

## Minutes of the Ordinary Meeting of the Campbelltown City Council held on 17 March 2015

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

Councillor Matheson arrived at the meeting during discussion on Planning and Environment Item 3.2 - Proposal to increase student population from 419 to 630 students, including ancillary building and car park work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale.

### Acknowledgement of Land

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

### Council Prayer

The Council Prayer was presented by the Acting General Manager.

## 1. APOLOGIES

It was **Moved** Councillor Hawker, **Seconded** Councillor Borg that the **APOLOGY** from Councillor Thompson be received and accepted.

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

## 2. CONFIRMATION OF MINUTES

### 2.1 Minutes of the Ordinary Meeting of Council held 17 February 2015

It was **Moved** Councillor Dobson, **Seconded** Councillor Mead that the Minutes of the Ordinary Meeting of Council held 17 February 2015, copies of which have been circulated to each Councillor, be taken as read and confirmed.

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

### **3. DECLARATIONS OF INTEREST**

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

**Pecuniary Interests - nil**

**Non Pecuniary – Significant Interests - nil**

**Non Pecuniary – Less than Significant Interests**

Councillor Brticevic advised that he is an employee of the NSW Police Force and if he considers there may be a perceived conflict necessitating him to declare an interest, he will do so and if appropriate, leave the Chamber.

Councillor Hawker - Planning and Environment - Item 2.2 - Joint Regional Planning Panel Application - Development Application 3122/2014/Development Application-I - No. 8 Williamson Road, Ingleburn - Councillor Hawker advised that he is a member of the Joint Regional Planning Panel and that he will leave the Chamber and not take part in debate nor vote on the matter.

Councillor Lake - Planning and Environment - Item 2.2 - Joint Regional Planning Panel Application - Development Application 3122/2014/Development Application-I - No. 8 Williamson Road, Ingleburn - Councillor Lake advised that he is a member of the Joint Regional Planning Panel and that he will leave the Chamber and not take part in debate nor vote on the matter.

Councillor Matheson - Corporate Governance - Confidential Item 23.1 - Licence and Sub Licence Agreement Bob Prenter Reserve, Macquarie Fields - Councillor Matheson advised that a member of the Campbelltown Australian Football Club Incorporated is known to her and that she will leave the Chamber and not take part in debate nor vote on the matter.

### **Other Disclosures**

Nil

#### **4. MAYORAL MINUTE**

**No mayoral minute this round**

#### **5. PETITIONS**

**No Petitions this round**

#### **6. CORRESPONDENCE**

##### **6.1 The Hon Jillian Skinner MP**

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##### **Attachments**

1. copy of letter from The Hon Jillian Skinner MP (contained within this report)
2. copy of Council's letter (contained within this report)

Responding to Council's letter regarding car parking at Campbelltown Hospital.

##### **Officer's Recommendation**

That the letter be received and the information be noted.

##### **Council Meeting 17 March 2015 (Kolkman/Glynn)**

That the Officer's Recommendation be adopted.

##### **Council Minute Resolution Number 28**

That the Officer's Recommendation be adopted.

# ATTACHMENT 1



**The Hon Jillian Skinner MP**

Minister for Health

Minister for Medical Research

M15/967

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

MAR09'15 08:06:42 RCVD 74 MAR 2015

Dear Ms Deitz

Thank you for your correspondence about car parking at Campbelltown Hospital.

Campbelltown is a thriving community and the recent investment by the NSW Government of \$134 million is a major deliverable supporting community health. The investment includes a new Acute Services Building, associated refurbishment within the existing Hospital, as well as the provision of additional car parking.


I am pleased that Campbelltown City Council and Health Infrastructure have been working cooperatively, and that this has contributed significantly to the success of Stage 1 of the Hospital redevelopment.

The lead design team for Stage 2 of the redevelopment has been working with the South West Sydney Local Health District and the Hospital. A Preliminary Business Case for Stage 2 of the redevelopment has been prepared, which is aligned with the approved master plan. The approved master plan includes the required parking for the growth of the Hospital.

Council will be consulted during any subsequent approval process to ensure the needs of the local community are properly considered.

Thank you again for bringing this matter to my attention. Should you require further information please contact Mr Erik Maranik, Senior Project Director, Health Infrastructure on 9978 5403 for further information.

Yours sincerely

 Jillian Skinner MP



## ATTACHMENT 2



13 February 2015

The Hon Julian Skinner MP  
Minister for Health and Minister for Medical Research  
GPO Box 5341  
SYDNEY NSW 2001

Dear Minister

### **Campbelltown Public Hospital – Car Parking**

Council is pleased that the NSW Government has recognised the important role that Campbelltown/Macarthur CBD plays in servicing the greater population of the Macarthur Region, as evidenced by the designation of the CBD as a Regional City Centre under the Sydney Metropolitan Planning Strategy "A Plan for Growing Sydney".

The CBD is a major regional focus for both public and private facilities and services, including the Campbelltown Public Hospital.

The Government's support in helping to identify and deal with key regional and local infrastructure needs that facilitate the growth of the Regional City Centre will be important for Campbelltown/Macarthur in achieving its full potential as an economic and service hub.

Council has welcomed the recent expansion of the Hospital by the NSW Government and as you may be aware, worked tirelessly with representatives of NSW Health Infrastructure to achieve appropriate planning outcomes for the facility and maximizing benefits for the community.

The success of Campbelltown Hospital in meeting the growing health needs of the people of Macarthur, will to no small degree depend upon the community's convenient and safe access to the facility. An essential part of that accessibility relates to car parking and traffic management within the Hospital precinct.

Now, and in light of commitments made in "A Plan for Growing Sydney" Council needs to continue working with the Government in planning for the roll out of future additional facility upgrades at Campbelltown Hospital, potentially including a new pediatrics facility for South West Sydney.

This will without doubt translate into a need for provision to be made for additional car parking and potentially, traffic management facilities to accommodate both current future Hospital activity levels

Civic Centre Queen Street Campbelltown PO Box 57 Campbelltown NSW 2560 DX5114  
Telephone 02 4645 4000 Facsimile 02 4645 4111 TTY 02 4645 4615  
Email [council@campbelltown.nsw.gov.au](mailto:council@campbelltown.nsw.gov.au) Web [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)  
ABN 31 459 914 087

Council notes that as the Campbelltown Hospital precinct continues to develop, the site will become even more active and a generator for regionally based traffic. Accordingly, Council seeks the co-operation of the NSW Government and has resolved to request the allocation of funding from the Government's 2015/16 Budget to fund the construction of the proposed multi-decked car parking facility on the Hospital site.

The need for this project to be brought forward as a matter of urgency is evidenced by the escalation in the extent of on-street car parking that Council has been dealing with in streets and its own car parking facilities located within and in proximity to the Hospital precinct.

Council has been working in close liaison with NSW Health Infrastructure to deal with compliance issues associated with parking that have arisen in association with the recent Hospital redevelopment. Indeed, Council in 2014 constructed an additional 128 on-ground car parking spaces in the precinct, at a cost of \$1.6million, many of which are located close to the hospital and which are mostly fully occupied during business hours.

Council considers that it has been most reasonable in accepting car parking arrangements that have been put into place as part of the Hospital's recent upgrade. However, a point has now been reached where the community and Council needs the Government to make a commitment to the immediate expansion of on-site car parking facilities at Campbelltown Public Hospital, as a matter of urgency, and help to deliver on critical infrastructure that will consolidate Campbelltown/Macarthur's role as a true and proper functioning Regional City Centre.

Further information, can be obtained from by contacting Council's Director Planning and Environment – Jeff Lawrence on (02) 4645 4575.

Yours sincerely

Lindy Deitz  
Acting General Manager

# **Reports of the Planning and Environment Committee Meeting held at 7.30pm on Tuesday, 10 March 2015.**

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## **APOLOGIES**

## **ACKNOWLEDGEMENT OF LAND**

## **DECLARATIONS OF INTEREST**

### **Pecuniary Interests**

### **Non Pecuniary – Significant Interests**

### **Non Pecuniary – Less than Significant Interests**

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## **Minutes of the Planning and Environment Committee held on 10 March 2015**

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### **Present**

Councillor G Greiss (Chairperson)  
Councillor R Kolkman  
Councillor D Lound  
Councillor A Matheson  
Councillor M Oates  
Councillor T Rowell  
Councillor R Thompson  
Acting General Manager - Mrs L Deitz  
Acting Director Planning and Environment - Mr J Baldwin  
Manager Community Resources and Development - Mr B McCausland  
Manager Waste and Recycling Services - Mr P Macdonald  
Acting Manager Development Services - Mr B Leo  
Manager Sustainable City and Environment - Mr A Spooner  
Manager Governance and Risk - Mrs M Dunlop  
Senior Strategic Environmental Planner - Ms R Haddad  
Executive Assistant - Mrs K Peters

### **Apology**

nil

### **Also in Attendance**

At the conclusion of the City Works Committee Meeting the following Councillors attended the Planning and Environment Committee Meeting during discussion of the following item:

Councillor Hawker - item 3.4 for the remainder of the meeting  
Councillor Mead - item 3.4 for the remainder of the meeting

### **Acknowledgement of Land**

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

### **DECLARATIONS OF INTEREST**

There were no Declarations of Interest at this meeting.

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2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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## **1. WASTE AND RECYCLING SERVICES**

**No reports this round**

## **2. SUSTAINABLE CITY AND ENVIRONMENT**

### **2.1 Outcome of Public Exhibition - Planning Proposal for No. 194 Campbelltown Road Denham Court**

#### **Reporting Officer**

Manager Sustainable City and Environment

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#### **Attachments**

1. Copy of the Gateway Determination dated 17 September 2014 (contained within this report)
2. Copy of Councillor's Weekly Memos dated 19 September and 21 November 2014 (contained within this report)
3. An aerial photo of the site (contained within this report)
4. Copy of the submissions received from public authorities (contained within this report)
5. Planning Proposal (contained within this report)
6. Proponent's submission (contained within this report)
7. Anticipated route for heavy vehicles movements to and from the site (contained within this report)

#### **Purpose**

- advise Council of the outcome of the public exhibition of a planning proposal to enable the site known as No. 194 Campbelltown Road), Denham Court to be used as a service station
- seek Council's endorsement to amend the planning proposal to allow trucks less than 7.5 metres in length to refuel at the subject site.

#### **History**

Council at its meeting held on 1 July 2014 considered a report on a planning proposal to allow the site known as No. 194 Campbelltown Road, Denham Court to be used for a service station and resolved:

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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

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1. That Council support the draft Planning Proposal shown as attachment 1 to this report for referral to the Department Planning and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 23 of the *Environmental Planning and Assessment Act 1979*
2. That subject to the conditions of the Gateway Determination, Council place the draft Planning Proposal and associated studies on public exhibition for 28 days
3. That Council undertake any required consultation with public authorities while the draft Planning Proposal is on public exhibition
4. That at the conclusion of the public exhibition, a report be submitted to Council on the submissions received.

In September 2014, Council received a Gateway Determination (dated 19 September 2014 (attachment 1) from the Department of Planning and Environment (the Department) and subsequently placed the planning proposal and associated studies on public exhibition for over 10 weeks (from 26 November 2014 until 6 February 2015). Councillors were informed of the conditions of the Gateway Determination and of the details of the public exhibition of the planning proposal by way of two separate weekly memos dated 19 September and 21 November 2014 (attachment 2).

### Report

**Property Description:** Lot 100 DP 1176622 (known as No. 194 Campbelltown Rd, Denham Court)

**Owner:** Press Australia PTY LTD

**Applicant:** Smyth Planning

### The Subject site

The subject site is located within the suburb of Denham Court and known as No 194 Campbelltown Road. The site is bounded by major roads on all sides. Campbelltown Road lies to the west, the South Western Freeway (F5) to the east and south and the Ingleburn F5 exit off-ramp to the north. An aerial photo of the site is shown as attachment 3 to this report.

The site has an area of 1.241 hectares and part of the site was previously used by the former Roads and Traffic Authority (RTA) as a storage area for road works material and equipment associated with the F5 Freeway upgrade.

### Existing zoning of the site

The site is currently zoned Zone 7 (d5) - Environmental Protection 1 hectare Minimum Zone (7(d5) Zone) under Campbelltown (Urban Areas) Local Environmental Plan 2002 (LEP 2002) and is proposed to be zoned E4 Environmental Living (E4 Zone) under draft Campbelltown Local Environmental Plan 2014 (draft CLEP 2014).

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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

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Under the provisions of LEP 2002, service stations are not permissible on land zoned 7 (d5) Zone. The same provision applies under draft CLEP 2014, as service stations type developments are not proposed to be a permissible land use under the E4 Zone.

### **The Planning Proposal**

The draft Planning Proposal seeks to amend both LEP 2002 and the draft CELP 2014 by creating a 'scheduled use' for the subject site to allow it to be used for a service station. An additional clause under both planning instruments is also proposed to be included to prohibit the refuelling, servicing and parking of heavy vehicles on site. The current zoning of the site of 7(d5) Zone under LEP 2002 will remain the same. There is no proposal to amend the proposed zoning of the site under the draft CLEP 2014 either.

### **Gateway Determination**

The Gateway Determination (attachment 1) issued by the Department supported the proposed amendment to LEP 2002 subject to a number of matters being addressed including:

- Consultation with a number of public authorities
- Public consultation for a period of 14 days
- Delegation to Council to exercise the Minister's plan making powers
- A nine month time frame for the completion of the amendment to LEP 2002
- A number of minor amendments to the draft Planning Proposal prior to the public exhibition

Prior to the commencement of the public exhibition the planning proposal was revised in line with the amendments required by the Gateway conditions. The following sections of this report address the conditions that were required by the Gateway Determination.

### **Consultation with Public Authorities**

The Department, as part of the Gateway Determination required Council to specifically consult with the following public authorities:

- Office of Environment and Heritage (OEH)
- Transport for NSW - Roads and Maritime Services (RMS)
- Liverpool City Council (LCC)
- Sydney Water

Council consulted with the above public authorities and received written comments from all of them, a copy of which is shown as attachment 4. Notably, no objections were raised to the planning proposal.

OEH recommended that a flora and fauna study be prepared at the development application stage. RMS indicated that it will provide additional detailed comments on the access arrangement at the development application stage.

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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

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LCC supported the planning proposal pending the inclusion of the prohibition clause proposed by Council to restrict the refuelling, parking and servicing of heavy vehicles on site. LCC submission stated that "while acknowledges that fuel and other supplies may be delivered to the site via an appropriate heavy vehicle, the use of the site for any other purpose by heavy vehicles should not be permitted in order to limit heavy vehicle traffic on Council's local road network". In addition, LCC suggested some minor amendments to the traffic study to ensure consistency with the planning proposal. These amendments were undertaken by the consultant acting on behalf of the landowner, prior to the commencement of the public exhibition.

### **Public Exhibition**

The revised Planning Proposal (attachment 5), Gateway Determination and other supporting documentation were placed on public exhibition for over two months (from Wednesday 26 November 2014 until Friday 6 February 2015) at the following locations:

- Council's Civic Centre
- HJ Daily Library
- Greg Percival Library
- Council's website

An advertisement was also placed in the two circulated local newspaper advising of the public exhibition of the planning proposal.

Individual letters were sent to property owners within the vicinity of the subject site advising of the public exhibition and inviting them to provide comments on the planning proposal.

### **Extended period of public exhibition**

The Gateway Determination required the planning proposal to be placed on public exhibition for 14 days, which was inconsistent with Council's resolution of 1 July 2014, where Council resolved to place the planning proposal on public exhibition for 28 days. In addition, the timing of the public exhibition coincided with last year's Christmas and school holiday period, and for this reason the 28 day public exhibition period was extended until after the commencement of schools to provide sufficient time for residents and nearby landowners to comment on the planning proposal. This is in accordance with Council's common practice for public exhibitions and notifications around this time of year.

### **Submissions received from the general public**

Council received one comprehensive and detailed submission, prepared by Smyth Planning on behalf of the landowner/proponent of the site that is subject to this planning proposal. A copy of this submission is shown as attachment 6 to this report.

The submission requests Council to reconsider its position on restricting the proposed service station from providing refuelling services to heavy vehicles on site. Notably, the submission did not object to Council's decision to prohibit heavy vehicles from parking and undertaking mechanical servicing on site.

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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

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In support of this request, the applicant submitted to Council a revised layout/site plan of the service station, an acoustic assessment and a traffic study.

The acoustic assessment concluded that where certain specific measures are implemented, the noise from the proposed development (including refuelling of heavy vehicles/trucks) is predicted to comply with acoustic requirements of the Environment Protection Authority (EPA) noise limits and the relevant Australian standards.

The submission also argues that refuelling of heavy vehicles on site would result in minimal impacts on the aesthetic and scenic values of the locality due to the extent of existing vegetation on site along Campbelltown Road and the vegetated mound along the F5.

The traffic report concluded that the proposed service station including the refuelling of vehicles /trucks on site would not generate an unreasonable amount of additional traffic on the road network within the locality.

### Comments

The matter of refuelling, parking and servicing of heavy vehicles on site was considered in the previous report to Council, as it was previously proposed by the applicant. Council did not assent to the applicant's proposal and sought advice from Marsdens Law Group (Marsdens) on a legal mechanism to ensure that a service station at this location would not be utilised by heavy vehicles. Marsdens suggested the inclusion of a prohibition clause under LEP 2002 and the draft CLEP 2014 to this effect.

Allowing a service station on the site to provide specialised refuelling services to heavy vehicles is not recommended for the following reasons:

- It would have the potential to unnecessarily increase the volume of 'passing by' heavy vehicle traffic on the surrounding local roads, thus resulting in adverse environmental impacts including increased noise and air pollution.

Theoretically, trucks travelling on the F5 would access the service station for refuelling services directly from the F5 exit ramp that is adjacent to the site. In order for those trucks to continue their journey on the F5 after refuelling, they need to travel through Campbelltown Road to Williamson Road (at the roundabout), to Brooks Road and then back to the F5 (refer to Attachment 7 that shows a map of this route). The trucks' movement (exiting and entering the F5) would potentially and unnecessarily generate additional volumes of heavy traffic on local roads, thus adversely impacting upon the road network within the locality.

Another matter for consideration is the potential additional impacts on local roads (Williamson Road and Brooks Road) pavements and the need to undertake more frequent maintenance on those roads.

- Given the close proximity of the proposed entrance to the service station to the traffic lights at the intersection of Campbelltown Road and the F5 exit ramp, there is a legitimate concern that trucks queuing for refuelling at the service station may potentially cause traffic congestion on both Campbelltown Road and the F5.
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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

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- Increased noise and air pollution, particularly where heavy vehicles had to make a complete stop at the refuelling point and restart of the engine to leave the site.
- It is considered that refuelling or servicing of heavy vehicles on site would undermine the objective of this zone and create a land use conflict with adjoining rural-residential development.

The planning proposal (attachment 1) has been updated to include information on the outcome of the public exhibition.

### **Marsdens Legal Advice**

The original planning proposal submitted to Council by the applicant (in July 2013), specifically sought to allow the site to be used for a service station that would provide services such as parking and refuelling of heavy vehicles (including semi-trailers and B-doubles). Council supported the use of the site for a service station subject to an additional requirement that a service station at this location would not provide any services for heavy vehicles.

Council sought advice from Marsdens Law Group on a legal mechanism to ensure that a service station at this location would not be utilised by heavy vehicles. To achieve this, Marsdens recommended that Council add a clause under Schedule 2 Additional Development of the LEP 2002 that reads:

'Development for the purpose of a service station that is not used and is not so constructed or adapted as to be capable of being occupied or used for refuelling, parking, washing, greasing, storing, repairing, installing accessories or servicing of motor vehicles or trailers that have a maximum loaded mass of more than 4.5 tonnes (as specified by the manufacturer or by the Roads and Maritime Services constituted under the *Transport Administration Act 1988*).'

Notably, a GVM is the maximum weight that a vehicle can carry, including its own weight, as measured where the tyres contact the road.

The intention of including the above clause, as part of the amendment to LEP 2002, is to prohibit heavy vehicles from using the site. It is not intended to prohibit smaller type trucks that would normally refuel at typical/car service stations from using the service station.

Research on this matter showed that for small type trucks there is no defined relationship between the GVM and the overall size of the vehicle. Some smaller trucks with lengths similar to, or slightly larger than cars, have a GVM of 6 tonnes, which exceeds the 4.5 tonne limit referred to in the Marsdens' clause above.

Heavy vehicle operators/drivers (such as B-doubles and the like) refuel their trucks at specialised service stations designed for trucks, or at certain service stations that provide additional services for trucks, usually at a designated diesel/gas refuelling point located away from the car refuelling points. Another criterion that truck operators take into account prior to entering a service station is the size of the truck compared to the design of the service station in terms of the canopy height and ease of manoeuvring (turning circles) in and out of the refuelling point.

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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

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From the above discussion, it is concluded that:

- the 'GVM' of a vehicle does not necessarily correlates to its size.
- the use of the '4.5' GVM limit ,as recommended by Marsden's clause would potentially exclude smaller type trucks that would normally use typical/car service stations for refuelling; and
- the design features of the service station rather than the "GVM" dictates the size of vehicles that it would service.

The relevant design features of a service station relating to heavy vehicles include:

- **Vehicle's turning paths at refuelling points**

Longer/larger vehicles would require greater turning paths as they enter and leave the refuelling point.

Notably, under the provisions of the NSW Road Rules 2014, a long vehicle means a vehicle that, together with any load or projection, is 7.5 metres long, or longer.

As such, designing a service station at this location for vehicles less than 7.5 metres in length would eliminate the heavy long trucks (i.e. B-doubles, heavy combinations or multi combinations) from using the site for refuelling, while still allowing for smaller trucks to refuel at this location.

- **Designated diesel/gas refuelling point for heavy vehicles**

To ensure that a service station at this location is not designed to accommodate heavy vehicles, a designated diesel/gas refuelling point for heavy vehicles should not be allowed on site.

Notably the mechanical servicing of any vehicle larger than 4.5 GVM on site should still be prohibited as per Marsdens advice.

Given the above, it is now proposed that the Clause originally provided by Marsden's be reworded to read:

Development for the purpose of a service station that:

- is not to be designed or capable of being adapted as to be capable of being occupied or used for, parking, washing, greasing, storing, repairing, installing accessories or servicing of motor vehicles or trailers that have a maximum loaded mass of more than 4.5 tonnes (as specified by the manufacturer or by the Roads and Maritime Services constituted under the *Transport Administration Act 1988*)
  - is not to be designed or capable of being adapted as to be capable of being used for refuelling long vehicles as defined by NSW Road Rule 2014
  - is not to provide a designated diesel or gas refuelling point for long vehicles.
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2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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**Proposed amendment to LEP 2002 (Amendment No 28) and draft CLEP 2014**

It is proposed that LEP 2002 be amended in the following manner (Amendment No 28):

- Amend Schedule 2 Additional Development of LEP 2002 to include the following:  
12 Development for the purpose of a service station  
Lot 100 DP 1176622, 194 Campbelltown Road, Denham Court
- Add a clause under Schedule 2 Additional Development of the LEP 2002 that reads:

Development for the purpose of a service station that:

- is not to be designed or capable of being adapted as to be capable of being occupied or used for, parking, washing, greasing, storing, repairing, installing accessories or servicing of motor vehicles or trailers that have a maximum loaded mass of more than 4.5 tonnes (as specified by the manufacturer or by the Roads and Maritime Services constituted under the *Transport Administration Act 1988*)
- is not to be designed or capable of being adapted as to be capable of being used for refuelling long vehicles as defined by NSW Road Rule 2014
- is not to provide a designated diesel or gas refuelling point for long vehicles as defined by NSW Road Rule 2014

The draft CLEP 2014 is proposed to be concurrently amended in the following manner:

- Amend Schedule 1 Additional Permitted Uses of draft CLEP 2014 to include the following:  
14 Development for the purpose of a service station (Service Station):  
Lot 100 DP 1176622, 194 Campbelltown Road, Denham Court
- Add a clause under Schedule 1 Additional Permitted Uses of the draft CLEP 2014 (immediately under point 14 above) similar to the proposed clause under LEP 2002.

The exact wording of the amending draft LEP will need to be approved by the Parliamentary Counsel Office prior to the making of the amending plan.

The proposed amendment to the draft CLEP 2014 as part of this planning proposal is considered necessary at this time so as to avoid the need to undertake an additional amendment to the forthcoming CLEP 2014 after its gazettal.

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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

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### **Would a revised Gateway from the Department be required?**

Normally, a revised Gateway would be required where:

- the proposed changes were of substantial nature or
- the revised planning proposal was considered inconsistent with the original Gateway Determination issued by the Department

In this regard, the proposed changes to the planning proposal are not considered substantial, given that a large number of smaller type trucks with a GVM of 4.5 tonnes would have been able to refuel at the service station under Marsdens' prohibition clause that was publicly exhibited as part of the planning proposal.

The proposed rewording of the prohibition clause would clarify Council's intention to not exclude smaller size trucks (with GVMs slightly greater than 4.5 tonne) from utilising the refuelling services at the service station. In line with the planning proposal that was publicly exhibited, B-doubles, semi-trailers and long large heavy vehicles would still not be able to refuel at the service station.

The proposed changes to the planning proposal are also considered to be consistent with the Department's Gateway Determination. Written advice received from the Department has confirmed that a revised Gateway would not be required.

The proposed changes are not considered inconsistent with Liverpool Council submission, as long large vehicle would still not be allowed to refuel on site.

### **Delegation to Make the Plan - Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002**

As part of the Gateway Determination and pursuant to Section 23 of the *Environmental Planning and Assessment Act 1979*, the Department delegated the Minister's powers to Council to make this plan.

Council on 26 February 2013, under Section 377 and Section 381 of the Local Government Act 1993, delegated its functions to the General Manager, subject to a number of specified limitations.

Accordingly, should Council endorse the planning proposal as publicly exhibited, the General Manager will be able to make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002 under delegation.

### **Where to from here**

Should Council decide to adopt the amendment to LEP 2002 as publicly exhibited or as proposed to be amended (as discussed in this report), the next step would be to work directly with the Parliamentary Counsel Office (PCO) to legally draft the instrument. The instrument would then be formally signed by Council's delegate, in this Council's General Manager and sent to the Department to enable publishing in the Government gazette.

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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

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If Council was to decide to vary the planning proposal and allow the site to provide refuelling services for long and heavy vehicles (as per the proponent's request), then it would be recommended that Council re-exhibit the planning proposal to provide the community with the opportunity to comment on the planning proposal. Notably, a revised Gateway determination would not be required.

### Conclusion

The site known as No. 194 Campbelltown Road Denham Court is considered suitable to be developed for a service station, providing that refuelling, parking and servicing of long and heavy vehicles such as B-doubles and semi-trailers is not allowed.

It is considered appropriate to allow the site to provide refuelling services for smaller type trucks that are less than 7.5 metres in length that normally utilise car service stations to refuel.

As a result of the public exhibition, only one submission (attachment 2) was received from the proponent. The submission requested Council to allow the refuelling of heavy vehicles on site. It is recommended that Council do not support the applicant's request for the reasons outlined in this report.

Public authorities who were consulted did not object to the planning proposal. However LCC submission indicated that the use of the site by heavy vehicles should not be permitted in order to limit heavy vehicle traffic on Council's local road network. The proposed amendment to allow smaller type vehicles to refuel on site is not considered inconsistent with LCC submission, as large long vehicles (7.5 metres or longer) would still not be allowed to refuel onsite.

It is therefore recommended that Council endorse a variation to the prohibition clause by allowing vehicles less than 7.5 metres in length to refuel on site, and proceed to make the plan under delegation.

### Officer's Recommendation

1. That Council adopt Amendment No 28 to LEP 2002 as proposed by this report to allow the site known as 194 Campbelltown Road, Denham Court to be used for a service station with additional restrictions as outlined in this report.
  2. That Council's delegate, the General Manager, make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002 under delegation, pursuant to Section 59 of the *Environmental Planning and Assessment Act 1979* as authorised by the Minister for Planning and Environment-
  3. That Council inform the Department of Planning and Environment of its decision to adopt and make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002.
  4. That Council advise the applicant of its decision on this matter.
-

2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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**Committee Note:** Mr James addressed the Committee.

**Committee's Recommendation: (Oates/Kolkman)**

1. That Council adopt Amendment No 28 to LEP 2002 as proposed by this report to allow the site known as 194 Campbelltown Road, Denham Court to be used for a service station with additional restrictions as outlined in this report.
2. That Council's delegate, the General Manager, make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002 under delegation, pursuant to Section 59 of the *Environmental Planning and Assessment Act 1979* as authorised by the Minister for Planning and Environment-
3. That Council inform the Department of Planning and Environment of its decision to adopt and make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002.
4. That Council advise the applicant of its decision on this matter.
5. That there will be no direct access between the site and the M5 in the future.

**CARRIED**

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

Voting against the Committee's Recommendation were Councillors: Greiss and Rowell.

**Council Meeting 17 March 2015 (Greiss/Kolkman)**

1. That Council adopt Amendment No 28 to LEP 2002 as proposed by this report to allow the site known as 194 Campbelltown Road, Denham Court to be used for a service station with additional restrictions as outlined in this report.
  2. That Council's delegate, the General Manager, make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002 under delegation, pursuant to Section 59 of the *Environmental Planning and Assessment Act 1979* as authorised by the Minister for Planning and Environment-
  3. That Council inform the Department of Planning and Environment of its decision to adopt and make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002.
  4. That Council advise the applicant of its decision on this matter.
  5. That there will be no direct access between the site and the M5 in the future.
-

2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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**Amendment: (Greiss/Mead)**

1. That Council adopt Amendment No 28 to LEP 2002 as proposed by this report to allow the site known as 194 Campbelltown Road, Denham Court to be used for a service station.
2. That Council's delegate, the General Manager, make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002 under delegation, pursuant to Section 59 of the *Environmental Planning and Assessment Act 1979* as authorised by the Minister for Planning and Environment.
3. That Council inform the Department of Planning and Environment of its decision to adopt and make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002.
4. That Council advise the applicant of its decision on this matter.

**LOST**

**Council Minute Resolution Number 30**

1. That Council adopt Amendment No 28 to LEP 2002 as proposed by this report to allow the site known as 194 Campbelltown Road, Denham Court to be used for a service station with additional restrictions as outlined in this report.
2. That Council's delegate, the General Manager, make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002 under delegation, pursuant to Section 59 of the *Environmental Planning and Assessment Act 1979* as authorised by the Minister for Planning and Environment.
3. That Council inform the Department of Planning and Environment of its decision to adopt and make Amendment No 28 to Campbelltown (Urban Areas) Local Environmental Plan 2002.
4. That Council advise the applicant of its decision on this matter.
5. That there will be no direct access between the site and the M5 in the future.

Voting for the Amendment were Councillors: Greiss, Hawker, Mead and Rowell.

Voting against the Amendment were Councillors: Borg, Brticevic, Chanthivong, Dobson, Glynn, Kolkman, Lake, Lound and Oates.

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

Voting against the Council Resolution: nil

**Note:** Councillor Matheson was not in attendance during debate or discussion at the time of voting on this matter.

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## ATTACHMENT 1



Planning &  
Environment

### Gateway Determination

**Planning proposal (Department ref: PP\_2014\_CAMPB\_002\_00):** to allow the site, 194 Campbelltown Road, Denham Court, to be used for the purpose of a service station.

I, the Director, Metropolitan Delivery (Parramatta), at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act, that an amendment to the Campbelltown (Urban Areas) Local Environmental Plan (LEP) 2002 to facilitate the above proposal, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979, for a period of 14 days.

This should include an explanation on the relationship between the planning proposal, the draft Principal Local Environmental Plan and Campbelltown (Urban Areas) Local Environmental Plan 2002;

2. Consultation is required with the following public authorities under section 56(2) (d) of the Environmental Planning and assessment Act:

- Office of Environment and Heritage
- Transport for NSW - Roads and Maritime Services
- Liverpool City Council
- Sydney Water

3. Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. Delegation is to be given to Council to exercise the Minister's plan making power's.

5. The Secretary's delegate approves the inconsistency with section 117 direction 6.3 on the basis that it is of minor significance.

6. Prior to undertaking community consultation, Council is to amend the planning proposal to :

- remove reference to section 117 direction 1.1 - Business Zones, as the Direction does not apply,
  - amend the reference contained within the description for State Environmental Planning Policy 44 - Koala Habitat. It is noted that Tree 103 - eucalyptus tereticomis - Forest Red Gum - is a species listed in Schedule 2 of the SEPP. The statement 'study did not find any of the native vegetation listed in schedule 2' is incorrect,
-

2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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## Planning & Environment

- allow the proposal to be an amendment to either the current LEP, or the Principal LEP,
  - ensure justification for the use of schedule 1 Additional Permitted Uses as opposed to zoning the land for the purpose, and
  - amend Part 6 to accord to the time frame specified in Condition 7, below, and ensure that correct reference is made to the issue of delegation referred to in Condition 3.
7. A public hearing is not required to be held into the matter by any person or body under the section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
8. The time frame for completing the Local Environmental Plan is to be 9 months from the week following the date of the Gateway determination.

Dated 17<sup>th</sup> day of September 2014.

A handwritten signature in black ink, appearing to read "R Cumming".

Rachel Cumming  
**Director**  
**Metropolitan Delivery (Parramatta)**  
**Housing, Growth and Economics**  
  
**Delegate of the Minister for Planning**



## ATTACHMENT 2

### Campbelltown City Council

Ref: 34cwm19Sep2014

19 September 2014

**Memo to: All Councillors**

**Copy to: General Manager, Directors, Manager Communications and Marketing  
and P&E Section Managers**

**From: Director Planning and Environment**

**Subject: Matters of Interest – Planning and Environment Division**

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#### **ENVIRONMENTAL PLANNING**

- **Gateway Determination - No 194 Campbelltown Road, Denham Court**

Council at its meeting held on 1 July 2014 resolved to proceed with a draft planning proposal to Gateway Determination to allow the site known as No. 194 Campbelltown Road Denham Court to be used for the purpose of a service station.

Council at the same meeting resolved to proceed to public exhibition upon the receipt of the Gateway Determination.

Council has now received the Gateway Determination from the Department of Planning and Environment.

The Gateway Determination supported the proposed amendment to Campbelltown (Urban Areas) Local Environmental Plan 2002 (LEP) subject to a number of matters being addressed including:

- Public consultation for a period of 14 days
- Consultation with the Office of Environment and Heritage, Transport for NSW – Roads and Maritime Services, Sydney Water and Liverpool City Council
- Delegation to Council to exercise the Minister's plan making powers
- A 9 month time frame for the completion of the amendment to the LEP
- A number of minor amendments to the draft Planning Proposal.

Notably, no additional studies were required, prior to the commencement of the public exhibition.

Given the above, the community consultation is likely to be undertaken in October this year. Council will be further advised of the dates of the public exhibition.

***Should you require any further information regarding the above matters, please contact Andrew Spooner, Manager Sustainable City and Environment on 4645 4833 or mobile 0419 469 030.***

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2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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## Campbelltown City Council

Ref: 43cwm21Nov2014

21 November 2014

**Memo to: All Councillors**

**Copy to: General Manager, Directors, Manager Communications and Marketing  
and P&E Section Managers**

**From: A/Director Planning and Environment**

**Subject: Matters of Interest – Planning and Environment Division**

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### **ENVIRONMENTAL PLANNING**

- **Public Exhibition - No 194 Campbelltown Road, Denham Court**

Further to the Councillor's Weekly Memo dated 19 September 2014, please note that Council will be publicly exhibiting the Planning Proposal for 194 Campbelltown Road, Denham Court (Lot 100 DP 1176622), in line with the Gateway Determination, issued to Council from Department of Planning and Environment on 17 September 2014.

The primary objective of the Planning Proposal is to allow the subject site to be used for the purpose of a service station, with additional proposed restrictions to prohibit the parking, refuelling or servicing of heavy vehicles on site.

A copy of the Planning Proposal, gateway determination and other supporting documentation will be on public exhibition from Wednesday 26 November 2014 until Friday 6 February 2015 at the following locations:

- Council's Civic Centre;
- HJ Daily Library,
- Greg Percival Library and
- Council's website

A report on the outcomes of the public exhibition will be presented to Council for consideration early next year.

- **Draft Campbelltown Local Environmental Plan 2014 (Draft CLEP 2014) - Submission Presentation Forums**

The next Forums, at which persons who made submissions to the Draft CLEP 2014 can present those submissions to Councillors, are scheduled for Monday 24 November and Thursday 27 November 2014. On each evening, a number of site and/or issue specific submissions are being discussed, covering a wide range of issues and locations.

Attached is a summary spreadsheet which details the person/party responsible for the submissions being considered on those evenings and provides a brief summary of each submission and the preliminary staff position.

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2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

## ATTACHMENT 4



**Liverpool**citycouncil  
creating our future together

Our Ref: 242836.2014  
Contact: Graham Matthews 9821 9156

5 November 2014

Mr Andrew Spooner  
Manager Sustainable City and Environment  
Campbelltown City Council  
PO Box 57  
**CAMPBELLTOWN NSW 2560**

NOV06'14 08:20:32 RCVD

Dear Mr Spooner

**Re: Planning Proposal for 194 Campbelltown Road, Denham Court**

I write in response to your letter dated 15 October 2014 advising that you were formally consulting with Liverpool City Council under section 56(2)(d) of the Environmental Planning and Assessment Act 1979 in relation to a draft planning proposal intended to permit the development of a service station on land known as 194 Campbelltown Road, Denham Court in the Campbelltown local government area (the subject site).

Council has considered the information that you have provided and raises no objection to the proposed development of the subject site, pending the inclusion of the proposed qualification to be added to Schedule 1 Additional Permitted Uses of Draft CLEP 2014 which is to read:

*Development for the purpose of a service station that is not used and is not so constructed or adapted as to be capable of being occupied or used for refuelling, parking, washing, greasing, storing, repairing, installing accessories or servicing of motor vehicles or trailers that have a maximum loaded mass of more than 4.5 tonnes (as specified by the manufacturer or by the Roads and Maritime Services constituted under the Transport Administration Act 1988).*

Council is concerned that, were the above-stated qualification not included in the amendment to Draft CLEP 2014, that the site could be developed as a service station that catered for large vehicles, which may encourage increased traffic by large vehicles (including b-double transports) on Council's local road network.

