pedestrian refuge at Welling Drive were completed.
- Council has delivered 880 lineal metres of new footpaths across the Camden LGA.
- Council continued to promote safe road practices and launched the PCYC Traffic Offenders Program on 31 January 2015, with six traffic offenders' sessions held since.
- Two daytime and two night time Log Book Run events were held with more than 100 participants attending, a Graduated Licensing Scheme Workshop was held for parents and supervisors of learner drivers and two fitting and checking events were held with the child restraints of 52 vehicles checked.

### Enriched and Connected Community

- Council received a total of 177 sportsground bookings over the reporting period from seasonal hirers, schools and casual hire.
- The total number of visitors to Mt Annan Leisure Centre for the period January to June 2015 was 151,099 with 109,574 participants in Learn to Swim, Health Club, School PE and Swim Squad programs. Camden Memorial Pool had 29,309 visitors with 9,775 participants in programs including Aqua Aerobics, School Activities, Learn to Swim and Swim Squads.
- 114 equestrian, community and private events were booked at the Bicentennial Equestrian Park including equestrian eventing days, private functions, school cross country events, community church and council events.
- A total of 47 event days were held at the Town Farm including 25 Saturdays of "Fresh Produce Markets".
- Civic Centre utilisation increased showing growth of 9.7%.
- Council's Family Day Care maintained the highest possible assessment rating under the National Framework.





### Strong Local Leadership

- Camden Council's Fit for the Future proposal was prepared and submitted to IPART as part of the NSW State government's reform process for local councils.
- The Communication and Community Engagement Strategy and Policy was adopted by Council in May 2015.
- Over one third of the Council workforce continues to participate in delivering projects associated with the business improvement program. 100% of projects scheduled for commencement have commenced, with seven immediate priorities thus far delivered, including Council's Communication Strategy. Progress continues to be monitored and measured on a monthly basis.
- Council continues to utilise social media to provide valuable information to the community, Council's Facebook page 'likes' increased by 757 in the reporting period and the website received 496,264 page views.
- Business Continuity Management Plans were updated and tested in March 2015.

### 2. All Indicators

There are 108 Success Indicators in total contained within the Delivery Program. The following table provides a breakdown of these indicators by their status for the period of January to June 2015.

		July to Dec 2014	Jan to June 2015
●	Target met or exceeded target	49%	56%
●	Progress made towards target	5%	6%
●	Requires attention	9%	4%
●	No data currently available	37%	34%

### 3. Movement Towards or Away from Target

Each reporting period it is expected to see fluctuations in the Delivery Program Success Indicators; these changes can be either toward target or away from target. It is important to note that seeing a red indicator signals attention required by Council, but does not necessarily mean that there is an ongoing trend of moving away from target. It serves as a flag for Council to monitor and identify what contributing factors are responsible for the result.

Based on the results from the previous reporting period (July to December 2014), a number of Delivery Program Success Indicators moved towards and achieved the target and only four moved away from the target where the target had been previously achieved. This means that the indicator has changed in the second six month reporting period.

The **Attachment 2** provides a snapshot of these Indicators.



#### **4. Delivery Program Indicators under Review**

The previous reporting period (July to December 2014) identified a number of 'Indicators under Review' and has been repeated in this reporting period. The review process will be concluded by the end of October 2015.

A separate report, 'Review of Performance Indicators', will be prepared for Council. The report will include proposed recommendations that better respond to the growing population, availability of the data sources and compliance with the IPR framework.

These recommended changes will have no impact on the adopted budget which was a part of the 2015/16 Operational Plan.

It is anticipated that the revised Indicators will be reflected from the next Six Month Delivery Program Report, July to December 2015, if the report is endorsed.

#### **FINANCIAL IMPLICATIONS**

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

#### **CONCLUSION**

This report presents Council's performance and subsequent achievements in implementing the Delivery Program for the period of January to June 2015.

Council has continued to make significant progress in achieving priorities identified in the Delivery Program in the face of significant changes associated with managing large-scale urban and population growth. Council's intent is to respond to the community's vision and priorities in a realistic and meaningful way, further demonstrating Council's commitment to delivering upon the community's long term vision for Camden.

#### **RECOMMENDED**

**That Council note the report.**

#### **ATTACHMENTS**

1. Attachment 1 - Delivery Program Six Month Progress Report - January to June 2015
2. Attachment 2 - Movement Towards or Away from Target - DP Six Month Report Jan to June 2015



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## ORDINARY COUNCIL

ORD06

ORD07

**SUBJECT: INVESTMENT MONIES - SEPTEMBER 2015**  
**FROM:** Director Customer & Corporate Services  
**TRIM #:** 15/284478

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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 September 2015 is provided.

### MAIN REPORT

The weighted average return on all investments was 3.47% p.a. for the month of September 2015. The industry benchmark for this period was 2.16% (Ausbond Bank bill Index).

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 Finance & Corporate Planning.

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. **note the list of investments for September 2015 and;**
- iii. **note the weighted average interest rate return of 3.47% p.a. for the month of September 2015.**

### ATTACHMENTS

1. Investment Report - September 2015



ORD07

## ORDINARY COUNCIL

ORD07

**SUBJECT: CONSTRUCTION OF A DOUBLE STOREY DWELLING AND ASSOCIATED SITE WORKS, 4 PROMISE AVENUE, LEPPINGTON**

**FROM:** Director Planning & Environmental Services

**TRIM #:** 15/259115

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**APPLICATION NO:** 846/2015  
**PROPOSAL:** Construction of a double storey dwelling and associated site works  
**PROPERTY ADDRESS:** 4 Promise Avenue, Leppington  
**PROPERTY DESCRIPTION:** LOT: 2055 DP: 1193709  
**ZONING:** R2 Low Density Residential  
**OWNER:** Messrs A & C & Mrs S C Punwani  
**APPLICANT:** Mr A Punwani

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the construction of a two storey dwelling and associated site works at 4 Promise Avenue, Leppington.

The DA is referred to Council for determination as there remains unresolved issues received in one submission from an adjoining property.

### SUMMARY OF RECOMMENDATION

That Council determine DA 846/2015 for the construction of a two storey dwelling and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

### EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of a two storey dwelling and associated site works at 4 Promise Avenue, Leppington.

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

The DA was publicly exhibited in accordance with Camden Development Control Plan 2011. Three submissions were received (all objecting to the proposed development) however two submissions were subsequently withdrawn. **A copy of the submission is provided with the Business Paper supporting documents.**

Council staff contacted the submission writer to discuss their concerns however were unsuccessful in resolving the issues raised in the submission.

The issues raised in the submission relate to overshadowing and privacy concerns.

The proposed dwelling complies with the DCP requirements for solar access and privacy for both the subject site and adjoining sites.

The proposed development fully complies with the relevant planning controls.

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

**AERIAL PHOTO**



**THE SITE**

The site is commonly known as 4 Promise Avenue, Leppington and is legally described as LOT: 2055 DP: 1193709.

The site has a lot frontage of 15m to Promise Avenue, a depth of 30m and an overall area of 543m<sup>2</sup>. The site has a north-west orientation and is currently vacant.

The surrounding properties are characterised by detached residential dwellings and residential zoned land that forms part of the East Leppington Precinct.

**HISTORY**

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

Date	Development
21 May 2014	Creation of LOT: 2055 by DA 101/2014



## THE PROPOSAL

DA 846/2015 seeks approval for the construction of a two storey dwelling and associated site works.

Specifically the proposed development involves:

- construction of a two storey dwelling comprising 5 bedrooms and a double garage;
- cabana; and
- associated site works.

Note: No consent is sought for the pool as shown on plans.

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

## 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 (Building Sustainability Index: BASIX) 2004
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- State Environmental Planning Policy (Sydney Regional Growth Centres) 2006

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

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

The SEPP aims to encourage sustainable residential development and requires DAs for such development to be accompanied by a list of BASIX commitments as to the manner in which the development will be carried out.

Council staff have reviewed the BASIX certificate for the proposed development and are satisfied that it has been designed to achieve the minimum targets for water, thermal comfort and energy. It is a recommended condition that the proposed development is carried out in accordance with the commitments described in the BASIX certificates.

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

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



There will be no detrimental impacts 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.

State Environmental Planning Policy (Sydney Regional Growth Centres) 2006 (SEPP)

*Permissibility*

The site is zoned R2 Low Density Residential under the provisions of the SEPP. The proposed development is defined as a "dwelling house" by the SEPP which is a permissible land use in this zone.

*Objectives*

The objectives of the R2 Low Density Residential zone are as follows:

- To provide for the housing needs of the community within a low density residential environment.

Officer comment:

The proposed development will provide for the housing needs of the community.

- To allow people to carry out a reasonable range of activities from their homes where such activities are not likely to adversely affect the living environment of neighbours.

Officer comment:

This proposed dwelling house will be able to facilitate a range of activities.

- To provide a diverse range of housing types to meet community housing needs within a low density residential environment.

Officer comment:

This proposed dwelling house will provide a two storey dwelling with 5 bedrooms, a double car garage and substantial private open space that will contribute to the housing needs of the community.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents; To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.

Officer comment:

These objectives are not relevant to the proposed development as the proposal is for a dwelling house.



*Relevant Clauses*

The DA was assessed against the following relevant clauses of the SEPP. Discussion of any variations of the controls is provided after the compliance table.

Clause	Requirement	Provided	Compliance
4.1 Minimum Lot Size	Minimum lot size for a dwelling house in the R2 zone is 300m <sup>2</sup>	The site has an area of 543m <sup>2</sup>	Yes
4.3 Height of Buildings	Maximum 9m building height	The building has a maximum building height of 7.8m	Yes

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

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

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

Camden Growth Centre Precincts Development Control Plan (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP. Discussion of any variations of the controls is provided after the compliance table.

Control	Requirement	Provided	Compliance
2.1 Indicative Layout Plan	All development must be undertaken in accordance with the Camden Growth Centres ILP	The site is located within an area designated for residential development. The proposed development is permissible in this area	Yes
2.3.3 Salinity and Soil Management	All development must incorporate soil conservation and sediment and erosion control measures during and following construction	A standard condition is recommended that will require appropriate soil erosion and sediment control measures be undertaken	Yes
B2.3.6 Bushfire Hazard Management	Development is to be in accordance with "Planning for Bushfire Protection 2006"	It is noted that the bushfire prone land status of the site has not been updated by the RFS since the land has been cleared of	Yes





Control	Requirement	Provided	Compliance
		vegetation as part of the original subdivision. There is no requirement for bushfire construction.	
4.1.2 Cut and Fill	The maximum cut shall not exceed 1m.	100mm cut	Yes
	The maximum fill shall not exceed 1m.	100mm fill	Yes
	Fill within 2m of a property boundary shall be fully contained with the use of a drop edge beam with no fill permitted outside of this building footprint.	Fill is required within the building footprint which is 900mm from the property boundary. A condition of consent will require the use of a dropped edge beam.	Yes
	The use of a drop edge beam shall not exceed 1m above natural ground level	The use of drop edge beam required will not exceed 1m above natural ground level	Yes
4.1.3 Sustainable Building Design	The provisions of BASIX apply The orientation of dwellings, location of living rooms and positioning and sizing of windows are to take advantage of solar orientation and maximise natural light penetration	A BASIX certificate has been provided and will be endorsed as part of the consent	Yes
Summary of key controls Table 4-5 - Lots with frontage width $\geq 15m$			
4.2.2 Streetscape and Architectural Design	Primary façade of a dwelling must include two design features.	The primary façade incorporates projecting elements and a porch feature.	Yes
	Eaves should be a minimum of 450mm	500mm eaves are proposed.	Yes
	Roof pitch for main dwelling to be between 22.5 and 35 degrees.	The proposed roof pitch is 22.5°.	Yes



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Control	Requirement	Provided	Compliance
	<p>Skillion roofs and roofs hidden from view by parapet walls are excluded from the control.</p> <p>Front facades are to feature at least one habitable room with a window onto the street.</p> <p>Carports and garages are to compliment the finish of the main dwelling.</p> <p>Housing types should create a consistent streetscape character</p>	<p>The study, sitting room and a bedroom will front the street.</p> <p>The double garage is integrated with the building in terms of style and finish and will therefore compliment the main dwelling.</p> <p>The proposed dwelling is detached and has a lot width greater than 15m measured at the building façade line. This is consistent with a 'garden suburban' streetscape character</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4.2.3 Front Setbacks	<p>4.5m to building façade line.</p> <p>3.0m to articulation zone.</p> <p>5.5m to garage line and 1m behind the building façade line</p>	<p>The building façade line is setback 4.5m from the street frontage.</p> <p>The front porch is setback 3m from the street frontage.</p> <p>The garage is setback 5.5m from the street frontage and is 1m behind the front building façade line</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4.2.4 Side and Rear Setbacks	<p>Side setbacks - 0.9m (ground floor) and 0.9m (side A first floor). 1.5m (side B upper level).</p> <p>Rear setbacks – 4m ground floor and 6m first floor</p>	<p>0.9m = Ground level. 0.9m = Side A upper level. 3.1m = Side B upper level.</p> <p>4m = Ground floor. 7.7m = Upper floor. It is noted that the</p>	<p>Yes</p> <p>Yes</p>



Control	Requirement	Provided	Compliance
		<p>proposed cabana is setback 0.9m to the rear boundary. Although there are no specific controls for cabanas, CI 4.2.4 (4) allows pergolas, swimming pools and other landscape features/structures to encroach into the rear setback. Pursuant to the SEPP – Exempt and Complying Development, cabanas are permitted within 0.9m of rear boundaries in the R2 zone. As the cabana is single storey, it will not impact on overshadowing or privacy to adjacent lots, therefore the proposed setback is considered to be appropriate</p>	
4.2.5 Dwelling Height, Massing and Siting	<p>2 storeys maximum.</p> <p>For two storey dwellings the maximum site coverage is 50% at ground floor and 30% at the upper floor.</p> <p>The ground floor level shall be no more than 1m above finished ground level</p>	<p>The proposed dwelling is two storeys high.</p> <p>Ground floor site coverage is <math>236.5m^2 = 43\%</math>.</p> <p>Upper floor site coverage is <math>163.6m^2 = 30\%</math>.</p> <p>The ground floor will be a maximum of 300mm above finished ground level</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4.2.6 Landscaped Area	Minimum 30% of lot area	Excluding hard surface areas, approximately $177.4m^2$ of the site is available for landscaping, which is 32% of the site area	Yes
4.2.7 Private Open Space	PPOS requires a minimum $24m^2$ of the lot area and minimum	2 areas of PPOS greater than $24m^2$ with a minimum dimension of 4m is available.	Yes