Council is therefore concerned with the following comments made in the document *Traffic Report for Planning Proposal for proposed service station, Denham Court*, which was included as Annexure 2 to the planning proposal, which would suggest that the site may be used for the servicing or refuelling of heavy vehicles:

**2.9 The site would provide for cars and trucks to enter, circulate and exit in a forward direction. Separate fill points would be designated for cars and heavy vehicles. A loading bay will be provided at the rear of the convenience store.**

**2.10 The layout will be designed to provide appropriate circulation by semi trailers and b-doubles in accordance with the Australian Standard for Parking Facilities (Part 2: Off-street commercial vehicle facilities), AS 2890.2 – 2002 (emphasis added).**

Customer Service Centre Level 2, 33 Moore Street, Liverpool NSW 2170, DX 5030 Liverpool

All correspondence to The Chief Executive Officer, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170  
Fax 9821 9333 Email [lcc@liverpool.nsw.gov.au](mailto:lcc@liverpool.nsw.gov.au) Web [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au) **NRS** 13 36 77 **ABN** 84 181 182 471



2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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Council recommends that the Traffic Report be appropriately amended prior to public exhibition of the planning proposal, to make clear that the site will not be designed for the refuelling of heavy vehicles, nor the parking of semi-trailers or b-doubles. While Council acknowledges that fuel and other supplies may be delivered to the site via an appropriate heavy vehicle, the use of the site for any other purpose by heavy vehicles should not be permitted in order to limit heavy vehicle traffic on Council's local road network.

Should you require any further information on this matter, please do not hesitate to contact Graham Matthews, Strategic Planner, on 9821 9156.

Yours sincerely



**Simon Porter**  
A/Manager Strategic Planning

2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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14 November 2014

Roads and Maritime Reference: SYD14/01334

Manager Sustainable City and Environment  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

**Attention:** Rana Haddad

Dear Mr Spooner

**DRAFT PLANNING PROPOSAL TO PERMIT A SERVICE STATION  
194 CAMPBELLTOWN ROAD, DENHAM COURT**

I refer to your letter of 15 October 2014 inviting the Roads and Maritime Services (Roads and Maritime) to comment on the abovementioned planning proposal. Roads and Maritime appreciates the opportunity to provide comment on the proposal.

Roads and Maritime has reviewed the planning proposal and raises no objection to the rezoning. In addition, Roads and Maritime provides 'in principle' support to the proposed access arrangements comprising left and right turn entry movements and left turn exit movements only. The proposed Channelised Right Turn treatment on Campbelltown Road shall be designed and constructed in accordance with Austroads and Roads and Maritime requirements and shall be at full cost to the developer.

Roads and Maritime will provide more detailed comment on the proposed development upon gazettal of the rezoning and submission and referral of a development application.

If you wish to discuss this matter further, please contact James Hall – Senior Transport Planner on (02) 8849-2047.

Yours sincerely



Greg Flynn  
Manager, Strategic Land Use  
Network and Safety



2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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**Rana Haddad**

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**Subject:** FW: 194 Campbelltown Road, Denham Court

**From:** GILVEAR, HANNAH [mailto:HANNAH.GILVEAR@sydneywater.com.au]

**Sent:** Tuesday, 20 January 2015 8:07 AM

**To:** Rana Haddad

**Subject:** RE: 194 Campbelltown Road, Denham Court

Hi Rana,

Sydney Water does not have any concerns with the site being used as a petrol station.

*Kind Regards*

Sydney  
**WATER**

**Hannah Gilvear | Student Town Planner**

Urban Growth Strategy | Sydney Water

Level 7, 1 Smith Street Parramatta NSW 2150

PO Box 399 Parramatta NSW 2124

T 8849 5296

[hannah.gilvear@sydneywater.com.au](mailto:hannah.gilvear@sydneywater.com.au) | [sydneywater.com.au](http://sydneywater.com.au)

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2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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Mr Andrew Spooner  
Manager Sustainable City and Environment  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Dear Mr Spooner

**Planning Proposal for 194 Campbelltown Road, Denham Court**

Thank you for your letter dated 15 October 2014 requesting Transport for NSW (TfNSW) review and comment on the above planning proposal.

TfNSW has reviewed the submitted information and has no comments on the subject planning proposal.

Roads and Maritime Services will provide a separate response.

Should you have any questions regarding this matter, please contact me on 8202 2198.

Yours sincerely

 22/10/14  
Mark Ozinga  
Manager Land Use Development and Planning  
Planning and Programs

CD14/19530

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2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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**Rana Haddad**

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**From:** Rachel Hannan <Rachel.Hannan@environment.nsw.gov.au>  
**Sent:** Tuesday, 18 November 2014 10:32 AM  
**To:** Rana Haddad  
**Cc:** Andrew Spooner  
**Subject:** 194 Campbelltown Road, Denham Court

Hi Rana,

Thanks for the email.

As discussed, I have made notes in OEH's record system of our conversation and that OEH is not requesting any additional assessments for the planning proposal to amend the LEP to permit an additional use at 194 Campbelltown Road, Denham Court.

Regards,  
Rachel.

Rachel Hannan  
Conservation Planning Officer  
Regional Operations  
Office of Environment and Heritage  
Level 6, 10 Valentine Avenue, Parramatta NSW 2150  
PO Box 644, Parramatta NSW 2124  
T: 02 8837 6088  
W: [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

Please note my position is part time - my work days are Tues, Wed and Thurs

Please consider the environment before printing this e-mail

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## ATTACHMENT 5

### PLANNING PROPOSAL

To include a (Service Station) as a Scheduled Use in the  
Campbelltown (Urban Area) LEP 2002

At

194 Campbelltown Road, Denham Court NSW, 2565  
Lot 100 in DP 1176622



Prepared by:

**Smyth Planning**

**Amended by Campbelltown City Council**

**June – 2014**

**Revised by Council – November 2014**

**Updated - February 2015**

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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

Planning Proposal  
Service Station– 194 Campbelltown Road, Denham Court

### CONTENTS

1.0	INTRODUCTION	1
2.0	SITE DESCRIPTION AND LOCATION	1
3.0	BACKGROUND	3
4.0	PART 1 – OBJECTIVES AND INTENDED OUTCOMES	4
5.0	PART 2 – EXPLANATION OF PROVISIONS	4
6.0	PART 3 – JUSTIFICATION	5
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8.0	PART 5 – COMMUNITY CONSULTATION	15
9.0	PART 6 – PROJECT TIMELINE	16
10.0	CONCLUSION	17

### Annexures

INDEX	PLANS AND DOCUMENTATION	PREPARED BY	DATED
Annexure 1	Traffic Report	Colston Budd Hunt & Kafes Pty Ltd	March 2014
Annexure 2	Landscape Plan	RFA Landscape Architects	March 2014
Annexure 3	Visual Impact Statement	Mosca Pserras Architects	February 2013
Annexure 4	Acoustic Assessment	Mott MacDonald	March 2014
Annexure 5	Preliminary Contamination Assessment	SMEC Testing Services Pty Ltd	March 2014
Annexure 6	Arboricultural Impact Assessment	Urban Tree Management Australia Pty Ltd	July 2013
Annexure 7	Vehicle Turning Paths	J.Wyndham Prince	December 2013
Annexure 8	A copy of letters/emails received from the relevant public authorities who provided written comments	Various public authorities	October/November 2014
Annexure 9	Copy of Gateway Determination	Issues by the Department of Planning and Environment	17 September 2014
Annexure 10	Written Authorisation to Exercise Delegation	Issues by the Department of Planning and Environment	17 September 2014

**Important Note:** The plans under Annexures 1-10, in some instances, include a proposed layout of the service station showing parking and refuelling of heavy vehicles on site. These proposed plans are indicative only, and new plans will need to be prepared and lodged with Council at the development assessment stage, as the parking, refuelling and servicing of heavy vehicles will not be allowed on this site.



## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

Planning Proposal  
Service Station- 194 Campbelltown Road, Denham Court

### 1. INTRODUCTION

- 1.1 Smyth Planning has been engaged by Mr. Mark Bassal of Xpress Group Pty Ltd to prepare a Planning Proposal for Lot 100 in DP 1176622, (No. 194 Campbelltown Road, Denham Court).
- 1.2 The Planning Proposal provides a description and justification for the proposed amendment to both the Campbelltown (Urban Areas) Local Environmental Plan 2002 (LEP 2002) and draft Campbelltown Local Environmental Plan 2014 (draft CLEP 2014), to permit the development of a 'service station' as a scheduled use on the subject site and provides an additional clause to ensure that the service station will not be utilised for the parking, refuelling and servicing of heavy vehicles.
- 1.3 The Planning Proposal has been prepared in accordance with the requirements of Section 55 of the Environmental Planning and Assessment Act 1979 and the relevant Department of Planning and Infrastructure Guidelines including 'A Guide to Preparing Planning Proposals 2012', and 'A Guide to preparing Local Environment Plans'.
- 1.4 It is considered that the proposed development has local strategic merit without causing any unreasonable environmental, social and economic impacts and would service the needs of the surrounding community and visitors to the area.
- 1.5 The Planning Proposal has been revised in line with the required conditions included under the Gateway Determination (dated 17 September 2014).
- 1.6 The Planning Proposal has been updated to include information on the outcome of the public exhibition. The Planning Proposal and associated documents were placed on public exhibition from 26 November 2014 until 6 February 2015.

### 2. SITE DESCRIPTION AND LOCATION

#### 2.1 Locality Description

The site is located on the eastern side of Campbelltown Road at Denham Court within the Campbelltown City Council Local Government Area. It is situated between McCormack Place to the north and Williamson Road to the south. The M5 Motorway is east of the site. There is a northbound off-ramp from the M5 adjacent to the site's eastern and northern boundaries. The off-ramp intersects Campbelltown Road at a signalised intersection adjacent to the site (Refer to **Figure 1**)

Adjacent to the site, Campbelltown Road provides for one traffic lane in each direction, with sealed shoulders. It has a 70 kilometre per hour speed limit and carries moderate traffic volumes. Campbelltown Road passes over the M5, south of the site. Further south it intersects Williamson Road, which provides access to the Ingleburn Industrial Estate. There is a roundabout at the Campbelltown Road/Williamson Road intersection. The fourth leg of the roundabout provides a southbound on-ramp to the M5.

There is a right turn bay for southbound traffic on Campbelltown Road, near the southern end of the site. It provides access to a horse riding ranch. Campbelltown Road is a classified Road and as such, requires the concurrence of Roads and Maritime Services (RMS) for access.

## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

Planning Proposal  
Service Station– 194 Campbelltown Road, Denham Court



Figure 1: Site Location Map showing subject site and surrounding land. Source - <http://www.street-directory.com.au/>

### 2.2 Site Description and current zoning

The site is legally described as Lot 100 DP 1176622 and is known as 194 Campbelltown Road, Denham Court. The site is currently zoned **7(d5) Environmental Protection 1ha Minimum**. The site is irregular in shape and has a frontage of approximately 240 metres to Campbelltown Road, 192 metres to the Hume Highway freeway and 116 metres to the off ramp from the north bound freeway lane to Campbelltown Road (Refer to **Figure 2**). The site has an approximate area of 1.241 hectares and is relatively flat. The site includes a brick cottage and associated metal garage and shed and swimming pool. There are a number of trees on the site. Currently on the site is a dwelling which appears to be occupied. Vehicular access to the site is via a crossover from Campbelltown Road.



Figure 2: Aerial photo showing subject site and surrounding land. Source - <http://maps.six.nsw.gov.au/>



## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

Planning Proposal  
Service Station– 194 Campbelltown Road, Denham Court

### 3. BACKGROUND

3.1 In accordance with the recommendations of the Department of Planning and Environment (the Department) outlined in 'A Guide to Preparing Planning Proposals 2012', a planning proposal request was submitted to Council on 9 July 2013 to enable the subject site to be used as a service station with a small convenience store and a small food area, with a cafeteria on the subject site. Council believed there was merit in a 'typical service station' that did not provide any on-site heavy vehicle refuelling, parking nor servicing. Amended plans (Refer to **Figure 3**) were submitted to Council and were considered at a Council meeting on 10 December 2013 and resolved as follows:

1. *That Council support in principle a proposed amendment to Campbelltown (Urban Areas) Local Environmental Plan 2002 for Lot 100 DP1176622 (No. 194 Campbelltown Road) Denham Court, to include an additional use (service station) to Schedule 2 – Additional Development subject to its consideration of the outcomes of further required investigations as detailed in the above report.*
2. *That additional requirements, as recommended by the legal advice sought by Council be included as part of any proposed amendment to Campbelltown (Urban Area) Local Environmental Plan 2002 to ensure that the service station would not be allowed to provide onsite heavy vehicle (truck) parking and servicing.*
3. *That the applicant be requested to prepare additional studies, as identified by this report, in support of a possible amendment to Campbelltown (Urban Area) Local Environmental Plan 2002.*
4. *That this matter be reported back to Council following an assessment of the additional required investigations.*

3.2 The requested studies have been prepared by the respective consultants and support the Planning Proposal at **Annexure 1 – 6**.

3.3 The findings of the studies were reported to Council on 1 July 2014 where Council resolved:

1. *That Council support the draft Planning Proposal shown as attachment 1 to his report for referral to the Department Planning and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 23 of the Environmental Planning and Assessment Act 1979.*
2. *That subject to the conditions of the Gateway Determination, Council place the draft Planning Proposal and associated studies on public exhibition for 28 days.*
3. *That Council undertaken any required consultation with public authorities while the draft Planning Proposal is on public exhibition.*
4. *That at the conclusion of the public exhibition, a report be submitted to Council on the submissions received.*

3.4 In September 2014 Council received the Gateway Determination (dated 17 September 2014) and the Planning Proposal has been revised in line with the required conditions included under the Gateway Determination.



## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

Planning Proposal  
Service Station– 194 Campbelltown Road, Denham Court

### 4. Part 1 – Objectives or Intended Outcomes

4.1 The objectives and intended outcomes for this planning proposal are as follows:

- To enable the development of Lot 100 DP 1176622, (No. 194 Campbelltown Road, Denham Court) for the purpose of a service station.
- To ensure that the service station will not be utilised for the parking, refuelling and servicing of vehicles larger than 4.5 tonnes in GVM.

### 5. Part 2 – Explanation of Provisions

5.1 Council is currently preparing a principle local environmental plan that will consolidate all existing Local Environmental Plans (LEPs) and Interim Development Orders (IDOs) into one document, entitled draft Campbelltown Local Environmental Plan 2014. The draft CLEP 2014 was placed on public exhibition from 12 June 2014 until 8 August 2014. Council is currently considering the outcome of the public exhibition of the draft CLEP 2014.

The draft CLEP 2014, upon its gazettal, will replace a number of LEPs and IDOs including LEP 2002. Given the timing of the draft CLEP 2014, and to avoid the need to undertake an additional amendment to the forthcoming CLEP 2014 (to enable the use of the site for a service station), it is considered necessary that this planning proposal include an amendment to both LEP 2002 and the draft CLEP 2014.

The proposed amendment to LEP 2002 and the draft CELP 2014 are as follows:

#### 1. Proposed Amendment to LEP 2002

- Amend *Schedule 2 Additional Development* of LEP 2002 to include the following:

**12**      *Development for the purpose of a service station*

*Lot 100 DP 1176622, 194 Campbelltown Road, Denham Court*

- Add a clause under *Schedule 2 Additional Development* of the LEP 2002 that reads:

*Development for the purpose of a service station that is not used and is not so constructed or adapted as to be capable of being occupied or used for refuelling, parking, washing, greasing, storing, repairing, installing accessories or servicing of motor vehicles or trailers that have a maximum loaded mass of more than 4.5 tonnes (as specified by the manufacturer or by the Roads and Maritime Services constituted under the Transport Administration Act 1988).'*

#### 2. Proposed Amendment to draft CLEP 2014

- Amend *Schedule 1 Additional Permitted Uses* of draft CLEP 2014 to include the following:

**14**      *Development for the purpose of a service station (Service Station):*

*Lot 100 DP 1176622, 194 Campbelltown Road, Denham Court*

- Add a clause under *Schedule 1 Additional Permitted Uses* of Draft CLEP 2014 (immediately under point 14 above) that reads:

*Development for the purpose of a service station that is not used and is not so constructed or adapted as to be capable of being occupied or used for refuelling, parking, washing, greasing, storing, repairing, installing accessories or servicing of motor vehicles or trailers that have a maximum loaded mass of more than 4.5 tonnes (as specified by*

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*the manufacturer or by the Roads and Maritime Services constituted under the Transport Administration Act 1988).*

### 6. Part 3 – Justification

#### 6.1 Section A – Need for planning proposal

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

The planning proposal is not the result of any strategic planning study or report undertaken by the Council. The proposal to create a scheduled use to allow for a 'service station' is a result of an owner initiated Press Australia PTY LTD application in response to research that shows that the site is suitable for use as a service station. It is noted that Council has provided in principle support in response to the submission of a planning proposal request to Council on 9 July 2013.

##### *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes. The planning proposal represents the best means of achieving the objectives and intended outcomes, as the current zoning of the site under LEP 2002 of 7(d5) Environmental Protection 1ha Minimum, prohibits the use of the land for a service station with a small convenience store, a car wash and a small food area, with a cafeteria.

##### **Justification for the use of Schedule 1 Additional Permitted Uses as Opposed to rezoning**

The planning proposal is a site specific application which proposes to amend Schedule 2 Additional Development of LEP 2002 and/or Schedule 1 – Additional Permitted Uses of draft CLEP 2014 to generally allow the site to be used for a service station, with restrictions on servicing heavy vehicles.

Alternatively to this, the applicant could have applied to rezone the particular parcel of land to a zone under LEP 2002 or draft CLEP 2014 where a service station type development is permissible. However this would not have been considered appropriate by Council for the following reasons:

- Zoning the site to an industrial zone (where a service station type development is permissible), would be disruptive to the zoning of the surrounding rural areas. Currently, the M5 (Free Way) provides a physical buffer between industrial zones (to the west, and rural/environmental protection zones to the east.
- A rezoning of the site to an industrial zone would not provide Council with certainty in terms of the type of future land uses that may be proposed/occur on this site, as a range of other inappropriate land uses would also become permissible under an industrial zone.

Given the above, the use of Schedule 1 Additional Permitted Uses as opposed to rezoning is considered the best means of achieving the intended outcome.

#### 6.2 Section B – Relationship to strategic planning framework

##### *Is the planning proposal consistent with the objectives and actions contained within applicable Regional and sub-regional strategies?*

The planning proposal is generally consistent with the relative objectives and actions contained within the following Strategic Plans:

**NSW 2021 State Plan**



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The planning proposal is consistent with Goal 1 of the NSW 2021 State plan "Improve the performance of the NSW economy" as it will encourage employment growth. Employment will be created during the construction phase and throughout the on-going operation of the future development.

### ***Metropolitan Plan for Sydney 2036***

The planning proposal is consistent with the following strategic directions of the Metropolitan Plan for Sydney 2036 including the following:

- Strategic Direction C- Transport for a Connected City, as the development will provide fuel and services related to efficient and effective road based transportation.
- Strategic Direction E- Growing Sydney's Economy, as the development will encourage employment growth throughout the construction and continued operation.

### ***Draft Metropolitan Strategy for Sydney to 2031***

The planning proposal is not inconsistent with the following key outcomes within the Draft Metropolitan Plan for Sydney 2036 including the following:

- A liveable City;
- Productivity and Prosperity; and
- Accessibility and connectivity

### ***Draft South West Sub-Regional Strategy 2007***

The planning proposal is consistent with the following key directions within the Draft South West Sub – regional including the following:

- Key Direction 2 - Plan for Major Employment Growth;

The proposed development will contribute to future employment growth and provide services for residents and visitors to the area in an accessible location.

### ***Is the planning proposal consistent with the local council's community plan or other strategic Plan?***

The planning proposal is generally consistent with the long term town planning strategy plan 'Campbelltown 2025, looking forward'. In particular, the proposal is consistent with the following strategic directions:

- Strategic Direction 6.2 – Growing the Regional city;
- Strategic Direction 6.4 – Getting around the city; and
- Strategic Direction 6.6 – Creating Education, employment and entrepreneurial opportunities.

Furthermore, the subject site is considered suitable to be developed for a service station type development as it is an isolated parcel of land that is bounded by major roads on all sides, and it is located within close proximity to Ingleburn Industrial Precinct. In addition, the small convenience store would provide services for nearby rural areas and reduce the number of trips to major centres.

### ***Is the planning proposal consistent with applicable state environmental planning policies?***

Consideration has been given to the State Environmental Planning Policies that are relevant to this planning proposal.

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The following table provides an assessment of the planning proposal against the State Planning Environment Planning Policies that may be relevant to the proposed development on the site:

State Environment Planning Policy	Consistency
<b>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</b>	Any development lodged for a 'service station' would include fuel storage and therefore require an assessment against the criteria under Clause 13 of SEPP 33 – Hazardous and Offensive Development. The proposal is considered consistent subject to the assessment of any development application.
<b>State Environmental Planning Policy No. 44 – Koala Habitat Protection</b>	There is no Koala habitat or 'potential koala habitat' on the subject site.  <i>"potential koala habitat means areas of native vegetation where the trees of the types listed in Schedule 2 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component."</i>  Notably, the arboricultural study found only one tree (Tree No 103 Forest Red Gum ( <i>Eucalyptus tereticornis</i> ) which is a species listed under Schedule 2 of this SEPP (Refer to <b>Annexure 6</b> ).
<b>State Environmental Planning Policy No. 55 – Remediation of Land</b>	SEPP 55 requires that a planning authority must consider the possibility that a previous land use has caused contamination of the site as well as the potential risk to health or the environment from that contamination. A preliminary contamination assessment has been prepared in support of the application (Refer to <b>Annexure 5</b> ). The report concluded that concentrations of chemical contaminants measured in the soils across the site are generally low and below criteria that are protective of human health for a commercial/ industrial land use setting. Some asbestos fibres were identified a soil sample which would require appropriate remediation including removal by a licenced operator prior to development. In summary, the results of the contamination study determined the site to be suitable for the redevelopment into a commercial/ industrial use provided the asbestos contaminated soil is appropriately remediated. The planning proposal is considered consistent with this SEPP subject to the appropriate recommendations occurring.
<b>State Environmental Planning Policy No. 64 – Advertising and Signage</b>	Any development application for signage is subject to the provisions of this SEPP. The aim of this policy is to ensure that signage erected is compatible with the desired amenity and visual character of the area it is located in. Any signage would be assessed against this SEPP and regulated by way of conditions of development consent. It is considered that the planning proposal is consistent in this regard.
<b>State Environmental Planning Policy (Infrastructure 2007)</b>	Pursuant to Clause 104 – Traffic generating development, of the Infrastructure SEPP, an application for a service station (including ones which have retail outlets) must be referred to the Roads and Maritime Services (RMS) if the site has direct vehicular access or pedestrian access to a classified road or to a road that connect to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection.  The subject site has direct access to a classified road, therefore any development application for a service station would be referred to the RMS in accordance with the provisions of SEPP Infrastructure 2007.



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### ***Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?***

The following table provides an assessment of the planning proposal against the relevant Section 117(2) Ministerial Directions:

<b>Section 117 Direction No. and title</b>	<b>Consistency</b>
<b>1. Employment and Resources</b>	
<b>Direction 2.1 - Environment Protection Zones</b>	<p>This direction applies to the subject site as the land is currently zoned 7(d5) Environmental Protection 1ha Minimum. The objective of this direction is to protect and conserve environmentally sensitive areas.</p> <p>This Direction states what a relevant planning authority must do if this direction applies: :</p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".</p> <p>It is considered that the planning proposal is consistent with the terms of this direction as it is not proposing to reduce or change the environmental protection standards that currently apply to the land.</p>
<b>Direction 6.3 - Site Specific Provisions</b>	<p>This direction applies to the planning proposal as it amends an Environmental Planning Instrument (LEP 2002 and draft CLEP 2014) to create a scheduled use to permit a service station.</p> <p>The main objective of this Direction states:</p> <p><i>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</i></p> <p>The proposal is considered consistent with the above objective as it is necessary for this particular site to include additional provisions to ensure that the service station would not be utilised for the refuelling and servicing of heavy vehicles /trucks.</p> <p>A service station that would provide services and refuelling for heavy vehicles is not considered suitable for this site for the following reasons:</p> <ol style="list-style-type: none"> <li>1. It would adversely impact on the residential amenity of nearby rural residential properties in terms of noise.</li> <li>2. It would adversely impact on the aesthetic and scenic values of the locality.</li> <li>3. It would generate large volumes of heavy traffic which would adversely impact on the road network within the locality.</li> </ol> <p>To ensure that a service station on this site would not be designed and used for providing refuelling and services to heavy vehicles/trucks, an additional clause under LEP 2002 and draft CLEP 2014 is proposed to that effect.</p> <p>Given that the proposed clause is not inconsistent with the objective of this Direction, the inconsistency is considered of minor nature.</p>
<b>Direction 7.1 – Implementation of the Metropolitan Strategy</b>	<p>This proposal is consistent with this direction as it achieved the overall intent of the Metropolitan Plan for Sydney 2036 and will encourage employment growth throughout the construction and ongoing operation of the development and provide fuel and services related to efficient and effective road based transportation.</p>

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### 6.3 Section C – Environmental, social and economic impact

***Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The subject site is identified as containing some trees which form part of an area identified as Cumberland Plain Woodland which is listed as a critically endangered ecological community (CEEC) under the Threatened Species Conservation Act 1995 (TSC Act) and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). An arboricultural assessment was prepared by Urban Tree Management on behalf of the applicant (refer to **Annexure 6**) and found that the majority of trees are highly fragmented and modified bushland which have been impacted by previous land uses (Refer to Figure 3A). The main observations of the study are as follows:

- *The trees were determined to be of self-sown (remnant) & planted origin, locally indigenous, indigenous & exotic, evergreen specimens which all form part of the local canopy.*
- *The planted specimens were mostly located around the perimeters of the site which provide visual screening to and from the surrounding arterial roads. These are all considered common taxa and determined to be approximately between 5-10 years of age. Collectively only do they provide prominence and significant visual amenity.*
- *The remnant trees were considered prominent when viewed from various directions within the landscape. These formed various stands within the site which formed part of the Cumberland Plain Woodland which is listed as a critically endangered ecological community under the Threatened Species Conservation Act 1995.*
- *The CEEC was highly modified with predominantly only trees remaining of the Cumberland Plain Woodland. These also were fragmented in parts subjecting some trees to recent and past impacts affecting condition and vigour. The floristic diversity for the community was very poor.*
- *Only one tree was observed to support hollows for wildlife habitat (to be retained).*
- *Current land use surrounding the trees of this community currently incorporates grazing animals which are likely to have been present for several years.*

The study determined that of the 136 trees assessed, 91 are proposed to be retained and protected with potential development. A total of 45 trees are proposed to be removed, of which 18 are of high retention value, 7 of medium and 20 of low retention value.

Forty one (41) trees formed part of the Cumberland Plain Woodland with 14 proposed for removal and 27 retained. Trees of the CEEC within the centre of the site only are proposed for removal, with all trees of the CEEC towards the perimeters retained and protected by tree sensitive construction methods. In summary the arboricultural assessment study made the following conclusions:

*“Plant selection should be based on taxa of the Cumberland Plain Woodland with trees obtained of local provenance.*

*If all the recommendations and procedures detailed herein are adhered to, the subject tree/s to be retained will continue to grow and develop as important landscape component/s providing element/s of long term amenity for the property and its owners or occupants, and the local community”*



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The arboricultural assessment has identified that the trees within the site are highly fragmented and have been severely impacted and disturbed by previous land uses as shown on Figure 3A.

As recommended in the study, the future development of the site presents an opportunity to provide additional landscaping of Cumberland Plain Woodland species which will improve the floral diversity and have positive amenity impacts for both the property and surrounding community.



Figure 3A: Aerial photo illustrating the extent of site disturbance while the site was used by RMS

Although the site has been largely disturbed by previous land use activity (Figure 3A) above, the applicant at the development application stage will be required to undertake a Flora and Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey. This is in line with a verbal advice obtained from the Office of Environment and Heritage (OEH) in November 2014.

***Are there any other likely environmental effects as a result of the planning proposal and how they are proposed to be managed?***

The key environmental impacts of the proposal are addressed below:

**Traffic**

A detailed traffic report has been prepared by Colston Budd Hunt & Kafes Pty Ltd on behalf of the applicant (Refer to **Annexure 1**) to investigate the extent of traffic generated by the proposed service station.

Vehicular access to the site is proposed from Campbelltown Road, with driveways near the northern and southern ends of the site with a right hand turn bay proposed in Campbelltown Road for access to the site (Refer to **Figure 4**). The key findings of the report are as follows:

- The proposed access arrangements will have appropriate capacity, and should operate with no unusual safety issues;

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- The internal circulation and layout will be appropriate for cars and trucks providing refilling services to the service station and should be designed in accordance with Australian Standards at the detailed stage (development application);
- The proposed right hand turn bay into the site is considered appropriate as Campbelltown Road is straight in the vicinity of the site and there are good site lines for northbound traffic turning into the site, as well for traffic in both directions turning from the site. Vehicles will be able to readily turn into the site in gaps due to the modest southbound through traffic volumes on Campbelltown Road, and in gaps created by the upstream traffic signals. The report found that given the anticipated number of vehicles, it would be appropriate to facilitate right runs to and from the site.
- There is no access proposed from the M5 Motorway or the exit ramp to or from the site. It is therefore anticipated that most traffic arriving at the site will be passing traffic on Campbelltown Road or traffic already exiting the M5. It is not anticipated that a significant volume of through traffic on the M5 will exit the freeway to visit the site before re-joining the freeway.
- The majority of traffic to and from the site is expected to be passing trade, i.e. traffic already using, Campbelltown Road and the M5 Motorway exit ramp. It is predicted that the additional traffic on Campbelltown Road north and south of the site would be small at some 40 vehicles per hour two –way. Such a low volume would not have noticeable effects on the signalised intersection adjacent to the site. Further from the site, traffic volumes would dissipate further and would not generally be noticeable.

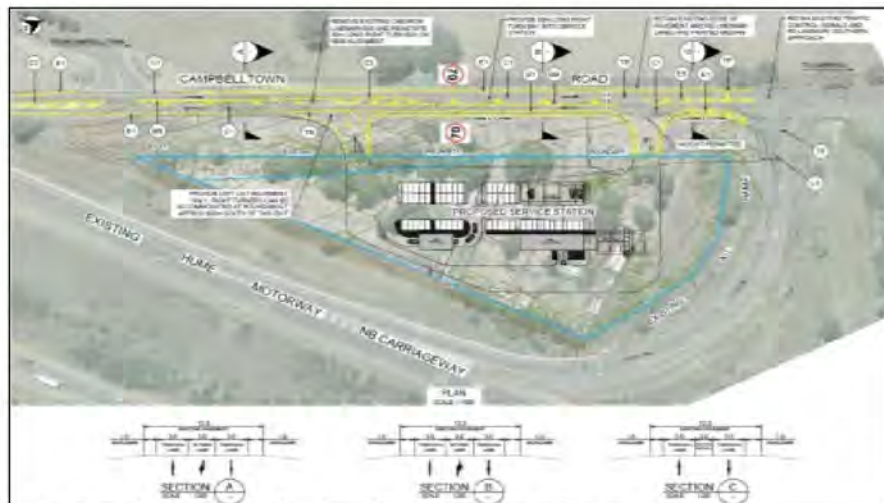


Figure 4 – Concept Layout Site Plan. Source - J. Wyndham Prince

### Landscaping and Visual Impact

A Visual Impact Assessment has been prepared by Mosca Pserras Architects (Refer to **Annexure 3**) to illustrate the anticipated visual impact of the service station from Campbelltown Road and the M5 Motorway. The visual impact assessment made the following findings:



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- The visual impact of the proposed building from the south bound direction of Campbelltown Road is minimal as it is hidden behind a series of existing trees (Refer to **Figure 5**).
- The visual impact of the proposed building from the north bound direction of Campbelltown Road is minimal as the existing trees along Campbelltown Road create a visual buffer zone (Refer to **Figure 6**).
- The visual impact of the proposed building from the north bound direction of M5 Motorway is minimal as it is hidden behind a large embankment with existing mature trees and proposed screen planting (Refer to **Figure 7**).
- The visual impact of the proposed building from the south bound direction of M5 Motorway is minimal as the existing trees along the M5 boundary create a visual buffer zone (Refer to **Figure 8**).



**Figure 5** – View southbound along Campbelltown Road



**Figure 6** – View northbound along Campbelltown Road



**Figure 7** – View northbound along M5 Motorway



**Figure 8** – View southbound along M5 Motorway

A preliminary landscape Plan has been prepared by RFA Landscape Architects (Refer to **Figure 9**) to demonstrate how the visual presentation of the site can be enhanced whilst minimising providing additional vegetative screening from Campbelltown Road and the M5 Motorway to help prevent light spillage. The landscape plan proposes the planting of Cumberland Plain Woodland species on the boundary of the site to compensate for the removal of the existing native species and provide additional screening to the site. Internal garden beds are also proposed within the site between the parking bays and the around the buildings to provide visual relief and break up the expanse of hard paved areas.

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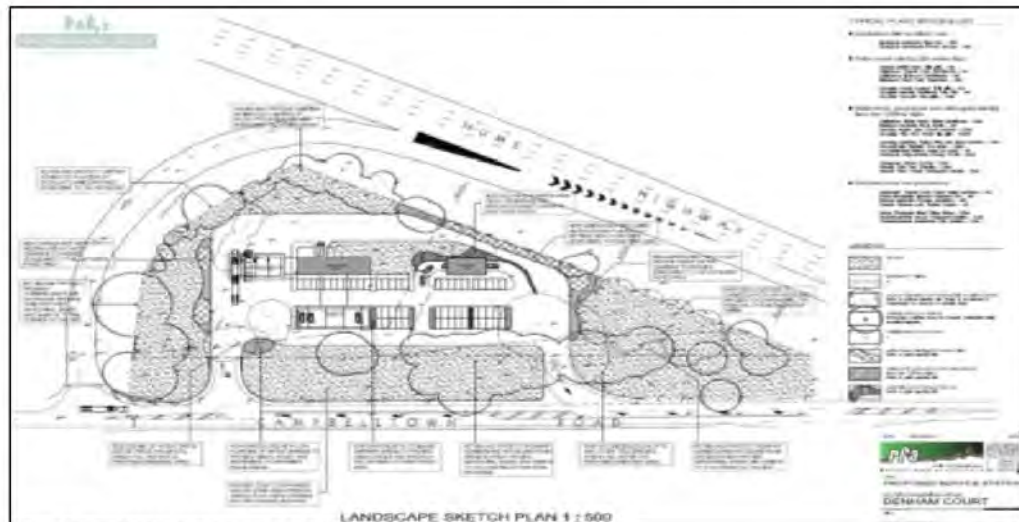


Figure 9 – Landscape sketch plan. Source- by RFA Landscape Architects

### Acoustic

Acouras Consultancy on behalf of the applicant has prepared an acoustic assessment to support the planning proposal (Refer to **Annexure 4**). The report made the following recommendations on the following components of any future service station development at the site:

- Operational assessment;
- Vehicle Activity;
- Automatic Carwash;
- Mechanical Plant and Equipment;
- Façade glazing Requirements;
- Building Façade Construction; and
- Assessment of Traffic Noise Generation.

The key findings of the assessment determined that noise emitted from the proposed development and ancillary activities is predicted to comply with the acoustic requirements of the EPA noise limits and relevant Australian Standards, provided the recommendations from the report are implemented.

### Preliminary Contamination Assessment

A preliminary contamination assessment has been prepared by SMEC Testing Services Pty Ltd (Refer to **Annexure 5**) to establish if any remediation is required for the future use of the land as a service station. The assessment included soil sampling from seven locations across the site. The results of the sampling show that the concentrations of chemical contaminants measured in the soils across the site are generally low and below criteria that are protective of human-health for a commercial/ industrial land use setting. During the testing, asbestos fibres were identified in one soil sample which would require remediation in order to make the site suitable for redevelopment into commercial/ industrial land use.

In summary, the report found that the site is suitable for use as a service centre provided that the asbestos contaminated soil is appropriately remediated including removal by a licenced contractor.



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### Stormwater and Flooding

No investigation has been undertaken in relation to stormwater and flooding as part of this Planning Proposal. This matter should be further investigated as part of the development application stage as the subject property is a Flood Control Lot with respect to flooding from a 1% Annual Exceedance Probability (AEP) flood from local overland flow adjacent to the M31 Hume Motorway and the local catchment.

In this regard additional work as part of a development application will be needed to determine the minimum fill and floor level controls for any further development on this site.

### ***Has the planning proposal adequately addressed any social and economic effects?***

The planning proposal is unlikely to give rise to any adverse social or economic effects. The proposal will have a positive social and economic benefit through the following:

- Creation of employment opportunities during construction and on-going operation of the future use.
- Improving the availability of fuel, convenience goods and food available to the surrounding residential community, the Ingleburn industrial precinct – which lacks these services, and visitors to the area.
- Effective use of an isolated parcel of land that is bounded by major roads on all sides.

## 6.4 Section D – State and Commonwealth Interests

### ***Is there adequate public infrastructure for the planning proposal?***

As discussed in section 6.3 of this report it is likely that there will be the need for some minor modification to Campbelltown Road to facilitate a right turn bay into the site. The findings from the traffic report concluded that the existing road network would be able to cater for the additional traffic from the proposed development.

### ***What are the views of state and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?***

Under the Gateway Determination (17 September 2014), Council is required to consult with a number of public authorities. Prior to the Public Exhibition, Council has undertaken consultation with the relevant public authorities as per the Gateway Determination. Copies of comments received from public authorities are shown in Annexure 8.

Comments provided by public authorities are summarised in the Table below:

Outcome of Consultation with Public Authorities		
Public Authority	Comments received	Officer's comment
Office of Environment and Heritage (Environment Branch) (OEH);	An email was received from OEH indicated that no flora and fauna study is required at this stage and the planning proposal can proceed to public exhibition.	Comments noted.
Road and Maritime Services (RMS)	RMS raised no objection to the planning proposal. MRS provided 'in principle' support to the proposed access arrangements comprising left and right turn entry movements and left turn exit movements only.	RMS will be consulted at the development application stage.

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	Roads and Maritime will provide more detailed comment on the proposed development upon gazettal of the rezoning and submission and referral of a development application.	
Transport for NSW	No concerns were raised.	Noted
Liverpool City Council	Amend the traffic report to remove reference to heavy vehicle parking and refuelling on site.	Traffic report amended
Sydney Water	Comments provided by Sydney Water are relevant to the development assessment stage. No objection to the proposed Planning Proposal was raised. An additional email was received from Sydney water indicating that they have no objection to the planning proposal.	Sydney Water will be consulted at the development application stage.

All public authorities supported "in principle" the planning proposal. No major issues were raised by any of the relevant public authorities that would halt the progression of the planning proposal to public exhibition.

### 7. Part 4 – Mapping

- 7.1 Given the planning proposal is to include a service station as a scheduled use there are no proposed changes to the current zoning map.

### 8. Part 5 – Community Consultation

- 8.1 The Gateway determination has stipulated the following in relation to Community Consultation:

- Community Consultation is required under section 56(2) and 57 of the EP&A Act 1979, for a period of 14 days.
- A public hearing is not required to be held into the matter by any person or body under section 56(2) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying the land).

Refer to Annexure 9 for a copy of the Gateway Determination, dated 17 September 2014.

- 8.2 The planning Proposal, Gateway Determination and other supporting documentation were placed on public exhibition for over 2 months (from Wednesday 26 November 2014 until Friday 6 February 2015) at the following locations:

- Council's Civic Centre;
- HJ Daily Library,
- Greg Percival Library and
- Council's website

An advertisement was also placed in the two circulated local newspaper advising of the public exhibition of the planning proposal.

Individual letters were sent to property landowners within the vicinity of the subject site advising of the public exhibition and inviting them to provide comments on the planning proposal.

#### Extended period of public exhibition



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The Gateway Determination required the planning proposal to be placed on public exhibition for 14 days, which was inconsistent with Council's resolution of 1 July 2014, where Council resolved to place the planning proposal on public exhibition for 28 days. In addition, the timing of the public exhibition coincided with last year Christmas and school holidays, and for this reason the 28 day public exhibition period was extended until after the commencement of schools to provide sufficient time for residents and nearby landowners to comment on the planning proposal. This is in accordance with Council's common practice for public exhibitions and notifications around this time of year.

Information on submissions received from the public is included in the report to Council which will be considered by Council at its meeting of 10 March 2015.

### 9. Part 6 – Project Timeline

The anticipated draft project timeline has been included in the Table below. The anticipated timeframes and dates have been assigned to each milestone.

This is a proposed amendment to:

- LEP 2002; and
- draft CLEP 2014 prior to its gazettal so as to avoid the need to undertake an amendment to the forthcoming CLEP 2014. Notably, the draft CELP 2014 has been placed on public exhibition from 12 June 2014 until 8 August 2014 and Council is currently considering the outcome of the public exhibition.

#### Plan Making Delegation to Council

On 17 September, as part of the Gateway Determination, delegation was provided to Council to exercise the Minister's plan making powers. Director Planning and Environment will be making the Plan under delegation.

Refer to Annexure 10 for a copy of the 'Written Authorisation to Exercise Delegation' provided by the Department.

#### Projected Timeline Table

Milestone	Date
– Gateway determination	17 September 2014
– Delegation provided to Council to exercise the Minister's plan making powers ( Annexure 10)	17 September 2014
– Consultation with Public Authorities (finalised)	Concluded 17 November 2014
– commencement and completion dates for public exhibition period	26 November 2014- 6 February 2015
– timeframe for the consideration of a proposal post exhibition-report to Council	March 2015
– Consult with the Parliamentary Counsel Office to legally draft the Plan	April 2015
– Council's delegate to make the draft Plan	May 2015

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### 10. Conclusion

This report has addressed the requirements set out in the NSW Department of Planning and Infrastructure 'A Guide to Preparing Planning Proposals'.

It has addressed issues such as the intended effect of, and justification for, the proposed amendment to the Campbelltown (Urban Area) Local Environment Plan 2002 and draft CELP 2014, to permit the development of a service station with a small convenience store and a small food area, with a cafeteria on the subject site. The planning proposal is considered appropriate for the following reasons:

- The planning proposal is generally consistent or justifiably inconsistent with all of the relevant Regional and sub-regional strategies, State Environmental Planning Policies and Ministerial Directions (s.117 directions) that are relevant to the site. The Department has indicated in their letter to Council (dated 17 September 2014) that no further approvals are required in relation to section 117 Directions.
- The future development of the site presents an opportunity to provide additional landscaping of Cumberland Plain Woodland species which will improve the floral diversity and entail positive amenity impacts for both the property and surrounding community.
- The planning proposal to allow for a 'typical service station' has sufficient merit and is considered to be an appropriate land use having regard to the isolation of the site and that it is bound by major roads on all sides.
- It is necessary, as part of this proposed amendment to LEP 2002 and to draft CELP 2014, to ensure that the service station would not be designed to cater for the refuelling and servicing of heavy vehicles, as a service station that is specialised for the refuelling and servicing of heavy vehicles is not considered suitable for this location. Subject to this Planning Proposal, it is Council's intention to amend Schedule 2 of LEP 2002 and Schedule 1 Permitted Land Uses of draft CELP 2014 to permit an additional use as a service station with the following provision:

'Development for the purpose of a service station that is not used and is not so constructed or adapted as to be capable of being occupied or used for refuelling, parking, washing, greasing, storing, repairing, installing accessories or servicing of motor vehicles or trailers that have a maximum loaded mass of more than 4.5 tonnes (as specified by the manufacturer or by the Roads and Maritime Services constituted under the Transport Administration Act 1988).'
- The proposal will unlikely result in any adverse impacts to the adjoining residential properties in terms of noise levels, excessive traffic generation and visual impact if the recommendations of the respective studies are implemented.
- A preliminary contamination assessment considered the site suitable for redevelopment into a commercial/ industrial use provided the asbestos contaminated soil is appropriately remediated including removal by a licenced contractor.
- A preliminary landscape plan has been prepared which demonstrates how the landscaping of the site can be undertaken to enhance the visual presentation of the site, reflect the sites environmental setting and values and provide additional vegetative screening to prevent light spillage.
- There is need to undertake stormwater assessment work at the development stage. To inform a suitable floor level for the proposed service station.



2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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Planning Proposal  
Service Station– 194 Campbelltown Road, Denham Court

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- The planning proposal is unlikely to give rise to any adverse social or economic effects and will have a positive social and economic benefit through the creation of employment opportunities during construction and the on-going operation and improving the availability of fuel, convenience goods and food available to the surrounding residential community, the Ingleburn industrial precinct.
- No major concerns on the planning proposal were raised by the relevant public authorities that were consulted.

2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

## ATTACHMENT 6

### Smyth Planning

Suite 67, Level 4, 330 Wattle Street ULTIMO NSW 2007  
Telephone (02) 9211 3366 Facsimile (02) 9211 8081 E-mail: [rm@smythplan.com](mailto:rm@smythplan.com)

2 December 2014

General Manager  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Dear Sir

**Submission in response to Planning Proposal  
194 Campbelltown Road, Denham Court.**

**This submission has been prepared on the basis that the proposed Planning Proposal to amend the Campbelltown Local Environment Plan 2002 (CLEP 2002) to permit the development of a 'service station' as a scheduled use should be supported with no restriction on the refuelling of heavy vehicles/ trucks.**

#### Introduction

This submission has been prepared by Smyth Planning on behalf of Xpress Group Pty Ltd who owns 194 Campbelltown Road, Denham Court, in response to the above matter. The purpose of this submission is to draw attention to the proposed restriction of the planning proposal that would prohibit the refuelling of heavy vehicles/ trucks on the site and seek agreement from Council to amend the proposed Clause under Schedule 2 of CLEP 2002 to permit the refuelling of heavy vehicles/ trucks. It is considered that this restriction is unreasonable given the findings of the Traffic Report and Acoustic Assessment originally submitted with the planning proposal, the limited impact on the aesthetic and scenic qualities of the locality, the sites position adjacent to the northbound off-ramp from the M5 Motorway, proximity to Ingleburn Industrial Precinct and separation from surrounding rural residential properties.

It is considered that there should be no restriction on the refuelling of heavy vehicles/ trucks as it will not result in any adverse environmental impacts to the adjoining rural residential properties in terms of noise, scenic values or increased traffic impacts or the surrounding road network.

#### Background

On 9 July 2013, a planning proposal request was submitted to Council in accordance with the recommendations of the Department of Planning and Infrastructure outlined in 'A Guide to Preparing Planning Proposals 2012', to enable the subject site to be used as a service station catering for small to large vehicles with a small convenience store, cafeteria, car wash and parking for heavy vehicles/ trucks on the subject site. Council believed there was merit in a 'typical service station' that did not provide any on-site heavy vehicle parking nor servicing.

On 3 September 2013, amended plans were submitted to Council which removed all references to the parking of trucks on site.

On 10 December, Council considered the amended plans at their meeting and resolved as follows:

1. *That Council support in principle a proposed amendment to Campbelltown (Urban Areas) Local Environmental Plan 2002 for Lot 100 DP1176622 (No. 194 Campbelltown Road) Denham Court,*



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*to include an additional use (service station) to Schedule 2 – Additional Development subject to its consideration of the outcomes of further required investigations as detailed in the above report.*

2. *That additional requirements, as recommended by the legal advice sought by Council be included as part of any proposed amendment to Campbelltown (Urban Area) Local Environmental Plan 2002 to ensure that the service station would not be allowed to provide onsite truck parking and servicing.*
3. *That the applicant be requested to prepare additional studies, as identified by this report, in support of a possible amendment to Campbelltown (Urban Area) Local Environmental Plan 2002.*
4. *That this matter be reported back to Council following an assessment of the additional required investigations.*

On 19 December 2013, the applicant was advised of Council's resolution.

On 19 May 2014, A formal draft Planning Proposal including associated preliminary studies was lodged with Council.

On 24 June 2014, Council voted to support the draft planning proposal for a request to create a 'scheduled use' to allow the site to be used as a 'typical service station' and to include an additional clause to ensure that the service station would not accommodate the refuelling or other associated facilities relating to the servicing of heavy vehicles/ trucks.

On 17 September 2014, The Department of Planning and Environment issued a Gateway Determination stating that an amendment to the Campbelltown LEP 2002 to allow the site to be used for the purpose of a service station should proceed subject to conditions. It was also determined that delegation is to be given to Council to exercise the Ministers plan making powers.

### **Council recommendation**

As previously noted, Council has raised concern over the appropriateness of a service station in this location being permitted to provide additional services for heavy vehicles/ trucks including parking, washing, greasing, storing, repairing, installing accessories, mechanically servicing as well as refuelling. Council considered that a specialised service station for heavy vehicles/ trucks is not suitable for the site for the following reasons:

1. *It would adversely impact on the residential amenity of nearby rural residential properties in terms of noise.*
2. *It would adversely impact on the aesthetic and scenic values of the locality*
3. *It would generate large volumes of heavy traffic which would adversely impact on the road network within the locality.*

Council's intention is to amend Schedule 2 of LEP 2002 to permit an additional use as a service station with the following provision:

*'Development for the purpose of a service station that is not used and is not so constructed or adapted as to be capable of being occupied or used for refuelling, parking, washing, greasing, storing, repairing, installing accessories or servicing of motor vehicles or trailers that have a maximum loaded mass of more than 4.5 tonnes (as specified by the manufacturer or by the Roads and Maritime Services constituted under the Transport Administration Act 1988).'*

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### Submission

This submission seeks agreement from Council to amend the proposed Clause under Schedule 2 of CLEP 2002 to permit the refuelling of heavy vehicles/ trucks. It is considered that the subject site is suitable for the refuelling of heavy vehicles/ trucks and there should be no restriction placed on any future development applications to prohibit the refuelling of heavy vehicles/trucks. The proposed Clause under Schedule 2 of CLEP 2002 should be amended as follow:

*'Development for the purpose of a service station that is not used and is not so constructed or adapted as to be capable of being occupied or used for **refuelling**, parking, washing, greasing, storing, repairing, installing accessories or servicing of motor vehicles or trailers that have a maximum loaded mass of more than 4.5 tonnes (as specified by the manufacturer or by the Roads and Maritime Services constituted under the Transport Administration Act 1988).'*

**It is submitted that the refuelling of heavy vehicles/ trucks will not cause any adverse impacts on the nearby rural residential neighbours in terms of noise, will not impact on the aesthetic and scenic values of the locality and will not adversely impact on the road network in the locality.**

As illustrated on the site plan provided with the planning proposal lodged with Council on 19 May 2014, it is not proposed to have a specialised service station that will only cater for heavy vehicles and there will not be any on-site parking for heavy vehicles/ trucks and there will be no facilities available for the washing, greasing, storing, repairing, installing accessories or servicing of heavy vehicles/ trucks. It is considered that the subject site is suitable for a typical style service station with facilities for the refuelling of regular cars and heavy vehicles/ trucks for the following reasons:

### Noise impacts

It is suggested that enabling heavy vehicles/ trucks to refuel at the site would adversely impact on the residential amenity of the nearby rural residential properties in terms of noise. An acoustic assessment was undertaken by Acouras Consultancy and provided with the planning proposal (refer to **Annexure 1**). Acouras acknowledged that that as site is bounded by Campbelltown Road to the west and the M5 Motorway (Hume Highway) to the east, stating that "traffic noise from the motorway dominates the ambient noise levels in the area". Notwithstanding, as part of their assessment, the following activities were taken into consideration:

- *Activities associated with patron vehicles entering/ exiting the service station.*
- **Activities from truck refuelling.**
- *Operation of external mechanical plant associated with the convenience store. This includes exhaust ventilation fans and outdoor condensers.*
- *The service station and convenience store will operate between 05:00 and 21:00 seven days a week.*

The assessment concluded that providing the recommendations in the report are implemented, the noise from the proposed development (including refuelling of heavy vehicles/ trucks) is predicted to comply with acoustic requirements of the EPA noise limits and relevant Australian Standards. It is clear from the findings of the acoustic assessment that the noise impacts associated with the refuelling of trucks would not adversely impact on the adjoining rural residential properties in terms of noise.

Notwithstanding the findings from the Acoustic assessment, a concept site plan has been prepared by Mosca Pserras Architects to demonstrate that the heavy vehicle/ truck parking area could potentially be located in the south western side of the site, much further from the residential rural properties to the north and north east of the site (refer to **Figure 1 overleaf**). The relocated heavy vehicle/ truck refuelling area is approximately 100 metres south of the original position illustrated on the site plan submitted with the planning proposal on 19 May 2014. The repositioning of the heavy vehicle/ truck refuelling area would

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significantly increase the separation from the residential rural properties and further reduce the possibility of any adverse noise impacts.



Figure 1: Concept Site Plan prepared by Mosca Pserras architects

The relocated heavy vehicle/ truck refuelling area would be separated from the nearby residential rural properties by the following distances as illustrated in **Figure 2**:

- 202 Campbelltown Road – approximately 219 metres from heavy vehicle/ truck refuelling area
- 4 McCormack Place – approximately 340 metres from heavy vehicle/ truck refuelling area
- 2 McCormack Place – approximately 283 metres from heavy vehicle/ truck refuelling area
- Scenic NSW Equine Centre - approximately 414 metres from heavy vehicle/ truck refuelling area



Figure 2: Map illustrating distances of nearby rural residential properties to relocated heavy vehicle/ truck refuelling area. Source – <http://maps.six.nsw.gov.au/>



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It can be clearly seen from **Figure 2** that there is considerable separation between the proposed heavy vehicle/ truck refuelling area and the closest residential rural properties. It is also important to acknowledge that the three (3) closest residential properties to the north and north east are separated from the subject site by the northbound off-ramp from the M5 Motorway (Hume Highway) which is frequently used by heavy vehicles/ trucks exiting the M5 in order to get to Ingleburn industrial precinct.

It is considered that allowing heavy vehicles/ trucks to refuel at the service station will not adversely impact on the residential amenity of the nearby residential rural properties beyond what is already experienced.

### Aesthetic and Scenic Values of Locality

It has been suggested that the inclusion of a heavy vehicle/ truck refuelling area would result in adverse impacts on the aesthetic and scenic value of the locality. A visual impact assessment was submitted with the planning proposal to Council on 19 May 2014 (refer to **Figures 3-5**), which clearly illustrated the visual impact of the building (including the heavy vehicle/ truck refuelling area) is minimal from both Campbelltown Road and the M5 Motorway. This is due to the extent of the existing vegetation and trees along the Campbelltown Road boundary as shown in photos 1 and 2 in **Figure 3** and the vegetated mound along the M5 Motorway as shown in photos 3 and 4 in **Figure 4**. These trees will screen and create a visual buffer to any future buildings and structures associated with the service station. It is also acknowledged that any buildings or structures on the subject site could be further screened with additional planting to reduce any perceived adverse impacts on the aesthetic and scenic values of the locality. It is considered that there would be an indiscernible difference between a service station that provided refuelling for heavy vehicles/ trucks and one that did not.

It is important to note that in order to receive fuel deliveries, the service centre will have to be designed to allow large trucks to enter and exit the site in a forward motion. This would potentially require the canopy above the fuel pumps to be high enough so a large truck could pass through. Considering access to the site by large trucks will be unavoidable for the purposes of delivering fuel, what further impacts will there be on the aesthetic and scenic values of the locality if there was a heavy vehicles/ trucks refuelling area?



Figure 3: Visual Impact Assessment prepared by Mosca Pserras architects



Figure 4: Visual Impact Assessment prepared by Mosca Pserras architects



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**Figure 5:** Visual Impact Assessment prepared by Mosca Pserras architects

It is also important to point out that along the western side of the site along Campbelltown Road is an informal pull in bay/ unrestricted parking area that is frequently used by heavy vehicles/ trucks as a temporary parking bay (refer to **Figure 6**). This practice has been ongoing for an extensive period of time and occurs at all times of the day and night as illustrated in the attached photos at **Annexure 4**. It is obvious from the attached photos that there is already an existing presence of heavy vehicles/ trucks in the immediate area and there have been little or no attempts to discontinue or prevent the practice of heavy vehicles/ trucks parking in this area by means of parking restrictions, enforcement action etc.

It is considered that any assumed adverse impacts of a truck refuelling area associated with the service station on the aesthetic and scenic values of the locality would be significantly less than the existing practice which involves heavy vehicles and trucks parking for extended periods of time in the informal pull in bay.



**Figure 6:** Aerial image illustrating informal pull in bay Source -<http://maps.six.nsw.gov.au/>



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### Traffic Impacts

It has been suggested that enabling heavy vehicles/ trucks to refuel at the site would generate large volumes of heavy traffic which would adversely impact on the road network within the locality. A traffic report was prepared by Colston Budd Hunt & Kafes and provided with the planning proposal to investigate the extent of traffic generated by the proposed service station (refer to **Annexure 5**). The traffic report took the following into consideration for their assessment:

*"The site would provide for cars and trucks to enter, circulate and exit in a forward motion. Separate fill points would be designed for cars and heavy vehicles. A loading bay will be provided at the rear of the convenience store"*

The report concluded that the proposed service station including the refuelling of heavy vehicles/ trucks, would not generate an unreasonable amount of additional traffic on the road network within the locality. Of particular relevance are the following points from the traffic assessment:

*"no access is proposed from the M5 or the exit ramp to or from the site. It is therefore anticipated that most traffic arriving at the site will be passing traffic on Campbelltown Road or traffic already exiting the M5. It is not anticipated that a significant volume of through traffic on the M5 will exit the freeway to visit the site before re-joining the freeway (as a significant diversion would be required)."*

*"as previously noted, the majority of traffic to and from the site is expected to be passing trade, i.e. traffic already using, Campbelltown Road and the M5 exit ramp. As previously discussed in paragraph 2.24, the additional traffic on Campbelltown Road north and south of the site would be small at some 40 vehicles per hour two-way. Such a low volume would not have noticeable effects on the signalised intersection adjacent to the site. Further from the site, traffic volumes would dissipate further and would not generally be noticeable."*

It is considered that the existing road network would be able to cater for the additional traffic created from a service station which included the refuelling of heavy vehicles/ trucks without adversely impacting on the road network within the locality.

It is also important to note that the northbound off-ramp from the M5 Motorway is presently used by a significant number of heavy vehicles/ trucks on route to the Ingleburn Industrial Precinct. If there was no restriction on the proposed service station to have a refuelling area for heavy vehicles/ trucks it would provide a positive social benefit through improving the availability of fuel for these vehicles in the area. There is presently a shortage of service stations in the immediate area that have safe refuelling facilities to accommodate heavy vehicles/ trucks as illustrated on the plan of surrounding service stations provided at **Annexure 6**.

### **Conclusion**

This submission asks Council to amend the proposed Clause under Schedule 2 of CLEP 2002 to permit the refuelling of heavy vehicles/ trucks. It is considered that the subject site is suitable for the refuelling of heavy vehicles/ trucks and there should be no restriction in that regard, placed on any future development applications. It is unlikely that the refuelling of heavy vehicles/ trucks will result in any adverse impacts to the adjoining residential rural properties in terms of noise as supported by the findings from the acoustic report. It is also submitted that a service station with facilities for the refuelling of heavy vehicles/ trucks would not adversely impact on the aesthetic and scenic quality of the locality any more than the status quo or a service station that did not provide these facilities. Furthermore, as reported in the original traffic assessment report, the proposed service station (including the refuelling for heavy vehicles/ trucks) would not generate an unreasonable amount of additional traffic on the road network within the locality.

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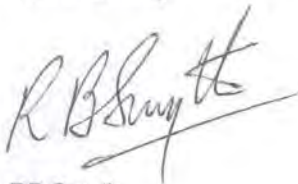
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Service Station- 194 Campbelltown Road, Denham Court

For these reasons and those outlined above, it is considered that the subject site is suitable for the refuelling of heavy vehicles/ trucks and there should be no constraint within the proposed Clause under Schedule 2 of CLEP 2002 to restrict the refuelling of heavy vehicles/ trucks.

If you wish to discuss any of the above points please contact our office.

Yours faithfully



RB Smyth  
DIRECTOR  
SMYTH PLANNING

Annexure 1 – Acoustic Assessment - prepared by Acouras  
Annexure 2 – Concept Site Plan – prepared by Mosca Psearras Architects  
Annexure 3 – Map illustrating distance from rural residential properties to relocated truck refuelling area  
Annexure 4 – Photos of heavy vehicles/ trucks parking in informal parking bay  
Annexure 5 – Traffic Report – prepared by Colston Budd Hunt & Kafes  
Annexure 6 – Map illustrating location of service stations in close proximity to subject site

The logo for Acouras Consultancy features the word "acouras" in a stylized, lowercase serif font, with "CONSULTANCY" in a smaller, uppercase sans-serif font below it. The text is set against a light blue background with abstract, overlapping circular shapes.

Mosca Pserras Architects

194 Campbelltown Road, Denham Court

Acoustic DA Assessment

Author	Fu Siong Hie, B.Eng, MAAS Principal Consultant
Document Reference:	SYD2013-1047-R001D
Date	28/03/2014
Comments:	Amendments.

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## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

MOSCA PSERRAS ARCHITECTS

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194 CAMPBELLTOWN ROAD, DENHAM COURT - ACOUSTIC DA ASSESSMENT

SYD2013-1047-R001D

28/03/2014

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### 1 Introduction

The following report has been prepared by Acouras Consultancy on behalf of Mosca Pserras Architects to assess the potential for noise impact associated with the proposed new service station at 194 Campbelltown Road, Denham Court. The site location is shown in Figure 1.



Figure 1 – Site Location, Nearest Residents and Noise Logger Position

### 2 Noise Criteria

The following standards and guidelines are applicable to this project:

- NSW EPA "Industrial Noise Policy" (INP).
- NSW EPA "Road Noise Policy" (RNP).
- Australian standard AS/NZS 2107-2000: Acoustics – Recommended design sound levels and reverberation times for building interiors.
- Australian standard AS 1055.1-1997: Acoustics – Description and measurement of environmental noise - General procedures.

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### 2.1 Internal Noise Levels

For the commercial developments, the AS/NZS 2107–2000 outlines the acceptable internal noise levels such that a satisfactory acoustic environment within occupied spaces in new and existing buildings can be achieved. Table 1 presents the recommended internal design noise levels for retail buildings.

**Table 1— Recommended Internal Design Noise Levels (AS/NZS 2107)**

Type of occupancy/activity	Recommended design sound level, Leq in dB(A)	
	Satisfactory	Maximum
Small retail store (small)	45	50

### 2.2 Noise Survey and Project Specific Limits

An unattended noise survey was carried out at the site to measure the background and ambient noise levels. Noise monitoring was conducted between Friday 17<sup>th</sup> to 23<sup>rd</sup> January 2014. The monitor was positioned in on the boundary at the northern end of the site. Location is shown in Figure 1. Measurements were conducted using the following equipment:

- SVAN 977 Type 1 Real time Analyser/Noise Logger. Serial No. 34135.
- SVAN SV30A Type 1 Sound Level Calibrator. Serial No. 31830.

Noise monitoring was conducted in general accordance with Australian standard AS 1055.1-1997: Acoustics-Description and measurement of environmental noise-General procedures.

The noise analyser was calibrated immediately before and after measurements were taken with no discernible differences between these two recorded levels. The sound analyser is Type 1 and comply with Australian standard AS1259.2: 1990.

Table 2 presents a summary of the measured ambient noise level and traffic noise impacting the development.

**Table 2 – Measured Ambient and Traffic Noise and Levels, dBA**

Location	Period	Average Leq	Highest Leq 1hr
194 Campbelltown Rd	Day (07:00-22:00)	62	65
	Night (22:00-07:00)	58	64

Table 3 presents a summary of the measured background noise level and the allowable intrusive noise limit for this project in accordance with the NSW Industrial Noise Policy guidelines.



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**Table 3—Noise Survey Summary and Project Limits, dBA**

Location	Time Period	Existing Noise Levels		NSW Industrial Noise Policy	
		L <sub>eq</sub> (period)	RBL	Amenity Criteria Recommended Noise Level (acceptable), L <sub>eq</sub>	Project Specific Limit L <sub>eq</sub>
1	Day	63	55	50	53
	Evening	60	51	45	50
	Night	58	43	40	48

During detailed design stage, the design and selection of the mechanical equipment required to service the proposed development will be required to achieve the NSW INP noise limits as presented in the table above.

During the monitoring period any adverse weather condition have been excluded. The noise logger results are presented in Appendix C.

### 2.3 Sleep Disturbance

The NSW INP does not specifically address sleep disturbance from high noise level events. The EPA, although not ideal continues to use the sleep criterion of an L<sub>A1, (1 minute)</sub> not exceeding the L<sub>A90, (15 minute)</sub> by more than 15 dB(A) as a guide to identify the likelihood of sleep disturbance.

The maximum noise level or L<sub>A1, (1 minute)</sub>, is the extent to which the maximum noise level exceeds the background level and the number of times this happens during the night-time period. Other factors that may be important in assessing the extent of impacts on sleep include:

- how often high noise events will occur.
- time of day (normally between 10pm and 7am).
- whether there are times of day when there is a clear change in the noise environment (such as during early morning shoulder periods).

The L<sub>A1, (1 minute)</sub> descriptor is meant to represent a maximum noise level measured under 'fast' time response. The EPA will accept analysis based on either L<sub>A1, (1 minute)</sub> or L<sub>A, (Max)</sub>. Table 4 presents the limits for sleep disturbance.

**Table 4 – Sleep Disturbance Limits, dBA**

Period	Background Level, RBL	Sleep Disturbance Limits L <sub>A1, (1min)</sub>
22:00 to 07:00	43	58



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### 2.4 Traffic Noise Generation

The development of the service station facilities has the potential to generate increased traffic noise along Campbelltown Road will be assessed in accordance with the NSW EPA Road Noise Policy (RNP). Table 5 sets out the assessment criteria for residences to be applied to particular types of project, road category and land use.

**Table 5— Road traffic noise assessment criteria for residential land uses**

Road Category	Type of project/land use	Assessment Criteria - dBA	
		Day (7am-10pm)	Night (10pm-7am)
Freeway/ arterial/ sub-arterial road	Existing residences affected by additional traffic on existing freeways/arterial/sub-arterial roads generated by land use developments	L <sub>Aeq</sub> , (15 hour) 60 (external)	L <sub>Aeq</sub> , (9 hour) 55 (external)

For existing residences and other sensitive land uses affected by additional traffic on existing roads generated by land use developments, any increase in the total traffic noise level should be limited to 2 dB above that of the corresponding 'no build option'.

## 3 Assessment and Recommendations

### 3.1 Operational Assessment

The proposed service station, is to be located in a rural environment with nearby commercial/industrial areas. The facility is bounded by the Campbelltown Road to the west and the M5 Motorway (Hume Highway) to the east. Traffic noise from the motorway dominates the ambient noise levels in the area.

The nearest noise sensitive receiver that may potentially be affected by the operation of the site is located to the north (refer to Figure 1).

As part of our assessment we have taken the following activities into consideration:

- Activities associated with patron vehicles entering/exiting the service station.
- Activates from truck refuelling.
- Operation of external mechanical plant associated with the convenience store. This includes exhaust ventilation fans and outdoor condensers.
- The service station and convenience store will operate between 05:00 to 21:00 seven days a week.

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### 3.2 Vehicle Activity

The proposed service station and convenience store is expected to operate between 05:00 to 21:00 seven days a week. From our understanding of the proposed operation:

- The facility is expected to cater for at least 200 passenger cars during the peak hour. This would be considered the worst case scenario and any other periods outside the peak hour would have a less impact.
- The facility is expected to cater for at least 15-20 trucks per day. Estimated rigid trucks and semi-trailers are at least 2 movements per hour.
- Cars and trucks using the facilities will be able to enter and exit the site in a forward direction without reversing.

Table 3 below provide sound pressure levels of typical vehicle noise that have been used for the calculations.

**Table 6 – Typical Noise Level of Vehicles,  $L_{\max}$  dBA**

Type	Sound Pressure Level Range @ 0.5m, $L_{\max}$ dBA <sup>1</sup>
General passenger vehicle	67-88
3 to 6 tonne Truck (rigid)	84-90
Semi-trailer (eg, Western Star or Kenworth)	80-101

Based on the operation and above sound pressure levels, Table 3 details the predicted noise level at the nearest residential receiver to the north of the development site.

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**Table 7 – Predicted Noise Level of Vehicles Activity, dBA**

Type	Sound Pressure Level at Nearest Residential Receiver			
	Leq(15min) dBA	INP Noise Limit D/E/N	L <sub>max</sub> dBA	Sleep Disturbance Limit
General passenger vehicle	43	53/50/48	40	58
Truck (rigid)	27	53/50/48	42	58
Semi-trailer	37	53/50/48	53	58
<b>Cumulative</b>	<b>45</b>	<b>53/50/48</b>	-	-

From the calculation above, the predicted noise level from operational activities is estimated to comply with the NSW INP for operational noise and for sleep disturbance noise limits.

Refuelling vehicles access the site generally can take approximately 40minutes to complete the operation. Refuelling operations not expected to cause an impact provided that all operations are conducted only during the day between 07:00 and 18:00.

### 3.3 Automatic Carwash

The automatic carwash and vacuum cleaner bays are located on southern end of the site which is over 200m from the residents. The use of the facilities is not expected to cause an impact provided that operation is restricted to day use only, ie between 07:00 and 18:00.

### 3.4 Mechanical Plant and Equipment

At this stage, the design and selection of the mechanical equipment required to service the proposed development has not been finalised therefore the possible to conduct a detailed assessment of the mechanical plant noise. However, the mechanical services consultant should consider the relevant requirements when designing and selecting such equipment.

- Selection of low noise equipment.
- Location of rooftop plant equipment, such as exhaust fans, condensers etc such that it is shielded from the noise sensitive.
- Consider the construction of acoustic enclosures for plant equipment, acoustic attenuators on exhaust systems and acoustic louvers at ventilation openings.

Following the approval of the proposed DA, at Construction Certificate stage, detailed assessment of mechanical plant and equipment noise and their ameliorative measures should be conducted to ensure compliance with the EPA INP requirements as given in Section 2.2.



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### 3.5 Façade Glazing Requirements

Acoustic glazing for the convenience store given in Table 8 is required to reduce noise impact on the internal occupants and should result in noise levels within such units in accordance with the AS/NZS 2107:2000.

**Table 8 – Schedule of Window and Glazing ( $R_w$ )**

Façade	Space	Glazing Thickness	Minimum $R_w$ (Glazing+Frame)
All	Retail	6mm monolithic	28

### 3.6 Building Façade Construction

To provide sufficient acoustic attention of noise, the general external construction of the proposed building would need to be constructed as detailed in Table 9.

**Table 9 – External Façade Construction ( $R_w$ )**

Building Element	Proposed Construction	Minimum $R_w$
External Wall	TBA	TBA
Roof and ceiling	TBA	TBA

### 3.7 Assessment of Traffic Noise Generation

This section details a review of the expected increase in traffic noise generation from this development. Based on the report prepared by Colston Budd Hunt & Kafes Pty Ltd (ref: 8792) dated February 2014, Table 2.2 indicates the following expected net increase in traffic during the morning (AM) peak and afternoon (PM) peak.

Based on the current traffic flows along Campbelltown Road, the following Table 10 summaries the predicted change in traffic noise level.

**Table 10: Predicted Change Traffic Noise Levels during Peak Periods**

Period	Direction	Existing Peak Traffic Flow	Net Increase Peak Traffic Flow	Change in Traffic Noise, dBA
AM Peak	North of M5 Ramp	1,035	1,075	0.2
	South of M5 Ramp	1,365	1,405	0.1
PM Peak	North of M5 Ramp	865	905	0.2
	South of M5 Ramp	1,010	1,050	0.2

Based on the above calculations, increases in traffic noise levels are predicted to be less than 1dB and therefore comply with the EPA RNP guidelines.

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### **4 Conclusion**

An acoustic assessment of the proposed development has been carried out in accordance with the Industrial Noise Policy and Road Noise Policy of the EPA.

An environmental noise survey of the site has been conducted and the noise limiting criteria for mechanical plant/equipment noise emission has been determined based on the NSW INP. The limits are presented in Table 3.

The review the potential noise impact from the operational activities, mechanical noise a patron vehicle movements is detailed in Section 3 . Based on our predictions, the cumulative noise is expected to be less than  $L_{eq(15min)}$  48dBA (at nighttime) noise limit at the nearest residential.

Construction for glazing, external walls and the roof/ceiling systems have been provided to achieve the internal noise criteria and are detailed in Section 3.1 and Section 3.6 .

Providing the recommendations in this report are implemented, the noise from the proposed development is predicted to comply with acoustic requirements of the EPA noise limits and relevant Australian standards.

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### Appendix A – Acoustic Terminology

**Decibel, dB:** A dimensionless unit which denotes the ratio between two quantities that are proportional to power, energy or intensity. One of these quantities is a designated reference by which all other quantities of identical units are divided. The sound pressure level in decibels is equal to 10 times the logarithm (to the base 10) of the ratio between the pressure squared divided by the reference pressure squared. The reference pressure used in acoustics is 20 micro Pascals.

**A-WEIGHTING:** A measure of sound pressure level designed to reflect the response of the human ear, which does not respond equally to all frequencies. To describe sound in a manner representative of the human ear's response it is necessary to reduce the effects of the low and high frequencies with respect to medium frequencies. The resultant sound level is said to be A-weighted, and the units are in decibels (dBA). The A-weighted sound level is also called the noise level.

**Sound Pressure Level,  $L_p$  (dB), of a sound:** 20 times the logarithm to the base 10 of the ratio of the r.m.s. sound pressure to the reference sound pressure of 20 micro Pascals. Sound pressure level is measured using a microphone and a sound level meter, and varies with distance from the source and the environment.

**Ambient Noise/Sound:** All noise level present in a given environment, usually being a composite of sounds from many sources far and near. Traffic, HVAC, masking sound or even low-level background music can contribute to ambient level of noise or sound.

**Percentile Level -  $L_{90}$ ,  $L_{10}$ , etc:** A statistical measurement giving the sound pressure level which is exceeded for the given percentile of an observation period, e.g.  $L_{90}$  is the level which is exceeded for 90% of a measurement period.  $L_{90}$  is commonly referred to as the "background" sound level.

**Background Noise ( $L_{90}$ ):** The sum total of all unwanted residual noise generated from all direct and reflected sound sources in a space that can represent an interface to, or interfere with good listening and speech intelligibility.

**Rating Background Level – RBL:** Method for determining the existing background noise level which involves calculating the tenth percentile from the  $L_{A90}$  measurements. This value gives the Assessment Background Noise Level (ABL). Rating Background Level is the median of the overall ABL.

**$L_{AEQ,T}$ :** Equivalent continuous A-weighted sound pressure level. The value of the A-weighted sound pressure level of a continuous steady sound that, within a measurement time interval T, has the same A-weighted sound energy as the actual time-varying sound.

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### **Appendix B – Architectural Drawings**

This assessment was based on the following architectural drawings provided by Mosca Pserras Architects.