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Control	Requirement	Provided	Compliance
	<p>dimension of 4m.</p> <p>50% of the PPOS (of both the proposed development and adjoining properties) is required to be to receive 3 hours of sunlight between 9:00am and 3:00pm on 21 June.</p> <p>Principal private open space (PPOS) must be accessible from main living area of the dwelling.</p> <p>Have a maximum gradient of 1:10</p>	<p>Both the PPOS of the subject site and adjacent lots will achieve solar access in accordance with this requirement. This is demonstrated on the shadow diagrams submitted with the DA.</p> <p>The PPOS is accessible from the main living areas of the dwelling, being the dining area and the kitchen.</p> <p>Complies</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
7.2.8 Garages, Storage, Site Access and Parking	<p>For a dwelling with 3 bedrooms or more, at least 2 car spaces must be provided.</p> <p>Front or rear accessed single, tandem or double garage. No triple garages. Single width garages ≤3m or double garages door width ≤6m.</p> <p>Driveways shall comply with AS2890.</p> <p>Minimal internal dimensions for a double garage are 5.6m wide and 5.5m deep</p>	<p>5 bedrooms are proposed and a double car garage is provided, located behind the building facade line.</p> <p>A double garage is proposed with a door width of 4.8m.</p> <p>A standard condition of consent will ensure the proposed dwelling and associated site works will comply with relevant Australian Standards.</p> <p>The proposed double garage is 5.6m wide and 6m deep</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
4.2.9 Visual and Acoustic	<p>Direct overlooking of the main habitable area and</p>	<p>The development is two storeys and contains a 1<sup>st</sup> floor</p>	<p>Yes</p>



Control	Requirement	Provided	Compliance
Privacy	private open space should be minimised. Habitable room windows are not to face adjoining dwelling windows & POS.	sitting room with a front facing balcony. The sitting room is provided with a window sill height of 1.7m, therefore there will be no direct overlooking of adjacent PPOS or habitable room windows from this room.  A condition is recommended requiring a privacy screen on the south-western façade of the upper floor balcony to minimise overlooking into the rear yard of lot 2056.  A privacy screen is shown on the north-eastern façade of the upper floor balcony however this is not considered necessary as that balcony will not overlook PPOS or habitable room windows of the adjacent lot. As such a condition is recommended requiring the deletion of that particular screen.	
4.2.10 Fencing	Front fencing maximum 1m in height.  Side and rear Fencing maximum 1.8m in height. Fencing to commence 2m behind the building facade line	No front fence is proposed.  A condition is recommended requiring compliance.	Yes  Yes

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

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

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



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

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

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

**(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 12 August 2015 to 26 August 2015. Three submissions were received (all objecting to the proposed development).

Council staff contacted the submission writers to discuss their concerns. Two submissions were formally withdrawn, however Council staff were unsuccessful in resolving the issues raised in the remaining submission.

**A copy of a Public Exhibition and Submissions Map is provided with the Business Paper supporting documents.**

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

- 1. Overshadowing will affect private open space and will cause clothes drying areas to be unusable, increase reliance on artificial lighting, decrease efficiency of solar panels and solar ventilation devices, and increase dampness during rain periods.*

Officer comment:

The site complies with the DCP requirements for solar access for the proposed development and the adjoining property. The controls require that neighbouring properties have three hours of sunlight in winter between 9.00am and 3.00pm for 50% of their principal private open space areas and north facing windows of their living areas.

Two storey dwellings are permitted with consent and the proposed dwelling is below the maximum height limit (9m maximum height limit, 7.8m height proposed).

- 2. Privacy concerns regarding the proposed dwelling overlooking the adjacent lot from the rear.*

Officer comment:

The proposal is not considered to result in significant privacy concerns. The windows facing the property to the south west are bedroom windows. Bedroom windows are not



considered to raise significant privacy concerns noting that they are generally low use rooms.

**(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 846/2015 is recommended for approval subject to the conditions contained in this report:

**CONDITIONS**

**1.0 - General Conditions of Consent**

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

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

<b>Plan Reference/ Drawing No.</b>	<b>Name of Plan</b>	<b>Prepared by</b>	<b>Date</b>
Job No.: 1531 Drawing No.: DA01A Revision: A	Site Plan & Location Plan	Cactus Design & Drafting	9 July 2015
Job No.: 1531 Drawing No.: DA02A Revision: A	Ground Floor Plan	Cactus Design & Drafting	9 July 2015
Job No.: 1531 Drawing No.: DA03B Revision: B	First Floor Plan	Cactus Design & Drafting	2 September 2015
Job No.: 1531 Drawing No.: DA04B Revision: B	Roof Plan	Cactus Design & Drafting	2 September 2015
Job No.: 1531 Drawing No.: DA05B Revision: B	Elevations	Cactus Design & Drafting	2 September 2015



ORD07

Job No.: 1531 Drawing No.: DA06B Revision: B	Elevations	Cactus Design & Drafting	2 September 2015
Job No.: 1531 Drawing No.: DA07B Revision: B	A & B Sections	Cactus Design & Drafting	2 September 2015
Job No.: 1531 Drawing No.: DA08A Revision: A	Site Analysis Plan	Cactus Design & Drafting	9 July 2015
Job No.: 1531 Drawing No.: DA09B Revision: B	Shadow Diagrams	Cactus Design & Drafting	2 September 2015
Job No.: 1531 Drawing No.: DA10A Revision: A	BASIX Requirements	Cactus Design & Drafting	9 July 2015
Job No.: 1531 Drawing No.: LS01A Revision: A	Landscape Plan	Cactus Design & Drafting	9 July 2015
Drawing No.: SW01	Storm Water Drainage Concept Plan	Australiawide Consulting Services	21 July 2015
Drawing No.: SW02	Storm Water Drainage Plan	Australiawide Consulting Services	21 July 2015
Drawing No.: SW03	Storm Water Drainage Detail	Australiawide Consulting Services	21 July 2015
Drawing No.: S000	General Notes	Australiawide Consulting Services	21 July 2015
Drawing No.: S100	Ground Floor Waffle Pod Slab Plan	Australiawide Consulting Services	21 July 2015
Drawing No.: S102	Waffle Slab Details Sheet 2	Australiawide Consulting Services	21 July 2015
Drawing No.: S103	Ground Floor Lintel Layout Plan & Schedule	Australiawide Consulting Services	21 July 2015
Drawing No.: S200	First Floor Layout Plan	Australiawide Consulting Services	21 July 2015
Drawing No.: S201	First Floor Details	Australiawide Consulting Services	21 July 2015
Drawing No.: S202	Bracing Details	Australiawide Consulting Services	21 July 2015
Drawing No.: S203	First Floor Lintel Layout Plan & Schedule	Australiawide Consulting Services	21 July 2015
Ref.: 4/1029550/172510	Survey Plan	Aspect Development & Survey Pty Ltd	21 April 2015

Document Title	Prepared by	Date
Statement of Environmental Effects	Cactus Design & Drafting	30 July 2015
Waste Management Plan	Unknown	Unknown





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Colour Schedule	Unknown	5 July 2015
BASIX Certificate	Cornelius De Groot	28 July 2015

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
  - a) in the case of work for which a principal contractor has been appointed:
    - i. has been informed in writing of the name and licence number of the principal contractor; and
    - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
  - b) in the case of work to be carried out by an owner-builder;
    - i. has been informed in writing of the name of the owner-builder; and
    - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (5) **Excavation for Residential Building Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
  - a) protect and support the adjoining premises from possible damage from the excavation; and
  - b) where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying, and a copy of that written consent is provided to the PCA prior to the excavation commencing.
- (6) **Screening Device** – A full height screening device is to be installed on the south-western façade of the upper floor, front facing balcony as shown on the stamped approved plans.
- (7) **No Approval of Pool** – No approval is given for the pool shown on the ground floor plans. The pool is to be deleted from plans.



## 2.0 – Prior to Issue of a Construction Certificate

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

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any Geotechnical Report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (2) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:
  - a) the driveway shall comply with Council's Engineering Specifications;
  - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
  - c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
  - d) a Public Road Activity approval must be obtained prior to the commencement of any works.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (4) **Salinity (Dwellings & Outbuildings)** - The proposed dwelling, landscaping and associated works for the development shall comply with the requirements of the Salinity Management Plan proposed residential development "East Leppington Precincts 2 and 3," Prepared by Cardino Geotech Solutions, Report Reference CGS1681-007.2, dated March 2014.

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Building in a Saline Prone Environment Policy shall be submitted to the Certifying Authority.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (5) **Bush Fire Safety – Dwellings** - The site is located within a bush fire prone area and must comply with NSW Rural Fire Service document "Planning for Bush Fire Protection 2006." In this regard the following is required:



- a) Construction shall comply with AS3959—Construction of Buildings in Bush Fire Prone Areas.
- b) The entire property shall be managed as an 'Inner Protection Area' as outlined within clause 4.1.3 of Planning for Bush Fire Protection 2006.
- c) Compliance with Appendix 3 of Planning for Bush Fire Protection 2006.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

Where a bush fire report has not been carried out, the building shall comply with AS 3959 'Construction of Buildings in Bushfire Prone Areas' and the entire property shall be managed as an 'Inner Protection Area' as outlined within clause 4.1.3 of Planning for Bushfire Protection.

- (6) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.

### 3.0 - Prior to Commencement of Works

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

- (1) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
  - a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes
- (2) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
  - a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;

- c) the address of the land on which the work is to be carried out;
- d) the registered number and date of issue of the relevant development consent and construction certificate;
- e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
- f) the date on which the work is intended to commence.

(3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:

- a) a Construction Certificate has been issued by a Consent Authority;
- b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
- c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
- d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and

the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

(4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:

- a) that unauthorised entry to the work site is prohibited;
- b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours;
- c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

(5) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.

(6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this Development Consent.

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

#### 4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
  - a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
  - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
  - c) retaining walls shall not be erected within drainage easements;
  - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (4) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the (select option a, b or c):
  - a) street gutter;
  - b) drainage easement;
  - c) existing drainage system.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.



- (5) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (6) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.
- (7) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.

### 5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Occupation Certificate Required** - An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Footpath Crossing Construction** - A footpath crossing and driveway shall be constructed in accordance with this consent and the approved Construction Certificate prior to use or occupation of the development.
- (4) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.

### 6.0 – Ongoing Use

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

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
  - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays;
  - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute; and
  - c) not discharge any condensate or moisture onto the ground surface of the premises or into stormwater drainage system in contravention of the requirements of the *Protection of the Environment Operations Act 1997*.



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- (2) **Fencing** - Fencing - Side and rear fencing maximum 1.8m in height commencing 2m behind the building façade line.

**RECOMMENDED**

**That Council approve DA 846/2015 for the construction of a two storey dwelling with associated site works at 4 Promise Avenue, Leppington, subject to the conditions listed above.**

**ATTACHMENTS**

1. Proposed Plans
2. Floor Plans - *Supporting Document*
3. Submission - *Supporting Document*
4. Public Exhibition and Submissions Map - *Supporting Document*



ORD08

## ORDINARY COUNCIL

ORD08

**SUBJECT:** ERECTION OF A VODAFONE AND OPTUS TELECOMMUNICATIONS FACILITY, INCLUDING A 41.34M MONOPOLE AT 40 RIVER ROAD, ELDERSLIE  
**FROM:** Director Planning & Environmental Services  
**TRIM #:** 15/281160

**APPLICATION NO:** DA 714/2015  
**PROPOSAL:** Erection of a Vodafone and Optus telecommunications facility, including a 41.34m monopole, installation of a circular head frame atop of the monopole, six (6) panel antennas, thirty-nine (39) non-EME emitting remote radio units, construction of an ancillary equipment shelter, security fencing and associated site works  
**PROPERTY ADDRESS:** 40 River Road, Elderslie  
**PROPERTY DESCRIPTION:** LOT: 2 DP: 606159  
**ZONING:** RU1 - Primary Production  
**OWNER:** Mr E S Carmagnola  
**APPLICANT:** CPS Global Pty Ltd

### PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the erection of a Vodafone and Optus telecommunications facility, including a 41.34m high monopole, installation of a circular head frame atop of the monopole, six (6) panel antennas, thirty-nine (39) non-EME emitting remote radio units, construction of an ancillary equipment shelter, security fencing and associated site works.

The DA is referred to Council for determination as there remain unresolved issues received in 8 submissions from the public.

### SUMMARY OF RECOMMENDATION

That Council determine DA 714/2015 for the erection of a Vodafone and Optus telecommunications facility, including a 41.34m high monopole, installation of a circular head frame atop of the monopole, six (6) panel antennas, thirty-nine (39) non-EME emitting remote radio units, construction of an ancillary equipment shelter, security fencing and associated site works, pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

### EXECUTIVE SUMMARY

Council is in receipt of a DA for the erection of a Vodafone and Optus telecommunications facility, including a 41.34m high monopole, installation of a circular head frame atop of the monopole, six (6) panel antennas, thirty-nine (39) non-EME emitting remote radio units, construction of an ancillary equipment shelter, security fencing and associated site works.





Many telecommunication facilities do not require development consent from Council as they are exempt under both Federal legislation and State environmental planning policies. To be exempt, they must meet certain size and location requirements. The proposed facility does not meet these exemption requirements and therefore requires development consent from Council.

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 the below report.

The DA was publicly exhibited in accordance with Camden Development Control Plan 2011. 1059 properties were notified. Eight (8) submissions were received including 1 from the Department of Education and Communities (all objecting to the proposed development). **A copy of the submissions is provided with the Business Paper supporting documents.**

The key issues raised in the submissions relate to the visual impact, scale and location of the telecommunication facility within the Elderslie locality, the health implications resulting from the development and the site selection process.

The DA proposes a telecommunications facility with an overall height of 41.34m. Council staff have considered the location, design and impact of the facility on the surrounding locality, and consider that while the monopole will be visible, the slimline design of the facility and neutral colour finish (light grey) will minimise the visual impacts of the development within the subject locality.