<b>Drawing</b>	<b>Issue</b>	<b>Date</b>	<b>Description</b>
AP01	D	03.09.13	Site Plan

2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
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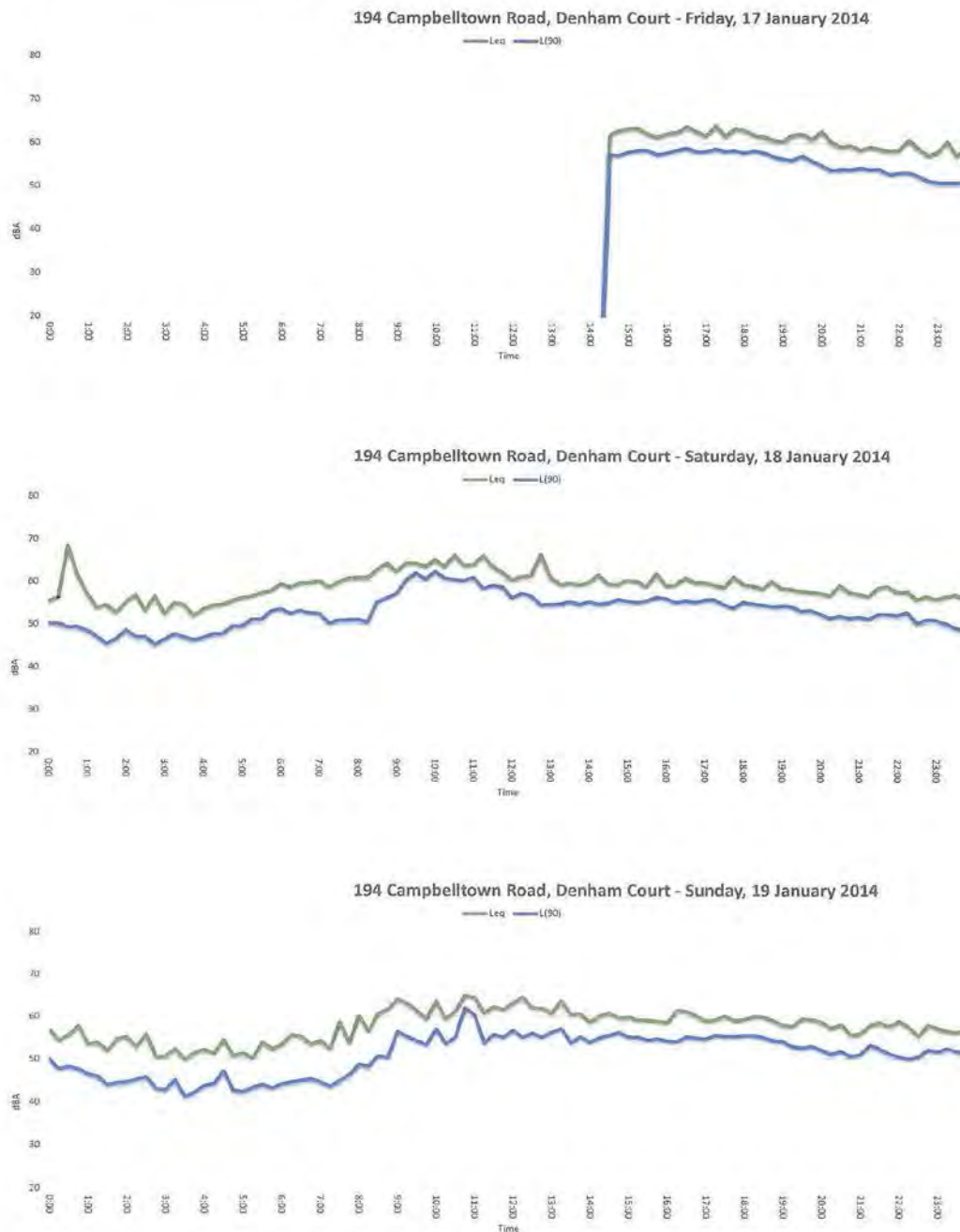
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## Appendix C – Noise Logger Results



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SYD2013-1047-R001D

28/03/2014

194 Campbelltown Road, Denham Court - Monday, 20 January 2014



194 Campbelltown Road, Denham Court - Tuesday, 21 January 2014



194 Campbelltown Road, Denham Court - Wednesday, 22 January 2014





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Denham Court

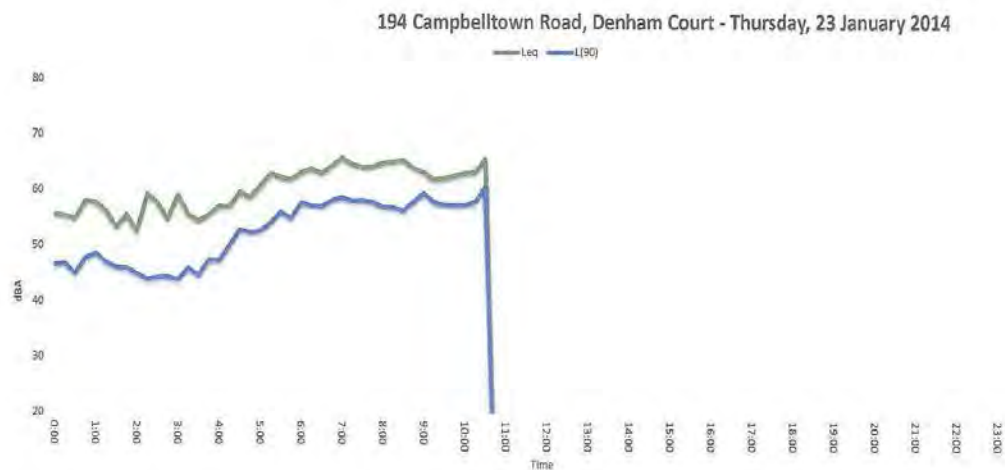
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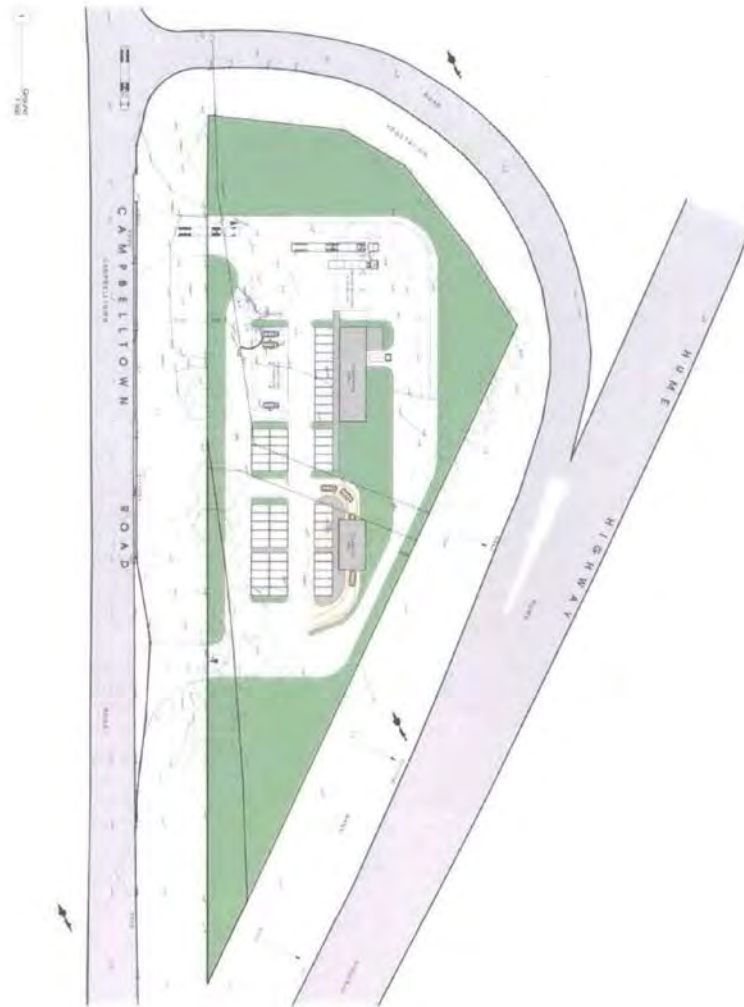
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## Appendix D – Site Plan



Notes

Question	Answer
1. What is the purpose of the study?	To determine the effect of the study on the study.
2. What is the study design?	A study design.
3. What is the study population?	A study population.
4. What is the study intervention?	A study intervention.
5. What is the study outcome?	A study outcome.
6. What is the study conclusion?	A study conclusion.

Planning Proposal194 Campbelltown RoadDermatol. Color.

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APR 25

S&P 500

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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This aerial map shows the proposed road layout for the Hume Highway area in Campbelltown, NSW. The map includes the following features:

- Proposed Road Layout:** A new road is shown running parallel to the existing Hume Highway, with a proposed intersection at the Hume Highway.
- Existing Infrastructure:** The Hume Highway is shown as a major road, and the Campbelltown Road is shown as a local road.
- Land Use and Vegetation:** The map shows various land use areas, including residential areas, commercial areas, and green spaces. Vegetation is indicated by green shading.
- Topography:** The map shows the terrain, with a hill labeled "HILL" and a "VEGETATION" area.
- Scale and Orientation:** A scale bar indicates a distance of 100 meters. A north arrow is also present.



## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

### 194 Campbelltown Road – Planning Distances to closest residential pro

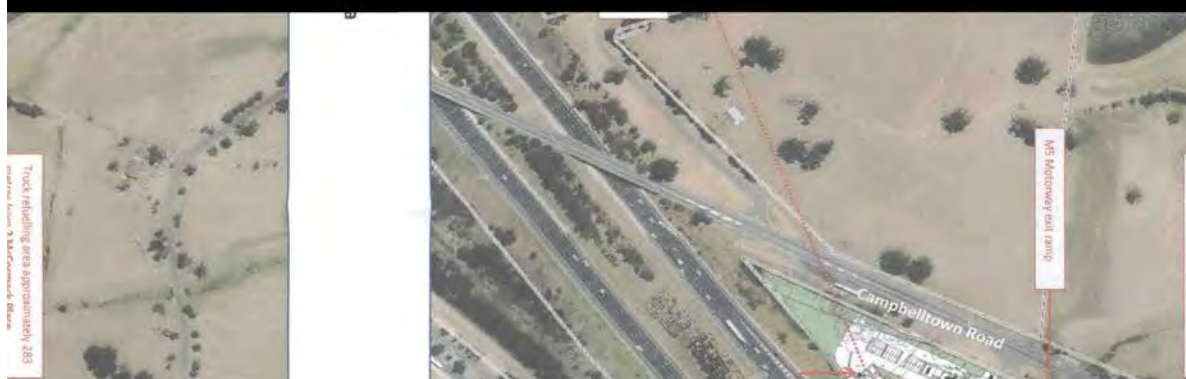
- 202 Campbelltown Road – appr from heavy vehicle/ truck refuelling
- 4 McCormack Place – approxi heavy vehicle/ truck refuelling area
- 2 McCormack Place – approxi heavy vehicle/ truck refuelling area
- Scenic NSW Equine Centre - app from heavy vehicle/ truck refuelling



Source: <http://maps.six.nsw.gov.au/>

### Proposal Distances from relocated truck refuelling area

- approximately 219 metres from area
- approximately 340 metres from area
- approximately 283 metres from area
- approximately 414 metres from area



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Service Station— 194 Campbelltown Road, Denham Court

Photos of heavy vehicles/ trucks parking in informal pull in bay on Campbelltown Road adjacent to subject site between June and September 2014.



Figure 1: Aerial image showing informal pull in bay Source —<http://maps.sbx.nsw.gov.au>

All of the following photos were taken either heading north and south bound down Campbelltown Road and show heavy vehicles/ trucks using this informal pull in bay for short term and extended stays. The purpose of these images is to highlight the frequency of heavy vehicles/ trucks already in this location.



24.6.14 @ 3:33pm

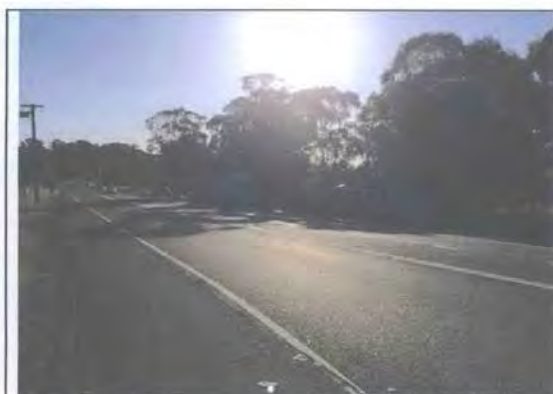


24.6.14 @ 8:24am



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Denham Court

Service Station– 194 Campbelltown Road, Denham Court



26.6.14 @ 8:31am



27.6.14 @ 6:48am



29.6.14 @ 9:48pm



29.6.14 @ 1.02pm



30.6.14 @ 3.00pm



30.6.14 @ 3:02pm



1.7.14 @ 4:15pm



2.7.14 @ 3:48



2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

Service Station- 194 Campbelltown Road, Denham Court



4.7.2014 @ 4:45pm



9.7.14 @9:54pm



10.7.14 @ 10:00pm



14.7.14 @4:40pm



15.7.14 @4:55pm



17.7.14 @11:17am

2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

Service Station– 194 Campbelltown Road, Denham Court



18.7.14 @ 4:25



21.7.14 @10:03am



23.7.14 @4:52pm



23.7.14 @10:14am



27.7.14 @9:10am



28.7.14 @9:23pm



29.7.14 @1.02pm



30.7.14 @9.29am



2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

Service Station– 194 Campbelltown Road, Denham Court



5.8.14 @ 4:58pm



11.8.14 @ 4:27am



11.8.14 @ 4:58pm



11.8.14 @ 10:46am



14.8.14 @ 11:34am



25.8.2014 @ 9:31am



28.8.14 @ 4:17pm



2.9.14 @ 9:17am



2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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Service Station– 194 Campbelltown Road, Denham Court



4.9.14 @ 4:30am



9.9.14 @ 9.28am



11.9.14 @ 11.59am



18.9.2014@1.57pm



19.9.14 @ 7.41am



26.9.14 @ 5:30pm

2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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EXPRESS GROUP PTY LTD

TRAFFIC REPORT FOR  
PLANNING PROPOSAL FOR  
PROPOSED SERVICE STATION,  
DENHAM COURT

MARCH 2014

COLSTON BUDD HUNT & KAFES PTY LTD  
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REF: 8792

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Colston Budd Hunt & Kafes Pty Ltd

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2. IMPLICATIONS OF PROPOSED DEVELOPMENT .....	2



Colston Budd Hunt & Kafes Pty Ltd

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CHAPTER I

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I. INTRODUCTION

I.1 Colston Budd Hunt and Kafes Pty Ltd has been commissioned by Express Group Pty Ltd to prepare a traffic report for the planning proposal to allow a service station on Campbelltown Road at Denham Court.

I.2 The site is occupied by a dwelling with vehicular access from Campbelltown Road. The proposed development is a service station with convenience store and car wash, with vehicular access from Campbelltown Road.

I.3 Council has requested the following in relation to the planning proposal:

*"A detailed traffic study is required to be prepared as part of this proposal. The traffic study should as a minimum investigate the extent of traffic generated by the proposed service station as well as the following:*

- o The appropriateness of the proposed right turn to and from Campbelltown Road, including road design;*
- o The impacts of vehicle movements to and from the site, including access to and from the F5;*
- o Impacts on traffic movements in the wider locality as a result of the proposed development."*

I.4 The traffic implications of the proposed development, including the above matters raised by Council, are addressed in the following chapter.

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Colston Budd Hunt &amp; Kafes Pty Ltd

CHAPTER 2

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## 2. IMPLICATIONS OF PROPOSED DEVELOPMENT

2.1 The traffic implications of the proposed development are set down through the following sections:

- site location and road network;
- proposed development;
- access, servicing and internal layout;
- traffic generation and effects;
- matters raised by Council; and
- summary.

### Site Location and Road Network

2.2 The site is located on the eastern side of Campbelltown Road at Denham Court, between McCormack Place to the north and Williamson Road to the south. The M5 Motorway is east of the site. There is a northbound off-ramp from the M5 adjacent to the site's eastern and northern boundaries. The off-ramp intersects Campbelltown Road at a signalised intersection adjacent to the site.

2.3 The site is occupied by a dwelling with vehicular access from Campbelltown Road. Adjacent to the site, Campbelltown Road provides for one traffic lane in each direction with sealed shoulders and a 70 kilometre per hour speed limit. It passes over the M5, south of the site. Further south it intersects Williamson Road, which provides access to the Ingleburn Industrial Estate. There is a roundabout at the Campbelltown Road/Williamson Road intersection. The fourth leg of the roundabout provides a southbound on-ramp to the M5.

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2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

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Colston Budd Hunt & Kafes Pty Ltd

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CHAPTER 2

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- 2.4 There is a right turn bay for southbound traffic on Campbelltown Road, near the southern end of the site. It provides access to a horse riding ranch.

Proposed Development

- 2.5 The proposed development is a service station with convenience store and car wash, with vehicular access from Campbelltown Road.
- 2.6 On-site parking would be provided in accordance with appropriate Council and/or RMS controls in association with a future development application.

Access, Servicing and Internal Layout

- 2.7 Vehicular access to the site is proposed from Campbelltown Road. Driveways are proposed near the northern and southern ends of the site.
- 2.8 The northern driveway would provide for entering vehicles, including right turns into the site. A right turn bay would be provided in Campbelltown Road to facilitate this movement, as shown in drawings prepared by J. Wyndham Prince. The southern driveway would provide for exiting vehicles.
- 2.9 The site would provide for cars and trucks to enter, circulate and exit in a forward direction. Separate fill points would be designated for cars and heavy vehicles. A loading bay will be provided at the rear of the convenience store.
- 2.10 The layout will be designed to provide for appropriate circulation by semi trailers and b-doubles, in accordance with the Australian Standard for Parking Facilities (Part 2: Off-street commercial vehicle facilities), AS 2890.2 – 2002.
-



## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

Colston Budd Hunt & Kafes Pty Ltd

### CHAPTER 2

- 2.11 The car wash would provide a 'drive-through' arrangement, with vehicles entering at the northern end of the car wash building and exiting at the southern end. Separate vacuum bays would be provided adjacent to the car wash.
- 2.12 Overall, subject to detailed design, the proposed access, servicing, internal circulation and layout arrangements are considered appropriate.

#### Traffic Generation and Effects

- 2.13 Traffic generated by the proposed development would have its greatest effects during weekday morning and afternoon peak hours when it combines with commuter traffic on the surrounding road network. In order to gauge traffic conditions, counts were undertaken at these times at the intersection of Campbelltown Road with the M5 off-ramp.
- 2.14 The results of the surveys are shown in Figures 2 and 3, and summarized in Table 2.1.

<b>Table 2.1: Existing two-way (sum of both directions) peak hour traffic flows</b>			
<b>Road</b>	<b>Location</b>	<b>AM peak hour</b>	<b>PM peak hour</b>
Campbelltown Road	North of M5 ramp	1,035	865
	South of M5 ramp	1,365	1,010
M5 ramp	East of Campbelltown Road	770	315

- 2.15 Table 2.1 shows that Campbelltown Road carried some 850 to 1,400 vehicles per hour two-way during the surveyed peak hours. Flows on the M5 off-ramp were lower at some 300 to 800 vehicles per hour two-way.

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## CHAPTER 2

2.16 The capacity of the road network is largely determined by the capacity of its intersections to cater for peak period traffic flows. The intersections shown in Figures 2 and 3 have been analysed using the SIDRA program.

2.17 SIDRA provides a number of performance measures. The most useful measure provided is average delay per vehicle expressed in seconds per vehicle. Based on average delay per vehicle, SIDRA estimates the following levels of service (LOS):

ρ For traffic signals, the average delay per vehicle in seconds is calculated as delay/(all vehicles), for roundabouts the average delay per vehicle in seconds is selected for the movement with the highest average delay per vehicle, equivalent to the following LOS:

0 to 14	=	"A"	Good
15 to 28	=	"B"	Good with minimal delays and spare capacity
29 to 42	=	"C"	Satisfactory with spare capacity
43 to 56	=	"D"	Satisfactory but operating near capacity
57 to 70	=	"E"	At capacity and incidents will cause excessive delays. Roundabouts require other control mode
>70	=	"F"	Unsatisfactory and requires additional capacity

ρ For give way and stop signs, the average delay per vehicle in seconds is selected from the movement with the highest average delay per vehicle, equivalent to following LOS:

0 to 14	=	"A"	Good
15 to 28	=	"B"	Acceptable delays and spare capacity
29 to 42	=	"C"	Satisfactory but accident study required

## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

Colston Budd Hunt & Kafes Pty Ltd

### CHAPTER 2

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43 to 56	=	"D"	Near capacity and accident study required
57 to 70	=	"E"	At capacity and requires other control mode
>70	=	"F"	Unsatisfactory and requires other control mode

- 2.18 It should be noted that for roundabouts, give way and stop signs, in some circumstances, simply examining the highest individual average delay can be misleading. The size of the movement with the highest average delay per vehicle should also be taken into account. Thus, for example, an intersection where all movements are operating at a level of service A, except one which is at level of service E, may not necessarily define the intersection level of service as E if that movement is very small. That is, longer delays to a small number of vehicles may not justify upgrading an intersection unless a safety issue was also involved.
- 2.19 The SIDRA analysis found that the signalised intersection of Campbelltown Road with the M5 off-ramp operates with average delays of less than 25 seconds per vehicle during weekday morning and afternoon peak periods. This represents level of service B, a good level of service.
- 2.20 The RMS "Guide to Traffic Generating Developments" indicates that service stations with convenience stores generate 0.66 A(F), where A(F) is area of the convenience store.
- 2.21 Based on a convenience store of 300m<sup>2</sup>, the proposed service station would generate some 200 vehicles per hour two-way during peak times.
- 2.22 The majority of traffic would be passing trade, which is traffic driving past the development regardless of its visit to the development. Our assessment is based on 70 per cent passing trade.
-



## 2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road Denham Court

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### CHAPTER 2

- 2.23 The additional traffic has been assigned to the road network. Existing traffic flows plus the additional traffic from the proposed development are shown in Figures 2 and 3, and summarised in Table 2.2.

<b>Table 2.2: Existing two-way (sum of both directions) peak hour traffic flows</b>					
<b>Road</b>	<b>Location</b>	<b>AM peak hour</b>		<b>PM peak hour</b>	
		Existing	Plus development	Existing	Plus development
Campbelltown Road	North of M5 ramp	1,035	+40	865	+40
	South of M5 ramp	1,365	+40	1,010	+40
M5 ramp	East of Campbelltown Road	770	-	315	-

- 2.24 Table 2.2 shows that traffic increases on Campbelltown Road would be some 40 vehicles per hour two-way at peak times.
- 2.25 The intersection of Campbelltown Road with the M5 ramp has been re-analysed with SIDRA for the additional development traffic flows shown in Figures 2 and 3. The analysis found that the intersection would continue to operate with average delays of less than 25 seconds per vehicle during weekday morning and afternoon peak periods. This represents level of service B, a good level of service.
- 2.26 Therefore, the road network will be able to cater for the additional traffic from the proposed development.

#### Matters Raised by Council

*"A detailed traffic study is required to be prepared as part of this proposal. The traffic study should as a minimum investigate the extent of traffic generated by the proposed service station as well as the following:*

Colston Budd Hunt &amp; Kafes Pty Ltd

CHAPTER 2

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- *The appropriateness of the proposed right turn to and from Campbelltown Road, including road design;*
- *The impacts of vehicle movements to and from the site, including access to and from the F5;*
- *Impacts on traffic movements in the wider locality as a result of the proposed development."*

2.27 With regards to the first bullet point, the proposed right turn bay into the site is shown in drawings prepared by J. Wyndham Prince. Campbelltown Road is straight in the vicinity of the site and there are good sight lines for northbound traffic turning into the site, as well as for traffic in both directions turning from the site. Vehicles will be able to readily turn into the site in gaps due to the modest southbound through traffic volumes on Campbelltown Road, and in gaps created by the upstream traffic signals. Analysis with SIDRA indicates that the site access will operate with average delays of less than 15 seconds per vehicle at peak times. This represents level of service A/B, a good level of service.

2.28 Therefore, with appropriate capacity to facilitate right turns to and from the site, and no unusual safety issues at the proposed site access location, right turns to and from the site are considered to be appropriate.

2.29 In relation to the second bullet point, no access is proposed from the M5 or the exit ramp to or from the site. It is therefore anticipated that most traffic arriving at the site will be passing traffic on Campbelltown Road or traffic already exiting the M5. It is not anticipated that a significant volume of through traffic on the M5 will exit the freeway to visit the site before re-joining the freeway (as a significant diversion would be required).

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- 2.30 With regards to the third bullet point, as previously noted, the majority of traffic to and from the site is expected to be passing trade, i.e. traffic already using, Campbelltown Road and the M5 exit ramp. As previously discussed in paragraph 2.24, the additional traffic on Campbelltown Road north and south of the site would be small at some 40 vehicles per hour two-way. Such a low volume would not have noticeable effects on the signalised intersection adjacent to the site. Further from the site, traffic volumes would dissipate further and would not generally be noticeable.

Summary

- 2.31 In summary, the main points relating to the traffic implications of the planning proposal are as follows:
- i) the planning proposal would provide for a service station with convenience store and car wash;
  - ii) vehicular access is proposed from Campbelltown Road, with driveways near the northern and southern ends of the site;
  - iii) a right turn bay is proposed in Campbelltown Road for access to the site;
  - iv) the proposed access arrangements will have appropriate capacity, and should operate with no unusual safety issues;
  - v) the internal circulation and layout will be appropriate for cars and trucks and should be designed in accordance with Australian Standards at the detailed design stage;
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CHAPTER 2

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- vi) the road network will be able to cater for the additional traffic from the proposed development; and
  - vii) matters raised by Council are discussed in paragraphs 2.27 to 2.30.
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2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court



**Location Plan**

Colston Budd Hunt & Kafes Pty Ltd

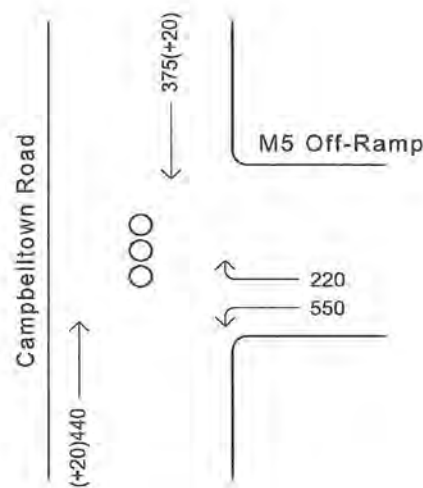
DRAWN BY CBHK Pty Ltd\_hs Ref: 8792

10 February 2014

**Figure 1**

2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

8792 - Denham Court Service Station



**LEGEND**

- 100 - Existing Peak Hour Traffic Flows
- (+10) - Additional Development Traffic
- ⊘ - Traffic Signals

**Existing weekday morning peak hour  
traffic flows plus development traffic**

Colston Budd Hunt & Kafes Pty Ltd

DRAWN BY CBHK Pty Ltd\_ha

Ref: 8792

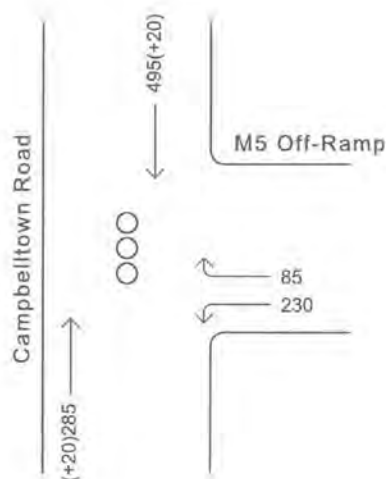
10 February 2014

**Figure 2**



2.1 Outcome Of Public Exhibition - Planning Proposal For No. 194 Campbelltown Road  
Denham Court

8792 - Denham Court Service Station



**LEGEND**

- 100 - Existing Peak Hour Traffic Flows
- (+10) - Additional Development Traffic
- ⊗ - Traffic Signals

Existing weekday afternoon peak hour  
traffic flows plus development traffic

Colston Budd Hunt & Kafes Pty Ltd

DRAWN BY CBHK Pty Ltd\_hk Ref: 8792

10 February 2014

**Figure 3**

[illegible]



## ATTACHMENT 7





## **2.2 Joint Regional Planning Panel Application - Development Application 3122/2014/DA-I - No. 8 Williamson Road, Ingleburn**

### **Reporting Officer**

Director Planning and Environment

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### **Attachments**

1. Location plan (contained within this report)
2. Site plan (contained within this report)
3. Elevation plans (contained within this report)

### **Purpose**

To advise Council of the lodgement of Development Application 3122/2014/DA-I for the construction and operation of a food processing and packaging facility at Ingleburn and provide Council the opportunity of making a submission to the Sydney West Joint Planning Panel (JRPP) should it be deemed appropriate to do so, prior to its determination of the application.

<b>Property Description</b>	Lot 301 DP 808825 and Lot 2 1002378 No. 8 Williamson Road Ingleburn
<b>Application No</b>	DA3122/2014/DA-I
<b>Applicant</b>	Pactum Pty Ltd
<b>Owner</b>	CSR Viridian Properties Pty Ltd
<b>Relevant Policies</b>	State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 1 – Development Standards Campbelltown (Urban Area) Local Environmental Plan 2002 Draft Campbelltown Local Environmental Plan Campbelltown (Sustainable City) Development Control Plan 2014
<b>Date Received</b>	22 December 2014

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## Report

Council has previously received a briefing about this site from representatives of the previous owners – CSIZ Pty Ltd.

Development Application 3122/2014/DA-I was lodged with Council on 22 December 2014 for an industrial development including the construction of a new building and associated site works as well as the fit out and use of the building for the processing and packaging of food products. The proposed development has a total capital investment value of \$24.874m.

The JRPP has assumed Council's usual role as consent authority for the determination of the subject application in accordance with *Part 4* of State Environmental Planning Policy (State and Regional Development) 2011. This Policy applies to development that has a capital investment values of more than \$20m.

A detailed assessment addressing all prescribed considerations under the *Environmental Planning and Assessment Act 1979* is being separately prepared for the consideration of the JRPP. This process is being administered by JRPP appointed staff and is to include an assessment of comments received from government agencies and Council.

The following report provides a general summary of the proposed development, with the focus on identifying any potential issues and concerns that Council may wish address as part of a possible submission to the JRPP, prior its determination of the application.

## The Site

The subject site is legally described as Lot 301 DP 808825 and Lot 2 DP 1002378, and is located within the southern portion of the Ingleburn Industrial Estate. The land is bound by the Bunbury Curran Creek channel to the north, Williamson Road to the west and existing industrial development to the south and east.

The site formerly contained the CSR glass manufacturing plant, which has ceased operation and was partially demolished during 2014. The proposed development is located within the northern part of the site, being the area previously occupied by buildings and structures associated with the manufacturing component of the CSR plant.

In addition, development consent has also recently been granted by Council for the overall site to be subdivided into two allotments. The proposed development would occupy the proposed Lot 2 under the subdivision development consent, which when registered would have an area of approximately 66,355 square metres.

## Proposed Development

The Development Application seeks approval for the construction of a processing and packaging factory for food products and associated works including car parking, landscaping and civil works.

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The applicant has indicated their intention to incrementally construct the factory building in two stages, with each stage subject to a separate construction certificate. In this respect, stage 1 incorporates the erection of a warehousing component at the rear of the site, with the balance of the proposed development following as stage 2.

The development would ultimately incorporate the following components:

- Stage 1 warehouse building and associated services
- Ultimate factory and warehousing building (inclusive of first level warehouse office) of approximately 35,500 square metres floor area
- Administration office and staff areas of approximately 1150 square metres
- Car parking for up to 151 vehicles
- Construction/erection of associated tanks and storage facilities
- Construction of associated required services.

The submitted site and elevation plans are included as attachments to this report.

### **Issues for Consideration**

Given the assumed role of the JRPP as consent authority in this instance, there is a clear mandate for the JRPP to separately administer the assignment process in accordance with the statutory requirements of the *Environmental Planning and Assessment Act 1979*. In this respect, the detailed assessment by JRPP appointed staff will need to include an examination of the full suite of environmental and technical reports submitted by the applicant, including the following matters:

- Stormwater and drainage management
- Traffic impact assessment
- Landscape works
- Construction and waste management
- Chemical and dangerous goods storage and associated risk analysis.

Approximately 300 full time jobs will be generated by the proposed development.

Whilst it is beyond the scope of this report to duplicate the detailed assessment being separately administered by the JRPP, the proposal is considered to be permissible with consent and generally compliant with Council's applicable planning policies and instruments.

The proposed development is consistent with the objectives of the industrial zone given that it would promote economic and employment activity on the under-utilised land within the Ingleburn Industrial area. In this respect, subject to the appropriate technical and planning considerations being adequately addressed by the JRPP, the application is considered to be worthy of support by Council.

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Notwithstanding, the following issues are identified for specific consideration:

1. Compliance with industrial area setbacks pursuant to Clause 37 of Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP) – the development proposed some utility infrastructure (including chilling equipment, boilers and an electrical substation) within the minimum setback area required by the LEP. As such, an application pursuant to State Environmental Planning Policy No. 1 – Development Standards (SEPP 1) has been submitted, where the applicant requests a variation to Council's setback standard on the basis that the plant is essential to the factory's operation and it would be well-obsured by an existing and embellished earthen mound along Williamson Road as well as screen tree plantings.

Accordingly, if the JRPP considers that the SEPP 1 objection is supportable, then an appropriate condition of consent should be imposed to require all landscape areas of the site to be mass planted with sufficiently sized trees and shrubs to achieve a suitable landscaped outcome.

Such a condition could read as follows:

#### **Landscaping**

The applicant shall undertake mass planting of locally endemic tree and shrub species along the development's Williamson Road frontage to assist screening of the plant and equipment located in the front setback.

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan, containing Council's approved development stamp and as amended by the notation above, including the engagement of a suitably qualified landscape consultant/contractor for landscaping works.

The landscape design shall incorporate a significant portion of native, low water demand plants.

2. The applicant has indicated that it is their intention to partially build and occupy the factory building prior to the full suite of ancillary works under the proposal being completed.

It is considered that any consent issued by the JRPP should as a condition require all associated works under the proposal, including landscaping, carparking, driveways and civil works, to be satisfactorily completed prior to the occupation of the building in part or whole.

Such a condition could read as follows:

#### **Staging of Works**

The applicant shall provide all required car parking, site landscaping, driveways and associated civil works at the site prior to occupation/use of any building on the land.

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2.2 Joint Regional Planning Panel Application - Development Application 3122/2014/Da-I -  
No. 8 Williamson Road, Ingleburn

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It considered that any consent issued by the JRPP should as a condition require all associated works under the proposal, including landscaping, carparking, driveways and civil works, to be satisfactorily completed prior to the occupation of the building in part of whole.

3. The application is subject to the review of the Roads and Maritime Services (RMS) in accordance with the relevant provisions of State Environmental Policy (Infrastructure) 2007.

It is considered that any consent issued by the JRPP should be consistent with the requirements of the RMS, including where necessary, appropriate conditions of consent to adequately manage any impacts of traffic generation resulting from the proposal.

Such conditions could read as follows:

**Roads and Maritime Service Requirements**

- The swept path of the longest vehicle entering and exiting the subject site, as well and manoeuvrability throughout the site, shall be in accordance with the AUSTROADS.
  - The layout of the proposed car parking areas, associated with the subject development (including driveways, grades, turn paths, sight distance requirements and aisle widths and parking bay dimensions) shall be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicles.
4. There is some ambiguity in the application with respect to the use of external areas on the site for the storage of materials.

For the purpose of clarity, it is considered that any consent issued by the JRPP should include a condition to ensure that the storage of materials outside the subject building is not visible from public view.

Such a condition could read as follows:

**Storage and Display of Goods**

All approved works, storage and display of goods, material and any other item associated with the approved development must only be undertaken in accordance with the approved plans and documentation referred to in condition 1. Any external works or storage/display of goods, materials or any other item associated with the development undertaken in accordance with the approved plans, must be adequately screened from the public view at all times and not occupy any parking, vehicle manoeuvring, delivery areas, landscaped areas or the like.

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## **Conclusion**

Development Application 3122/2014/DA-I proposes the construction and operation of an industrial building at Ingleburn where food products would be processed and repackaged and is being determined by the JRPP given the relatively high capital value of the proposed works. The application has been reported so as to provide the opportunity for Council to endorse a submission to the JRPP prior to determination of the proposal, should Council deem appropriate to do so.

Whilst it is beyond the scope of this report to duplicate the assessment process being undertaken by the JRPP, it is considered that the development is permissible with consent and is generally compliant with the requirements of relevant State and local planning legislation.

The proposed development would have a significant employment yield when fully completed and make welcome use of an industrial site previously abandoned. The proposal is considered to be worthy of Council's support, subject to a small number of items being attended to as part of the JRPP's determination of the application, and the issue of any subsequent development consent subject to appropriate conditions.

It is recommended that Council make a submission to the JRPP on this matter indicating support for the proposed development subject to the appropriate resolution of assessment related issues raised in this report, by means of the inclusion of conditions not unlike those mentioned in this report.

## **Officer's Recommendation**

1. That the information be noted relating to Development Application 3122/2014/DA-I for the construction and operation of a food processing and packaging plant at No. 8 Williamson Road, Ingleburn.
2. That Council delegate authority to the Director Planning and Environment to make a submission to the South West Sydney Joint Regional Planning Panel indicating its general support for the proposed development subject to a request that the suggested conditions raised in the above report are included in any development consent issued by the Panel.

## **Committee's Recommendation: (Oates/Rowell)**

That the Officer's Recommendation be adopted.

**CARRIED**

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### **Council Meeting 17 March 2015**

Having declared an interest in regard to Item 2.2, Councillors Hawker and Lake left the Chamber and did not take part in debate nor vote on this item.

### **Council Meeting 17 March 2015 (Borg/Kolkman)**

That the Officer's Recommendation be adopted.

### **Council Minute Resolution Number 31**

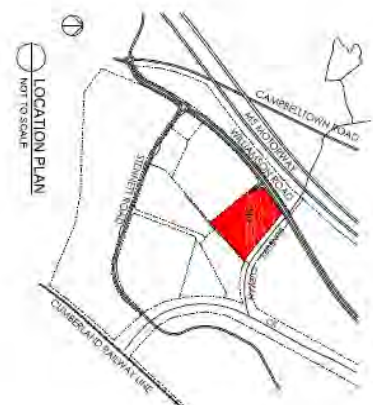
That the Officer's Recommendation be adopted.

At the conclusion of the discussion regarding Item 2.2, Councillors Hawker and Lake returned to the Chamber for the remainder of the meeting.

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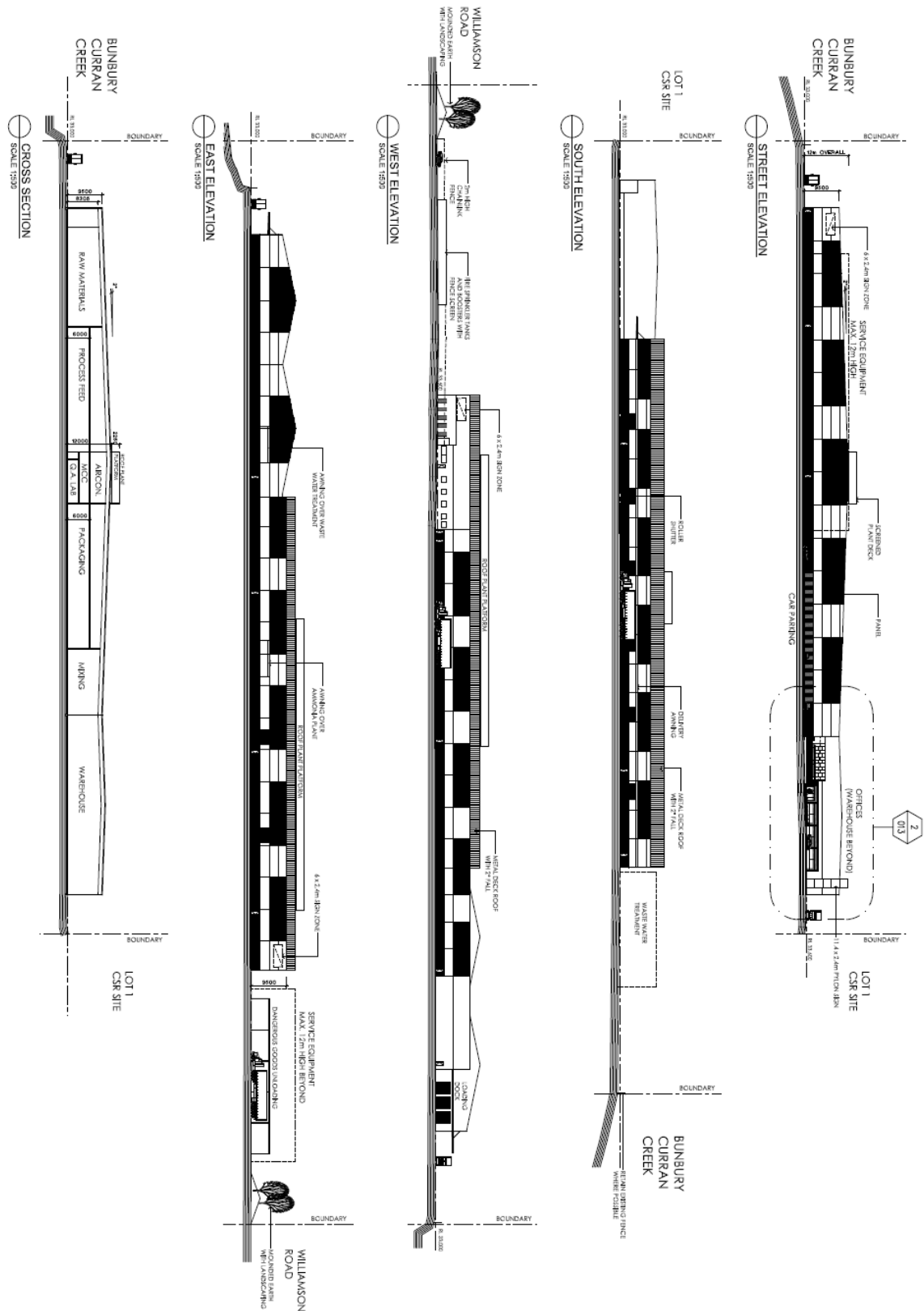
## ATTACHMENT 1







## ATTACHMENT 3



### **3. DEVELOPMENT SERVICES**

#### **3.1 Development Services Section Statistics January 2015**

##### **Reporting Officer**

Acting Manager Development Services

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##### **Attachments**

Development Services application statistics for January 2015 (contained within this report)

##### **Purpose**

To advise Council of the status of development and other applications within the Development Services section.

##### **Report**

In accordance with Council's resolution of 23 August 2005, that Councillors be provided with regular information regarding the status of development applications, the attachment to this report provides details of key statistics for January 2015 as they affect the Development Services section.

##### **Officer's Recommendation**

That the information be noted.

##### **Committee's Recommendation: (Matheson/Thompson)**

That the Officer's Recommendation be adopted.

##### **CARRIED**

##### **Council Meeting 17 March 2015 (Greiss/Rowell)**

That the Officer's Recommendation be adopted.

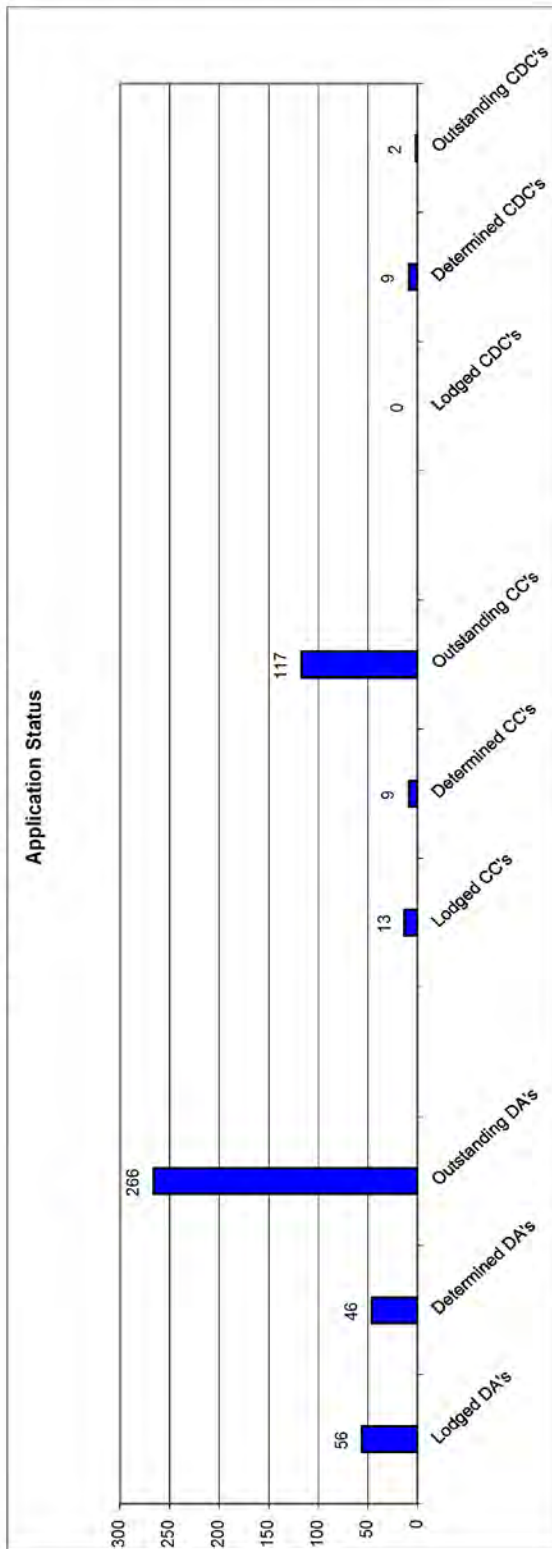
##### **Council Minute Resolution Number 29**

That the Officer's Recommendation be adopted.

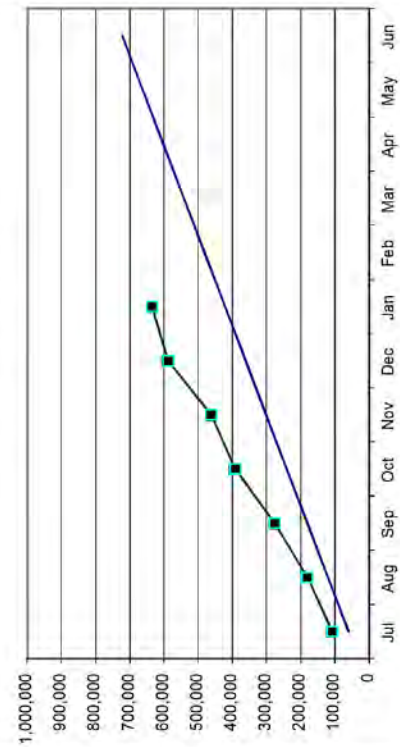
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## ATTACHMENT 1

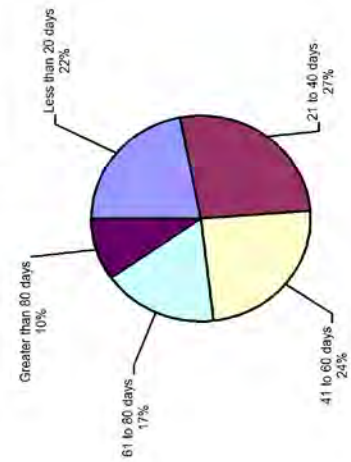
### DEVELOPMENT SERVICES SECTION MONTH AT A GLANCE – January 2015



### Development Application Income



### Development Application Monthly Processing Times





3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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**3.2 Proposal to increase student population from 419 to 630 students, including ancillary building and car park work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale**

**Reporting Officer**

Acting Manager Development Services

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**Attachments**

1. Recommended Conditions of Consent (contained within this report)
2. Locality Plan (contained within this report)
3. Site Plan (contained within this report)
4. Floor and Elevation Plans (contained within this report)
5. Floor Plans (contained within this report)
6. Elevations (contained within this report)
7. Landscaping Plans (contained within this report)

**Purpose**

The purpose of this report is to assist Council in its determination of the subject development application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

<b>Property Description</b>	Lot 493 DP 709741, No.61 Emerald Drive, Eagle Vale
<b>Application No</b>	760/2014/DA-C
<b>Applicant</b>	Thomas Adsett Architects
<b>Owner</b>	Trustees of Roman Catholic Church – Wollongong Diocese
<b>Statutory Provisions</b>	Campbelltown 2025 - Looking Forward State Environmental Planning Policy (Infrastructure) 2007 Campbelltown (Urban Area) Local Environmental Plan 2002 - Zone 2(b) Residential B Campbelltown (Sustainable City) Development Control Plan 2012
<b>Date Received</b>	3 April 2014

**Report**

Council has received a development application seeking an increase in student numbers and associated building works at Mary Immaculate Catholic Primary School which caters for students between Kindergarten and year 6.

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### 3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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The proposed works will provide additional classroom area and increase the number of car parking spaces in response to the current and projected expansion of the school. The facilities proposed have been designed to cater for a maximum student population of 630 students, an increase of 211 students. The staff numbers will also increase from 28 to 34.

The school is located on land within a 5(a) Special Uses School/Church Zone and is accessible from Emerald Drive, Eagle Vale. The school is located on land to the west of the intersection of Emerald Drive and Aquamarine Drive.

All construction works are within the footprint of the existing school buildings. Proposed works include demolition works, new school buildings, new car parking area and additional storage shed. There will be no changes to the existing building height.

The proposal also seeks the expansion of the existing 'kiss and ride' area adjacent to Emerald Drive.

#### **The Site**

The subject land has an area of 30,000 square metres (3 hectares) and is of irregular shape. The site currently contains various buildings including classrooms, staff buildings, administration building, church, covered outdoor learning area (COLA) and other ancillary structures such as car parking and playground areas.

The school buildings, church and car parking areas are located centrally within the site. The upper playground is located at the western boundary of the school. A vegetated open space area is located at the southern boundary of the school.

The school is surrounded by residential land uses to the north, west and south of the site. Eagle Farm Reserve abuts the school on its eastern boundary.

The land is located approximately 575 metres from Eagle Vale Shopping Centre in a straight line to the north or 650 metres by public road. Claymore Shopping Centre is located 600 metres to the south, or 1200 metres by public road.

#### **The Proposal**

The proposed development seeks to:

- Increase the number of students from 419 to 630
  - Increase the number of staff from 28 to 34
  - Demolition of 5 existing buildings and associated structures (Blocks A, C, D, E and O)
  - Construction of 2 new classrooms (Blocks L and M), new administration building (Block K) and canteen block (Block N)
  - Alterations to 1 building (Block B)
-

### 3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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- Additions of storage sheds (Block F)
- Increase in car parking for staff and visitors from 52 to 76
- Erection of business Identification signage that is considered exempt development pursuant to Campbelltown (Urban Area) Local Environmental Plan 2002.

The subject development application is seeking to formalise an increase as well as allow capacity for future growth in student numbers. The school expects to reach a total of 630 students in the short term future.

The proposed development does not require the removal of any significant vegetation. The proposal, however, does include the removal of 14 trees and shrubs throughout the development's footprint. Compensatory planting is proposed throughout the school as detailed in the site landscape plan.

The stormwater from the proposed additions is proposed to be captured and discharged into the existing stormwater system.

#### **Assessment**

The development has been assessed having regard to the matters for consideration prescribed under Section 79C of the *Environmental Planning and Assessment Act 1979*, and subsequently, the following issues have been identified for further consideration.

#### **1. Campbelltown 2025 - Looking Forward**

'Campbelltown 2025 Looking Forward' is a vision statement of broad town planning intent for the longer-term future of the City of Campbelltown. The document establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan (Local Environmental Plan) for the city. A desired outcome and a list of relevant focus areas are described for each strategic direction.

The subject application has been considered in accordance with Campbelltown 2025 – Looking Forward, and specifically against the strategic directions. In this respect, the following strategic directions are considered relevant for the subject application:

- Growing the regional city
- Creating education, employment and entrepreneurial opportunities.

The application is generally compatible with the above strategic directions. An increased level of local education and community services within the City is considered to be beneficial in facilitating its orderly development and operation, particularly with respect to satisfying the demands of the existing and future populations.

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### 3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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The proposed development is consistent with the relevant subsidiary desired outcomes contained in 'Campbelltown 2025 - Looking Forward'. It is considered that the application presents a development that integrates into the surrounding locality and contributes to achieving Council's goal of 50% of residents employed locally. The proposal is also consistent with the stated focus areas "Growing the regional population" and "Identify and provide opportunities for employment generating enterprises to locate within the Regional City Centre precinct and business centres".

It is anticipated that the development would have a positive economic impact upon the Campbelltown local government area, which is also a stated desired outcome of the Vision statement. Expanding education facilities within the local government area has the potential to provide lifestyle benefits for families by reducing commuter travel times and distances.

Having regard to the above strategic directions, It is considered that the social benefits arising from an increased level of employment, education and community facilities will be positive overall and will not erode the environment and the quality of life of people nearby.

## 2. State Environmental Planning Policy (Infrastructure) 2007

The proposal is defined as a "Schedule 1" development pursuant to State Environmental Planning Policy (Infrastructure) 2007, as the proposed school would accommodate more than 50 children. This requires Council to refer the application to the Roads and Maritime Services (RMS) and not determine the application until it has received and considered advice from the Authority.

Council has referred the application to the RMS, pursuant to Section 104 of SEPP (Infrastructure) 2007 for comment.

The RMS considered the traffic impact of the proposal in the locality and broader network. The Network and Safety Management department within the RMS has written to Council advising that they have no objection to the proposed development.

## 3. Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP)

The land is located within the 5(a) Special Uses A Zone (School/Church). The proposal is defined as an "*educational establishment*" and is permissible with Council's development consent within the zone.

The 5(a) zone objectives are:

- (a) to provide land for special uses which would otherwise be prohibited by the zoning of the surrounding area
- (b) to identify land used or required for railway purposes.

Except as otherwise provided by this plan, consent must not be granted for development on land within this zone unless the consent authority is of the opinion that carrying out the proposed development would achieve the objective of this zone stated in paragraph (a).

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3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

The proposed development is considered to be consistent with the objective (a) as well as the as the ongoing use and expansion of the site as an educational establishment.

Clause 15 of CLEP requires Council to only grant development consent where the proposal is considered to be consistent with one or more objectives of the zone. In that regard, Council may approve the application if it is deemed appropriate because as stated above it is considered to be consistent with the discussed objectives.

#### **4. Campbelltown (Sustainable City) Development Control Plan 2012 (SCDCP)**

Campbelltown (Sustainable City) Development Control Plan (SCDCP) applies to the subject land. The aims of the SCDCP are:

- Ensure that the aims and objectives of any relevant EPI including Campbelltown's LEPs and IDOs are complemented by the Plan
- Ensure that the principles of ecological sustainability are incorporated into the design, construction and ongoing operation of development
- Facilitate innovative development of high quality design and construction in the City of Campbelltown
- Ensure that new development maintains or enhances the character and quality of the natural and built environment
- Ensure that new development takes place on land that is capable of supporting development
- Encourage the creation of safe, secure and liveable environments
- Ensure that new development minimises the consumption of energy and other finite resources, to conserve environmental assets and to reduce greenhouse gas emissions
- Provide for a variety of housing choices within the City of Campbelltown.

It is considered that the proposed development is consistent with many of these aims of the SCDCP.

The assessment against the relevant components of Part 2 Requirements Applying to all Types of Development of the SCDCP is provided below:

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### 3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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#### 4.1 Views and Vistas

The proposed works to the existing school will be confined within the existing building footprint and the height of the proposed new buildings are consistent with the maximum height of existing buildings.

Given the location the existing school building and proposed work, it is considered that the proposed development will not have a detrimental impact on views and vistas nor have a negative impact on the amenity of residents in the locality.

#### 4.2 Sustainable Building Design

The proposed development has not included the use of any measures to encourage the use of water recycling. Should Council approve the development application, a condition of consent would be included for the installation of a water tank/s of a suitable size to encourage the re-use of captured stormwater on the land.

#### 4.3 Landscaping

The land is currently landscaped with mature trees along the southern boundary and a mix of trees and shrubs within the school grounds. Fourteen trees and shrubs are proposed to be removed as part of this development. The proposal is accompanied by a detailed landscape plan that includes additional landscaping to compensate the loss of vegetation, complement the proposed development and embellish landscaping in the school grounds.

#### 4.4 Erosion and Sediment Control

An erosion and sediment control plan shall be provided to the principal certifying authority prior to the commencement of any construction activity on the land.

#### 4.5 Heritage Conservation

The land does not contain any an items of heritage significance and is not located within a heritage conservation area.

#### 4.6 Waste Management

The applicant has provided a satisfactory Waste Management Plan to accompany the development application.

### 5. Environmental Impacts

Section 79C(1)(b) of the Act requires Council to consider the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The assessment has considered noise, stormwater impacts, traffic, parking and access as well as the site's suitability for the proposed development. The assessment of the environmental impacts are detailed below.

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### 3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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#### 5.1 Noise

Council has considered the proposed development's potential for noise generated impacts on the local area. Adjoining the subject site is low density housing to the north, west and south, and Eagle Farm Reserve to the east.

Given the school's hours of operation, locality, and proximity to residences as well as location of outdoor play areas, it is considered that the increase in student numbers will not have a significantly adverse impact on the amenity of the locality. No submissions objecting to the proposal on noise grounds were received following notification and public exhibition.

#### 5.2 Stormwater

A condition of consent will require the installation of rainwater tanks for site reuse with surplus storm water being connected to the existing internal drainage infrastructure and piped into Council's existing stormwater system. It is considered that the additional stormwater created by the development will not have an unreasonable impact on the existing drainage system.

#### 5.3 Traffic, Parking and Access

The applicant has submitted a Traffic and Parking Impact Assessment Report prepared by Varga Traffic Planning Pty Ltd in consideration of projected traffic movement, carparking and pedestrian safety with the expansion of student numbers to the proposed maximum of 630.

The traffic and parking impact assessment report assessed the proposal and considered the following:

- Existing road network conditions within the vicinity of the school site including traffic and pedestrian volumes and general traffic safety
- Estimates of the traffic generation potential of the development proposal, and assigns that traffic generation to the road network serving the site
- The ability of the adjoining road network to accommodate any alterations to the existing traffic distributions projected to be generated by the proposed development
- Assess the adequacy and suitability of the quantum of off-street car parking provided on the site
- Assess the adequacy and suitability of the quantum of the 'kiss and ride' area provided in the kerbside area.

Having regard to the parking arrangement for the school, the development has sought the following:

- 76 car parking spaces
  - Continuation of kerbside 'kiss and ride' area
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### 3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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- “Kiss and ride’ area being extended for a further 12 metres
- A second 48 metre ‘kiss and ride’ zone on Aquamarine Drive
- Proposed car parking is separated from play areas
- Proposed car park can be accessed during school hours as well as for weekend church services

The proposed development also includes the relocation of the existing bus zones on Emerald Drive to accommodate the additional ‘kiss and ride’ areas.

Based on the projected additional traffic flows and projected increase in traffic activity, it is anticipated that the development will not have unacceptable traffic implications in terms of road network capacity. Vehicle delays at intersections within close proximity to the school whilst increasing slightly will continue to be within an acceptable service level.

In addition, based on a maximum student population of 630, it is considered that 76 car parking spaces is ample to meet the school's requirements in the future. Taking into consideration the ultimate staffing level of 34 employees, 76 car parking spaces is considered acceptable in this instance to cater for visitors and students vehicles.

The Traffic Impact Assessment Report concludes that the proposed on-site parking is ample to cater for the additional number of students. It also states that the movement of vehicles at the intersection of Emerald Drive and Aquamarine Drive is capable of accommodating the additional traffic generated. It goes further to say that the additional demand associated with the increased school population can be managed with the proposed site access, internal circulation, additional ‘kiss and ride’ area and additional parking areas. On this basis it is considered that the proposed expansion of the school will not have an undue negative impact within the locality due to traffic and parking.

## 5.4 Suitability of the Site

Section 79C(1)(c) of the *Environmental Planning and Assessment Act 1979* requires Council to consider the suitability of the site to accommodate the development.

The subject site is currently operating as an educational establishment.

Having regard to the absence of any significant environmental impacts that would likely result from expansion of the school, it is considered that the site is suitable for the proposed development.

## 6 External Referrals

### 6.1 Rural Fire Service

The development application was referred to NSW Rural Fire Service pursuant to the *Rural Fires Act 1997* and section 91A of the *Environmental Planning and Assessment Act 1979* as the development is on land being a school, and as such is identified as bush fire prone land and being a school it is classed as a special fire protection purpose.

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The NSW Rural Service has written to Council and provided a 'bush fire safety authority' under Section 100B of the *Rural Fires Act 1997*. The authority provided will be attached to the conditions of consent and form part of the development consent should Council approve the proposed development.

#### **6.2 Office of Water**

The development application was referred to NSW Office of Water pursuant to the *Water Management Act 2000* and Section 91A of the *Environmental Planning and Assessment Act 1979* due to the development's proximity to a water course.

The NSW Office of Water has written to Council and provided General Terms of Approval for works requiring a controlled activity approval under the *Water Management Act 2000*. The General Terms of Approval will be attached to the conditions of consent and form part of the development consent should Council approve the proposed development.

#### **Public Exhibition and Notification**

The proposed development was notified to adjoining and nearby landowners between 8 July 2014 and 8 August 2014 in accordance with the requirement of the SCDP. In addition, the proposed as advertised in the local newspapers during the same period.

During this period Council received one submission objecting to the proposed development.

The submission can be summarised as follows:

Concerns are raised over the strategy for dealing with the impact of the development on parking and traffic flow in the local streets especially during the afternoon peak. The submission is concerned about the impact of the increase in traffic within close proximity to the school.

Comment – The development application is accompanied by a Traffic and Parking Impact Assessment Report. This report concluded that the local road network will not be unduly impeded both in terms of increased traffic and carparking. This report has been referred to the RMS for comment and assessed by Council's Traffic Section both of whom have no objection to the proposed development, although the comments mainly related to signage and the operation management plan. Whilst there will be an increase in vehicle movements and an increase in parking demand as a result of the increase in student numbers, the traffic and parking implications are considered to not be unacceptable having regard to the existing road network.

#### **Conclusion**

The subject development application is seeking an increase in student numbers, expansion of associated buildings and additional car parking works. The proposed increase to student numbers will be from the current approved number of 419 students up to a maximum 630 students. The building works will provide additional learning and ancillary areas as well as increase the number of on-site car parking spaces from 52 to 76 parking spaces. The proposal will increase employment by 6 full time positions once operating at full capacity.

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The building works are considered acceptable having regard to the site and scale of the existing school. The proposal is readily able to discharge stormwater and has included an acceptable landscaping plan to embellish the site compensate the loss of existing trees and shrubs.

The application has been referred to the RMS for comment and have raised no objection to the increase in student numbers, and consider the traffic increase would have a negligible impact on the surrounding road network.

The development is a permissible land use under CLEP 2002 and is generally consistent with the aims and zone objectives. Furthermore the proposal is consistent with the aim and specific requirements of SCDP 2012. Therefore having regard to the matters for consideration under Section 79C of the Act, it is considered the development can be readily supported by Council.

### **Officer's Recommendation**

That development application 760/2014/DA-C for the increase in student numbers at the school from 419 to 630 and associated building and car park works be approved subject to conditions contained in attachment 1.

**Committee Note:** Mr Winnal addressed the Committee.

### **Committee's Recommendation: (Rowell/Greiss)**

1. That a decision in this matter be deferred and the item be listed for an inspection and if feasible the inspection take place at a suitable time (school hours).
2. That the matter be referred to the Local Traffic Committee for investigation.

### **CARRIED**

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

Voting against the Committee's Recommendation: nil.

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3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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**Council Meeting 17 March 2015 (Greiss/Rowell)**

1. That a decision in this matter be deferred and the item be listed for an inspection and if feasible the inspection take place at a suitable time (school hours).
2. That the matter be referred to the Local Traffic Committee for investigation.

**Amendment: (Lake/Mead)**

1. That development application 760/2014/DA-C for the increase in student numbers at the school from 419 to 630 and associated building and car park works be approved subject to conditions contained in attachment 1.
2. That Council request NSW Police to patrol the school zones in the area of Emerald Drive and Aquamarine Drive, Eagle Vale.
3. That the resident be advised that his concerns are to be referred to the Local Traffic Committee.

**Council Minute Resolution Number 32**

1. That development application 760/2014/DA-C for the increase in student numbers at the school from 419 to 630 and associated building and car park works be approved subject to conditions contained in attachment 1.
2. That Council request NSW Police to patrol the school zones in the area of Emerald Drive and Aquamarine Drive, Eagle Vale.
3. That the resident be advised that his concerns are to be referred to the Local Traffic Committee.

Voting for the Amendment were Councillors: Borg, Brticevic, Chanthivong, Dobson, Glynn, Hawker, Lake, Lound and Mead.

Voting against the Amendment were Councillors: Greiss, Kolkman, Oates, Matheson and Rowell.

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

Voting against the Council Resolution were Councillors: Oates and Rowell.

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3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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## ATTACHMENT 1

### 760/2014/DA-C

#### Recommended Conditions of ConsentGENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

#### 1. Approved Development

The development shall be carried out in accordance with the approved plans prepared by Thomson Adsett architects (and others), listed below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Plans prepared by Thomson Adsett architects (architectural) project number 13.0011:

Drawing No. 001, Issue B, dated 29.09.2014  
Drawing No. 002, Issue A, dated 03.04.2014  
Drawing No. 003, Issue A, dated 03.04.2014  
Drawing No. 004, Issue A, dated 03.04.2014  
Drawing No. 005, Issue A, dated 03.04.2014  
Drawing No. 006, Issue A, dated 03.04.2014  
Drawing No. 007, Issue B, dated 29.09.2014  
Drawing No. 101, Issue A, dated 03.04.2014  
Drawing No. 102, Issue A, dated 03.04.2014  
Drawing No. 103, Issue A, dated 03.04.2014  
Drawing No. 104, Issue A, dated 03.04.2014  
Drawing No. 105, Issue A, dated 03.04.2014  
Drawing No. 201, Issue A, dated 03.04.2014  
Drawing No. 202, Issue A, dated 03.04.2014  
Drawing No. 203, Issue A, dated 03.04.2014  
Drawing No. 204, Issue A, dated 03.04.2014  
Drawing No. 301, Issue A, dated 03.04.2014  
Drawing No. 302, Issue A, dated 03.04.2014  
Drawing No. 303, Issue A, dated 03.04.2014  
Drawing No. 304, Issue A, dated 03.04.2014  
Drawing No. 401, Issue A, dated 03.04.2014  
Drawing No. 402, Issue A, dated 03.04.2014  
Drawing No. 403, Issue A, dated 03.04.2014  
Drawing No. 404, Issue A, dated 03.04.2014  
Drawing No. 501, Issue A, dated 03.04.2014  
Drawing No. 601, Issue A, dated 03.04.2014

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Plans prepared by AJ Whipps Consulting Group (concept stormwater design) project number 2014-0202:

Drawing No. HDA01, Issue 1, dated 02.04.2014  
Drawing No. HDA02, Issue 1, dated 02.04.2014  
Drawing No. HDA03, Issue 1, dated 02.04.2014  
Drawing No. HDA04, Issue 1, dated 02.04.2014  
Drawing No. HDA05, Issue 1, dated 02.04.2014

Plans prepared by Groundink (landscape architecture)

Drawing No. LDA001, Revision B, dated 23.09.2014  
Drawing No. LDA002, Revision B, dated 23.09.2014  
Drawing No. LDA003, Revision B, dated 23.09.2014  
Drawing No. LDA004, Revision B, dated 23.09.2014  
Drawing No. LDA005, Revision B, dated 23.09.2014  
Drawing No. LDA006, Revision B, dated 23.09.2014  
Drawing No. LDA007, Revision B, dated 23.09.2014  
Drawing No. LDA008, Revision B, dated 23.09.2014  
Drawing No. LDA009, Revision B, dated 23.09.2014

## **2. Building Code of Australia**

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

## **3. Landscaping**

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants.

## **4. External Finishes**

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

## **5. Switchboards/Utilities/Air Conditioning Units**

Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

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**6. Driveway**

The gradients of driveways and manoeuvring areas shall be designed in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

**7. Deliveries**

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the loading bay/s provided.

**A traffic sign shall be placed adjacent to the driveway at the entrance to the property, advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.**

**8. Graffiti Removal**

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

**9. Engineering Design Works**

The design of all engineering works shall be carried out in accordance with the requirements set out in the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

**10. Car Parking Spaces**

76 car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).

**11. Rubbish/Recycling Bin Storage**

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored in accordance with the approved plans showing the location of the waste bin storage area.

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**12. Rain Water Tank(s)**

A minimum 5000L rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets) collected from the roof of the approved development.

**13. Construction Certificate**

Prior to the commencement of any works that require a construction certificate:

- a. The applicant shall obtain a construction certificate for the particular works;
- b. The applicant shall appoint a principal certifying authority; and
- c. The private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works

**14. General Terms of Approval – NSW Office of Water**

The General Terms of Approval issued by the NSW Office of Water for the subject application, Reference 10 ERM2014/0573, attached this development consent shall be read in conjunction with the conditions contained herein.

**15. NSW Rural Fire Service – Bush Fire Safety Authority**

The Bush Fire Safety Authority issued by the NSW Rural Fire Service, Reference Number DA14/1361 and DA14051992173GB, attached to this development consent and shall be read in conjunction with the conditions contained herein.

**PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

**16. Utility Servicing Provisions**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authorities water or sewer infrastructure.

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## **17. Sydney Water Stamped Plans**

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- Quick Check agents details - see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

or telephone 13 20 92.

## **18. Waste Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, the relevant provisions of Council's Waste Management Plan is to be completed to the satisfaction of Council.

## **19. Soil and Water Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

## **20. Traffic Committee**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting.

## **21. Traffic Control Plans**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and obtain approval from an accredited person, a Traffic Control Plan (TCP) in accordance with the State Roads Authority manual "Traffic Control at Work Sites" and *Australian Standard AS 1742.3* (as amended). A copy of the approved TCP shall be kept on site for the duration of the works in accordance with WorkCover Authority requirements. A copy shall be submitted to Council for its records.

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**22. Stormwater Management Plan (Development)**

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to the site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval. Stormwater shall be conveyed from the site to nearest drainage system under Council's control. All proposals shall comply with the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

**23. Inundation by Flood Waters**

The subject property is a Flood Control Lot with respect to a 1% Annual Exceedance Probability (AEP) flood in the natural watercourses traversing the property.

The minimum fill and floor levels that the subject development shall comply with are as shown on plan DA 001 issue A (dated 3 April 2014, prepared by Thomson Adsett).

The floor level of all buildings must also comply with the requirements of Clause 3.1.2.3 of Volume 2 of the Building Code of Australia and Section 4.5 of the Campbelltown (Sustainable City) Development Control Plan 2014 (as amended).

**24. Work on Public Land**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

**25. Section 94A Developer Contribution - Community Facilities and Services**

Prior to Council or an accredited certifier issuing a Complying Development Certificate or a Construction Certificate, the applicant shall provide a receipt for the payment to Council of a community facilities and services contribution in accordance with the provisions of the Campbelltown City Council Section 94A Development Contributions Plan.

For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is greater than \$100,000 but less than \$500,000, provide a Cost Summary Report by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 1). All Cost Summaries will be subject to indexation on a quarterly basis relative to the *Consumer Price Index - All Groups* (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment
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- where the value of the proposed development is \$500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the *Consumer Price Index All Group Index Number for Sydney* have been incorporated in the updated QS Report.

Copies of the Cost Summary Report - Template 1 and the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site ([www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)) or can be collected from Council's Planning and Environment Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

**Note: This condition is only applicable where the total development value exceeds \$100,000.**

## 26. Design for Access and Mobility

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

## 27. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

## PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

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**28. Erosion and Sediment Control**

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

**29. Erection of Construction Sign**

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours;
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

**30. Toilet on Construction Site**

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

**31. Trade Waste**

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

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**32. Vehicular Access during Construction**

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto the public road system. Single sized aggregate, 40mm or larger and placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

**33. Public Property**

Prior to the commencement of any works on the subject site, the applicant shall advise Council of any damage to property which is controlled by Council and adjoins the site, including kerbs, gutters, footpaths and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

**34. Demolition Works**

Demolition works shall be carried out in accordance with the following:

- a. Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
  - b. Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
  - c. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW WorkCover requirements.
  - d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
  - e. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifying authority attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and WorkCover NSW prior to the commencement of any works.
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**35. Fencing**

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

**36. Sydney Water**

Prior to the commencement of any works on the land, the approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- Quick Check agents details - see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

or telephone 13 20 92.

**DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

**37. Construction Work Hours**

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 4.00pm
Sunday and public holidays	No Work.

**38. Erosion and Sediment Control**

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices shall remain in place until the site has been stabilised and fully revegetated.

**Note: On the spot penalties of up to \$1500 will be issued for any non-compliance with this requirement without any further notification or warning.**

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**39. Work Zones**

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

**40. Protection of Existing Trees**

During construction, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are within three metres of the footprint of a building that has been approved by Council.

All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/ canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.

All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvageable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form.

**41. Dust Nuisance**

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – 'Soils and Construction (2004) (Bluebook). Construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

**42. Excess Material**

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

**43. Public Safety**

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. Council may at any time and without prior notification make safe any such works that are considered to be unsafe, and recover all reasonable costs incurred, from the applicant.

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3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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**44. Compliance with Council Specification**

All design and construction work shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended)
- b. Campbelltown (Sustainable City) DCP Volumes 1 & 3 (as amended)
- c. 'Soils and Construction (2004) (Bluebook)
- d. All relevant Australian Standards and State Government publications.

**45. Footpath Kerb and Gutter**

The applicant shall re-construct all damaged bays of concrete path paving and kerb & gutter, adjacent to the site, in Emerald Drive and Aquamarine Drive. Areas not concreted shall be re-graded, topsoiled and turfed. All works shall be in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP Volumes 1 and 3 (as amended).

**46. Commercial Footpath Crossing and Layback**

The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to the property, in accordance with Council's Industrial/Commercial Vehicle Crossing Specification and the Campbelltown (Sustainable City) DCP Volume 3 (as amended).

A separate application for this work, which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council prior to pouring the concrete. Where necessary, conduits shall be provided under the footpath crossing, in accordance with the relevant service authority's requirements.

**47. Associated Works**

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any other civil works directed by Council, to make a smooth junction with existing work.

**48. Redundant Laybacks**

All redundant laybacks shall be reinstated as conventional kerb and gutter, in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and the design requirements detailed in the Campbelltown (Sustainable City) DCP Volume 3 (as amended).

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3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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**49. Completion of Construction Works**

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within 12 months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

In the event that construction works are not continually ongoing, the applicant shall appropriately screen the construction site from public view with architectural devices and landscaping to Council's written satisfaction.

**PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

Note: For the purpose of this development consent, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

**50. Completion of External Works Onsite**

Prior to the principal certifying authority issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority.

**51. Final Inspection – Works as Executed Plans**

Prior to the principal certifying authority issuing an occupation certificate the applicant shall submit to Council two copies of a work as executed plan, certified by a qualified surveyor, which is in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and the requirements detailed in the Campbelltown (Sustainable City) DCP Volume 3 (as amended).

**52. Restoration of Public Roads**

Prior to the principal certifying authority issuing an occupation certificate any restoration of the public road pavement, required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant.

**53. Public Utilities**

Prior to the principal certifying authority issuing an occupation certificate any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

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3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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**54. Line Marking/Sign Posting Documentation (development)**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council for Local Traffic Committee records two copies of work as executed plans of the line marking / sign posting approved by the Traffic Committee for the development. The plans shall show all works undertaken and the date of installation.

**55. Council Fees and Charges**

Prior to the principal certifying authority issuing an occupation certificate the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full.

**ADVISORY NOTES**

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act 1979*, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

**Advice 1. Environmental Planning and Assessment Act 1979 Requirements**

The *Environmental Planning and Assessment Act 1979* requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

**Advice 2. Tree Preservation Order**

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy any tree upon the subject site unless you have obtained prior written consent from Council to do so. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

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3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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A tree is defined as a perennial plant with self-supporting stems that are more than 3 metres in length or has a trunk diameter of more than 150mm, measured 1 metre above ground, and excludes any tree declared under the *Noxious Weeds Act* (NSW).

**Advice 3. Provision of Equitable Access**

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the Building Code of Australia (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

**Advice 4. Retaining Walls**

A separate development application shall be submitted and approved for any retaining walls that exceed 0.9 metres in height.

**Advice 5. Covenants**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

**Advice 6. Inspections – Civil Works**

Where Council is nominated as the principal certifying authority for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL –
    - i) Direction/confirmation of required measures.
    - ii) After installation and prior to commencement of earthworks.
    - iii) As necessary until completion of work.
  - b. STORMWATER PIPES – Laid, jointed and prior to backfill.
  - c. VEHICLE CROSSINGS & LAYBACKS – Prior to pouring concrete.
  - d. FINAL INSPECTION – All outstanding work.
-

3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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**Advice 7. Inspection within Public Areas**

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

**Advice 8. Adjustment to Public Utilities**

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

**Advice 9. Salinity**

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within the Campbelltown (Sustainable City) DCP Volume 3 (as amended).

**Advice 10. Asbestos Warning**

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by WorkCover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)  
[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.adfa.org.au](http://www.adfa.org.au)  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Alternatively, call WorkCover Asbestos and Demolition Team on 8260 5885.