In relation to the impact of the development on the health of existing and future residents within the Elderslie locality, the application has addressed all relevant health standards for telecommunication facilities by the Australian Communications and Media Authority (ACMA) and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). An assessment of the proposed telecommunication facility against these standards and guidelines of ACMSA and ARPANSA has been detailed in the application. The proposed facility has a maximum level of radiofrequency EME (Electromagnetic Energy) of 1.18% which is significantly less than the standard's maximum exposure level. Council staff are therefore satisfied the development meets all relevant standards.

Furthermore, the application provides a detailed analysis of the site selection process undertaken to find sites that could meet the technical demands of improving the network to deliver essential mobile services. An assessment was undertaken of existing telecommunication infrastructure to identify the possibility of co-location, as well as an examination of a range of new sites within the Elderslie and surrounding areas. It is acknowledged this application is a joint venture with Vodafone and Optus, so this proposed facility will be a co-located facility. Based on the site selection process, detailed in the Statement of Environmental Effects, Council staff consider an adequate selection process was undertaken.

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

## AERIAL PHOTO



## THE SITE

The site is commonly known as 40 River Road Elderslie and is legally described as Lot 2, DP 606159.

The site is irregular in shape, with a frontage of approximately 180m to Macarthur Road, a maximum depth of approximately 960m and an overall area of 22.585 hectares.

The subject site is to the southern edge of the existing residential development of Elderslie. The closest residential development is a residence located within the southern adjoining site known as 136 Macarthur Road.

The site is relatively flat, approximately 100m north of the Camden Bypass. Further residential development is proposed approximately 250m south-east of the Camden Bypass. Camden Fire Station is approximately 85m away to the north-east on the opposite side of Macarthur Road.

The site is currently utilised as a Turf Farm (Macarthur Turf Farm) which is predominately characterised by open grassy paddocks including farm facilities such as sheds, stockpile yards, unformed tracks, fencing and vegetation.

The site is heritage listed under the Camden LEP. The items of heritage significance which presently exist on site relates to the farm shed and adjoining grain silo, together with the road network and farm layout. On 18 September 2015 DA/2015/751 was approved for the demolition of the farm shed and grain silo.



Mature trees and vegetation exist along the front (eastern) site boundary, abutting Macarthur Road, and the southern common boundary of the site.

**HISTORY**

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

Date	Development
18 September 2015	Demolition of grain silo and shed (DA 751/2015)*
8 November 2012	Demolition of dwelling (DA 800/2012)

\* DA 751/2015 – The demolition of the shed and silo was supported by Council’s Heritage Officer as they were structurally unsound.

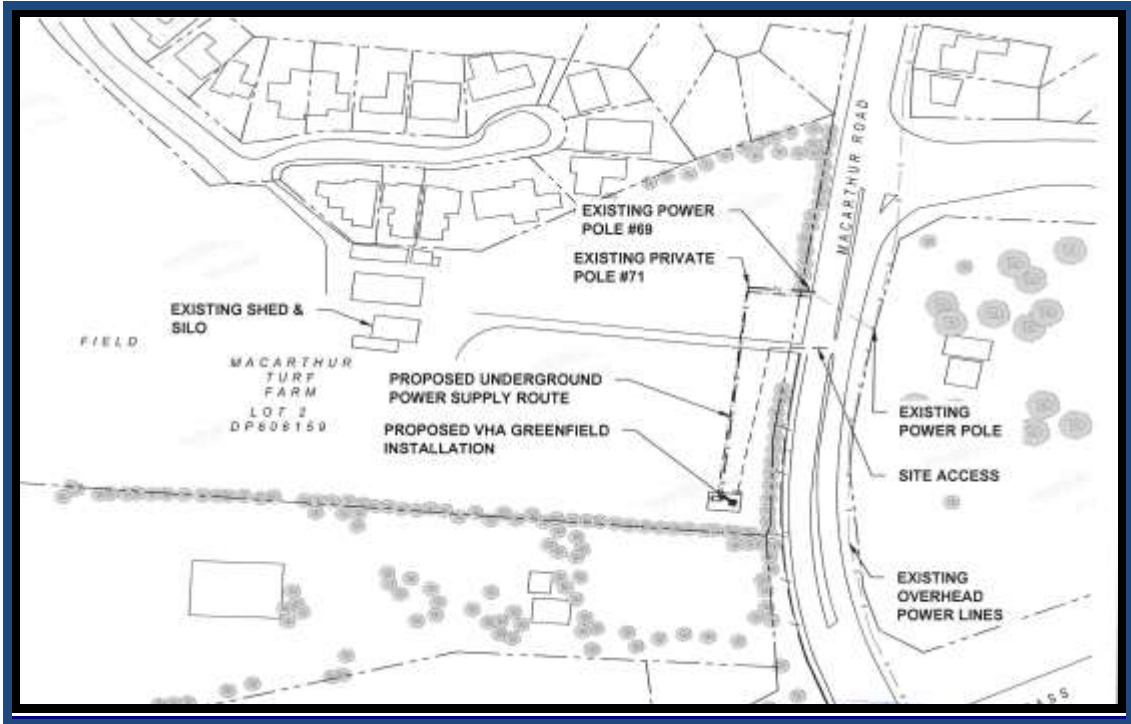
**THE PROPOSAL**

DA 714/2015 seeks approval for a new telecommunications facility. Specifically the proposed development involves:

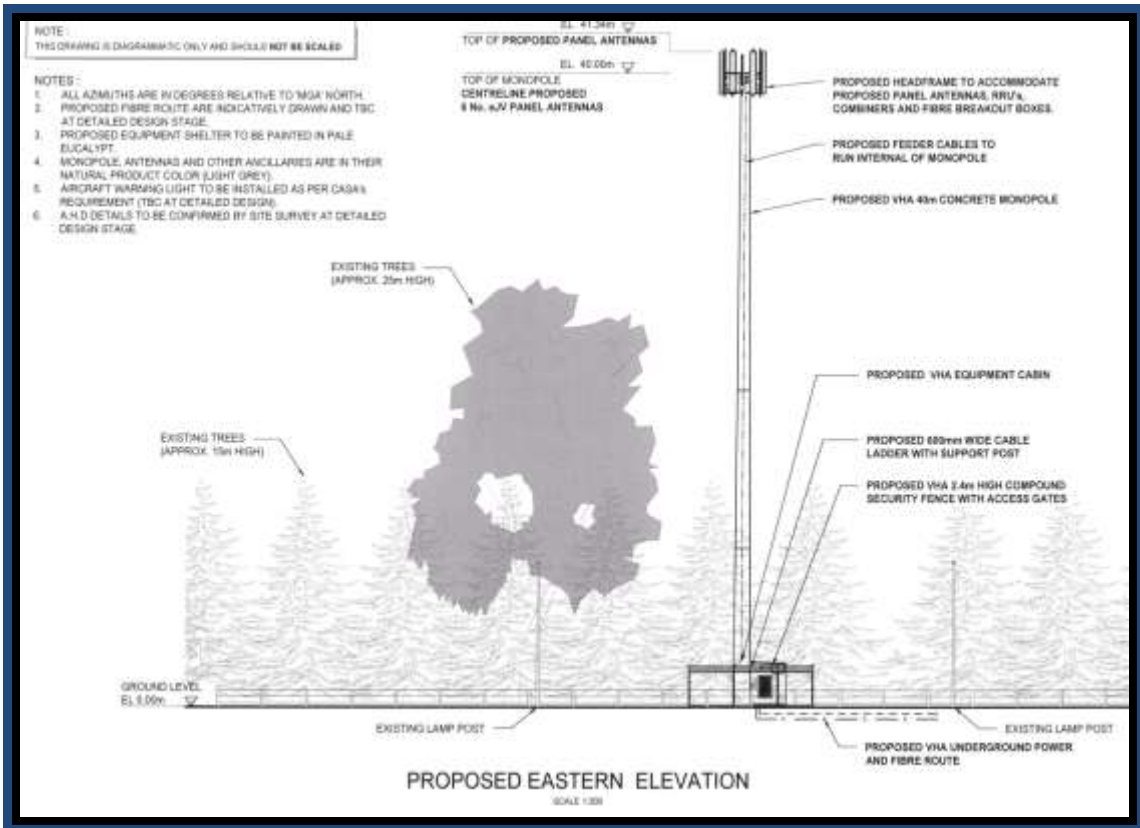
- The erection of a 40 metre high concrete monopole;
- The installation of a circular head frame atop the monopole;
- The installation of six panel antennas (unpainted and light grey in appearance) to an overall height of 41.34 metres;
- The installation of thirty-nine non-EME (electromagnetic energy) emitting remote radio units (RRU’s);
- The installation of an equipment shelter measuring 3.15 metres (length) x 2.38 metres (width) x 2.94 metres (height), to withstand a 1-in-100 year flood event. The proposed equipment shelter is elevated by 600mm to avoid flood waters;
- A new secure compound area measuring 8.0 metres x 12.0 metres, enclosed by a 2.4 metres high chain link fence;
- Ancillary equipment associated with the safe operation of the facility, such as equipment housing, cable trays and cable ladders, cabling, earthing, electrical works and air conditioning equipment; and
- Associated site works

**Copies of the proposed plans have been provided as an attachment to this report.**

**PROPOSED PLANS**



**PROPOSED ELEVATIONS**





## 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 (Infrastructure) 2007;
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007;
- Deemed State Environmental Planning Policy No 9 – Extractive Industries;
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River;
- Camden Local Environmental Plan 2010; and
- Camden Development Control Plan 2011.

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

#### State Environmental Planning Policy (Infrastructure) 2007 (SEPP)

The SEPP defines the proposed development as a “*telecommunications facility*”. Pursuant to Clause 115 of the SEPP telecommunications facilities may be carried out by any person with development consent on any land. The proposed development is, therefore, permissible with development consent on the subject land.

The SEPP requires any guidelines concerning site selection, design, construction or operating principles for telecommunication facilities to be taken into consideration in the assessment of a DA. An assessment against the planning principles contained in the *NSW Telecommunications Facilities Guidelines Including Broadband 2010* (NSW TFG) has been addressed as follows:

- Principle 1: *A telecommunications facility is to be designed and sited to minimise visual impact.*

A detailed visual impact assessment has been submitted in support of the application. Overall it is anticipated the proposed development will not have a significant visual impact. The telecommunication facility is a slimline 41.34m high monopole, which accommodates flush antennas in a radial arrangement. Traditional type structures had bulky head frames, as a result the modern version minimises the potential visual impact of the facility on the landscape. The neutral “light grey” colour of the monopole will allow for more effective camouflaging of the facility, against the skyline, in this locality.

- Principle 2: *Telecommunication facilities should be co-located wherever practical.*

Prior to the application being made to Council, the applicant undertook a site selection process outlined in the submitted Statement of Environmental Effects (SEE). Co-location was considered as part of the process but was deemed unsuitable due to



network coverage requirements, however, the proposed facility provides for co-location opportunities as it is proposed by Vodafone and Optus.

- Principle 3: *Health standards for exposure to radio emissions will be met.*

Health standards for telecommunication facilities are administered by the Australian Communications and Media Authority (ACMA) and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). An assessment of the proposed telecommunication facility against the standards and guidelines of ACMA and ARPANSA has been outlined in the application. The proposed facility has a maximum level of radiofrequency EME of 1.18% which is significantly less than the standard's maximum exposure level.

- Principle 4: *Minimise disturbance and risk and maximise compliance.*

The proposed development generally complies with all requirements of the Commonwealth Telecommunication Act 1997, The ACIF Industry Code for the Deployment of Mobile Phone Network Infrastructure, the Australian Communications and Media Authority guidelines, the standards of the Australian Radiation Protection and Nuclear Safety Agency and Council's development controls.

Deemed State Environmental Planning Policy (Mining Petroleum Production and Extractive Industries) 2007

The aim of this policy is to provide for the proper management and development of mineral, petroleum and extractive material sources for the purpose of promoting the social and economic welfare of the State.

Clause 13 of the SEPP requires that the proposed development be assessed in terms of its compatibility with current and future mining, petroleum production and extractive industries.

The application will not be impacted by any industry covered by this deemed SEPP.

Deemed State Environmental Planning Policy No 9 – Extractive Industries (SEPP)

Pursuant to Clause 8 of the SEPP, the application was referred to the Department of Trade & Investment Resources and Energy for comment, in that the subject site is located within an area identified as having extractive material of regional significance. The Department of Trade & Investment Resources and Energy has raised no issues with the proposed development. Council officers are satisfied that there will be no future land conflict as a result of the proposed development.

Deemed State Environmental Planning Policy 20 – Hawkesbury/Nepean River (SEPP)

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

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. Appropriate erosion and sediment control measures will be conditioned to ensure that the aims and objectives of the SEPP are met.

## Camden Local Environmental Plan 2010 (LEP)

The subject site is zoned RU1 - *Primary Production*, under Camden Local Environmental Plan 2010 (LEP), and adjoins RE1 - *Public Recreation and R2 – Low Density Residential* zoned land to the north of this site and RU1 - *Primary Production* zoned land to its south. This is shown in the map below.



### *Permissibility*

The site is zoned RU1 – *Primary Production* under the provisions of the LEP. The proposed development is defined as a “*telecommunications facility*” by the LEP which is not specified as a permissible land use in this zone, however, Clause 115 of the State Environmental Planning Policy (Infrastructure) 2007 overrides the LEP in that a “*telecommunications facility*” may be carried out by any person with development consent on any land.

### *Objectives*

In terms of the proposed development’s consistency with the zones objectives, the relevant objectives of the zone seek to “*encourage sustainable primary industry production by maintaining and enhancing the natural resource base*”, “*encourage diversity in primary industry enterprises and systems appropriate for the area*”, “*minimise the fragmentation and alienation of resource lands*”, “*minimise conflict between land uses within this zone and land uses within adjoining zones*”, “*permit non-agricultural uses which support the primary production purposes of the zone*” and “*maintain the rural landscape character of the land*”.

The subject telecommunications facility will not discourage sustainable primary industry production by compromising the maintenance or enhancement of the site’s natural resource base. It will not discourage any diversity in ‘primary production’ enterprises or associated systems, which are considered appropriate for the area, nor will it minimise the fragmentation or alienation of any resource lands in the vicinity of the subject site.

There will be no conflict between any land uses within the RU1 zone or the northern adjoining RE1 zone land, as a result of the proposed telecommunications facility, nor will it compromise it continuing to be utilised as a turf farm. No significant or mature trees are required to be removed as a result of the proposal. The design of the telecommunication facility incorporates a slimline design with a neutral colour finish



(light grey) which ensures that the rural landscape character of this locality will also be adequately maintained.

*Relevant Clauses*

The DA was assessed against the following relevant clauses of the LEP. Discussion of any variations of the controls is provided after the compliance table.

Clause	Requirement	Provided	Compliance
5.9 & 5.9AA Trees or Vegetation	Preserve the amenity of the area through the preservation of trees and other vegetation	No vegetation removal is required in order to construct this facility.	Yes
7.1 Flood Planning		The finished floor level of the proposed compound / equipment shed is proposed to be constructed with 600mm freeboard above the 1% AEP - Nepean River. The location of the facility is affected by the PMF. Based on the associated 'Flood Certificate' for this site, the level difference between the 1% AEP and PMF appears to be 1.70 m. As a result, this critical infrastructure will be constructed above the PMF flood level. Vehicular access to the site is required for maintenance from Macarthur Road, and it appears not to be affected by the 1% AEP.	Yes
7.2 Airspace Operations	Development within the Obstacle Limitation Surface requires referral to the airport authority	The proposal will not impact on the OLS for the Camden Air Space and does not require a warning light to be fitted as outlined by Sydney Metro Airports.	Yes
5.10 Heritage Conservation	The objectives of this clause are: (a) to conserve the environmental heritage of Camden,  (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric,	The property called "Belvedere" incorporates the entire subject site (Lot 2 DP 606159) and is listed as a heritage item under the LEP (item 115). The cottage was demolished in 2012. DA/2015/751 approved the demolition of the grain silo and farm shed.	Yes





Clause	Requirement	Provided	Compliance
	settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	Council's Heritage Officer is satisfied that the proposed telecommunication tower will have no heritage impact on the items of heritage significance.	

***(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 are no draft Environmental Planning Instruments applicable to this application.

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

Camden Development Control Plan 2011 (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP. Discussion of any variations of the controls is provided after the compliance table.

Control	Requirement	Provided	Compliance
B1.1 Erosion and Sedimentation	Erosion and sediment control measures	Appropriate erosion and sedimentation controls have been proposed and are deemed to be acceptable	Yes
B1.4 Water Management	To protect natural and enhance natural watercourses, riparian corridors and wetlands	As the proposed development is located outside of Sydney's Drinking Water Catchments, 'Water NSW' advised on 30/07/2015, that they had "no comments" to make on this proposal.	Yes
B1.5 Trees and Vegetation	Preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation	No vegetation removal is proposed in order to construct the subject facility in its proposed location.	Yes
B1.6 Environmentally Sensitive Land	Development within ESL must be designed to avoid adverse environmental impact	Only a small portion of the site is shown as ESL and no development is proposed within this area.	Yes



ORD08

Control	Requirement	Provided	Compliance
B1.8 Environmental and Declared Noxious Weeds	All applications for development are to consider the need to minimise weed dispersion and to ensure weed infestations are managed during the stages of development	A condition will be imposed, in any development consent, requiring the applicant to suppress and destroy, by appropriate means, any noxious or environmentally invasive weed infestations that occurs during and after construction works.	Yes
B1.13 Mine Subsidence	Applications for development within the area shown on Figure B2 requires the approval of the Mine Subsidence Board (MSB) prior to the submission of a DA to Council	Plans of the proposed development were approved by the MSB on 10 July 2015, prior to the application being lodged with Council.	Yes
B1.15 Development near Camden Airport	Structures must not exceed the obstacle height limit shown on the OLS map	'Appendix E' of the SEE contains an email from the Sydney Metro Airport Facilities Management Assistant dated 2 December 2014 which states that: <i>"At the maximum height of 41.34m above ground will not have a significant impact on the OLS for Camden Airspace as such no objection no objection to this proposal."</i> <i>"As the tower is under the OLS heights for the area, there is no requirement for a warning light to be fitted"</i>	Yes
B3.2 Aboriginal Cultural Heritage	An AHIP is required from OEH for any activity likely to impact Aboriginal items or areas	'Appendix D' of the SEE demonstrates the applicant conducted an on-line search through the AHIMS website on 12 May 2015 which concluded that there were no Aboriginal heritage items located on the subject site.	Yes
B3.1.5 Cultural Visual Landscapes	Optimise cultural and visual landscapes	The application demonstrates the proposed facility will not obstruct or detrimentally	Yes



Control	Requirement	Provided	Compliance
		<p>impact any cultural or visual landscapes identified within the DCP. The DCP identifies a number of “significant views” and “cultural landscapes” which must be considered during assessment.</p> <p>The application has been assessed and is considered satisfactory in relation to impact on views and landscapes. See discussion below.</p>	

Cultural Visual Landscapes

Table B5, in Chapter B3, of Camden DCP 2011 identifies the following significant views and cultural landscapes which must be considered:

- a) Floodplains along the Nepean River,
- b) Vineyards and turf farming areas in the vicinity of the Nepean River and Camden Bypass.
- c) Views from Camden By-pass across the alluvial flats.

The monopole is not considered to dominate the above visual corridors as it is a slim line vertical structure which is of a neutral recessive colour to blend with the environment. The proposed monopole is not considered to result in the undermining of the cultural and visual landscape of the Elderslie locality.

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

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

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

There are no matters prescribed by the Regulations that apply to the proposed development.

***(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.

Health Impacts



Under Commonwealth Legislation, mobile phone carriers are required to adhere to regulations administered by the Australian Communications and Media Authority (ACMA).

In 2014, ACMA adopted the *Radiocommunications (Electromagnetic Radiation Human Exposure) Standard 2014* (the Standards) which was prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) which replaced the 2003 document. This standard is recommended by the World Health Organisation. All telecommunication facility operators are bound by this standard.

The standard limits the amount of electromagnetic energy (EME) that can be emitted from telecommunication facilities and sets out appropriate maximum levels designed to protect people when in the vicinity of such facilities.

The use of this standard has been tested and supported in decisions made by the NSW Land and Environment Court (LEC) in the case of Telstra Corporation Limited Vs. Hornsby Shire Council [2006] in which the Court ruled in favour of Telstra for the reason that the standards which are set by ACMA are considered to be an appropriate health standard for such facilities to comply with.

The proposed development has a maximum level of radiofrequency of 1.18% of the standards maximum exposure level. The maximum EME levels achieved by the proposed development are significantly less than the mandated exposure limit and therefore comply with the relevant health standard.

#### Visual Impacts

Visual impact is often a significant issue with respect to mobile phone communications where such facilities require the installation of a tall pole or tower in order to provide adequate service levels. It is not always possible to locate mobile phone antennas in a discreet fashion on a building or in locations of minimal visual impact. Mobile phone towers, like many other items of infrastructure comprising taller structures, such as transmission line towers and wind generator towers, are likely to intrude above existing buildings and vegetation and hence can be readily seen in the landscape, particularly when viewed from closer distances.

The telecommunications facility has an overall height of 41.34m. The height of the proposed development was determined based on two factors. Firstly, the height is necessary to achieve target service coverage, which takes into account surrounding topography, vegetation and structures. Secondly, the facility provides for co-location by Vodafone and Optus.

While the proposed development is high and will be visible, the applicant proposes to minimise the visual impact through the slimline design of the monopole, combined with a non-reflective, neutral colour finish (light grey) and an almost flush antennae arrangement.

It is considered the slimline design will be less obtrusive and will blend more effectively with the rural surroundings compared to the traditional lattice design frequently seen on other telecommunication facilities. Furthermore, the neutral "light grey" colour of the proposed monopole will allow for more effective camouflaging of the facility, against the skyline, in this locality.

On balance, it is considered that the proposed facility achieves an acceptable visual outcome for the following reasons:



- the proposed telecommunication facility co-locates Vodafone and Optus onto one facility, therefore limiting the need for additional facilities for coverage area in the future;
- the slimline monopole design with the proposed antennae will be less obtrusive to sightlines, in and out of the area, compared to an alternative lattice type structure with mounted bulky head frame;
- the colour of the proposed facility (light grey) will allow for the monopole to easily blend in with the natural setting of the surrounding rural locality.
- Dwellings in closest proximity to the subject site have views dominated by trees, grass and other vegetation. It is acknowledged this pole will be visible; however it is considered recessive in a way that is not indifferent to electricity poles and power lines which are evident in the streets located in the vicinity of this site.

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

As previously demonstrated, 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 29 July 2015 to 12 August 2015. 1059 properties were notified and 8 submissions were received which all expressed objection to the proposed development. **A public exhibition and submissions map is provided with the Business Paper supporting documents.**

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

1. *The visual impact of the facility will affect the amenity of the area.*

Officer Comment

The visual impacts of the proposed development will be minimised by the monopoles slimline design, its colour (light grey) to blend into its surroundings and the proposed flush antennae arrangement. Approval of such a facility will also provide co-location opportunities which will help reduce the need for additional telecommunications facilities in the future.

2. *The development will negatively impact on existing and future resident's health in the long term.*

Officer Comment

Health standards for telecommunication facilities are administered by the Australian Communications and Media Authority (ACMA) and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). An assessment of the proposed telecommunication facility against the standards and guidelines of ACMA and ARPANSA has been detailed in the application. The proposed facility has a maximum level of radiofrequency EME of 1.18% of the acceptable public exposure limit. Council's



Environmental Health Officer is satisfied that the development meets the nominated exposure levels.

3. *There are many other locations where the telecommunication tower could be located.*

Officer Comment

It is considered that the site selection process has been adequately undertaken. The submitted statement of environmental effects (SEE) lodged with the application includes a site selection process which was undertaken as part of the preliminary application process.

Six sites were considered within the coverage area to accommodate a new telecommunication facility. The sites identified and reviewed include:-

- (1) Site A – Rural Land, Lot 12 DP 827115 Camden Valley Way, Elderslie;
- (2) Site B – Site which is the subject of this DA;
- (3) Site C – Merino Reserve, Lot 3064 DP 789753, Elderslie;
- (4) Site D – Lowe Reserve, No.16 Lowe Crescent, Elderslie;
- (5) Site E – Camden Fire Station, Nos.129- 131 Macarthur Road, Elderslie; and
- (6) Site F – Rural Land, No.279 Richardson Road, Spring Farm.

Sites A, C, E and F were considered to be appropriate for the proposed development, however, the land owners did not indicate any interest in housing a telecommunications facility on these sites as they felt it would compromise the visual amenity and future development potential of their land. Site D was considered to be inappropriate as the location would have had the potential to detract from the visual amenity, character and appearance of this area. Site B was considered to be a suitable candidate as it provided the necessary coverage for the locality without any significant environmental impact.

Based on the site selection process detailed in the SEE, Council staff consider that an adequate site selection process was undertaken.

4. *This infrastructure will cause house prices to fall in the Elderslie area.*

Officer Comment

This matter is not a relevant consideration as part of this current application.

5. *Tower should not be located on unstable mine subsidence land.*

Officer Comment

The application contains plans of the proposed development which have been stamped approved by the Mine Subsidence Board on 10 July 2015, which state that:

*“The approval is subject to levels and heights shown on plan being accurate & footings designed to comply with AS2870.1 or relevant Australian Standards For (sic) Mine Subsidence Board.”*

6. *Proposed telecommunication tower will cause interference to TV and radio reception in the area.*



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### Officer Comment

Council has noted this concern, however it is not a relevant matter for consideration in accordance with any applicable planning legislation.

7. *The proposed monopole should be painted an appropriate colour that will allow this structure to better blend in with the surrounding environment.*

### Officer Comment

The applicant proposes to paint the monopole a neutral “light grey” colour which is considered to have the least impact when viewed against the skyline. This finish is considered to appropriately address concerns that the monopole will have a detrimental impact on the surrounding locality. Conditions will be imposed requiring these details to be submitted with the Construction Certificate application.

8. *The proposed telecommunications facility will be located too close to the Mawarra Public School and nearby Child Care Centre.*

### Officer Comment

Section D5.1 (Page D188) of the DCP states that the “site planning” requirements for licencing child care centres must not be located:

*“(e) within 100m of high voltage transmission lines, mobile phone towers and radio telecommunication facilities, restricted premises and sex services premises”*

As the proposed mobile phone tower will be located approximately 370m from the Mawarra Public School, and nearby child care centre, it has been determined that the application exceeds the minimum 100m distance requirement. As such proposal complies with the requirements of the DCP and there is adequate separation between the proposed facility and these community sensitive locations in order to negate any potential health concerns.

9. *NSW Education and Communities Submission - The proposed facility is located about 365m to the north of the application site, and wishes to ensure that the Council is aware of the Departments Policy on telecommunication facilities.*

*“The Department of Education and Training adopts a policy of prudent avoidance in relation to the installation of mobile telecommunication facilities within school grounds or TAFE campuses.”*

*“While the Department cannot state a specific separation distance between a proposed mobile telecommunication facility and a school or TAFE campus, the Department has preference for a distance of 500m from the boundary of the property.”*

### Officer Comment

In relation to the Department of Education and Communities comments above, discussions were undertaken with the applicant in relation to their location having regard to this policy. The applicant made the following comments:

*The Policy is not a legislative document within NSW.*



ARPANSA, the National regulatory authority that sets the Standard for EME within Australia states that the standards which protect people from EME exposure do not set any distance between mobile base station locations and areas which may be considered sensitive. ARPANSA further states:

*'Similarly, the ACIF Code does not specify arbitrary distances at which infrastructure must be sited from community sensitive locations, because arbitrary distances do not necessarily reflect a precautionary approach. In fact, infrastructure sited further from community sensitive area may need to operate at a higher power and may result in higher EME exposure in that sensitive area.'*

*Therefore, exclusion zones or restricted access areas are only required where the radio frequency signal level exceeds the permitted safety limits. For a base station this usually occurs within a few metres of the antenna, which in this instance is 40 metres above the ground level.*

Having regard to the above, the proposal before Council is consistent with the legislation regarding its location to sensitive receivers and is acceptable.