**Advice 11. *Smoke Free Environment Act 2000***

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act 2000* (SFEA2000) or the *Smoke Free Environment Regulations 2007* (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

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3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

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**Advice 12. Dial before you Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

**Advice 13. Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995* (Cth) and is liable for prosecution.

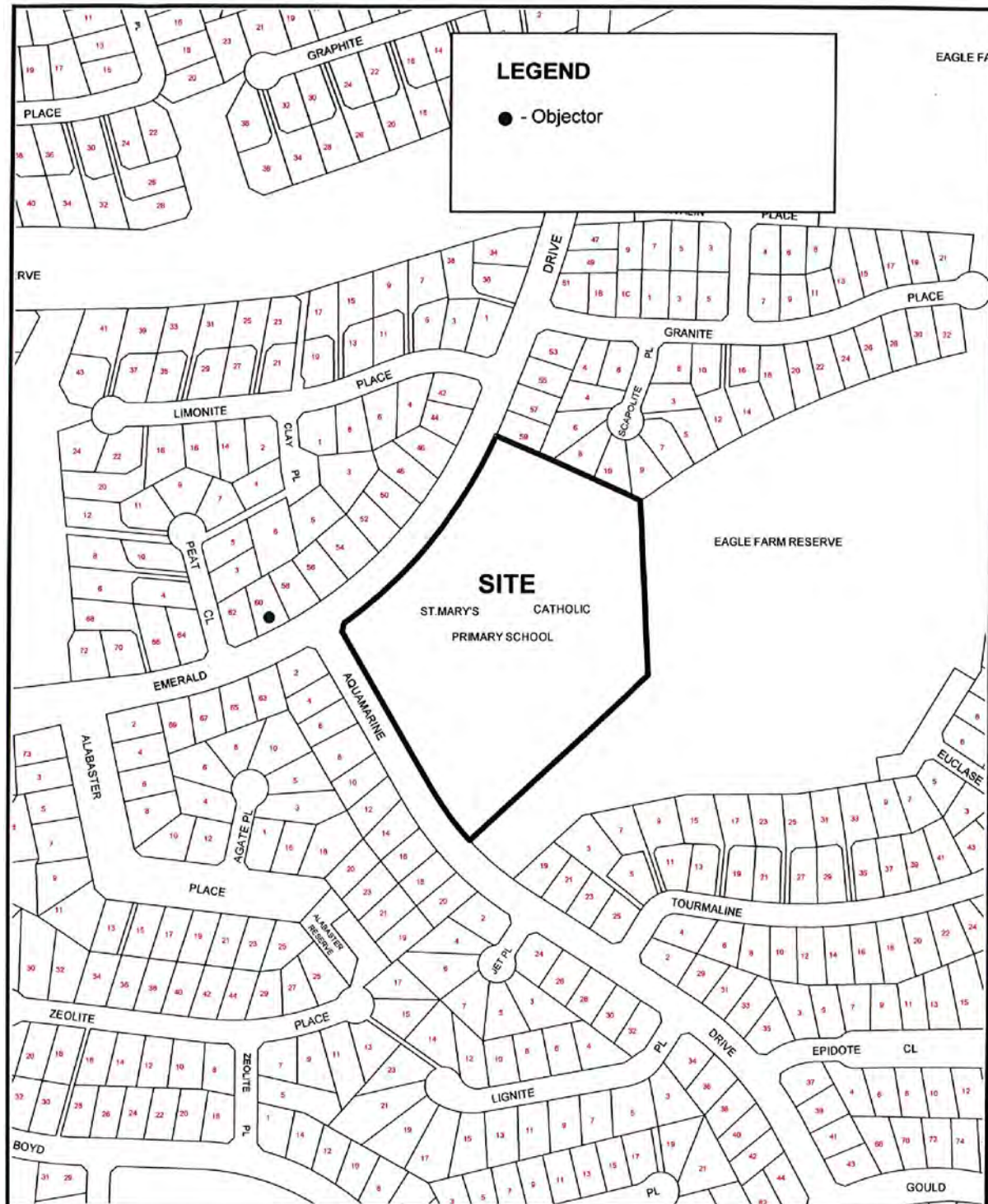
Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

**END OF CONDITIONS**

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3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

## ATTACHMENT 2



### LOCALITY PLAN



**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.

3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

## ATTACHMENT 3



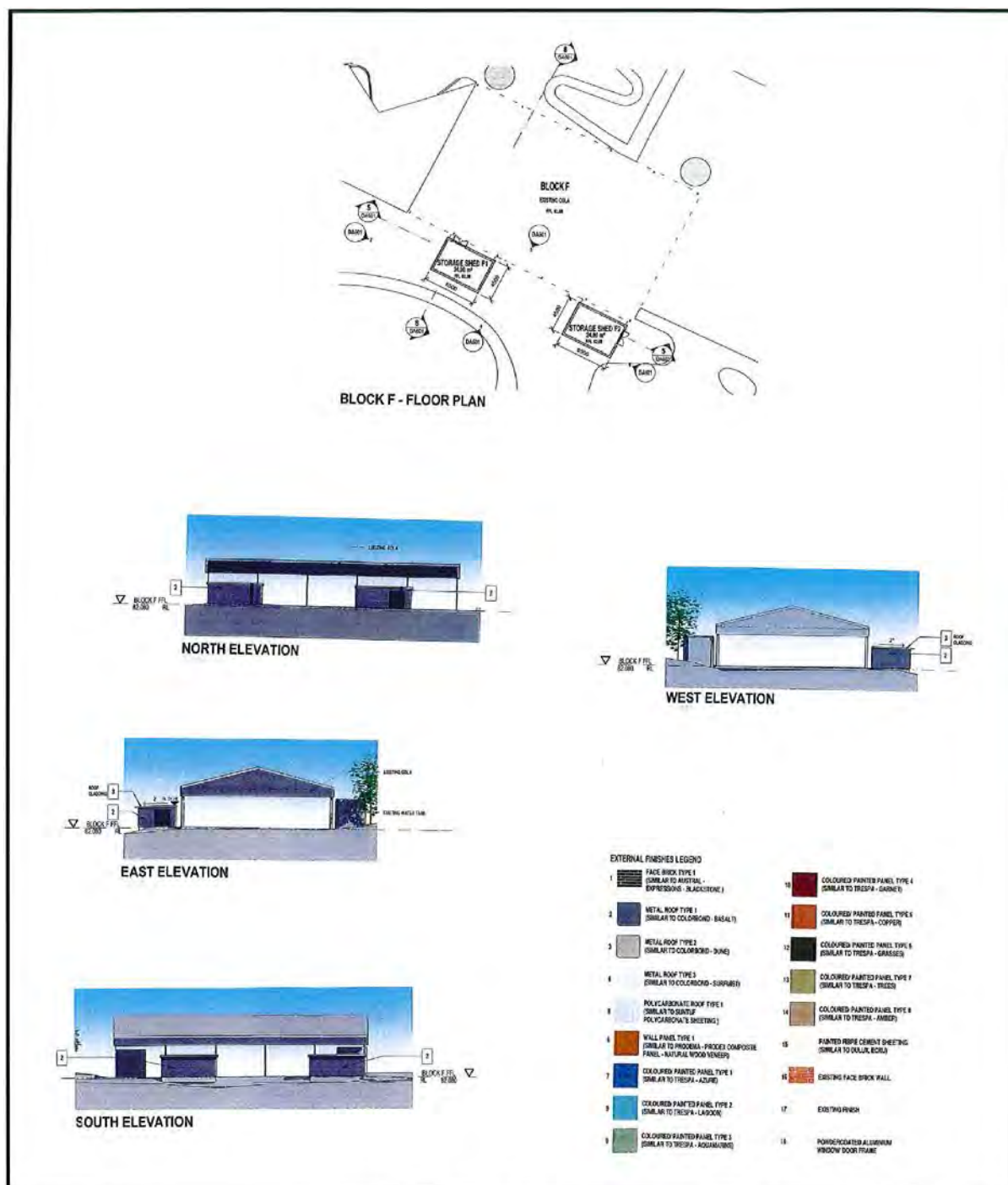
### SITE PLAN

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630. LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.



3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

## ATTACHMENT 4

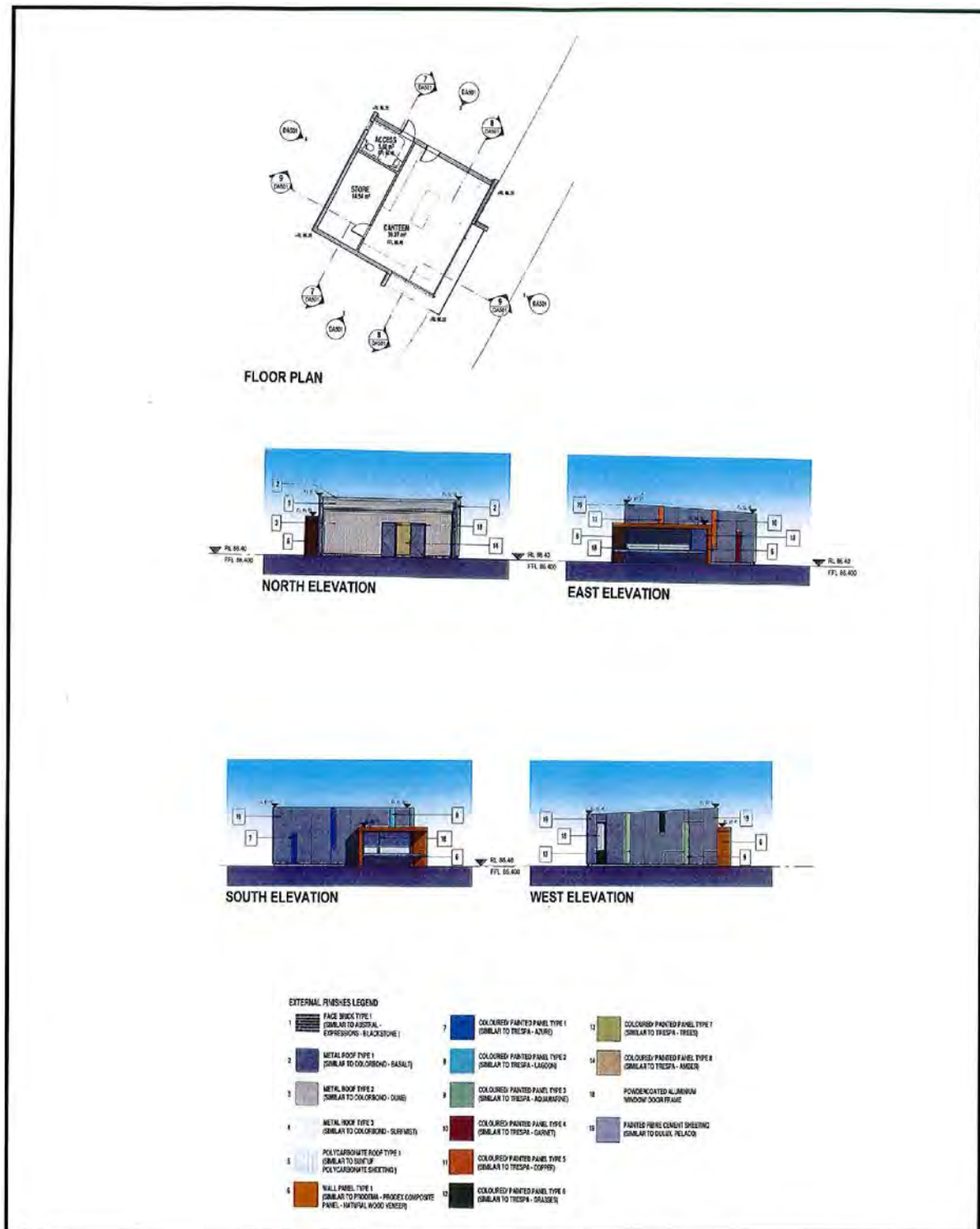


### Block F - FLOOR/ELEVATIONS

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.



3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

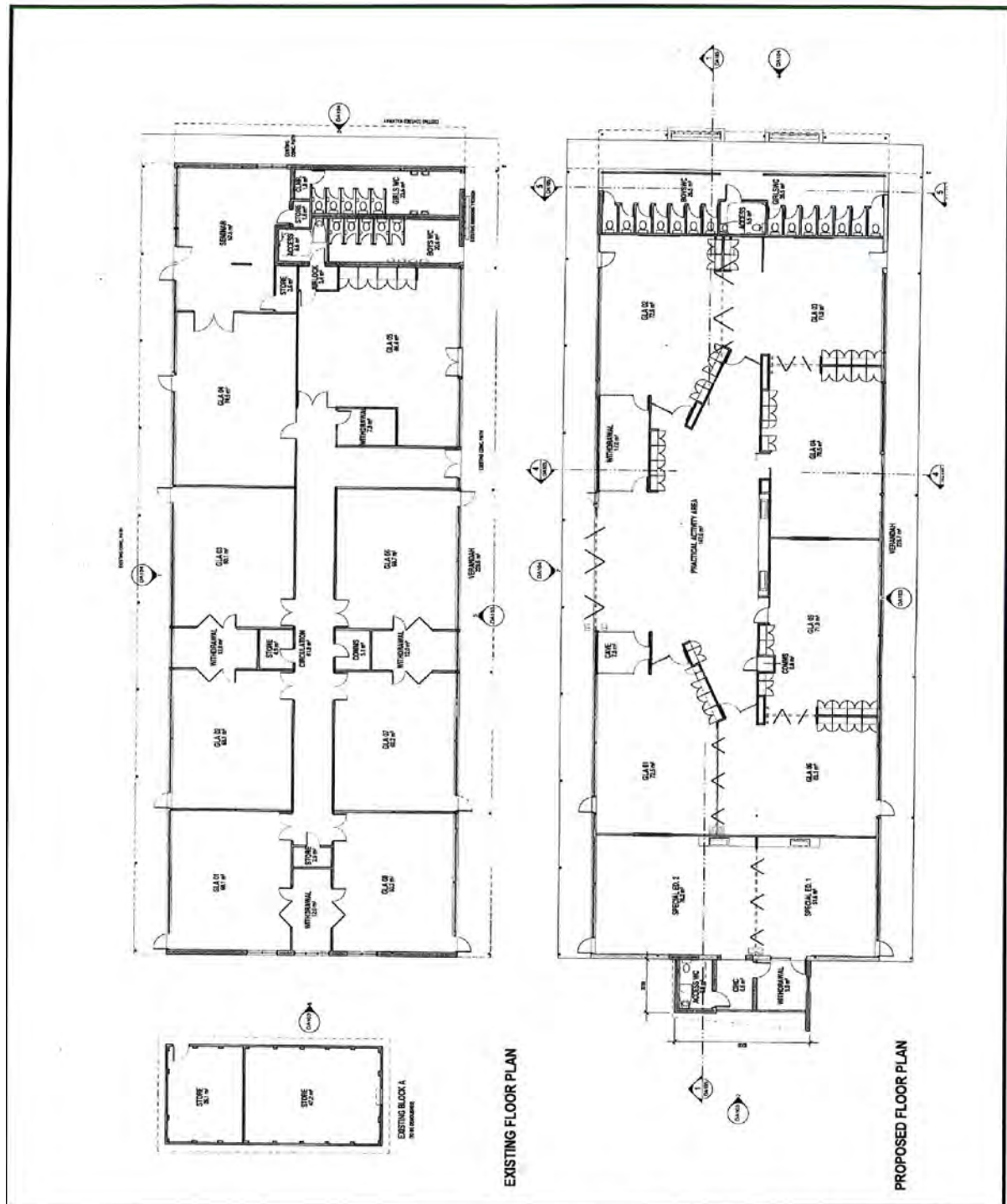


## Block N - FLOOR/ELEVATIONS

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.

3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

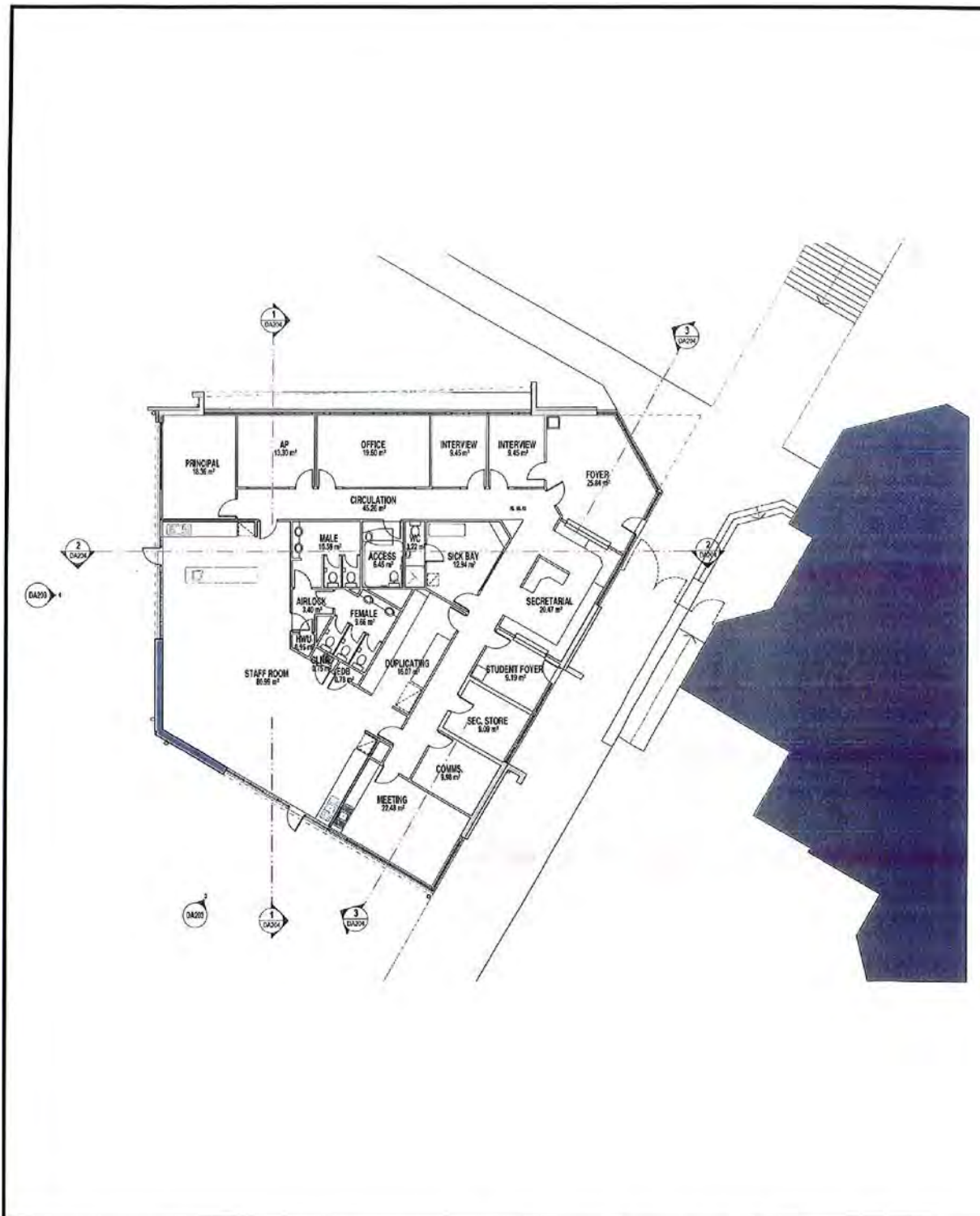
## ATTACHMENT 5



### Block B - FLOOR PLAN

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.

3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale

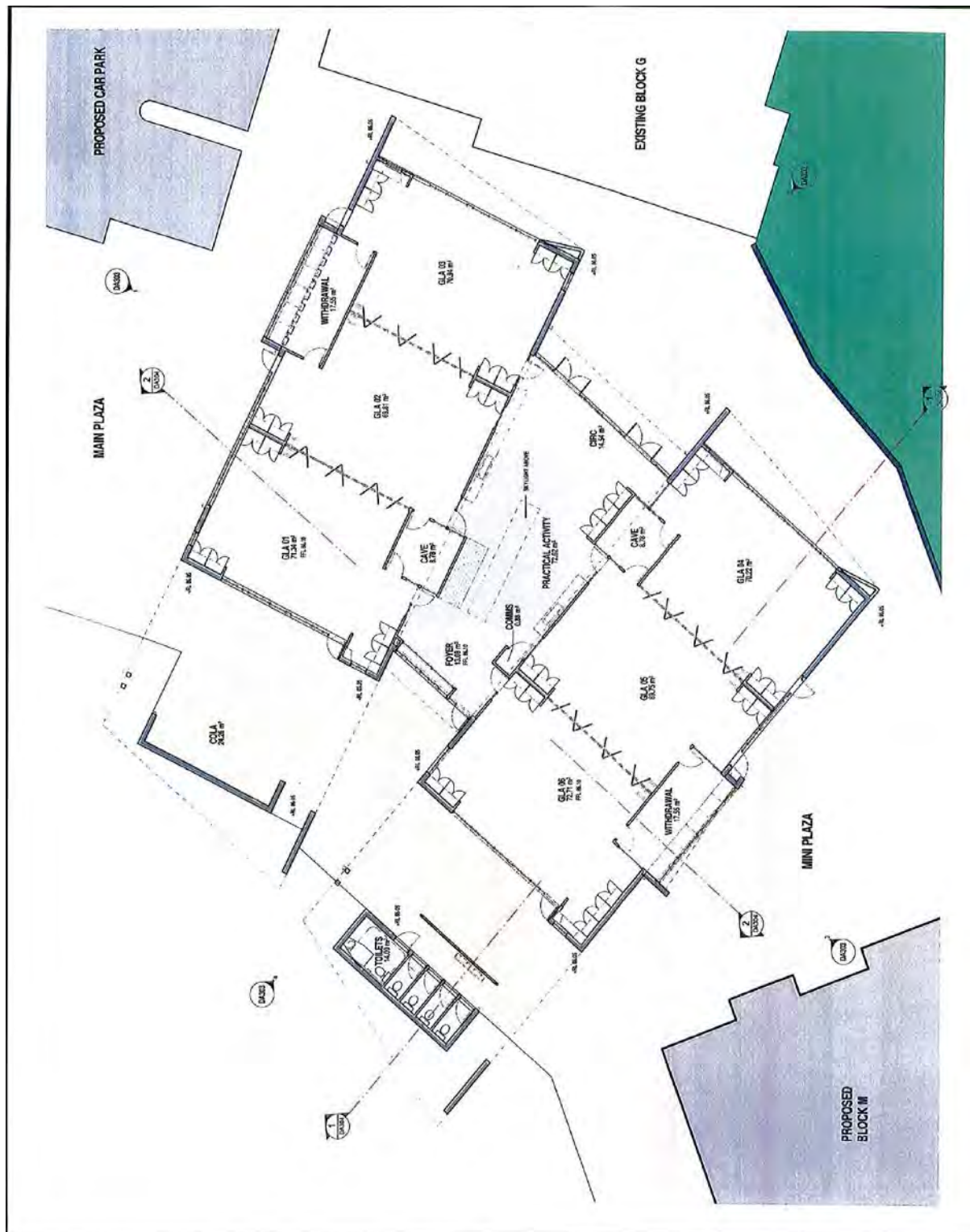


## Block K - FLOOR PLAN

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630, LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.



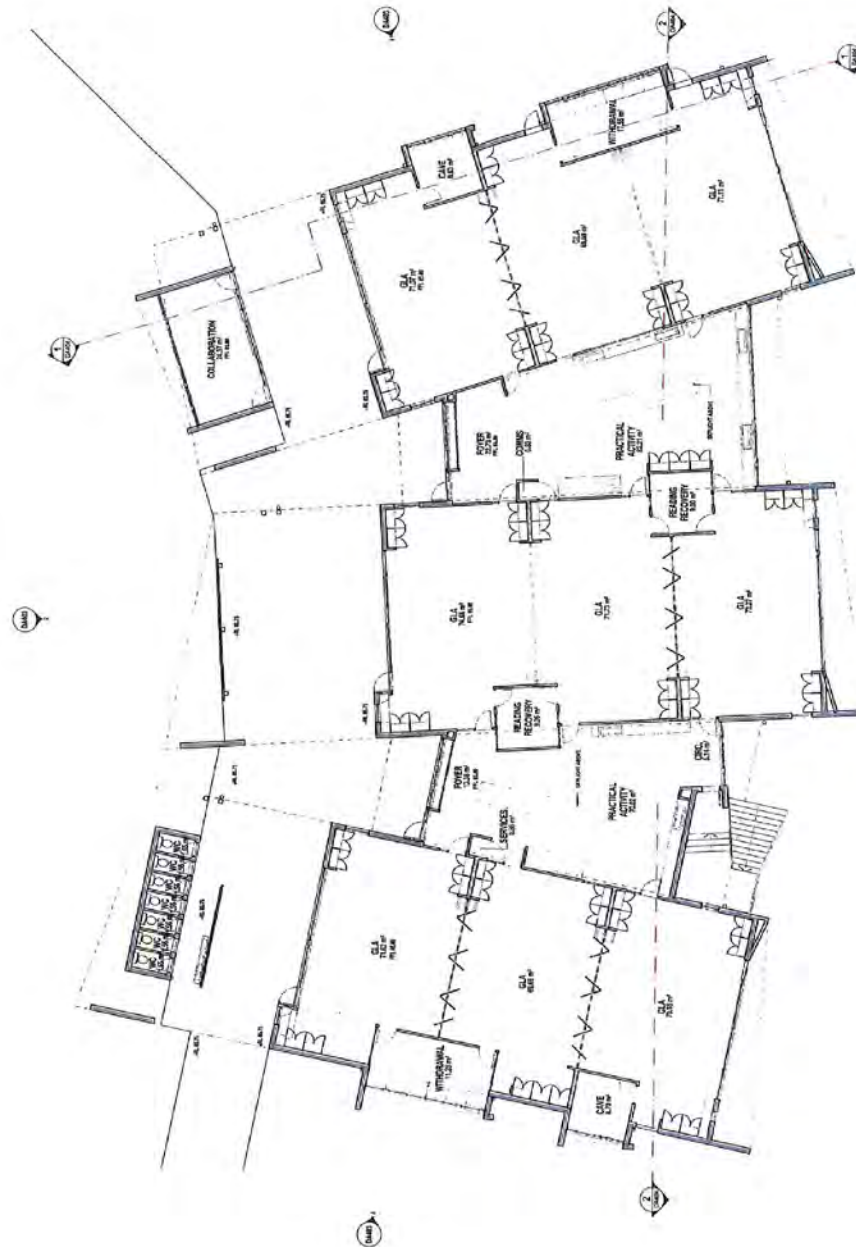
3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale



## Block L - FLOOR PLAN

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.





## Block M - FLOOR PLAN

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.



## Block B - ELEVATIONS

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND  
CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION  
OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.



3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale



**EXTERNAL FINISHES LEGEND**

- |   |  |   |
|---|--|---|
| 1 FACE BRICK TYPE 1<br>(SIMILAR TO AUSTRALIAN - EXPRESSIONS - BLACKSTONE) | 6 WALL PANEL TYPE 1<br>(SIMILAR TO PROCESS - PROCEX COMPOSITE PANEL - NATURAL WOOD VENEER) | 11 COLOURED PAINTED PANEL TYPE 5<br>(SIMILAR TO TRESPA - COPPER)  |
| 2 METAL ROOF TYPE 1<br>(SIMILAR TO COLOREXO - BASALT)                     | 7 COLOURED PAINTED PANEL TYPE 1<br>(SIMILAR TO TRESPA - AZURE)                             | 12 COLOURED PAINTED PANEL TYPE 6<br>(SIMILAR TO TRESPA - GRASSER) |
| 3 METAL ROOF TYPE 2<br>(SIMILAR TO COLOREXO - DUNE)                       | 8 COLOURED PAINTED PANEL TYPE 2<br>(SIMILAR TO TRESPA - LADONQ)                            | 13 COLOURED PAINTED PANEL TYPE 7<br>(SIMILAR TO TRESPA - TREES)   |
| 4 METAL ROOF TYPE 3<br>(SIMILAR TO COLOREXO - SUNFAST)                    | 9 COLOURED PAINTED PANEL TYPE 3<br>(SIMILAR TO TRESPA - AQUAMARINE)                        | 14 COLOURED PAINTED PANEL TYPE 8<br>(SIMILAR TO TRESPA - AMBER)   |
| 5 POLYCARBONATE ROOF TYPE 1<br>(SIMILAR TO SUNTUF POLYCARBONATE SHEETING) | 10 COLOURED PAINTED PANEL TYPE 4<br>(SIMILAR TO TRESPA - GARNET)                           | 18 POWDERCOATED ALUMINUM WINDOW DOOR FRAME                        |

## Block K - ELEVATIONS

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.



### 3.2 Proposal To Increase Student Population From 419 To 630 Students, Including Ancillary Building And Car Park Work - Mary Immaculate Catholic Primary School, No. 61 Emerald Drive, Eagle Vale



#### EXTERNAL FINISHES LEGEND

1	FACE BRICK TYPE 1 (SIMILAR TO AUSTRAL - EXPRESSIONS - BLACKSTONE)	6	WALL PANEL TYPE 1 (SIMILAR TO PROCEMA - PROCEX COMPOSITE PANEL - NATURAL WOOD VENEER)	11	COLOURED PAINTED PANEL TYPE 5 (SIMILAR TO TRESPA - COPPER)
2	METAL ROOF WALL CLADDING TYPE 1 (SIMILAR TO COLORBOND - BASALT)	7	COLOURED PAINTED PANEL TYPE 1 (SIMILAR TO TRESPA - AZURE)	12	COLOURED PAINTED PANEL TYPE 6 (SIMILAR TO TRESPA - GRASSER)
3	METAL ROOF WALL CLADDING TYPE 2 (SIMILAR TO COLORBOND - DUNE)	8	COLOURED PAINTED PANEL TYPE 2 (SIMILAR TO TRESPA - LAGOON)	13	COLOURED PAINTED PANEL TYPE 7 (SIMILAR TO TRESPA - TREES)
4	METAL ROOF WALL CLADDING TYPE 3 (SIMILAR TO COLORBOND - SILVERMET)	9	COLOURED PAINTED PANEL TYPE 3 (SIMILAR TO TRESPA - AQUAMARINE)	14	COLOURED PAINTED PANEL TYPE 8 (SIMILAR TO TRESPA - AMBER)
5	POLYCARBONATE ROOF TYPE 1 (SIMILAR TO SUNTUF POLYCARBONATE SHEETING)	10	COLOURED PAINTED PANEL TYPE 4 (SIMILAR TO TRESPA - DARKET)	15	POWDERCOATED ALUMINIUM WINDOW DOOR FRAME

## Block L - ELEVATIONS

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.

**Block M - ELEVATIONS**

**SUBJECT:** DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW CLASSROOM BLOCKS INCLUDING THE RELOCATION OF PARKING AREA, AND INCREASE IN STUDENT NUMBERS FROM 419 TO 630.  
LOT 493 DP 709741 - No. 61 EMERALD DRIVE, EAGLE VALE.





### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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### 3.3 Construction of an industrial building with associated office, landscaping and car parking - No. 2 Nursery Road, Campbelltown

#### Reporting Officer

Acting Manager Development Services

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#### Attachments

1. Recommended conditions of consent (contained within this report)
2. Locality Plan (contained within this report)
3. Site Plan (contained within this report)
4. Elevations (contained within this report)
5. Floor Plans (contained within this report)

#### Purpose

To assist Council in its determination of the subject Development Application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EPA Act).

This development application is required to be reported to Council due to the proposal relying upon an objection to a development standard contained under Clause 37 – Setbacks within Industrial Areas, within Campbelltown (Urban Area) Local Environmental Plan 2002. The objection to the development standard was made pursuant to State Environmental Planning Policy 1 – Development Standards. Despite the fact that this type of development could be determined under delegated authority, the decision on whether to allow a variation to a development standard included in an environmental planning instrument can only be made by the full Council.

In addition, the application also seeks Council's endorsement to vary Restrictions As To User that are registered on the title of the property, which at present, prevent the development from taking place in the form currently proposed.

<b>Property Description</b>	Lot 16 DP 1126785, No. 2 Nursery Road, Campbelltown
<b>Application No</b>	1020/2014/DA-I
<b>Applicant</b>	Spino Investments Pty Ltd
<b>Owner</b>	Spino Investments Pty Ltd
<b>Provisions</b>	State Environmental Planning Policy 1 – Development Standards Campbelltown (Urban Area) Local Environmental Plan 2002
<b>Other Provisions</b>	Campbelltown (Sustainable City) Development Control Plan 2012 Campbelltown 2025 - Looking Forward
<b>Date Received</b>	29 April 2014

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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## Report

This application proposes the construction of an industrial building with associated office, landscaping and carparking at No. 2 Nursery Road, Campbelltown.

The subject site is currently vacant. It is irregular in shape, relatively flat, and is located on the corner of Nursery and Johnson Roads. The site has an area of 2,000m<sup>2</sup>, and frontages of 30.195 to Nursery Road, 57 metres to Johnson Road, and a splayed corner of 10.155 metres. The site is surrounded by existing industrial development, and is adjoined to the southwest by a Council-owned drainage reserve, which contains a large mature Bunya Pine tree, which is listed on Council's Significant Tree Register.

The proposed development is described below:

- Construction of an industrial building with 890m<sup>2</sup> of factory/warehouse space.
- Construction of a small attached two-storey office component.
- Provision of a loading bay and manoeuvring space for a heavy rigid vehicle.
- Provision of 14 car parking spaces including one accessible car parking space.
- Provision of a 5 metre wide landscaping strip along the full length of the site's two street frontages.

#### 1. Vision

'Campbelltown 2025 Looking Forward' is a statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- Responds to what Council understands people want the City of Campbelltown to look, feel and function like
- Recognises likely future government policies and social and economic trends
- Sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan for the City.

The strategic direction relevant to this application is:

- Creating education, employment and entrepreneurial opportunities

The application is consistent with the above strategic direction as the proposal would provide employment opportunities within the construction industry, and would permit the construction of an industrial development that would support the creation of employment opportunities as part of the operation of business that would operate from the building once it is constructed.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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The relevant desired outcome of the strategic directions included in Campbelltown 2025 is:

- Development and land use that matches environmental capacity and capability

The application is consistent with the above desired outcome as the proposed building's built form responds well to both the local context and site constraints. Furthermore the proposed development would not result in any unreasonable aesthetic impacts upon the public domain.

## Planning Provisions

### 2. State Environmental Planning Policy 1 – Development Standards (SEPP 1)

SEPP 1 provides flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objectives specified in section 5(a)(i) and (ii) of the *Environmental Planning and Assessment Act 1979*.

SEPP 1 applies to this application, as the applicant seeks to vary Clause 37 – Setbacks within Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP), which states that consent must not be granted to development, (other than the use of land for landscaping, for access roads and for off street parking), on any land within Zone 4(a) or 4(b) which is within 10 metres of a public road. The subject site is zoned 4(a) and the application proposes building works within 10 metres of the site's property boundary with Johnson Road (part of the industrial building and its associated office component), and therefore fails to comply with Clause 37 of the CLEP.

Clause 6 of SEPP 1 states that where development could, but for any development standard, be carried out under the Act, the person intending to carry out that development may make a development application in respect of that development, supported by a written objection that compliance with that development standard is unreasonable or unnecessary in the circumstances of the case, and specifying the grounds of that objection.

The applicant has submitted a written objection pursuant to State Environmental Planning Policy 1 – Development Standards, arguing that compliance with the 10 metre setback control in question would be unreasonable and unnecessary. The arguments made by the applicant in this regard are the following:

- The proposed development would produce outcomes consistent with the objectives of the 4(a) industry zone.
  - The proposed development is consistent with the relevant underpinning aims and objectives of the CLEP, which among other objectives, seeks, to maintain and improve the opportunities for appropriate commercial and industrial development in those parts of the urban area of the City of Campbelltown identified as suitable for those purposes.
  - The proposed development will not unduly affect the adjoining industries, the general amenity of the locality or the streetscape and character.
-

### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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- The subject site can be more efficiently and effectively developed with the relaxing of the 10 metre setback requirement to a public road.
- Additional landscaping could be provided if required by Council to ameliorate any impact of the reduced setback to Johnson Road.

Under Clause 7 of SEPP 1, where the consent authority is satisfied that a SEPP 1 objection is well founded and is also of the opinion that granting of consent to that development application is consistent with the aims of the SEPP (outlined in the first paragraph of this section), it may, with the concurrence of the Secretary of the NSW Department of Planning and Environment, grant consent to that development application notwithstanding the development standard that is the subject of the objection. It should be noted that consent authorities may assume the Secretary's concurrence in relation to all development applications except for some dwelling and subdivision proposals on rural and non-urban land. In this regard, Council can assume the Secretary's concurrence in respect of the SEPP 1 objection in this instance, as the objection is considered to be well founded.

Clause 8 of SEPP 1 stipulates that the matters which shall be taken into consideration in deciding whether concurrence should be granted (or assumed) are:

- (a) whether non-compliance with the development standard raises any matter of significance for State or regional environmental planning
- (b) the public benefit of maintaining the planning controls adopted by the environmental planning instrument

In regard to point (a), the non-compliance does not raise any matters of state or regional planning significance. In regard to point (b), the public benefit of maintaining the 10 metre setback control outlined by CLEP 2002 would be minimal, considering that if the 10 metre setback control was to be strictly enforced in relation to the proposed building, an additional 250m<sup>2</sup> (or 12.5% of the area of the site) would be unable to be built upon. Such a configuration is not considered to be necessary nor reasonable, considering that the proposed dense landscaping along the Johnson Road frontage of the site would mitigate any visual impacts that the reduced setback would have.

Further, strict enforcement of the 10 metre building setback control would be unreasonable in this situation, considering that the building envelope registered on the title of the land as part of the subdivision of the land that created the subject site allows for a 5 metre setback to the Johnson Road property boundary of the site.

It is therefore considered that there would be no public detriment arising from varying the 10 metre setback control in this instance.

Guidelines for varying development standards prepared by the Department of Planning outline a five part test issued by the Land and Environment Court for consent authorities to consider when assessing an application to vary a standard to determine whether the objection to the development standard is well founded. An assessment of the objection against this five part test is outlined below. It should be noted that not all of the points are necessarily applicable to an application.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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1. The objectives of the standard are achieved notwithstanding non-compliance with the standard

In this case, there are no specific objectives that relate to the standard in question; however the relevant zone objective for the 4(a) zone to which the setback standard is considered to relate is the following:

“To encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development”

It is considered that this objective is satisfied despite the proposed setback non-compliance, as the reduced setback does not prevent the overall development from having a high quality design that addresses the streetscape and its surroundings well, and in particular addresses and responds to the site's corner position by locating the office component of the development at the northern corner of the site where it would be seen from both streets.

The functionality of the development would be greatest if the setback standard were to be varied, and in fact the optimal functionality of the proposed development is dependent on the setback standard being varied, given that a compliant setback would result in a significant amount of the site being underutilised and the internal area of the factory reduced significantly, which would reduce the range of viable uses of the site. Therefore, the objective most relevant to the standard being varied is considered to be satisfied notwithstanding non-compliance with the standard.

2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary.

The understood purpose of the standard, being to encourage a high quality standard of development, is relevant to the development, however as discussed above, the zone objective most relevant to the standard is considered to be satisfied despite the numerical non-compliance.

3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable.

It is considered that the underlying object or purpose of the 10 metre setback development standard is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development. If the 10 metre setback control was to be strictly enforced, a significant amount of the site would be underutilised and the internal area of the factory would have to be reduced significantly, which would reduce the flexibility of potential uses of the site. This significant reduction in functionality would be contrary to one of the main purposes of the standard (site functionality). In addition, enforcing the setback standard would reduce the visibility of the high quality office component of the development in the northern corner of the site, which would reduce the aesthetic appeal of the development.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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It is considered that the proposed non-compliant setback would achieve a better aesthetic and functional outcome for the development than if the setback was increased to 10 metres. Therefore, the objective most relevant to the standard, being to encourage high quality and functional development, would be thwarted if compliance was strictly enforced, and as such, given the circumstances of the case, compliance with this standard may be reasonably argued to be unreasonable.

4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.

It is not considered that the setback standard has been abandoned by continually allowing variations to the standard in question. Council has on occasion granted variations to the setback standards stipulated under Clause 37 of the CLEP where the variation has been justified by a sound objection submitted under SEPP 1.

In the present case, the proposed variation is justified on the basis that the proposed development would satisfy the objectives of the standard notwithstanding numerical non-compliance with the standard, and that strict compliance with the standard in question would result in a less desirable built form than if the standard was to be varied as proposed. Supporting the applicant's objection would not undermine Council's ability to consistently enforce the CLEP's setback controls.

5. Compliance with the development standard is unreasonable or inappropriate due to the existing use of land and the current environmental character or the particular parcel of land. That is, the particular parcel of land should not have been included in the zone.

The existing use of land and the environmental character of the land is not a relevant factor in the consideration of this objection.

In consideration of the five part test for evaluation of the objection to the setback development standard in question, it is considered that the circumstances of the case warrant the variation of the standard, and that the reduced setback should be accepted.