**(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**

*NSW Office of Water*

The DA was referred to the NSW Office Water for assessment as the development requires an activity approval under Part 3 of Chapter 3 of the *Water Management Act 2000*.

In an email to Council dated 30 July 2015, NSW Office of Water raised no objection to the proposed development as the subject site was *"...located outside of Sydney's Drinking Water Catchments and would otherwise not impact on these catchments"*.

*NSW Department of Trade & Investment Resources and Energy (DTI)*

Pursuant to Clause 8 of the SREP, the application was referred to the Department of Trade & Investment Resources and Energy for their comment in that the subject site is located within an area identified as having extractive material of regional significance. DTI has raised no issues with the proposed development. Council is satisfied that there will be no future land conflict as a result of the proposed development.

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 714/2015 is recommended for approval subject to the following





conditions of development consent.

**CONDITIONS**

**1.0 - General Conditions of Consent**

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

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Drawing No. JS3436 – P1 (Revision A)	“Draft Site Layout”	CPS Global	29 October 2014
Drawing No. JS3436 – P2 (Revision A)	“Draft Site Setout”	CPS Global	29 October 2014
Drawing No. JS3436 – P3 (Revision A)	“Draft Site Elevation”	CPS Global	29 October 2014

- (2) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (3) **Approved Facility Height** – The approved monopole must not exceed a finished height (i.e. 41.34m) as approved on the plans.
- (4) **Protection of adjoining Bushland and/or Waterfront Areas** - To limit the potential for damage to the adjoining Bushland areas and/or Waterfront areas, the boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works. As well as the fencing prior to any earthworks commencing, other protection measures must be completed in accordance with the standards as specified in AS 4970-2009 Protection of Trees on Development sites.

The fencing must be kept in place until the completion of development and maintenance works and be marked by appropriate signage notifying all site visitors that the subject trees and vegetation areas are protected. The fencing should be a minimum of a 1.8 metres high chain link or welded mesh fencing.

- (7) **Noxious Weed Management** – Noxious weed management shall occur in accordance with Camden Development Control Plan 2011.

**2.0 - Prior to Commencement of Works**

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

- (1) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:

- a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes.
- (2) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Consent Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and



- 
- e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours;
  - c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (5) **Site is to be Secured** - The site shall be secured and fenced to the satisfaction of the PCA. All hoarding, fencing or awnings (associated with securing the site during construction) is to be removed upon the completion of works.
- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this Development Consent.

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

- (7) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.

### 3.0- Prior to the issue of a Construction Certificate

- (1)**Civil engineering plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

Note. Under the Roads Act 1993, only the Council can approve commencement of works within an existing road reserve.

- (2)**Dilapidation Report** – A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details



demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (3) **Erosion and Sediment Control Plan (ESCP)** - An ESCP shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

#### 4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Site Management Plan** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
  - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - c) waste shall not be burnt or buried on site, nor shall windblown rubbish be allowed to leave the site. All waste shall be disposed of at an approved waste disposal depot;
  - d) a waste control container shall be located on the site;
  - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
  - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
    - i) be a standard flushing toilet connected to a public sewer; or
      - i. have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
      - ii. be a temporary chemical closet approved under the *Local Government Act 1993*.
- (3) **Noise** - All work shall not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act (1997)*.



All work shall comply with the requirement of the NSW Industrial Noise Policy and the Environment Protection Authority' Environmental Noise Manual.

- (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 provided to the Council at the completion of the development.
- (5) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

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

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.

- (6) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (7) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the *Soils and Construction – Managing Urban Stormwater manual (Blue Book)*.
- (8) **Unexpected Finds Contingency** - 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 works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (9) **Salinity Management** - Proposed construction work involving the use of concrete and steel should also consider the potential impact of saline and aggressive soils known to exist in the Camden soil landscape. It is recommended that you obtain specialist engineering advice to consider the specifications for concrete and steel to reflect potentially moderately saline and moderately aggressive soils.
- (10) **Construction Noise Levels** - Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's *Environmental Noise Control Manual*. This manual recommends;

Construction period of 4 weeks and under:

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

Construction period greater than 4 weeks:



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

(11) **Heritage Item Requirements** – All construction works shall be undertaken in accordance with:

- a) Plans approved by the Mine Subsidence Board on 10 June 2015 ;
- b) 'Heritage Impact Assessment' prepared by Richard Lamb and Associates, dated 18 June 2015 and entitled: "*Proposed Telecommunication Facility: 130 Macarthur Rd, Elderslie*";
- c) Statement of Environmental Effects, prepared by CPS Global, dated July 2015;
- d) The external colour of the telecommunication monopole shall be neutral 'light grey' in order to blend in with the skyline;
- e) The external colour of the equipment shelter shall be 'Pale Eucalypt', or otherwise a bronze green or mid grey to blend in with the surroundings;
- f) The chain wire fence shall be galvanised steel, bronze green or mid grey to blend in with the surroundings;
- g) The existing screen landscaping of the tree species identified as 'Poplars' and/or 'Sheoaks', located along the boundaries of the subject site, shall be retained to soften the completed monopole and associated facility;
- h) Additional screen planting shall be planted around the perimeter of the compound fencing to screen the ground level structures which will be visible through the gaps in the existing vegetation; and
- i) Should Aboriginal or European Archaeology be discovered during works, all work must cease and the NSW Office of Environment and Heritage be contacted for their requirements.

### 5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Occupation Certificate Required** - An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Compliance with Flood Management Plan** - A Certificate of Compliance prepared by a suitably qualified engineer shall be provided to the PCA stating that all aspects of the Flood Risk Management Plan have been completed and/or implemented in accordance with the approved Plan, including a structural engineers certificate which state that the proposed structure will be able to withstand forces of flood water up to the PMF.
- (3) **Height Certification/Verification** - A registered surveyor shall certify that the maximum height of the subject monopole is consistent with the height in the



approved plans and this consent (41.34m). The certification/verification shall be provided to the satisfaction of the PCA.

### 6.0 – Ongoing Use

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

- (1) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (2) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the facility within 48 hours of its application.
- (3) **Hours of Maintenance** - The facility must only be accessed for maintenance between 9.00am and 5.00pm (Monday to Saturday). However 24 hour access is permitted in the event of essential/emergency maintenance.
- (4) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.
- (5) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.

**Operational Report** - A report must be prepared 12 months after the completion of the proposed telecommunication facility which demonstrates that strict compliance has and is being met with all the operational requirements of this development consent.

### RECOMMENDED

**That Council approve DA 714/2015 for the erection of a Vodafone and Optus telecommunications facility, including a 41.3m monopole, installation of a circular head frame atop the monopole, six (6) panel antennas, thirty-nine (39) non-EME emitting remote radio units, construction of an ancillary equipment shelter, security fencing and associated site works, which will be subject to the conditions listed above.**

### ATTACHMENTS

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





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## ORDINARY COUNCIL

ORD09

**SUBJECT: GREATER MACARTHUR PRELIMINARY LAND RELEASE STRATEGY**  
**FROM:** Director Planning & Environmental Services  
**TRIM #:** 15/280619

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ORD09

### PURPOSE OF REPORT

The purpose of this report is to advise Council of the public exhibition of the Greater Macarthur Preliminary Land Release Strategy and an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, and to seek a resolution to forward the contents of this report to Department of Planning and Environment (DPE) as Council's submission.

### BACKGROUND

The NSW Government's *A Plan for Growing Sydney*, requires the development of a framework for the identification of new Priority Growth Areas and specifically identifies that new Priority Growth Areas be investigated for greenfield development south and south-west of Campbelltown and Macarthur.

As part of this the DPE has released the *Greater Macarthur Land Release Investigation – Land Use and Infrastructure Analysis Report* (The Analysis Report). The Analysis Report identifies the constraints and opportunities for urban development in the Greater Macarthur Land Release Investigation Area (Greater Macarthur) and provides the recommended sequencing of future urban development and required infrastructure to facilitate growth.

The Greater Macarthur includes an area of approximately 17,600 hectares and is located south and south-west of Campbelltown-Macarthur and encompasses the areas of Wilton, Maldon, Menangle Park, Menangle, Appin, Bingara Gorge, Mt Gilead and Gilead, as identified shaded red in Figure 1 below. The area extends across the Campbelltown and Wollondilly Local Government Areas.

It was identified that the northern (Menangle Park and Mount Gilead) and southern (Wilton) areas of the Greater Macarthur area present the greatest opportunities to increase housing supply concurrently with the North West and South West Priority Growth Areas.

The DPE is currently exhibiting the Greater Macarthur Preliminary Land Release Strategy and an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 for a period of 44 days from Tuesday 22 September 2015 to Thursday 4 November 2015.

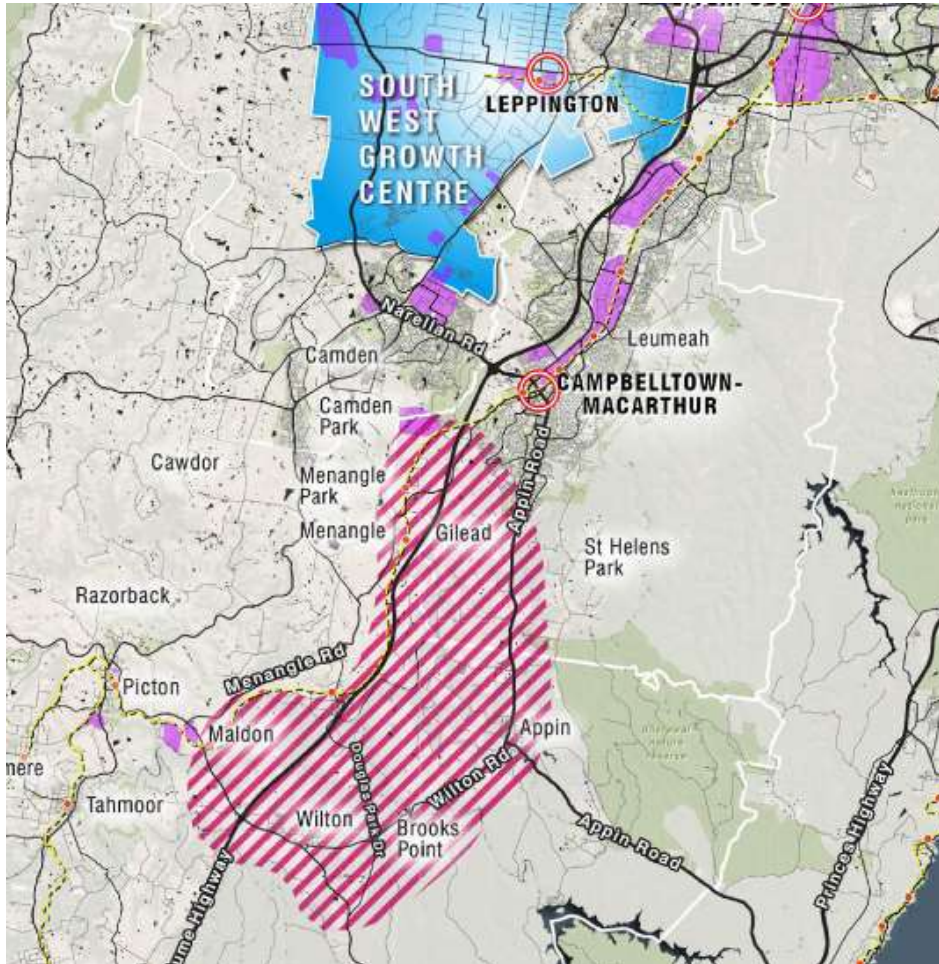


Figure 1 – The Greater Macarthur Area

## MAIN REPORT

### Proposed Release Areas

#### Menangle Park and Mount Gilead Priority Precinct

The Menangle Park and Mount Gilead precinct is approximately 3,601 hectares in area and located in the northern part of Greater Macarthur, as identified in **Attachment 1 to this report**. The Strategy identifies that the precinct will provide 18,100 dwellings and 24 hectares of employment land. The precinct will contain four centres, this includes two local centres at Mount Gilead and Menangle Park and two village centres at Glenlee and Gilead.

The Actions to deliver growth in the area include, various road upgrades, including the Hume Highway, Appin Road and the construction of Spring Farm Link Road with access ramps to the Hume Highway, provision of a north-south bus priority corridor and extension of the Sydney trains electrified rail network to Menangle Park. The specific action of rezoning the land to accommodate 4,900 homes through planning proposals is also identified, with the first new houses being possible within two years, and working towards a further release of land for up to 13,200 homes.



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## Wilton Priority Precinct

The Wilton precinct is approximately 4,175 hectares in area and located in the southern part of Greater Macarthur, as identified in **Attachment 2 to this report**. The Strategy identifies that the precinct will provide 16,600 dwellings and 244 hectares of employment. The precinct has significant land owner interest and local authority support for bringing forward a new town centre at Wilton. Development of the new town will be proponent-led with required infrastructure provided at no additional cost to Government. The precinct will contain a new major centre at Wilton and four village centres, the existing Bingara Gorge Village Centre and Wilton Village Centre with the addition of Maldon and West Wilton.

## Review Process and Infrastructure Funding

The DPE will be undertaking periodic reviews of the strategy based on housing market demand needs, infrastructure servicing planning and delivery and private sector interest.

Special Infrastructure Contributions will be considered for infrastructure funding or a series of planning agreements will need to be entered in to, to secure the infrastructure needed to support the proposed growth.

## **Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

It is proposed to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, to include the two new growth centres at Menangle Park/Mount Gilead and Wilton to enable the provisions of the SEPP to apply to the new growth centres. No changes are proposed to the SEPP in relation to the existing South West Region Growth Centres.

## **Key Issues**

### Timing and Impact on existing South West Growth Centres

The Strategy identifies that the new Priority Precincts will meet any unmet demand from the existing South West Priority Growth Areas. However concern is raised with the timing of the new Precincts, as the Strategy identifies that the Menangle Park/Mount Gilead precinct will be rezoned for 4,900 homes in the very short term, with development of housing commencing within two years.

The existing South West Priority Growth Areas within Camden and Liverpool Local Government Areas have identified development potential to accommodate a further 110,000 dwellings over the next 25-30 years, with associated infrastructure to accommodate this growth.