### 3. Campbelltown (Urban Area) Local Environmental Plan 2002

- The subject site is zoned 4(a) - General Industry Zone under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002. The proposed development is defined as an "industry" or "warehouse" (depending on the future use of the building) and both land uses are permissible with Council's development consent within the zone.
  - The proposal is consistent with several zone objectives, particularly:
    - (a) to encourage activities that will contribute to the economic and employment growth of the City of Campbelltown
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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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- (b) to allow a range of industrial, storage and allied activities, together with ancillary uses, the opportunity to locate within the City of Campbelltown
  - (c) to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development
  - (d) to protect the viability of the commercial centres in the City of Campbelltown by limiting commercial activities to those associated with permitted industrial, storage and allied development
  - (e) to ensure development will not be carried out unless the consent authority is satisfied that the processes to be carried on, the transportation to be involved, or the plant, machinery or materials to be used, do not interfere unreasonably with the amenity of the area.
- Clause 37 of the LEP states that consent must not be granted to development, other than the use of land for landscaping, for access roads and for off street parking, on any land within Zone 4(a) or 4(b) which is within 10 metres of a public road. The subject site is zoned 4(a) and the application proposes building works (a portion of the proposed building) within 10 metres of the site's property boundary with Johnson Road, and therefore fails to comply with Clause 37 of the CLEP.

The applicant has submitted an objection pursuant to State Environmental Planning Policy 1 – Development Standards, arguing that compliance with the 10 metre setback control in question would be unreasonable and unnecessary. This aspect of the application has been discussed in detail above as part of this report, and is briefly discussed below. The arguments outlined within the applicant's SEPP 1 objection are the following:

- The proposed development would produce outcomes consistent with the objectives of the 4(a) industry zone.
- The proposed development is consistent with the relevant underpinning aims and objectives of the CLEP, which among other objectives, seeks, to maintain and improve the opportunities for appropriate commercial and industrial development in those parts of the urban area of the City of Campbelltown identified as suitable for those purposes
- The proposed development will not unduly affect the adjoining industries, the general amenity of the locality or the streetscape and character.
- The subject site can be more efficiently and effectively developed with the relaxing of the 10 metre setback requirement to a public road.
- Additional landscaping could be provided if required by Council to ameliorate any impact of the reduced setback to Johnson Road.

Assessment of the applicant's objection to the development standard against the relevant parts of SEPP 1 and the associated guidelines as outlined above has revealed the following outcomes:

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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- Council can assume the Secretary of NSW Department of Planning and Environment's concurrence in respect of the SEPP 1 objection in this instance.
- The non-compliance does not raise any matters of state or regional planning significance.
- The public benefit of maintaining the 10 metre setback control outlined by CLEP 2002 would be minimal, and there would be no significant detriment to the public benefit arising from varying the control.
- In consideration of the five part test for evaluation of the objection to the setback development standard in question, it is considered that the circumstances of the case warrant the variation of the standard, and that the reduced setback should be accepted.

## 4. Campbelltown (Sustainable City) Development Control Plan 2012

### Part 2 - Requirements Applying to All Types of Development

The general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

**Views and vistas** – The proposed development does not affect any important views or vistas.

**Sustainable building design** – The application proposes to provide a 10,000 litre rainwater tank in accordance with Council's SCDCP 2012 requirements. In addition, translucent sheeting is to be provided as part of the surface of the roof of the building to provide some natural lighting during daylight hours.

**Landscaping** – A landscape plan prepared by a landscape designer has been submitted with the application. The landscape plan shows that dense native landscaping including a mixture of plants and trees will be planted along the full length of the required 5 metre landscaping strips along the site's two street boundaries. The landscaping proposed is considered acceptable.

**Stormwater** – The proposed development would drain to the kerb in Nursery Road. The application was referred to Council's Development Engineer, and appropriate conditions of consent have been recommended.

**Waste Management** – A Waste Management Plan has been submitted and is considered to be satisfactory to manage the waste stream during all phases of the proposal.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

#### Part 7 – Industrial development

The application has been assessed against the relevant parts of Part 7 of Campbelltown Sustainable City DCP 2012.

Standard	Required	Proposed	Compliance
<b>Height</b>	Predominantly single storey, excluding offices and mezzanines	Single storey with mezzanine level	Yes
<b>Building design</b>	Vertical/horizontal offsets in wall surfaces	Vertical/ horizontal offsets in wall surfaces provided	Yes
	Articulate windows/ doors/roof /entrances	Windows/ doors/ roof /entrances articulated	Yes
	Buildings on corner lots to address both frontages	Proposed building addresses both frontages	Yes
	Articulate walls using change of texture, colour, materials every 15 metres	Walls articulated – different materials and colours	Yes
	Min. 50% of total surface area of front elevation to be constructed of masonry material	Greater than 50% of total surface area of both front elevations to be constructed of masonry material	Yes
	Mezzanines/offices to be less than 50% of gross floor area of the ground floor of the building	Mezzanines/offices 11% of gross floor area of the ground floor of the building	Yes
	Offices shall not comprise more than 30% of the gross floor area of the building	9% of gross floor area of building	Yes
<b>Setbacks</b>	Main entry identifiable from street	Main entry identifiable from street	Yes
	10 metres to Nursery Road	13.6 metres	Yes
	10 metres to Johnson Road	5 metres	No



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<b>Car parking</b>	One space for every 100sqm of LFA up to 2000sqm (8 based on 801m <sup>2</sup> ), plus		
	One space per 35sqm for any office area, lunch rooms, storage areas and the like (5 based on 104m <sup>2</sup> )		
	Total = 13	14 spaces provided (one of the spaces is a stacked space so it does not contribute towards the total)	Yes
	Vehicles must be able to enter and leave in a forward direction with max. 3 point turn	All vehicles are able to enter and leave in a forward direction with max. 3 point turn	Yes
	Car spaces / manoeuvring not to occupy more than 50% of required front setback	Car spaces / manoeuvring would occupy less than 50% of required front setback	Yes
	10% of required car spaces, including disabled spaces, located close to main pedestrian entry	Greater than 10% of car spaces (including disabled space) are to be located close to main pedestrian entry	Yes
	Loading bay to be provided for a Medium Rigid Vehicle. Loading/unloading wholly within the site.	Sufficient loading space for Heavy Rigid Vehicle provided	Yes
	Each site shall have a: - maximum of one ingress and one egress for heavy vehicles (combined or separated); and	One ingress/egress point for heavy vehicles and cars	Yes
	- each site may have an additional ingress/egress for cars (and other light vehicles).	One ingress/egress point for heavy vehicles and cars	Yes

### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

<b>Landscaping</b>	Landscaping must be provided to min. 50% of required setback area to street frontage	Landscaping will be provided to 50% of required setback area	Yes
	The first 3 metres of all required street front landscaped area shall be planted of advanced canopy trees that are:	Complies	Yes
	i) a minimum of two (2) metres in height with a minimum pot size of 400 litres at the time of planting;	Complies	Yes
	ii) of native species; and	Complies	Yes
	iii) planted /placed every 10 metres.	Complies	Yes
	Site boundary landscaping of minimum 1 metre width shall be provided between the street boundary and the building line	Not provided	Driveway location fixed by restriction. Side boundary landscaping would cause parking spaces to protrude and conflict with manoeuvring
<b>Fencing</b>	Max. 2.4m height	2.4 metres high	Yes
	Palisade design (or plastic coated and framed chain wire)	Palisade design proposed	Yes
	Recessive colours	To be conditioned	Yes
	Fencing to be setback 3 metres from street property boundaries	To be conditioned	Yes

#### Setback

Consistent with the relevant provisions of CLEP 2002, Part 5 of the CSCDCP specifies that a building must be set back a minimum of 10 metres from a public road. The non-compliance with the setback standard has been discussed earlier in this report, and is considered to be satisfactory for the following reasons:

- The building envelope registered on the title of the land as part of the subdivision of the land that created the subject site allows for a 5 metre setback to the Johnson Road property boundary of the site.

### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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- The proposed development would produce outcomes consistent with the objectives of the 4(a) industry zone
- The proposed development is consistent with the relevant underpinning aims and objectives of the CLEP, which among other objectives, seeks, to maintain and improve the opportunities for appropriate commercial and industrial development in those parts of the urban area of the City of Campbelltown identified as suitable for those purposes
- The proposed development will not unduly affect the adjoining industries, the general amenity of the locality or the streetscape and character
- The subject site can be more efficiently and effectively developed with the relaxing of the 10 metre setback requirement to a public road
- If the 10 metre setback control was to be strictly enforced in relation to the proposed building, an additional 250m<sup>2</sup> (or 12.5% of the area of the site) would be unable to be built upon. Such a configuration is not considered to be necessary nor reasonable, considering that the proposed dense landscaping along the Johnson Road frontage of the site would mitigate any visual impacts that the reduced setback would have
- It is considered that the underlying object or purpose of the 10 metre setback development standard is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development. If the 10 metre setback control was to be strictly enforced, a significant amount of the site would be unutilised and the internal area of the factory would have to be reduced significantly, which would reduce the flexibility of potential uses of the site. This significant reduction in functionality would be contrary to one of the main purposes of the standard (site functionality). In addition, enforcing the setback standard would reduce the visibility of the high quality office component of the development in the northern corner of the site, which would reduce the aesthetic appeal of the development.

It is considered that the proposed variation would not detrimentally affect the amenity of the surrounding locality, and accordingly, it is recommended that the variation to Council's setback control be supported.

## 5. Other Issues

### Bunya pine tree on adjoining Council land

The site is adjoined to the south-west by a Council-owned drainage reserve. Located within the drainage reserve, directly adjacent to the boundary with the subject development site, is a large mature Bunya Pine tree. The tree is listed on Council's Significant Tree Register.

The application originally proposed to remove the tree as part of the proposed development, however this was not supported by Council. Accordingly, the applicant revised the proposal so that the existing tree would be retained and protected. Whilst the wall of the proposed building would be constructed very close to the tree, all footing construction within a 9.4 metre radius of the tree is proposed to be supported by individual piers with the slab set at ground level (i.e. no excavation), so as to avoid the potential for root severance, or ground compaction.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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An arborist report was submitted with the application in respect of the tree. The report provided the following assessment of the tree:

“The subject tree is mature in age and poor in condition supporting an atypical crown of predominately epicormic lower growth and thinning upper crown. The tree does have the potential for future growth but appears declining and under stress evident through the production of a secondary crown comprising a lower crown of reduced dimensions appearing to be epicormic in origin. It is proposed to develop the land and at Council's request retain the tree. Root mapping has been undertaken at setbacks of three metres as a precautionary measure and no roots were encountered. Based on this and subject to tree protection measures being implemented as part of the development it is considered that the tree could be retained.”

The arborist report provided the following recommendations:

- a. That the tree be retained and protected with no construction to occur within the current lower crown projection of the tree being approximately 3 metres at the location of root mapping undertaken.
  - b. Protection for the tree is to be achieved by wrapping 2 layers of hessian or carpet underfelt around the trunk and branches for a minimum of 2 metres or as lower branches permit, then wire or rope secures 75x50x2000mm hardwood battens together around the trunk for the duration of site works.
  - c. All footing construction for the new building within a 9.4 metre radius setback from the tree is to be supported by individual piers with slab set at ground level (no excavation) so as to avoid the potential of root severance of roots that still may be present. The final engineering design is to be flexible so as to enable the final location of piers 100mm clear of any roots encountered 50mm or larger that may be present.
  - d. Any roots encountered 50mm or less that require severance to accommodate pier locations are to be cut cleanly with a final cut to undamaged woody tissue. This will prevent tearing damage to the roots from excavation equipment which can extend beyond the point of excavation back towards the tree. All initial excavation works for piercing within the 9.4 metre radius setback is to be undertaken by hand and use of light machinery.
  - e. All excavation for piercing identified within recommendation C is to be supervised to ensure compliance with recommendations, with a report to be forwarded to the principal certifying authority within 48 hours of works being undertaken indicating compliance with the recommendation.
  - f. That crown cleaning be undertaken upon trees to be retained prior to commencement of any site works to remove any dead or diseased wood. All pruning works are to be undertaken in accordance with AS 4373- 2007- Pruning of Amenity Trees.
  - g. Any proposed new ground re-surfacing within the 3 metre setback from the centre of the trunk should be of a porous nature to provide beneficial growing conditions and the transfer of air between tree roots, the soil and the atmosphere.
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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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- h. All services where possible are to be located outside the area of the dripline from the tree to be retained. Any services to be located within the area of the dripline of the tree or within or within a 9.4 metres radius are to be installed by the use of lateral or thrust boring equipment or some other type of Trenchless Technology considered appropriate by the consulting Arboriculturalist. Tunneling for such services should not occur less than 600mm in depth below existing ground level.

Council's Horticulturist reviewed the proposal (in particular the arborist report provided), and Council's Specialist Support Tree Manager met with the applicant on-site to discuss the tree. Advice was subsequently received from the Council Officers that the revised proposal is considered to be an acceptable solution to protect the tree. The advice in this regard stated the following:

- "1. The assessment report submitted by the Arborist in the report prepared by Tree and Landscape Consultants dated 14 October 2014 is acceptable to Council.
- 2. The application is to be conditioned to comply with the recommendations in this report."

Accordingly, a condition has been included within the recommended conditions of consent in Attachment 1 that requires the development to be carried out in accordance with the recommendations of the arborist report.

#### **Restrictions on the title of the property**

When the subdivision of original property that created the subject allotment was registered, several restrictions were registered over both of the titles of certain allotments within the subdivision. These restrictions pertained to building location, driveway location, floor levels and the like. Two such restrictions apply to the subject allotment, both of which this application seeks to vary. These are discussed below:

- 1. Building envelope – The building envelope outline that is registered upon the title of the subject allotment requires a building to have a 16 metre setback from the south-western boundary of the site. The purpose of the building envelope is to protect the existing Bunya pine tree on the adjoining Council-owned drainage reserve from construction impacts. However, as the application has demonstrated to the satisfaction of Council's Technical Services and Operational Services Sections that the tree would be protected despite construction being proposed outside of the registered building envelope, it is considered reasonable to allow the restriction in question to be varied, in accordance with the applicant's request.
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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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2. Driveway location – A restriction registered upon the title of the subject allotment requires any vehicular access to the allotment to be located in a certain location. The outline of the required driveway configuration requires a wholly linear driveway proceeding from the property boundary to the approved building envelope. However the driveway that has been proposed under this application contains a bend that would fall outside of the approved area. It is considered however that the proposed driveway configuration is acceptable, as it allows additional manoeuvring space into and out of the site for trucks, without significantly reducing the amount of landscaping that the development would have within its front setback. It is therefore considered reasonable to allow the restriction in question to be varied, in accordance with the applicant's request.

Should Council resolve to approve the application, a recommended condition of consent requires the restrictions outlined above to be varied (at full cost to the applicant) prior to the issue of an occupation certificate for the development.

## 6. External Referrals

Office of Water - The application is classified as Integrated Development under the *Water Management Act*, as the works proposed are within 40 metres of a watercourse (the creek to the southwest of the site). Accordingly, the application was referred to the NSW Office of Water for concurrence. The NSW Office of Water issued its General Terms of Approval, which have been included in the recommended conditions of consent in attachment 1.

## 7. Public Participation

The application was required to be publicly exhibited and notified, pursuant to the requirements of the Environmental Planning and Assessment Regulation 2000 applying to 'nominated integrated development'. No submissions were received in response to the exhibition and notification of the application.

## 8. Conclusion

Having regard to the matters for consideration under Section 79C of the *Environmental Planning and Assessment Act* 1979 and the issues raised above, it is considered that the application is consistent with the relevant planning legislation.

The application is generally compliant with the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002 and Campbelltown Sustainable City Development Control Plan 2014, with the exception of the required setback to Johnson Road. However, as discussed within the report, variation of the required setback is considered to be justified in the circumstances, and was envisaged (having regard to the registered building envelope) at the time of the subdivision of the land that created the subject allotment. Accordingly, the application is recommended for approval.

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3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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### **Officer's Recommendation**

1. That Council allow the applicant's objection pursuant to State Environmental Planning Policy 1 – Development Standards, in relation to the non-compliant setback from the Johnson Road property boundary (5 metres as opposed to 10 metres required under CLEP 2002).
2. That subject to recommendation one, Development Application No. 1020/2014/DA-C, proposing construction of an industrial building with associated office, landscaping and car parking, be approved subject to the recommended conditions contained in attachment 1.
3. That Council grant its approval for the restrictions known as 'AC' and 'BE' registered on Lot 16 DP 1126785 (being the restrictions numbered 9 and 11 in the instrument setting out the terms of easements and restrictions registered on the land known as DP 1126785) to be varied in accordance with the configuration of the development proposed under this application.

### **Committee's Recommendation: (Kolkman/Oates)**

That the Officer's Recommendation be adopted.

#### **CARRIED**

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

Voting against the Committee's Recommendation: nil

### **Council Meeting 17 March 2015 (Hawker/Borg)**

That the Officer's Recommendation be adopted.

### **Council Minute Resolution Number 33**

That the Officer's Recommendation be adopted.

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

Voting against the Council Resolution: nil.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

## ATTACHMENT 1

### ATTACHMENT 1

#### 1020/2014/DA-I

#### Recommended Conditions of Consent

#### GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

#### 1. Approved Development

The development shall be carried out in accordance with the approved plans listed below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Drawing/Document No.	Prepared By	Date
1105-14 A01 Issue D	Algorry Zappia & Associates Pty Ltd	27 October 2014
1105-14 A02 Issue B	Algorry Zappia & Associates Pty Ltd	30 June 2014
1105-14 D01 Issue A	Algorry Zappia & Associates Pty Ltd	3 April 2014
1105-14 A00 Issue A	Algorry Zappia & Associates Pty Ltd	Lodged April 2014
15-14.00 and 15-14.02	Distinctive Living Design	7 April 2014
Arboricultural Assessment Report	TALC Tree and Landscape Consultants	14 October 2014

#### 2. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to the Principal Certifying Authority, for approval, prior to the issuing of a Construction Certificate:

- Front fencing along both of the site's street frontages shall be set back 3 metres from the property boundaries and shall be of recessive colour.
- The landscape plan, stormwater plan and schedule of finishes shall be amended to reflect the approved layout of the development as shown on the approved site plan and elevations.

#### 3. Protection of Tree on Council Land

The existing Bunya Pine tree on the adjoining Council land shall be protected at all times during construction in accordance with the recommendations of the arborist report prepared by TALC Tree and Landscape Consultants dated 14 October 2014. Failure to comply with these recommendations will be deemed a breach of this development consent and may lead to fines and prosecution.

#### 4. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.



### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### 5. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements.

#### 6. External Finishes

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

#### 7. Switchboards/Utilities

Switchboards, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

#### 8. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

Driveways shall be constructed using decorative paving materials such as pattern stencilled concrete, coloured stamped concrete or paving bricks. The finishes of the paving surfaces are to be non-slip and plain concrete is not acceptable.

All driveways in excess of 20 metres in length shall be separated from the landscaped areas by the construction of a minimum 150mm high kerb, dwarf wall or barrier fencing.

#### 9. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the loading bay/s provided.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

#### 10. Storage of Goods

All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building.

#### 11. Security Fencing

All security fencing shall be established behind the required landscape areas and not on the road alignments. No barbed wire style fencing is to be erected in a location that can be seen from a public place.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### 12. Graffiti Removal

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

#### 13. Unreasonable Noise, Dust and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

#### 14. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements detailed in the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

#### 15. Car Parking Spaces

13 car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1, 2 and 6 (as amended).

#### 16. Rubbish/Recycling Bin Storage

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored in accordance with the approved plans.

#### 17. Shoring and Adequacy of Adjoining Property

If the development referred to in this development consent 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 development consent must 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 development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

#### 18. Rain Water Tank(s)

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### 19. Construction Certificate

Prior to the commencement of any works that require a construction certificate:

- a. The applicant shall obtain a construction certificate for the particular works;
- b. The applicant shall appoint a principal certifying authority; and
- c. The private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works

#### PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

#### 20. Utility Servicing Provisions

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

*Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authorities water or sewer infrastructure.*

#### 21. Sydney Water Stamped Plans

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- Quick Check agents details - see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

or telephone 13 20 92.

#### 22. Soil and Water Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

#### 23. Stormwater Management Plan (Development)

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval. Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the site to the pit provided within the front boundary. All proposals shall comply with the requirements detailed in the *Campbelltown (Sustainable City) DCP - Volume 3 (as amended)*.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### 24. Dilapidation Report

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a dilapidation report for all buildings in the vicinity of the subject works and for any other infrastructure that may be affected by the works on the subject site.

#### 25. Work on Public Land

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

#### 26. Section 94A Developer Contribution - Community Facilities and Services

Prior to Council or an accredited certifier issuing a Complying Development Certificate or a Construction Certificate (or where a Construction Certificate is not required, a Subdivision Certificate), the applicant shall provide a receipt for the payment to Council of a community facilities and services contribution in accordance with the provisions of the *Campbelltown City Council Section 94A Development Contributions Plan*.

For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is greater than \$100,000 but less than \$500,000, provide a Cost Summary Report by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 1). All Cost Summaries will be subject to indexation on a quarterly basis relative to the *Consumer Price Index - All Groups* (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment; or
- where the value of the proposed development is \$500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the *Consumer Price Index All Group Index Number for Sydney* have been incorporated in the updated QS Report.

Copies of the Cost Summary Report - Template 1 and the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site ([www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)) or can be collected from Council's Planning and Environment Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

**Note: This condition is only applicable where the total development value exceeds \$100,000.**

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### **27. Design for Access and Mobility**

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

#### **28. Controlled Activity Approval**

A Construction Certificate shall not be issued over any part of the site requiring a Controlled Activity Approval until a copy of the Controlled Activity Approval, issued by the NSW Office of Water has been provided to Council, or a letter from NSW Office of Water stating that a Controlled Activity Approval is not required for the development, has been provided to Council.

#### **29. Telecommunications Infrastructure**

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

#### **PRIOR TO THE COMMENCEMENT OF ANY WORKS**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

#### **30. Erosion and Sediment Control**

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

#### **31. Erection of Construction Sign**

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours;
- b. Stating that unauthorised entry to the work site is prohibited; and
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent);
- d. Stating the approved construction hours in which all works can occur.
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### 32. Toilet on Construction Site

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

#### 33. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

#### 34. Vehicular Access during Construction

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

#### 35. Public Property

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

#### 36. Hoarding / Fence

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with *Work Cover* requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

A separate land use application under Section 68 of the Local Government Act 1993 shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

### DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### 37. Construction Work Hours

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No Work.

#### 38. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

**Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.**

#### 39. Work Zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

#### 40. Excavation and Backfilling

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the building from damage; and
- b. If necessary, must underpin and support the building in an approved manner, and
- c. Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### 41. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

#### 42. Certification of Location of Building During Construction

Prior to the positioning of wall panels/ bricks or block work, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

#### 43. Certification of Location of Building Upon Completion

Upon completion of the building, the applicant shall submit to the principal certifying authority a qualified practicing surveyors certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

#### 44. Certification Of Levels Of Building During Construction

Prior to the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

#### 45. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with Australian Standard AS 1742.3. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant.

#### 46. Compliance with Council Specification

All design and construction work shall be in accordance with:

- a. Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*;
- b. Council's *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*;
- c. *Soils and Construction (2004) (Bluebook)*; and
- d. Relevant Australian Standards and State Government publications.

#### 47. Footpath

The footpath adjoining the subject land shall be regraded, topsoiled and turfed in accordance with levels to be obtained from Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels.

#### 48. Industrial / Commercial Driveway and Layback Crossing

The applicant shall provide a reinforced concrete driveway and layback crossing at the entrance to the property in accordance with Council's *Industrial/Commercial Vehicle Crossing Specification* and the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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A separate application for this work which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council prior to pouring the concrete. Where necessary, conduits shall be provided under the footpath crossing in accordance with the relevant service authority's requirements.

#### 49. Associated Works

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.

#### 50. Completion of Construction Works

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within 12 months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

In the event that construction works are not continually ongoing, the applicant shall appropriately screen the construction site from public view with architectural devices and landscaping to Council's written satisfaction.

#### PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

Note: For the purpose of this development consent, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

#### 51. Section 73 Certificate

Prior to the principal certifying authority issuing an occupation certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.

#### 52. Completion of External Works Onsite

Prior to the principal certifying authority issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### 53. Final Inspection – Works as Executed Plans

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council two copies of a work as executed plan certified by a qualified surveyor, that is in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the requirements detailed in the *Campbelltown (Sustainable City) DCP - Volume 3 (as amended)*.

#### 54. Restoration of Public Roads

Prior to the principal certifying authority issuing an occupation certificate, any restoration of the public road pavement required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

#### 55. Public Utilities

Prior to the principal certifying authority issuing an occupation certificate, any adjustments to public utilities required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

#### 56. Variation of Restrictions

Prior to the issue of an occupation certificate, the restrictions registered on the title of Lot 16 DP 1126785 numbered 9 and 11 shall be varied to reflect the configuration of the approved and constructed development. All associated costs shall be borne by the applicant.

#### 57. Council Fees and Charges

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full.

### GENERAL TERMS OF APPROVAL - NSW OFFICE OF WATER

For works requiring a controlled activity approval under Section 91 of the Water Management Act 2000.

#### 58. Plans, Standards and Guidelines

These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA2014/1010 and provided by Council:

- (i) Site plan, map and/or surveys
- (ii) Structural design and specifications
- (iii) Works Schedule
- (iv) Stormwater Drainage Concept & Sediment Control Plan
- (v) Statement of Environmental Effects

Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to these GTA will be required.

Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.

The consent holder must prepare or commission the preparation of:

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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(i) Soil and Water Management Plan.

All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with the NSW Office of Water's guidelines located at [www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx](http://www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx)

- (i) Vegetation Management Plans
- (ii) Riparian Corridors
- (iii) Outlet structures

The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to the NSW Office of Water.

#### 59. Rehabilitation and Maintenance

The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.

#### 60. Disposal

The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.

#### 61. Drainage and Stormwater

The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office of Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by the NSW Office of Water.

#### 62. Erosion Control

The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.

#### 63. Excavation

The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.

### Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.
  - b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.
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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

#### **Advice 2. Provision of Equitable Access**

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

#### **Advice 3. Retaining Walls**

A separate development application shall be submitted and approved for any retaining walls that exceed 0.9 metres in height.

#### **Advice 4. Tenancy Fit Out**

A separate development application is required to be submitted for the fit out of individual tenancies.

#### **Advice 5. Inspections – Civil Works**

Where Council is nominated as the principal certifying authority for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL –
  - i. Direction/confirmation of required measures.
  - ii. After installation and prior to commencement of earthworks.
  - iii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

#### **Advice 6. Inspection Within Public Areas**

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

#### **Advice 7. Salinity**

Please note that Campbelltown is an area of known salinity potential and as such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

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### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

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#### **Advice 8. Asbestos Warning**

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)

[www.adfa.org.au](http://www.adfa.org.au)

[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

#### **Advice 9. Smoke Free Environment Act**

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act 2000* (SFEA2000) or the *Smoke Free Environment Regulations 2007* (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

#### **Advice 10. Dial before you Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

#### **Advice 11. Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

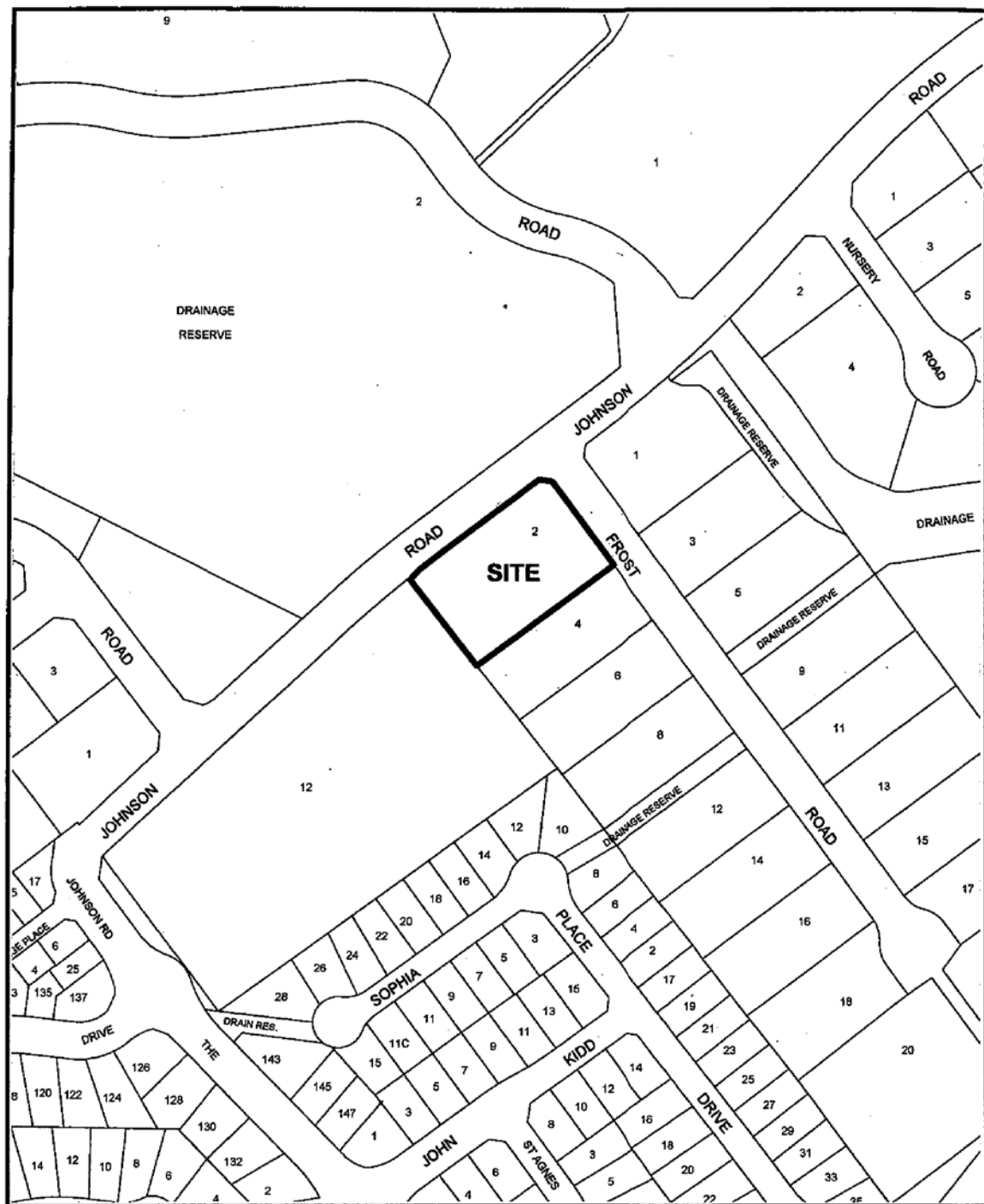
Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

**END OF CONDITIONS**

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3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

## ATTACHMENT 2



### LOCALITY PLAN

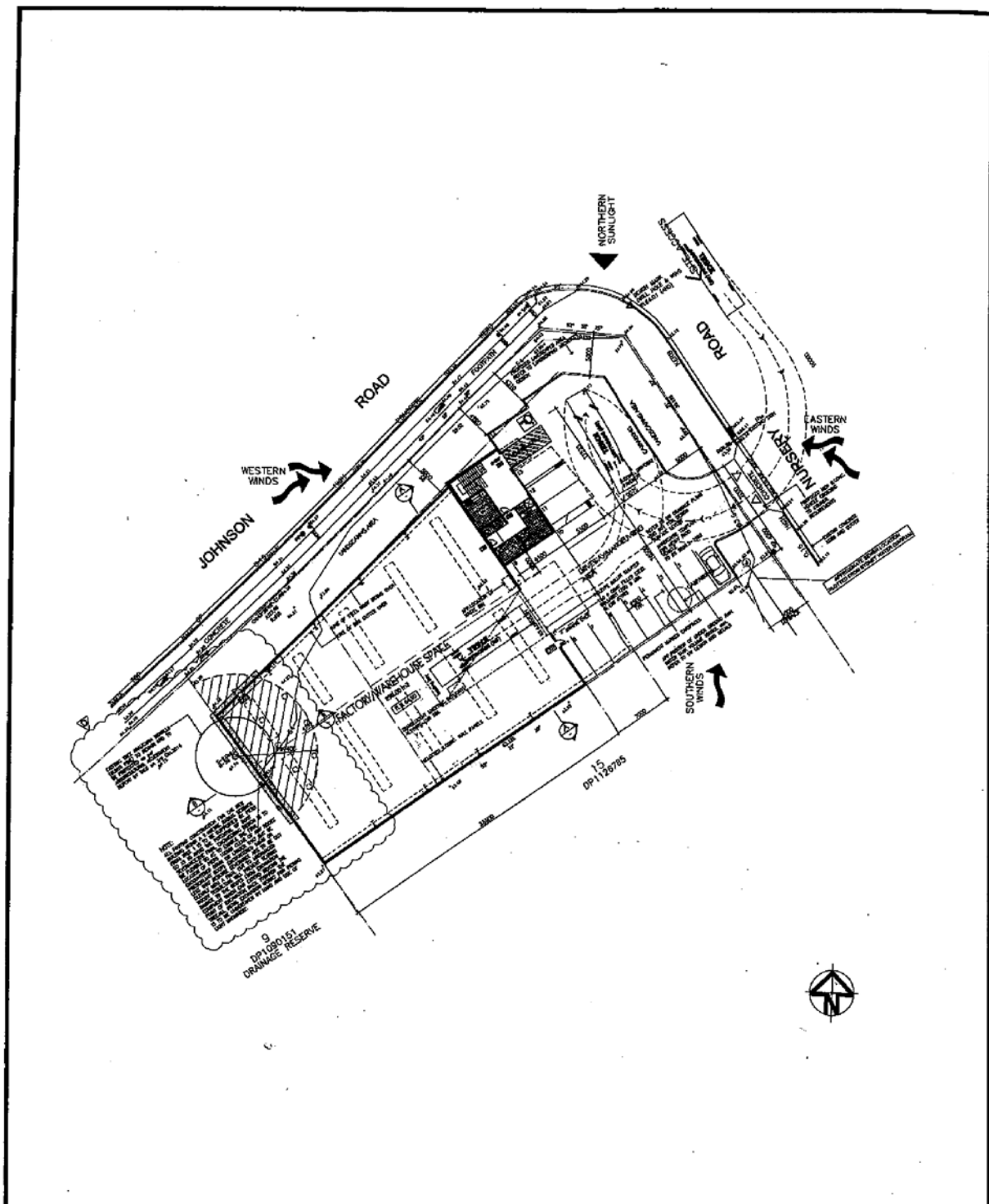


**SUBJECT:**

CONSTRUCTION OF AN INDUSTRIAL BUILDING WITH  
ASSOCIATED OFFICE, LANDSCAPING AND CAR PARKING.  
LOT 16 DP 1126785 - No. 2 NURSERY ROAD, CAMPBELLTOWN.

3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

# ATTACHMENT 3



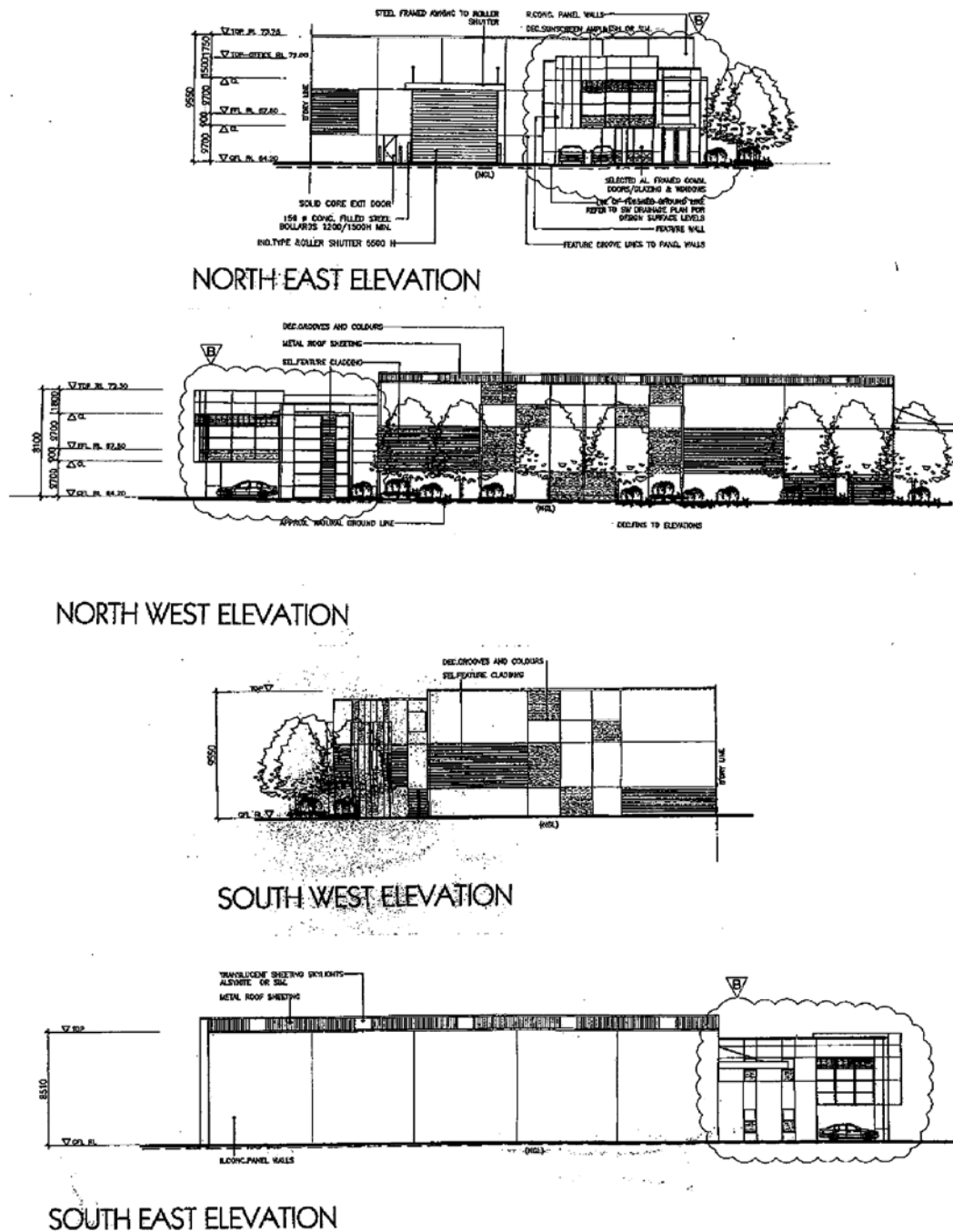
## SITE PLAN

**SUBJECT:**

CONSTRUCTION OF AN INDUSTRIAL BUILDING WITH  
ASSOCIATED OFFICE, LANDSCAPING AND CAR PARKING.  
LOT 16 DP 1126785 - No. 2 NURSERY ROAD, CAMPBELLTOWN.