Menangle Park/Mount Gilead commencing development within the next two years is not considered to be providing for the 'unmet' demand from the existing South West Priority Growth Areas, but rather could be in competition with the existing growth areas. The existing South West Priority Growth Areas are yet to have the majority of the land released or rezoned to accommodate growth, and significant development is yet to occur.

Concern is also raised in relation to the possible adverse impacts on infrastructure demands. Specifically, concern is raised that infrastructure commitments that have been made to the existing South West Priority Growth Areas may be impacted by the new Priority Precincts. Confirmation is sought by Council that should the proposed



inclusion of Menangle Park/Mount Gilead and Wilton Precincts proceed, there will not be any adverse impacts on the infrastructure commitments made for the existing South West Priority Growth Areas and funding will remain for these areas.

#### Glenlee

Camden Council and Campbelltown City Council are currently assessing Planning Proposals to rezone a portion of the Glenlee Precinct from mainly rural zonings to industrial zoning. The proposed Menangle Park/Mount Gilead Precinct includes a portion of the Glenlee Industrial Planning Proposal site and identifies it as “developable land”. The Councils have received a Gateway Determination and are currently consulting with relevant State agencies.

There are concerns over inclusion of the portion of the site within the Campbelltown LGA and the land being identified as “developable land” rather than “employment land”. It is recommended that the Glenlee Industrial Planning Proposal site (within both Camden LGA and Campbelltown LGA) be removed from the Menangle Park/Mount Gilead Precinct Mapping to allow for the existing Planning Proposal to be assessed and finalised by Camden and Campbelltown Councils.

Should the area remain in the Menangle Park/Mount Gilead Precinct, it is recommended that the area be identified as “employment land” and confirmation is sought from DPE that the Planning Proposal currently under assessment will not be delayed due to the Greater Macarthur Investigation area process.

#### Spring Farm Link Road

The Strategy identifies the construction of the Spring Farm Link Road and new access ramps to the Hume Highway as an action to deliver growth in the Menangle Park and Mount Gilead Precinct. The Spring Farm Link Road is supported as priority infrastructure needed to sustain this new Precinct.

The Analysis report identifies the Spring Farm Link Road as “Planned and Potential Transport Infrastructure”, however it also identifies that there is no funding provided for this project. It is proposed that a Special Infrastructure Levy (SIC) be imposed which would collect contributions toward the provision of public infrastructure. Should the proposed Menangle Park and Mount Gilead Precinct be formally included in the Growth Areas SEPP, formal government commitment for funding of the Spring Farm Link Road is required.

#### Proposed Infrastructure

As identified above, the Analysis Report identifies “Planned and Potential Transport Infrastructure” in the Greater Macarthur region, however most of the infrastructure options are identified as having no funding source. It is proposed that a SIC be imposed which would collect contributions toward the provision of public infrastructure. It is essential that an infrastructure funding package be identified as part of the new Priority Precincts to ensure adequate infrastructure is provided to the new Precincts and Council.

The preparation of a Regional Integrated Transport Strategy is considered essential and it is recommended that this strategy be prepared to support the Greater Macarthur Investigation Area. This strategy would assist in identifying the flow-on impacts as a result of infrastructure upgrades, such as impacts on Narellan Road and the future Spring Farm Link Road connection as a result of upgrading the M31 Hume Motorway between Picton and Narellan Roads. The Strategy would also provide an opportunity



to consider and address regional parking needs and public transport, such as a regional bus and rail network.

It is recommended that consideration be given to the proposed Outer Sydney Orbital so that the planning for the Greater Macarthur Investigation Area can appropriately address the corridor preservation requirements. Similarly, this project should have regard to the proposed high speed rail project, which may have a number of potential entry points to the Sydney metropolitan area from the south.

Council has previously raised concern with the DPE regarding the cap on development contributions. While the proposed rezonings are not located within the Camden LGA, the relevant Councils will be impacted in their ability to deliver local infrastructure by the cap on contributions. Council again takes this opportunity to request that the DPE review the current development contributions framework and in particular requests that consideration be given to indexing the contributions cap so that it at least keeps pace with inflation.

#### Special Infrastructure Contributions Review

The investigation of a new Special Infrastructure Contribution for both the Menangle Park/Mount Gilead and Wilton Precincts is supported as a mechanism for infrastructure funding. The need to prepare a framework to share the costs and coordinate delivery of the major new transport and community infrastructure is an important issue and supported by Council.

#### Lack of identified public transport for the Wilton Precinct

Whilst the Menangle Park and Mount Gilead Precinct appear to have adequate potential for public transport options for the new Centres, concern is raised over the lack of potential public transport options for the Wilton Precinct.

#### Concern over Environmental Factors in the Menangle Park/Mount Gilead Precinct

The Analysis report identifies a variety of environmental factors that raise concern in the Menangle Park/Mount Gilead Precinct, specifically in relation to the existing locations for Coal Seam Gas wells. These issues must be managed throughout the planning rezoning process.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications for Council as a result of this report

### **CONCLUSION**

The DPE has placed on public exhibition the Greater Macarthur Preliminary Land Release Strategy and an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

The Strategy identifies two new Precincts for the South West Priority Growth Area, Menangle Park/Mount Gilead Precinct and Wilton Precinct. The two new precincts will have the combined opportunity to deliver up to 35,000 homes and 17,000 jobs in the Greater Macarthur area.

There are some concerns in relation to the impacts on the Camden Local Government Area (LGA), specifically related to the timing of the new priority areas. Confirmation is also sought to ensure there is no conflict with the provision of proposed infrastructure in



ORD09

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the Camden LGA. Support is given to the construction of the Spring Farm Link Road and also the introduction of the Special Infrastructure Contributions.

**RECOMMENDED**

**That Council:**

- i. endorse the contents of this report as Council's submission on the Greater Macarthur Preliminary Land Release Strategy and an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and**
- ii. forward a copy of the report to the NSW Department of Planning and Environment.**

**ATTACHMENTS**

1. Attachment 1 - Menangle Park and Mount Gilead map
2. Attachment 2 - Wilton map



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## ORDINARY COUNCIL

ORD10

**SUBJECT: ORAN PARK DCP PART B1 TOWN CENTRE AMENDMENT 2015**  
**FROM:** Director Planning & Environmental Services  
**TRIM #:** 15/233364

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ORD10

### PURPOSE OF REPORT

The purpose of this report is to seek a Council resolution to publicly exhibit proposed amendments to the Oran Park Development Control Plan 2007: Part B1 – Oran Park Town Centre ('the DCP'). The draft Oran Park DCP document is **provided as Attachment 1 to this report**.

### BACKGROUND

The Oran Park Town Centre is proposed to be one of the largest centres in the Camden Local Government Area. Greenfields Development Company No. 2 Pty Ltd, together with Urban Growth NSW, have proposed several amendments to the existing DCP in response to:

- the submission of a revised Water Sensitive Urban Design Strategy, and;
- issues that have arisen as a result of further detailed work.

### MAIN REPORT

In summary the proposed amendments include:

- replacement of the landscaped swale on the North South Street (Central Ave) with a landscaped promenade;
- amendment of the Public Domain Manual and controls relating to its application for Central Ave;
- introduction of 'Character Zones' along Central Ave;
- minor revision of the bus stop location map;
- clarification of the definition of ceiling height and ceiling height requirements;
- revision of advertising and signage controls in the Town Centre, and;
- removal of requirement to submit Water Sensitive Urban Design and sustainability assessments, and landscape plans for minor DAs.

### **Proposed Amendments**

#### Landscaped Swale

Section 5.2 of the DCP currently requires a landscaped swale/drain on the eastern verge of Central Avenue. Urban Growth NSW has submitted a revised Water Cycle Management Plan for the Oran Park Town Centre, which demonstrates that a swale is not required within Central Avenue. Additionally, the construction of a swale in this location will sever connections through the Town Centre, requiring the construction of bridges to allow pedestrian access over the swale.



The proposal to delete the swale is supported as the removal is under-pinned by a revised Water Cycle Management Plan that has been peer reviewed and accepted by Council officers which demonstrates that the swale is not required. Further, the removal will improve pedestrian connectivity and minimise maintenance costs for Council in the long term.

#### Public Domain Manual

The Public Domain Manual provides urban design guidelines and information to assist in the construction of public domain works within the Oran Park Town Centre. As a result of the removal of the swale, the pages relating to Central Avenue in the Public Domain Manual need to be amended. Four revised pages will be inserted from page 26-29 in Section 3.4 North South Street.

These pages show revised cross sections for the Promenade, as well as design principles and details of materials, finishes and street tree species. Development along the Promenade is to be generally in accordance with the Public Domain Manual. It is proposed that the Public Domain Manual will be reviewed more broadly at a later date.

The proposed amendments to the Public Domain Manual are supported as it provides consistency with the revised draft DCP and provides technical information to support construction of the promenade, ensuring consistency in materials and finishes.

#### Character Zones

To coordinate the landscaping of Central Avenue, a new control is proposed to be inserted into Section 4.3 Road Types. This control will address the concept of Character Zones, which will be a series of outdoor spaces along the North South Promenade.

These outdoor spaces will be classified into two Character Zones:

- Activation Zones at street corners and within the Civic Area, which will feature predominantly hardscape (paved, outdoor dining, public art), and;
- Multiuse Zones which may be interchangeable between paved, turfed or mass planting depending on the adjoining building design and land use.

Character Zones are indicatively shown in Figure 58B of the Draft DCP which is **provided as an Attachment to this report** where orange designates the Activation Zones and green designates the Multiuse Zones. The final design of each Multiuse zone will be determined in conjunction with the adjoining buildings and land use to allow for an appropriate design response to, for example, the inclusion of future outdoor dining areas.

The inclusion of controls related to the 'character zones' is supported as it will guide the creation of 'outdoor rooms' to enhance the civic function of this street and will ensure consistency in the approach to landscape design.

#### Bus Stop Locations

Figure 16 in Section 4.4 of the DCP will be replaced with a new version which includes one less bus stop on Central Avenue. This will rationalise the location of bus stops along Central Avenue, as the current DCP includes stops in approximately 100 metres in either direction.





The proposed deletion of one bus stop is supported given its proximity to bus stops, being approximately 100 metres in either direction as it will assist in providing an efficient bus service.

#### Ceiling Height Requirements

The definition of ceiling height under the DCP is currently unclear. The amendment will include an additional sentence to clarify minimum floor to finished ceiling heights as “the perpendicular height measured from the floor to the underside of the slab”.

This amendment will also reduce the floor to ceiling height requirement. The DCP currently requires an additional 600 millimetres of vertical air space on each floor relative to other similar development in NSW and interstate. This requirement of additional vertical air space produces less sustainable outcomes by adversely impacting air conditioning and lighting costs. Notably, the Joint Regional Planning Panel’s approval to construct Council’s Administration Building required a variation to this control.

The proposed amendment to the ceiling height definition and requirement is supported as it will result in an appropriate built form that is consistent with best practice and improves sustainability outcomes.

#### Advertising and Signage

In Council’s determination for the Oran Park Podium Development Application (DA/1130/2013) it was concluded that existing retail/commercial signage controls in the Camden DCP were not applicable to a commercial centre of the size and scale of the Oran Park Town Centre.

It is proposed that the advertising and signage controls from the Camden Growth Centres DCP be inserted into a new section in the Oran Park DCP Part B1 as they are more appropriate to the town centre location.

The Camden Growth Centres DCP did not exist at the time that the Oran Park DCP was originally adopted in 2007 and as a result, the Oran Park DCP relied on the Camden DCP controls in relation to advertising and signage. The proposal to amend the DCP so that it is consistent with the advertising and signage controls of the Camden Growth Areas DCP is supported as these controls are considered appropriate for the Town Centre location and is consistent with other precincts located within the South West Growth Corridor.

#### Minor DA Requirements

To rationalise the DA preparation and assessment process, the DCP will be amended to remove the requirement to submit Water Sensitive Urban Design (WSUD) reports (as per Section 5.2), landscaping plans (as per Section 5.3) and sustainability assessments (as per Section 6.0) for minor applications (e.g. shop fit-out, signage, or change of use). This amendment is supported as it will reduce unnecessary cost and delay for applicants undertaking minor development within the town centre.

#### **Probity Plan**

Council has an adopted Probity Plan for the Oran Park Town Centre as a result of entering into arrangements in relation to the future Administration Centre. The Probity Plan aims to ensure that the utmost level of integrity is maintained in relation to dealings involving the Council’s Site Facilitation Agreement (SFA). The Probity Plan does not contain any specific requirements in relation to making a DCP amendment which applies to land Council will own within the Town Centre, but does note that



Council's Code of Conduct and all other corporate policies continue to apply. In this circumstance, the provisions of the draft DCP will apply to Council's land in the same way that it applies to any other land located within the Town Centre.

### **Next Steps**

The DPE is responsible for the DCP and has delegated authority to Council to make amendments.

The DPE has been consulted and has not raised objection in relation to the proposed changes to the DCP as outlined in this report. Therefore the amended DCP may proceed to public exhibition following Council's endorsement.

If Council chooses to proceed with the proposed DCP amendments they will be placed on public exhibition for a period of 28 days in accordance with the *Environmental Planning and Assessment Act* and Regulation.

The material will be available at the Narellan and Camden libraries and Council offices.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications for Camden Council as a result of this proposal.

### **CONCLUSION**

The proposed amendments to the DCP will facilitate development in the town centre. In particular, the amendments to Central Avenue will assist with creating a pedestrian friendly environment suitable to what will become the 'civic heart' of the town centre.

### **RECOMMENDED**

#### **That Council:**

- i. supports the proposed amendments to the Oran Park DCP 2007;**
- ii. publicly exhibits the draft DCP amendment for a period of 28 days in accordance with the provisions of the Act and Regulations;**
- iii. forwards a copy of the draft DCP to the Department of Planning and Environment in accordance with delegations dated 19 January 2015;**
- iv. subject to no submissions being received:**
  - a. grant delegations to the General Manager to adopt the proposed changes to the Oran Park DCP in accordance with Delegations dated 19 January 2015;**
  - b. publicly notifies the adoption of the DCP in accordance with the provisions of The Act and Regulations; or**
- v. if submissions are received, require a further report outlining the result of the public exhibition of the draft DCP and VPA amendment.**



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## ATTACHMENTS

1. Marked-Up Oran Park DCP Part B



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## ORDINARY COUNCIL

ORD11

**SUBJECT: 2015/2016 COMMUNITY SMALL GRANTS PROGRAM**  
**FROM: Director Customer & Corporate Services**  
**TRIM #: 15/285973**

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### PURPOSE OF REPORT

This report seeks Council's endorsement of the recommended funding allocations in this year's Community Small Grants Program (CSGP), a component of Council's Community Financial Assistance Program.

### BACKGROUND

Council provides an annual financial assistance program to assist local groups, one element of which is the CSGP. In the current budget, \$84,200 has been allocated to this program.

CSGP guidelines assist Council in the consideration and allocation of funds to applicants. The guidelines are available all year on the Council website and were provided to applicants with the application form.

### MAIN REPORT

The availability of funds through the CSGP was promoted via:

- a) An information session for community groups which was held at Narellan Library on 27 July 2015.
- b) Council networks, the Camden Interagency Group, Sector Connect website and the Our Community website;
- c) Local papers; and
- d) Council's website, Camden and Narellan Council offices and Camden and Narellan Libraries.

Forty-four (44) applications were received with a total of \$175,793.00 requested.

Each application was assessed against the program guidelines, with further consideration given to the impact on the local community, number of participants, applicant's financial or in-kind contribution and availability of other funding sources.

As it isn't possible to fund every project under the program, unsuccessful groups will be:

- a) Advised of potential alternate sources of funding and provided with assistance to access these funds wherever possible, and



- b) Invited to participate in community capacity building workshops, and
- c) Provided with information about other partnerships which may be possible to achieve their goals.

This matter was the subject of a Councillor briefing on 13 October 2015 and a subsequent item in the Councillor update.

After assessment against the CSGP guidelines, twenty-six (26) applications have been recommended for CSGP funding totaling \$84,200.00 (excluding GST).

The following projects are recommended for full or part funding:

Rank	Name of Community Group	Project	Amount Recommended for funding
1	Macarthur Chinese Services Inc	2016 Chinese New Year Celebrations and photography workshop and exhibition. \$5,000.00 requested.	\$3,000.00
2	Everyone Can Dance Charity	Dreamworld - Everyone can Dance performance. \$5,000.00 requested.	\$5,000.00
3	Mother Hubbard's Cupboard in Camden Inc	Filling what's empty – request for funds for purchase of goods. \$5,000.00 requested.	\$5,000.00
4	Camden Bookwork Literacy Gardens No 1	Auspiced by Rotary – Establishing the first of 5 literacy gardens on Camden Town Farm to reflect popular children's books. \$4,900.00 requested.	\$4,900.00
5	Camden District Care Inc	Get Wild Reptiles, Trivia and Magic programmes – 6 sessions in all for people living with a disability. \$1,590.00 requested.	\$1,590.00
6	Camden Area Family History Society	NSW and ACT State Family history conference to be held in Camden 2016 with free sessions to public. \$5000.00 requested.	\$5,000.00
7	Camden Stroke Recovery Club	Building community partnerships in Stroke recovery by purchasing DVD players and Ipads and to work with local library services and Social workers at Camden Hospital. \$4,283.00 requested.	\$4,283.00
8	Muru Nanga Mai	(Auspiced by Sector Connect) Ramps to REAL – Aboriginal Child/Youth Project. 5 week health related workshops and activity. \$5,000.00 requested.	\$3,000.00
9	Camden and District	Request funding for purchase of	\$2,651.00



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Rank	Name of Community Group	Project	Amount Recommended for funding
	Netball Association Inc	Netball training equipment – over 2000 local women participate in Camden netball. \$2,651.00 requested.	
10	Camden Community Connections	Social Singers – 8 week social singing programme. \$2,940.00 requested.	\$2,940.00
11	Narellan Public School P&C Association	Purchase athletic equipment for Keep Our Kids Moving programme designed to encourage children to get fit and participate in athletic events. \$4,937.00 requested.	\$4,937.00
12	Camden Community Connections	Creative Writing and Coffee – designed to encourage people with no experience to build confidence through developing creative writing skills. \$2,500.00 requested.	\$2,500.00
13	Probus Club of Harrington Park	Purchase of equipment for meetings, presentations and guest speakers. \$2,000.00 requested.	\$1,769.00
14	Autism Spectrum Australia (Aspect)	Shade sail for ASPECT School for children with autism and provide essential infrastructure for the growing demand for autism specific services. \$3,011.00 requested.	\$3,011.00
15	Macarthur CC Photography Exhibition Group	Camden then and now: Heritage and Imagination photography exhibition to showcase Camden's heritage through photography. \$2,860.00 requested.	\$2,610.00
16	Lung Foundation Australia	Lung Health Seminars to target the general community in regards to general lung health and the other to target those living in Camden with lung disease. \$5,000.00 requested.	\$2,000.00
17	Camden Town Farm Community Garden Assoc. Inc	Electrical extension to Town Farm to enable events to remove the need for a generator. \$2,840.00 requested.	\$2,840.00
18	The Scout Association of	Safer Seating suiting scouts –	\$1,850.00



Rank	Name of Community Group	Project	Amount Recommended for funding
	Australia (Narellan)	purchase of chairs and tables for Scout Hall as current show wear and tear through use by scouts and other groups. \$1,850.00	
19	Families NSW - Sector Connect	Paint the town REaD – project in partnership with library to initiate a reading day across Camden driven by group of champions made up by local businesses, personalities, services. \$4,550.00 requested.	\$4,550.00
20	Cobbitty Public School P& C Association	Replacement of commemorative shade sails - used by school, covering ANZAC commemorative hand ball court and used for Cobbitty Markets. (School will contribute \$6,500) \$5,000.00 requested.	\$5,000.00
21	Probus Club of Gregory Hills	Purchase of laptop for use by club for presentations marketing and to keep up to date with information and connect to the broader community. \$2,448.00 requested.	\$1,548.00
22	Campbelltown Uniting Care - Focus on Families Camden	Focus on perinatal wellbeing, providing effective support for pregnant mothers at risk for perinatal depression and anxiety. Groups are held in the Camden LGA and are attended by Camden residents. \$4,970.00 requested.	\$4,970.00
23	Camden Wollondilly Domestic Violence Committee	DV posters and cards produced to be distributed throughout the Camden LGA e.g. health centres, services and other relevant businesses. \$4,489.00 requested.	\$2,742.00
24	Lifeline Macarthur	Lifeline in partnership with Camden Community Connections to produce 250 Christmas Hampers from Foodbank to 250 families in need. \$2,500.00 requested.	\$2,500.00
25	Camden Society of Artists	Enhancement of Gallery – to	\$1,759.00



**ORD11**

Rank	Name of Community Group	Project	Amount Recommended for funding
	Inc	purchase equipment to improve the use of the room at AH&I Hall in Camden for the group and any visitor. \$2,585.00 requested.	
26	Camden Community Connections	Family Fit – getting healthy together is a 5 week physical program for families to run three times throughout 2016 to promote healthy lifestyles to families from disadvantaged backgrounds. \$2,250.00 requested.	\$2250.00
	<b>TOTAL:</b>		<b>\$84,200.00</b>

The following 7 applications scored lower than those above and are unable to be funded in this round, however do show merit:

Rank	Name of Community Group	Project	Amount recommended for funding
27	Mount Annan Swimming Club	Timing Equipment Purchase – to further the clubs professionalism and draw swimmers to the club for competition as well as provide a professional local club for local swimmers. \$5,000.00 requested.	\$0
28	Cobbitty Village Market Day Committee Inc	Purchase of Ipads and portable receipt printers to enable mobile stall-holder rent collection. Application was a week late. \$2,700.00 requested.	\$0
29	Big Fat Smile	Shade Sail – The organisation proposes to provide a shade sail for the Narellan Community Preschool to provide natural shade during the day for the attendees. \$4,500.00 requested.	\$0
30	Macarthur Art Group Inc.	Creative Vision Macarthur – to promote and support contemporary art and artists in Camden and new growth areas. Project will offer workshops and exhibitions (free) for the general public. \$5,000.00	\$0
31	Camden/Oakdale District Girl Guides Association	'Spruce Up' -Girl Guides request funds provided for the clean up of their guide hall in Camden. They wish to paint the exterior and interior. \$3,000.00 requested.	\$0
32	Multiple Sclerosis	Taking Control of MS – education	\$0





Rank	Name of Community Group	Project	Amount recommended for funding
	Society Ltd	forum for those affected by MS and a living well with MS education forum for local people living with MS. \$4,664.00 requested.	
33	The Australasian Order of Old Bastards	Myron the Wonderdog Statue. \$5,000.00 requested.	\$0

The following applications are not recommended due to low rank or are ineligible for funding:

Rank	Name of Community Group	Project	Amount recommended for funding
34	Camden Community Connections – Leadership and Self Discovery	The project is a two day program run twice throughout 2016 for 13-17 year olds with disadvantaged backgrounds.	\$0
35	SOL Share Learn Organise – Camden Mud Fun	Building mud bricks and a mud oven at Camden High School or other location.	\$0
36	Seniors Issues Group – Equipment to run committee	The group has asked for funding for computer equipment for their meetings.	\$0
37	Indonesian Health Committee of NSW – Camden Multicultural Health	The project is a series of health workshops for community members from CALD backgrounds.	\$0
38	YMCA – Protective Behaviours	This project is for an information sheet for parents and children on risk safety	\$0
39	Mahanaim Life Ministry Ltd – Church Minor Works	The project is for the painting of the building in Narellan.	\$0
40	Macarthur Sustainable Living Centre – Twilight and Live Smart Festivals	The request for funding in this instance is the for the Twilight and the Live Smart Festival.	\$0
41	Macarthur Anglican School – Upgrade PA and Sound System	The project is for the purchase of a PA sound system for the school hall.	\$0
42	Camden Redsox Baseball Club	This project was funded as a start-up in the 2014/2015 round.	\$0
43	Camden Mens Bowling Club – Light Repairs	The Bowling Club’s application for funding is for light replacements for their green to the amount of \$5000	\$0
44	Camden Show Society – Upgrade to Grandstand Seating	The Show Society would like to upgrade the Grandstand seating at Camden Showground.	\$0



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## **FINANCIAL IMPLICATIONS**

An amount of \$84,200.00 has been allocated in the 2015/2016 budget for the Community Small Grants Program.

If the projects recommended in this report are adopted, a zero balance will remain.

## **CONCLUSION**

The breadth of work being undertaken by a range of not-for-profit community organisations, which contributes to the increase of social capital and improved community well-being within the Camden LGA, has been demonstrated again by the quality and range of worthwhile projects seeking assistance.

Applications have been assessed against the criteria contained in the program guidelines and recommendations reflect this assessment.

Projects recommended for funding will complement existing services within the community and provide improved opportunities for the community to access services and/or facilities within the LGA.

## **RECOMMENDED**

**That Council:**

- i. approve grants to projects 1 to 26, totalling \$84,200.00 as outlined in this report, to be funded from the 2015/2016 Community Small Grants Program; and**
- ii. write to all applicants, both successful and unsuccessful, advising them of the outcome.**



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## ORDINARY COUNCIL

ORD12

**SUBJECT: RENOVATION OF AMENITIES BUILDINGS ACROSS THE LGA**  
**FROM:** Director Community Infrastructure  
**TRIM #:** 15/229805

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ORD12

### PURPOSE OF REPORT

The purpose of the report is to consider the prioritisation of works to address the condition of various amenities buildings, as resolved by Council.

### BACKGROUND

At its meeting of 14 April 2015, Council considered a Notice of Motion on the renovation of amenities buildings and resolved as follows:

*That Council investigate and bring back a report on the following:*

- i. a list of all amenities blocks in our LGA identifying those that require significant renovation and updating;*
- ii. the approximate patronage of each of these amenities; and*
- iii. recommendations on each amenity block for either refurbishment or demolition/reconstruction and associated costing for the work."*

In February 2015, Council commenced the inspection of all buildings across the LGA as part of an overall Asset Improvement Plan across all assets. The information obtained would inform the appropriate allocation of funding to maintain Council's assets.

Council is continuing to develop its asset management system with up to date information on its inventory and asset condition. These improvements will inform future funding needs and priorities across all asset classes.

### MAIN REPORT

In accordance with Council's resolution, each amenities building has been assessed on its condition and usage in order to identify relative priorities. Additionally, consideration was also given to other factors such as the level of service of the building, and whether it was meeting the needs of the users and the community.

The summary of condition and usage information for all amenities is provided in **Attachment 1**.

Following the assessment of the amenities buildings generally, it is recommended that consideration be given to progressing works on three projects:

#### **Chellaston Street Amenities**



Currently elements of the building are in poor condition and have been subject to ongoing vandalism. The overall building is however structurally sound, and includes accessible toilets. Due to increased usage, including the newly constructed playground, the existing facility does need to be improved, including new pathways to link the amenities to the other facilities in the park, in order to address the current shortfall in level of service.

Works will include improvements to the accessible toilets to improve compliance with current standards, rendering of the external walls, tiling internal walls, extend the roof line and improve vandal resistance.

Due to flood affectation of the site (the once in 5 year flood is 2.3m above ground level), and potential for flood damage, any further investment is not considered warranted.

The indicative cost of the works is \$150,000.

### **Nott Oval Amenities**

Nott Oval is currently serviced by three separate buildings. The club room/canteen is in good condition and meets the current needs of the users. The nearby amenities building is in very poor condition, does not have accessible toilets, provides a very poor level of service with only a single change room and shower area, and is not meeting the needs of the users.

The proposed works would include demolition of the existing amenities and nearby undersized store room, and consolidation into a larger single structure approximately twice the size of the current amenities building, providing accessible toilets, change rooms, two shower areas and storage, to address the needs of the users. The club has been consulted in confirming their needs in this regard.

Additional works are also required in front of the clubhouse/canteen building between the carpark and the new amenities, to provide drainage improvements and an accessible pathway, including a concrete slab in front of the spectator stand area.

The indicative cost of the works is \$550,000.

### **Upper Onslow Park Amenities**

The existing building is in poor condition and is exhibiting structural problems. Although underpinning of the foundations is an option, this can be expensive, and does not address the overall level of service of the building and the current lack of accessible toilets, in a key location serving the park as well as the Camden Town Centre. This site is likely to be a candidate for an automated self-cleansing unit, subject to a suitable design solution that is sensitive to the heritage precinct.

Based on feedback from various users (including Camden Show Society and sporting groups), the existing change room and shower area are rarely used, and it is not intended to replace these as part of the project, and temporary facilities would be provided as needed in the future.

The indicative cost of the works is \$300,000.



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In summary, the estimated value of the proposed works is:

Chellaston Street Amenities	(renovate only)	\$ 150,000
Nott Oval Amenities Building	(demolish and replace)	\$ 550,000
Upper Onslow Park Amenities	(demolish and replace)	\$ 300,000
	<b>Total</b>	<b>\$1,000,000</b>

### **FINANCIAL IMPLICATIONS**

The Asset Renewal Reserve has uncommitted funds available to commence this work.

The Reserve has been established for the purposes of asset renewal works, and it is proposed to allocate funds of \$1m from the Reserve to fund the proposed works.

With regard to future asset renewal and maintenance of all assets, including the remaining amenities buildings, it is intended to consider appropriate allocations through the Long Term Financial Plan.

### **CONCLUSION**

Information has been provided to identify a number of existing amenities buildings requiring significant renovation and/or update.

It is proposed that funds of \$1m be allocated from the Asset Renewal Reserve to progress the recommended projects in this report, as the preferred strategy at this time.

### **RECOMMENDED**

**That Council allocate funds of \$1m towards the program of works to renovate and replace amenities buildings as identified in this report, from the Asset Renewal Reserve.**

### **ATTACHMENTS**

1. Amenities Buildings Summary Report



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## ORDINARY COUNCIL

**ORD13****SUBJECT: TENDER T016/2015 NEPEAN RIVER FLOODPLAIN RISK  
MANAGEMENT STUDY AND DRAFT PLAN****FROM: Director Community Infrastructure****TRIM #: 15/281948**

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### PURPOSE OF REPORT

To provide details of the tenders received for contract T016/2015, to undertake the Nepean River Floodplain Risk Management Study and Draft Plan, in accordance with the NSW Government's 'Floodplain Development Manual, and to recommend that Council accept the tender submitted by Cardno Pty Ltd.

### BACKGROUND

The Nepean River Flood Study excluding Narellan Creek, was completed in 2015 and was adopted by Council on 14 April, 2015. The Nepean River Floodplain Risk Management Study and Draft Plan is the second key stage of the Floodplain Risk Management Process.

This project is jointly funded by the State Government through the Floodplain Management Grants Program (two thirds) and Council (one third). The grant amounting to \$200,000 was accepted by the Council at its Meeting held on 26 May 2015 to undertake this flood management project in stages, utilising the OEH Grant and Council's contribution of one third, \$100,000.

### MAIN REPORT

This tender was an open tender advertised in the Sydney Morning Herald (three Tuesdays), local newspaper and with the E-Tendering website. The tender (T016/2015) closed on 21 September 2015 at 10:00 am, with the following six submissions received.

#### **Tender Submissions**

Tenders were received from the following companies listed below in alphabetical order:

Cardno (NSW/ACT) Pty Ltd

Lyll Associates

Public Works, Manly Hydraulics Laboratory (MHL)

SMEC Australia

WMAWater

WorlyParsons

The assessment of the tenders was undertaken in line with the Tender Evaluation Plan. A summary of this assessment is provided in the **Supporting Documents**.



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## Tender Evaluation

The intention of the tender process was to appoint a specialist consultant with proven capacity and experience in projects of a similar nature, as well as providing good value and quality services to Council.

A tender evaluation panel was established and the submissions were assessed on price and non-price factors as agreed by the evaluation panel. Price was given weighting of 40% (price - 30% and resource allocation & hourly rates - 5%) and non-price factors a weighting of 60%.

Non Price Factors considered for this project included:

- The proposed methodology and work activities to meet the study purpose and requirements.
- Ability and knowledge of various techniques to appraise relevant factors and to conceive effective options and measures, taking into account appropriate consideration of these factors.
- The consultant's demonstrated understanding of relevant Commonwealth, State and Local Government issues including legal implications.
- The consultant's proposed consultation plan.
- The consultant's resources and expertise, including capability of the proposed study team and their experience in projects of a similar nature.
- The consultant's ability to complete the Study within the stipulated time frame.

Cardno (NSW/ACT) Pty Ltd provided the most competitive tender in terms of cost and meeting all requirements of Council's tender documentation.

## Relevant Legislation

The Tender has been conducted in accordance with the Local Government Act 1993, the Local Government Regulations (2005), Tendering Guidelines for NSW Local Government (2009) and, Council's Purchasing and Procurement Policy.

## Critical Dates / Time Frames

Cardno (NSW/ACT) Pty Ltd has tendered to complete the works in approximately 18 months from the engagement, which is considered a reasonable timeframe for the scope of work, satisfying the State Grant Conditions.

## FINANCIAL IMPLICATIONS

Council has sufficient funds currently allocated in the 2014/15 budget to proceed with the Nepean River Floodplain Risk Management Study and Draft Plan.



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## **CONCLUSION**

Cardno (NSW/ACT) Pty Ltd has submitted a conforming tender.

The tender assessment concludes that the offer by Cardno (NSW/ACT) Pty Ltd represents the best value to Council and the company has a proven track record of performance on projects of a similar nature.

Cardno (NSW/ACT) Pty Ltd has recently completed Draft Upper South Creek Floodplain Risk Management Study & Draft Plan for Council successfully.

## **RECOMMENDED**

**That Council:**

- i. accept the tender provided by Cardno (NSW/ACT) Pty Ltd for the lump sum of \$ 192,084.50 (GST exclusive); and**
- ii. authorise the relevant documentation to be completed under Council's Power of Attorney, to award the Contract to Cardno (NSW/ACT) Pty Ltd.**

## ATTACHMENTS

1. T016/2015 Nepean River Floodplain Risk Management Study & Draft Plan - *Supporting Document*





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## ORDINARY COUNCIL

ORD14

**SUBJECT: TENDER T017/2015 - INVESTIGATION AND DESIGN - NARELLAN CREEK MITIGATION WORKS**

**FROM:** Director Community Infrastructure

**TRIM #:** 15/281957

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ORD14

### PURPOSE OF REPORT

To provide details of the tender submissions received for Tender T017/2015, to undertake Investigation and Design of the Narellan Creek Mitigation Works, in accordance with the NSW Government's 'Floodplain Development Manual', and to recommend that Council accept the tender submitted by Public Works, Manly Hydraulics Laboratory.

### BACKGROUND

The investigation and design of the Narellan Creek Mitigation Works, is the next stage of the Floodplain Risk Management Process.

This project is funded by the State Government through the Floodplain Management Grants Program providing two thirds of the project cost from the Grant provided by the Office of Environment and Heritage (OEH) for 2014/2015. This grant amounting to \$133,333 was accepted by Council at its Meeting held on 26 May 2015, to undertake this flood management project in stages, utilising the OEH Grant and Council's contribution of one third, \$66,667 allocated in 2014/2015.

### MAIN REPORT

This tender was an open tender advertised in Sydney Morning Herald (three Tuesdays; 25/8/2015, 1/9/2015 and 8/9/2015), local newspapers and in the E-Tendering website. The tender (T017/2015) closed on 25 September, 2015 at 10.00 am, with the following seven submissions received.

#### **Tender Submissions**

Tenders were received from the following companies listed below in alphabetical order:

GHD Pty Ltd  
Lyll Associates  
Public Works, Manly Hydraulics Laboratory (MHL)  
Royal HaskoningDHV  
SMEC Australia  
WMAWater  
WorlyParsons

The assessment of the tenders was undertaken in line with the Tender Evaluation Plan. A summary of this assessment is provided in the **Supporting Documents**.



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## Tender Evaluation

The intention of the tender process was to appoint a specialist consultant with proven capacity and experience in projects of a similar nature as well as providing good value and quality services to Council.

A tender evaluation panel was established and the submissions were assessed on price and non-price factors as agreed by the evaluation panel. Price was given weighting of 40% (price 30% and resource allocation & hourly rates 5%) and non-price factors a weighting of 60%.

Non Price Factors considered for this project included:

- The proposed methodology and work activities to meet the study purpose and requirements.
- Ability and knowledge of various techniques to appraise relevant factors and to conceive effective options and measures taking into account appropriate consideration of these factors.
- The consultant's demonstrated understanding of relevant Commonwealth, State and Local Government issues including legal implications.
- The consultant's proposed consultation plan.
- The consultant's resources and expertise, including capability of the proposed study team and their experience in projects of a similar nature.
- The consultant's ability to complete the Study within the stipulated time frame.

Public Works, Manly Hydraulics Laboratory, provided the most competitive tender in terms of cost and meeting all requirements of Council's tender documentation.

## Relevant Legislation

The Tender has been conducted in accordance with the Local Government Act 1993, the Local Government Regulations (2005), Tendering Guidelines for NSW Local Government (2009) and, Council's Purchasing and Procurement Policy.

## Critical Dates / Time Frames

Public Works, Manly Hydraulics Laboratory has tendered to complete the works in approximately 18 months from engagement, which is considered a reasonable timeframe for the scope of works satisfying the State Grant Conditions.

## FINANCIAL IMPLICATIONS

Council has sufficient funds currently allocated in the 2014/15 budget to proceed with the Investigation and Design of the Narellan Creek Mitigation Works.



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## **CONCLUSION**

Public Works, Manly Hydraulics Laboratory, has submitted a conforming tender.

The tender assessment concludes that the offer by Public Works, Manly Hydraulics Laboratory represents the best value to Council and the company has a proven track record of performance on projects of a similar nature.

## **RECOMMENDED**

**That Council:**

- i. accept the tender provided by Public Works, Manly Hydraulics Laboratory, for the lump sum of \$ 169,409 (GST exclusive); and**
- ii. authorise the relevant documentation to be completed under Council's Power of Attorney, to award the Contract to Public Works, Manly Hydraulics Laboratory.**

## ATTACHMENTS

1. T017/2015 - Narellan Creek Mitigation Works - *Supporting Document*



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## ORDINARY COUNCIL

ORD15

**SUBJECT: TENDER T001/2016 - SUPPLY AND INSTALLATION OF PORTABLE AMENITIES BUILDINGS AT NARELLAN WORKS DEPOT**

**FROM:** Director Community Infrastructure

**TRIM #:** 15/274371

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### PURPOSE OF REPORT

To provide details of the tenders received for contract T001/2016, being the supply and installation of three portable amenities buildings at the Narellan Works Depot, and to recommend that Council accept the tender submitted by Crossgrove Pty Ltd.

### BACKGROUND

Workforce planning within the Community Infrastructure Directorate has identified significant ongoing staff growth over coming years in the outdoor workforce. The existing Parks Depot facilities in Elyard Street, Narellan are inadequate to cater for the number of employees working from this location at present and into the future.

In response to this growth, plans have been developed to consolidate the Parks team with the Infrastructure Services team to the main Depot at Millwood Avenue, Narellan. The outcome will be for a single Depot housing all the operational teams.

The existing staff facilities at the Millwood Avenue depot are limited and will not cater for the increased staff levels.

In the current 2015/2016 financial year, Council has allocated funds to facilitate the relocation of the Parks team to the Millwood Avenue Depot.

### MAIN REPORT

A tender has been advertised for the provision of portable amenities buildings for the purpose of providing male and female toilets, showers, change rooms and locker space to accommodate the outdoor workforce. The brief included supply and installation to Council's Millwood Avenue depot.

Tender T001/2016 closed on 2 September 2015, with 8 submissions received, all of which were conforming.



Tender submissions received:

<b>Company</b>	<b>Suburb</b>
Eastern Portable Buildings	Arndell Park, NSW
Webster Consolidated Holdings Pty Ltd T/A ShedUp Portable Buildings	Picton, NSW
Ausco Modular Pty Ltd	Wacol, Queensland (Seven Hills Office, NSW)
Crossgrove Pty Ltd	Galston, NSW
CTB – Custom Transportable Buildings	Kooragang Island, NSW
Marathon Group	Singleton, NSW
Retracom Transportable Buildings Pty Ltd	Browns Plains, Queensland
Uniplan Group	Armidale

Tenderers were asked to provide a break up of costs involved for the supply and installation of the following items:

- Male Amenities
- Female Amenities including showers and locker area
- Male Locker room with showers and change room
- Covered Veranda linking all 3 buildings
- Delivery and installation

### **Tender Evaluation**

The intention of the tender process was to appoint a contractor with proven capacity and experience in similar projects, as well as providing good value and quality services to Council.

A tender evaluation panel was established and the submissions were assessed on price and non-price factors, as agreed by the evaluation panel. Price was given weighting of 60% and non-price factors a weighting of 40%.

Non-price factors for this project included:

- Comprehensiveness, content and accuracy of the tender submission
- Demonstrated capacity and technical ability to carry out the works
- WH&S

The assessment of the tender was undertaken in line with the Tender Evaluation Plan. A summary of this assessment is provided in the **Supporting Document**.

### **Relevant Legislation**

The Tender has been conducted in accordance with the Local Government Act 1993, the Local Government Regulations (2005), Tendering Guidelines for NSW Local Government (2009) and, Council's Purchasing and Procurement Policy.



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### **FINANCIAL IMPLICATIONS**

Council has sufficient funds currently allocated in the 2015/16 Financial Budget to proceed with these works.

### **CONCLUSION**

The tender assessment concludes that all companies submitted conforming tenders.

It is recommended that Crossgrove Pty Ltd be awarded the tender T001/2016 for the supply and installation of the three transportable amenities buildings at Council's Works Depot in Millwood Avenue, Narellan.

### **RECOMMENDED**

**That Council:**

- i. accept the tender from Crossgrove Pty Ltd for Tender T001/2016; and**
- ii. authorise the relevant documentation to be completed under Council's Power of Attorney, granted on 27 August 2013, Minute Number ORD/215/13.**

### **ATTACHMENTS**

1. Tender T001/2016 - Supply and Installation of Portable Amenities Buildings at Narellan Works Depot - *Supporting Document*