### 3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

## ATTACHMENT 4



## ELEVATIONS

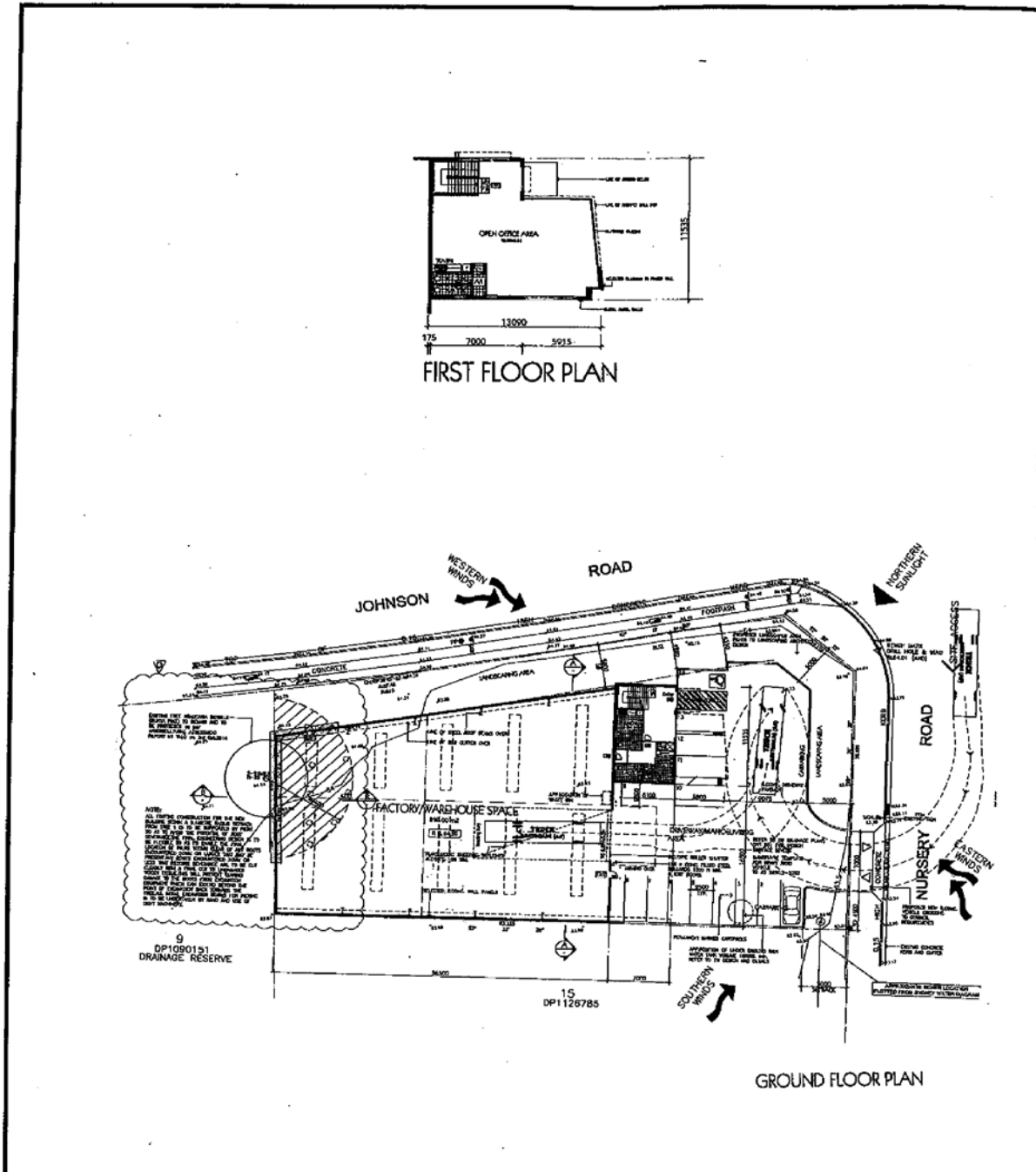
**SUBJECT:**

CONSTRUCTION OF AN INDUSTRIAL BUILDING WITH  
ASSOCIATED OFFICE, LANDSCAPING AND CAR PARKING.  
LOT 16 DP 1126785 - No. 2 NURSERY ROAD, CAMPBELLTOWN.



3.3 Construction Of An Industrial Building With Associated Office, Landscaping And Car Parking - No. 2 Nursery Road, Campbelltown

## ATTACHMENT 5



### FLOOR PLANS

**SUBJECT:**

CONSTRUCTION OF AN INDUSTRIAL BUILDING WITH  
ASSOCIATED OFFICE, LANDSCAPING AND CAR PARKING.  
LOT 16 DP 1126785 - No. 2 NURSERY ROAD, CAMPBELLTOWN.

3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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### 3.4 Construction of a four storey boarding house containing 19 boarding rooms - No. 17 Iolanthe Street, Campbelltown

#### Reporting Officer

Acting Manager Development Services

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#### Attachments

1. Recommended conditions of consent (contained within this report)
2. Locality plan (contained within this report)
3. Site plan (contained within this report)
4. Floor plans (confidential - for privacy reasons these are not available to the public)
5. Elevations (contained within this report)
6. Landscape plan (contained within this report)

#### Purpose

<b>Property Description</b>	Lot 2A DP 304073 No. 17 Iolanthe Street, Campbelltown
<b>Application No</b>	1215/2014/DA-MAH
<b>Applicant</b>	ACA Design Consultants
<b>Owner</b>	DNM Management Pty Ltd
<b>Provisions</b>	Campbelltown 2025 – Looking Forward State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy (Infrastructure) 2007 Campbelltown (Urban Area) Local Environmental Plan 2002 Campbelltown (Sustainable City) Development Control Plan 2012
<b>Date Received</b>	21 May 2014

#### Report

A development application was lodged with Council on 21 May 2014 for the construction of a boarding house at No. 17 Iolanthe Street, Campbelltown. The proposed development of a boarding house includes:

- site works
  - construction of 4 storey building containing 19 boarding rooms
  - 4 car parking spaces
  - 4 motor cycles parking spaces
  - 4 bicycle parking spaces
  - include landscaping.
-

### 3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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The site is located on the western side of Iolanthe Street and is currently vacant. The land is rectangular in shape and has a street frontage of 15.24 metres and average depth of 29.57 metres. The land has an area of 450.7 square metres.

Adjoining development includes a single storey weatherboard cottage to the north at No.15 Iolanthe Street, a single storey masonry commercial building to the south at No.21 Iolanthe Street that was originally constructed as a dwelling, there is no No. 19 in the street. A six storey residential flat building adjoins the site to the south west at No.12-14 King Street, single storey cottages are situated to the west and are being used for both commercial and residential purposes at No.8-10 King Street adjacent to the subject site across Iolanthe Street are a mix of one and two storey buildings used for commercial and residential purposes.

The proposed boarding house development would include the construction of a purpose built 4 storey building. The boarding house can be described as:

- Ground Level contains 3 boarding rooms, common laundry and waste room
- Levels 1 and 2 contain 6 boarding rooms
- Level 4 contains 4 boarding rooms, communal room and balcony for open space
- Communal room has an area of 34 square metres
- Fourth floor balcony has an area of 17 square metres.

Parking for the development will be provided within the front setback for motor vehicles, motor bikes and bicycles. The entrance to the building presents to Iolanthe Street.

## 1. Vision

### **Campbelltown 2025 - looking forward**

'Campbelltown 2025 Looking Forward' is a statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- Responds to what Council understands people want the City of Campbelltown to look, feel and function like
- Recognises likely future government policies and social and economic trends
- Sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan for the City.

The strategic direction relevant to this application is:

- Creating education, employment and entrepreneurial opportunities
  - Development and land use that matches environmental capacity and capability.
-

3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No.  
17 Iolanthe Street, Campbelltown

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The application is consistent with the above strategic directions as the proposal would support the creation of employment opportunities as part of the construction of the development.

## **2. Planning Provisions**

The development has been assessed in accordance with the heads of consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, and having regard to those matters, the following issues have been identified for further consideration.

### **2.1 State Environmental Planning Policy (Affordable Rental Housing) 2009**

The proposed boarding house has been assessed against the relevant provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009. This assessment is presented below:

#### **Clause 26 - Land to which Division applies** (division of SEPP relating to boarding houses)

This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones:

- (a) Zone R1 General Residential
- (b) Zone R2 Low Density Residential
- (c) Zone R3 Medium Density Residential
- (d) Zone R4 High Density Residential
- (e) Zone B1 Neighbourhood Centre
- (f) Zone B2 Local Centre
- (g) Zone B4 Mixed Use

The subject site is located within the 10(a) Regional Comprehensive Centre Zone, which has been approved by Council as being equivalent to the R4 High Density Residential zone for the purpose of the application of the Exempt and Complying SEPP. Accordingly, the zones can be regarded as equivalent for the purposes of the applicability of this division of the Affordable Rental Housing SEPP to the subject land. The R4 High Density Residential zone is listed above as being a zone within which this division of the Affordable Rental Housing SEPP applies. Therefore, this section of the SEPP applies to the subject land.

#### **Clause 27 - Development to which Division applies**

- (1) This Division applies to development, on land to which this Division applies, for the purposes of boarding houses
  - (2) Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Sydney region unless the land is within an accessible area
  - (3) Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.
-



3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No.  
17 Iolanthe Street, Campbelltown

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This application proposes the construction of a boarding house. Therefore, this section of the SEPP applies to the subject development application.

**Clause 28 - Development may be carried out with consent**

Development to which this Division applies may be carried out with consent.

The proposed construction of a boarding house in the 10(a) Comprehensive Centre Zone is permissible with consent given the “equivalent zone” provisions set out above.

**Clause 29 - Standards that cannot be used to refuse consent**

Clause 29 of the SEPP outlines a range of development standards, which, if the proposed development complies with, means that Council cannot refuse the application. An assessment of the proposal against these standards is outlined below:

- (1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:
  - (a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land

**Comment**

There is no floor space ratio that applies to the subject site. Therefore the application is not inconsistent with this subclause.

- (b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land

**Comment**

This subclause is not applicable, as residential accommodation is permitted on the land.

- (2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:
    - (a) building height

if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land
-

3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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**Comment**

There is no maximum building height specified under any environmental planning instrument applying to the land (notwithstanding that Council's Sustainable City DCP 2012 sets a maximum 6 storey height limit, the SCDCP is not classified as an environmental planning instrument).

(b) landscaped area

if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located

**Comment**

Landscaping is proposed along the street frontage as well as the site's side boundaries within the front setback. The landscaping proposed is consistent with the amount of landscaping on adjoining and surrounding sites in the immediate locality.

(c) solar access

where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of three hours direct sunlight between 9.00am and 3.00pm in mid-winter

**Comment**

The proposed communal living room would receive more than three hours direct sunlight between 9.00am and 3.00pm in mid-winter.

(d) private open space

if at least the following private open space areas are provided (other than the front setback area):

- (i) one area of at least 20 square metres with a minimum dimension of 3.0 metres is provided for the use of the lodgers
- (ii) if accommodation is provided on site for a boarding house manager - one area of at least 8.0 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation

**Comment**

An area of private open space of greater than 20 square metres and with a width of 3.0 metres is proposed at the rear of the building. The proposed boarding house would also contain an area in the rear yard of the facility that can be used for open space purposes.

Based on the capacity of the proposed boarding house, accommodation is not required to be provided for a boarding house manager, and no manager is proposed by the application. Therefore, subclause (ii) is not applicable.

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3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No.  
17 Iolanthe Street, Campbelltown

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(e) parking

if:

- (i) in the case of development in an accessible area—at least 0.2 parking spaces are provided for each boarding room
- (ii) in the case of development not in an accessible area—at least 0.4 parking spaces are provided for each boarding room
- (iii) in the case of any development—not more than 1.0 parking space is provided for each person employed in connection with the development and who is resident on site.

**Comment**

The subject site is located within an accessible area as defined by the SEPP, and therefore requires at least 0.2 parking spaces per boarding room. The proposed boarding house has nineteen rooms, and therefore requires 3.8 parking spaces, which is rounded up to 4 parking spaces. The proposed boarding house would have 4 car parking spaces, including one accessible car parking space, and therefore complies with this subclause.

(f) accommodation size

if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:

- (i) 12 square metres in the case of a boarding room intended to be used by a single lodger
- (ii) 16 square metres in any other case.

**Comment**

All of the proposed boarding rooms are at least 12m<sup>2</sup> in size up to a maximum of 16m<sup>2</sup> and are able to accommodate a single lodger.

- (3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.

**Comment**

The proposed boarding house has private kitchen and bathroom facilities in each boarding room.

- (4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).

**Comment**

The proposal complies with all of the standards contained in subclauses (1) and (2).

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3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No.  
17 Iolanthe Street, Campbelltown

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**Clause 30 - Standards for boarding houses**

- (1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:
- (a) if a boarding house has five or more boarding rooms, at least one communal living room will be provided

**Comment**

The proposed boarding house has 19 boarding rooms, and proposes to provide one communal living room having an area of 34 square metres.

- (b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres.

**Comment**

None of the proposed boarding rooms have a gross floor area (excluding private kitchens or bathrooms) of more than 25m<sup>2</sup>. The maximum room size is 16 square metres

- (c) no boarding room will be occupied by more than two adult lodgers

**Comment**

A condition of consent will be imposed requiring compliance with this sub-clause.

- (d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger

**Comment**

A private bathroom and kitchen facilities are to be provided within each boarding room.

- (e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager

**Comment**

Each proposed boarding room will have the capacity to accommodate one person only. Therefore, based on the proposed 19 rooms, the boarding house will have the capacity to accommodate 19 people. Accordingly, a boarding room for a boarding house manager is not required to be provided.

- (g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use
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3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No.  
17 Iolanthe Street, Campbelltown

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**Comment**

Environmental Planning Instruments applying to the land do not prohibit the use of the ground floor of the building for residential purposes.

- (h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every five boarding rooms.

**Comment**

Four bicycle spaces and four motorcycle spaces are required. Four motorcycle spaces and at least four bicycle spaces have been provided.

**Clause 30A - Character of local area**

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

**Comment**

The design and siting of the boarding house has considered the development's compatibility with the character of the local area. The applicant was requested to provide additional information to address the design of the development and how it is appropriate for the local area.

An assessment of the proposal in terms of various aspects of its built form is outlined below:

- Local Area – the 'local area' is principally the visual catchment in which the development can be viewed. The area in which the land is located is relatively flat and without substantial tree cover and hence it can be said that the subject land has a wide visual catchment.

Within this local area there is a wide range of development mixes and uses and development constructed during various periods including early to mid 20th century as well as more recent commercial and residential flat building developments. There is a number of 4 to 6 storey buildings constructed in the last 5 to 10 years. The area is undergoing a period of transition and renewal.

- Building bulk and scale/site coverage – the proposed boarding house is approximately 13 metres wide, 21 metres deep and four storeys in height (12.4 metres). The development has a FSR of 1.53:1. It is considered that there are a number of buildings in the locality that have a similar height to that of the proposal, and other buildings of greater height than that of the proposal as the maximum height of buildings in the locality is 6 storeys. The draft LEP proposes an FSR of 2.5:1 for development in the zone.
  - Height – the four storey height of the development is less than the maximum six storey height limit in the locality that can be considered under the development controls within Campbelltown (Sustainable City) Development Control Plan. It is noted that the draft LEP proposes a height of 26 metres, or 8 storeys, in the zone.
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### 3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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- Setbacks – The setbacks of the proposed boarding house are 1.050 metres and 1.090 metres from the side boundaries. The proposed building is setback 19 metres from the front boundary and 3.1 metres from the rear boundary. The side and rear setbacks for residential flat buildings are contained within the Residential Flat Design Code and Campbelltown (Sustainable City) Development Control Plan. It is to be noted that a residential flat building would require a minimum side setback of 6 metres.

The design of boarding houses does not require a minimum side or rear setback requirement in the zone similar to commercial buildings providing the development complies with the BCA.

- Landscaping/Fencing – The proposed landscaping treatment is satisfactory and adequately softens the visual impact of the development. Landscaping is proposed to be provided within the front, side and rear setback areas of the boarding house. This is considered to be consistent with the landscaping provided by other sites in the vicinity of the site.

## 2.2 Campbelltown (Urban Area) Local Environmental Plan 2002

The subject site is zoned 10(a) - Regional Comprehensive Centre Zone under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002. The proposed development is defined as a *boarding house* and is permissible with Council's development consent within the zone.

A boarding house is defined as:

a house let in lodgings or a hostel, but does not include a motel.

The proposed boarding house is considered to be hostel-style accommodation and is therefore a boarding house.

The proposal is consistent with the following zone objectives:

- (a) to encourage employment and economic growth
- (b) to encourage a variety of forms of higher density housing, including accommodation for older people and people with disabilities in locations which are accessible to public transport, employment, retail, commercial and service facilities.

A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

## 2.3 Campbelltown (Sustainable City) Development Control Plan 2012

The application has been assessed under the provisions of the now repealed Campbelltown (Sustainable City) Development Control Plan 2012, as the application was lodged before the Campbelltown (Sustainable City) Development Control Plan 2014 came into effect. The provisions within the 2012 Plan that apply to the application are not substantially different from equivalent provisions within the 2014 Plan.

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### 3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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It should be noted that neither the 2012 nor 2014 DCPs contain specific provisions relating to boarding houses, however the general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

**Views and vistas** – The proposal will not significantly impact views and vistas in the locality, and the appearance of the development from private and public places is considered to be satisfactory.

**Sustainable building design** – A BASIX Certificate is not required for the proposed development, as the proposed boarding house is not a BASIX affected building within the meaning of the EP&A Regulation 2000. However, the proposed development includes a 3,500 litre rainwater tank.

**Landscaping** – The proposed landscaping is considered to be satisfactory and has been selected from native species. Landscaping is proposed to be provided within the front, side and rear setbacks of the boarding house. This is considered to be consistent with the landscaping provided by other sites in the vicinity of the site.

**Flora and fauna** – The subject site has no significant existing vegetation.

**Waste management** – A Waste Management Plan has been submitted with the application. The proposed waste management for existing materials at the site is satisfactory. Regarding the on-going waste management for the boarding house, Council's Waste and Recycling Section advised that the proposed configuration of the waste bin storage area is satisfactory, and collection of the bins from the kerbside area will be able to be undertaken.

**Stormwater** – The application proposes to drain to Iolanthe Street. The application was also referred to Council's Development Engineer, and conditions of consent have been provided.

**Cut, fill and floor levels** – There is no limit on the amount of cut proposed for a boarding house, as the Campbelltown (Sustainable City) Development Control Plan 2012's numerical cut/fill controls only apply to dwellings. There is no significant amount of cut and fill required with the development as proposed.

**Fencing and retaining walls** – The application proposes the construction of a 1.8 metre high 'colorbond' fence on the side and rear boundaries and this is considered acceptable in this instance.

### 3. Public Participation

The application was publicly exhibited between 1 July and 14 July 2014, and was notified to nearby and adjoining residents between 25 June and 8 July 2014. Council received one submission objecting to the proposal development, raising the following issues:

**Concern** - The lack of car parking proposed by the development will result in residents of the boarding house parking on the surrounding streets, which will cause traffic problems due to the site being located in a constrained parking environment.

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### 3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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**Comment** - Under the State Environmental Planning Policy (Affordable Rental Housing) 2009, a boarding house that is located in an 'accessible area' such as the subject site is only required to provide 0.2 parking spaces per boarding room. The SEPP states that a consent authority must not refuse to grant consent on the basis of car parking if the proposed development complies with this standard. The rationale of this standard is that there would be low car ownership rates among boarding house tenants, and this is also reflected in the requirement for a boarding house to provide parking for motorcycles and bicycles. The lower parking rate for accessible areas reflects the availability of public transport options in these areas.

The proposed boarding house has nineteen rooms, and therefore requires 3.8 parking spaces, say 4. The proposed boarding house would have 4 car parking spaces, including one accessible car parking space, and therefore complies with the car parking provisions of the SEPP, meaning that Council is unable to refuse the application on the basis of car parking.

**Concern** - The development does not consider the socio-economic status of the area. If the development is approved, Iolanthe Street would be subjected to persons from a low socio economic status with a predisposition to drugs and social problems.

**Comment** – Council is unable to prejudice an application based on the socio-economic status of residents that may live in a boarding house. The potential of a development's resident to come from a low socio-economic status is not a relevant matter for consideration under the matters for consideration pursuant to Section 79C of the *Environmental Planning and Assessment Act 1979*.

**Concern** – No garbage disposal areas.

**Comment** – The development includes a waste room that can contain ten 240 litre bins. The waste will contain a tap for bin washing and waste water will be directed to the sewer.

**Concern** – Setbacks of the development and overshadowing.

**Comment** – Given the height of the development, it is likely that the development would overshadow the land to the south longer than a building of two storeys in height. The development to the south is used for commercial purposes and hence the overshadowing will not impact on the residential amenity of local residents.

**Concern** – The proposed development would sterilise development on No.15 Iolanthe Street.

**Comment** – The land at No.15 Iolanthe Street has an area of approximately 358 square metres and has limited development opportunities given its size and nature of adjoining development making consolidation difficult as the land at No.13 Iolanthe Street has been strata subdivided with potentially many owners.

## 4. Conclusion

Having regard to the matters for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979* and the issues raised above, it is considered that the application is consistent with the relevant statutory planning requirements.

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### 3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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The application is fully compliant with the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 and Campbelltown (Urban Area) Local Environmental Plan 2002. While the residential development provisions of Campbelltown (Sustainable City) Development Control Plan 2012 do not strictly apply to the proposed development, it is largely consistent with the development standards for dwellings specified therein. It is considered that the proposed development is compatible with the character of the local area, and accordingly the application is recommended for approval.

#### **Officer's Recommendation**

That development application 1245/2014/DA-MAH for the construction of a boarding house at No 17 Iolanthe Street, Campbelltown be approved, subject to the conditions detailed in attachment 1.

#### **Committee's Recommendation: (Kolkman/Rowell)**

That the Officer's Recommendation be adopted.

#### **LOST**

Voting for the Committee's Recommendation (Kolkman/Rowell) were Councillors: Greiss, Kolkman and Rowell.

Voting against the Committee's Recommendation were Councillors: Lound, Matheson, Oates and Thompson.

#### **Committee's Recommendation: (Oates/Thompson)**

That development application 1245/2014/DA-MAH be deferred and Council request to meet with the applicant to discuss Council's concerns regarding onsite management.

#### **CARRIED**

Voting for the Committee's Recommendation (Oates/Thompson) were Councillors: Kolkman, Lound, Matheson, Oates, Rowell and Thompson.

Voting against the Committee's Recommendation was Councillor Greiss.

#### **Council Meeting 17 March 2015 (Hawker/Borg)**

That development application 1245/2014/DA-MAH be deferred and Council request to meet with the applicant to discuss Council's concerns regarding onsite management.

#### **Council Minute Resolution Number 34**

That development application 1245/2014/DA-MAH be deferred and Council request to meet with the applicant to discuss Council's concerns regarding onsite management.

Voting for the Council Resolution were Councillors: Borg, Bricevic, Chanthivong, Dobson, Glynn, Hawker, Lake, Lound, Matheson and Oates.

Voting against the Council Resolution were Councillors: Greiss, Kolkman, Mead and Rowell.

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## ATTACHMENT 1

### 1215/2014/DA-MAH

#### Recommended Conditions of Consent

##### GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

#### 1. Approved Development

The development shall be carried out in accordance with the approved plans prepared by ACA Design Consultants (and others), listed below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Plans prepared by ACA Design Consultants job no. 14005-01/09DA:

Drawing No. 1, Issue C, dated 01.10.2014  
Drawing No. 2, Issue C, dated 01.10.2014  
Drawing No. 3, Issue C, dated 01.10.2014  
Drawing No. 4, Issue C, dated 01.10.2014  
Drawing No. 5, Issue C, dated 01.10.2014  
Drawing No. 6, Issue C, dated 01.10.2014  
Drawing No. 7, Issue C, dated 01.10.2014

Plans prepared by Greenland Design (landscape architect):

Drawing No. 0822.L.01, Revision B, dated 07.10.2014

#### 2. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

#### 3. Contract of Insurance (residential building work)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

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3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No.  
17 Iolanthe Street, Campbelltown

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This clause does not apply:

- a. To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or
- b. To the erection of a temporary building.

**4. Notification of *Home Building Act 1989* Requirements**

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
  - i. The name and licence number of the principal contractor, and
  - ii. 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 done by an owner-builder:
  - i. The name of the owner-builder, and
  - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notification of the updated information.

**5. Landscaping**

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants.

**6. External Finishes**

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

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3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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**7. Garbage Room**

The garbage storage room identified on the approved plans shall:

- a. Be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor.
- b. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.
- c. A hose cock shall be provided within the room.
- d. Garbage rooms shall be vented to the external air by natural or artificial means.

**8. Fencing**

A 1.8 metre high fence shall be erected on the site's side and rear boundaries behind the front building alignment and between each required courtyard at the sole cost of the developer. 'Colorbond' style metal fences that face a public space are not permitted.

**9. Switchboards/Utilities/Air Conditioning Units**

Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

**10. Driveway**

The gradients of driveways and manoeuvring areas shall be designed in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

Driveways shall be constructed using decorative paving materials such as pattern stencilled concrete, coloured stamped concrete or paving bricks. The finishes of the paving surfaces are to be non-slip and plain concrete is not acceptable.

**11. Graffiti Removal**

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

**12. Engineering Design Works**

The design of all engineering works shall be carried out in accordance with the requirements set out in the *Campbelltown (Sustainable City) DCP Volumes 1 and 3*.

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3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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**13. Car Parking Spaces**

4 car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended). 4 motor cycle and a minimum of 4 bicycles spaces shall also be provided and made available to all users of the site.

**14. Maximum number of lodgers per room**

No boarding room shall be occupied by more than one adult lodger.

**15. Maximum number of lodgers in the building**

The maximum number of lodgers in the building at any given time is 19.

**16. Sleeping Accommodation**

The manager/owner of the premises must not allow any room or cubicle in the premises to be used for the purpose of sleeping accommodation unless the room or cubicle has a floor area of 5.5 square metres or more for each person sleeping in it.

**17. Acts and Regulations**

The boarding house must comply (where relevant) with the following Acts and Regulations:

*Public Health Act 2010*

*Public Health Regulation 2012*

*Boarding Houses Act 2012*

*Local Government Act 1993*

*Local Government (General) Regulation 2005*

*Protection of the Environment (Noise Control) Regulation 2008*

**18. Shoring and Adequacy of Adjoining Property**

If the development referred to in this development consent 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 development consent must 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 development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

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3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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**19. Rain Water Tank(s)**

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

**20. Construction Certificate**

Prior to the commencement of any works that require a construction certificate:

- a. The applicant shall obtain a construction certificate for the particular works;
- b. The applicant shall appoint a principal certifying authority; and
- c. The private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works

**PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

**21. Utility Servicing Provisions**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

*Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authorities water or sewer infrastructure.*

**22. Sydney Water Stamped Plans**

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- Quick Check agents details - see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

or telephone 13 20 92.

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**23. Waste Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, the relevant provisions of Council's *Waste Management Plan* is to be completed to the satisfaction of Council.

**24. Soil and Water Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

**25. Stormwater Management Plan (Development)**

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval. Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the site to the nearest system under Council's control. All proposals shall comply with the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3*.

**26. Dilapidation Report**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a dilapidation report for all buildings on lands that adjoin the subject works.

**27. Work on Public Land**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicants expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

**28. Section 94A Developer Contribution - Community Facilities and Services**

Prior to Council or an accredited certifier issuing a Construction Certificate (or where a Construction Certificate is not required, a Subdivision Certificate), the applicant shall provide a receipt for the payment to Council of a community facilities and services contribution in accordance with the provisions of the *Campbelltown City Council Section 94A Development Contributions Plan*.

For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

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- where the value of the proposed development is greater than \$100,000 but less than \$500,000, provide a Cost Summary Report by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 1). All Cost Summaries will be subject to indexation on a quarterly basis relative to the *Consumer Price Index - All Groups* (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment; or
- where the value of the proposed development is \$500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the *Consumer Price Index All Group Index Number for Sydney* have been incorporated in the updated QS Report.

Copies of the Cost Summary Report - Template 1 and the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site ([www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)) or can be collected from Council's Planning and Environment Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

**Note: This condition is only applicable where the total development value exceeds \$100,000.**

## 29. Design for Access and Mobility

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

## 30. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first; and
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- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

### **PRIOR TO THE COMMENCEMENT OF ANY WORKS**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

#### **31. Erosion and Sediment Control**

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

#### **32. Erection of Construction Sign**

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours;
- b. Stating that unauthorised entry to the work site is prohibited; and
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent);
- d. Stating the approved construction hours in which all works can occur.
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

#### **33. Toilet on Construction Site**

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer
  - b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council
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3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

**34. Trade Waste**

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

**35. Vehicular Access during Construction**

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

**36. Public Property**

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

**37. Footpath and Vehicular Crossing Levels**

Prior to the commencement of any work, footpath and vehicular crossing levels are to be obtained from Council by lodging an application on the prescribed form.

**38. Fencing**

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

**39. Sydney Water**

Prior to the commencement of any works on the land, the approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- Quick Check agents details - see Building and Developing then Quick Check
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

or telephone 13 20 92.

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## DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

### 40. Construction Work Hours

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No Work.

### 41. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

***Note: On the spot penalties up to \$1500 will be issued for any non-compliance with this requirement without any further notification or warning.***

### 42. Work Zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

### 43. Excavation and Backfilling

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

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3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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- a. Must preserve and protect the building from damage
- b. If necessary, must underpin and support the building in an approved manner
- c. Must, at least seven days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

**44. Dust Nuisance**

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *'Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/ regularly watered to the satisfaction of the principal certifying authority.

**45. Certification of Location of Building during Construction**

Prior to the positioning of wall panels/ bricks or block work, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

**46. Certification of Location of Building upon Completion**

Upon completion of the building, the applicant shall submit to the principal certifying authority a qualified practicing surveyors certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

**47. Termite Control**

The building shall be protected from subterranean termites in accordance with *Australian Standard 3660.1*. Certification of the treatment shall be submitted to the principal certifying authority prior to the issue of an occupation certificate.

**48. Excess Material**

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

**49. Public Safety**

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with *AS 1742.3*. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant.

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**50. Compliance with Council Specification**

All design and construction work, shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended)
- b. *Campbelltown (Sustainable City) DCP - Volumes 1 and 3*
- c. 'Soils and Construction (2004) (Bluebook)
- d. Relevant Australian standards and State Government publications.

**51. Footpath**

The footpath adjoining the subject land shall be regraded, topsoiled and turfed in accordance with levels to be obtained from Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels.

**52. Medium Density Driveway and Layback Crossing**

The applicant shall provide a reinforced concrete driveway and layback crossing/s to Council's *Medium Density Vehicle Crossing Specification*.

A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.

**53. Redundant Laybacks**

All redundant layback/s shall be reinstated to conventional kerb and gutter to Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements of the *Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2*.

**54. Completion of Construction Works**

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within 12 months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

In the event that construction works are not continually ongoing, the applicant shall appropriately screen the construction site from public view with architectural devices and landscaping to Council's written satisfaction.

**PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

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Note: For the purpose of this development consent, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

**55. Section 73 Certificate**

Prior to the principal certifying authority issuing an occupation certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.

**56. Structural Engineering Certificate**

Prior to the principal certifying authority issuing an occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings and relevant SAA Codes and is structurally adequate.

**57. Completion of External Works Onsite**

Prior to the principal certifying authority issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority.

**58. Final Inspection – Works as Executed Plans**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements detailed in the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

The applicant shall **also** submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements:

**Survey Information**

- Finished ground and building floor levels together with building outlines.
  - Spot levels every five metres within the site area.
  - Where there is a change in finished ground levels that are greater than 0.3m between adjacent points within the above mentioned 5m grid, intermediate levels will be required.
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### 3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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- A minimum of fifteen site levels.
- If the floor level is uniform throughout, a single level is sufficient.
- Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development.
- All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.
- The surface levels of all other infrastructure.

#### **Format**

- MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System
- All level information to Australian Height Datum (AHD)

#### *AutoCAD Option*

- The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:

Package Type	-	zip
File Format	-	AutoCAD 2004 Drawing Format or later
Transmittal Options	-	Include fonts Include textures from materials Include files from data links Include photometric web files Bind external references The drawing is <b><u>not</u></b> to be password protected.

#### *MapInfo Option*

- Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.

All surveyed points will **also** be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.

## **59. Public Utilities**

Prior to the principal certifying authority issuing an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

## **60. Termite Protection**

Prior to the principal certifying authority issuing an occupation certificate, certification from a licensed pest controller shall be submitted certifying that the termite treatment has been installed in accordance with AS3660.1.

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## 61. Council Fees and Charges

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

## BOARDING HOUSE CONDITIONS

The following conditions have been applied to ensure that the use of the building is carried out in such a manner that is consistent with the Boarding House Act 2012, Public Health Act 2010, Public Health Regulation 2012 and Local Government Act 1993 and associated technical standards.

## 62. Sleeping Accommodation

The occupier of the premises must not allow any room or cubicle in the premises to be used for the purposes of sleeping accommodation unless the room or cubicle has a floor area of 5.5 square metres or more for each person sleeping in it (in the case of long-term sleeping accommodation) or 2.0 square metres or more for each person sleeping in it (in any other case) (*Public Health Regulation 2012*).

## 63. Acts and Regulations

The boarding house must comply with the following Acts and Regulations:

*Public Health Act 2010*

*Public Health Regulation 2012*

*Boarding Houses Act 2012*

*Local Government Act 1993*

*Local Government (General) Regulation 2005*

*Protection of the Environment (Noise Control) Regulation 2008*

## ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2000*, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

### **Advice 1. Environmental Planning and Assessment Act 1979 Requirements**

The *Environmental Planning and Assessment Act 1979* requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.
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- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

**Advice 2. Provision of Equitable Access**

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

**Advice 3. Smoke Alarms**

From 1 May 2006 all NSW residents must have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the Principal Certifying Authority a certificate certifying compliance with AS 3000 and AS 3786.

**Advice 4. Retaining Walls**

A separate development application shall be submitted and approved for any retaining walls that exceed 0.9 metres in height.

**Advice 5. Covenants**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

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### 3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

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#### **Advice 6. Inspection within Public Areas**

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

#### **Advice 7. Adjustment to Public Utilities**

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

#### **Advice 8. Asbestos Warning**

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)  
[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.adfa.org.au](http://www.adfa.org.au)  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

#### **Advice 9. Rain Water Tank**

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

#### **Advice 10. Dial before you Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

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**Advice 11.    *Telecommunications Act 1997 (Commonwealth)***

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995* (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

**END OF CONDITIONS**

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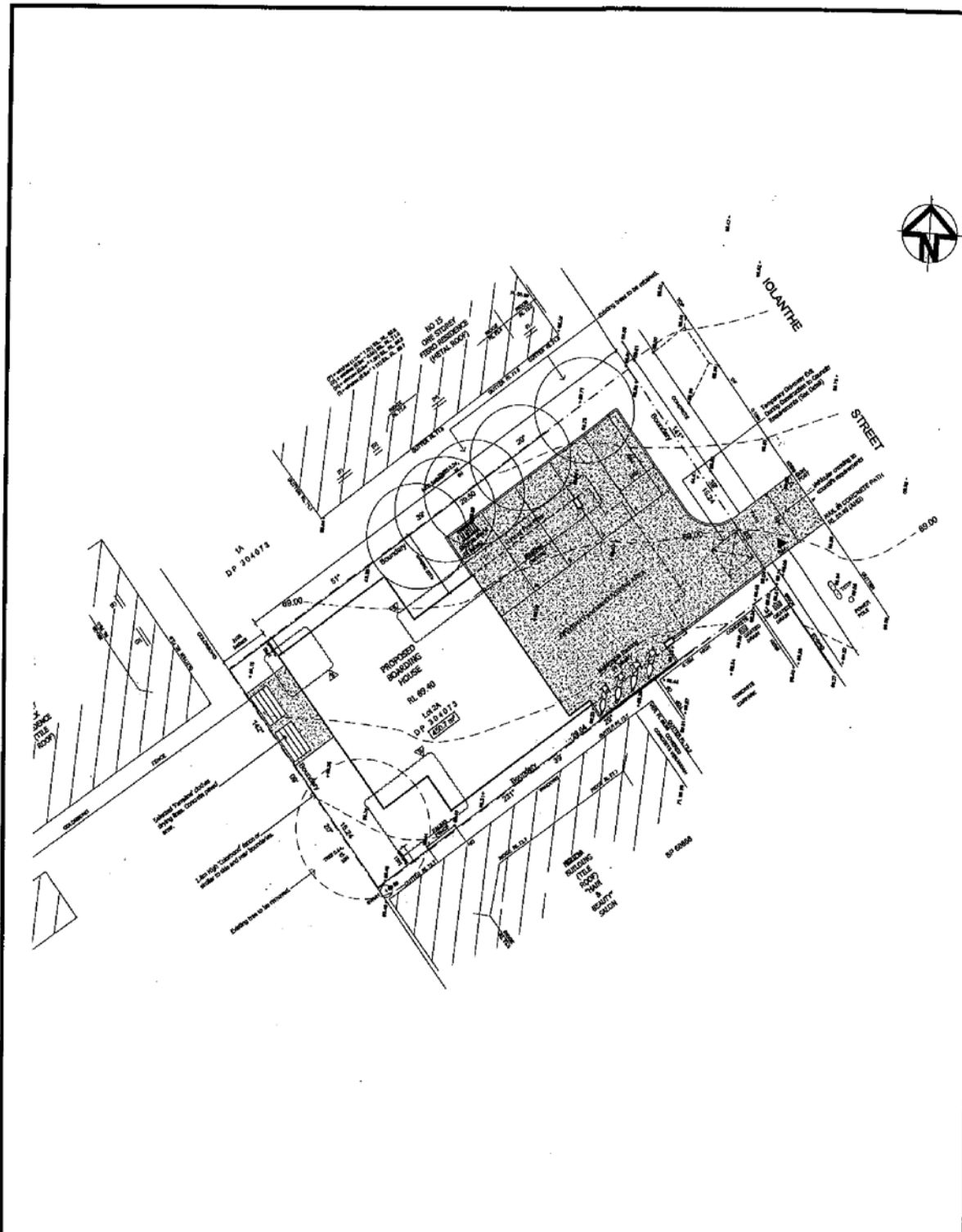
3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No.  
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## ATTACHMENT 2



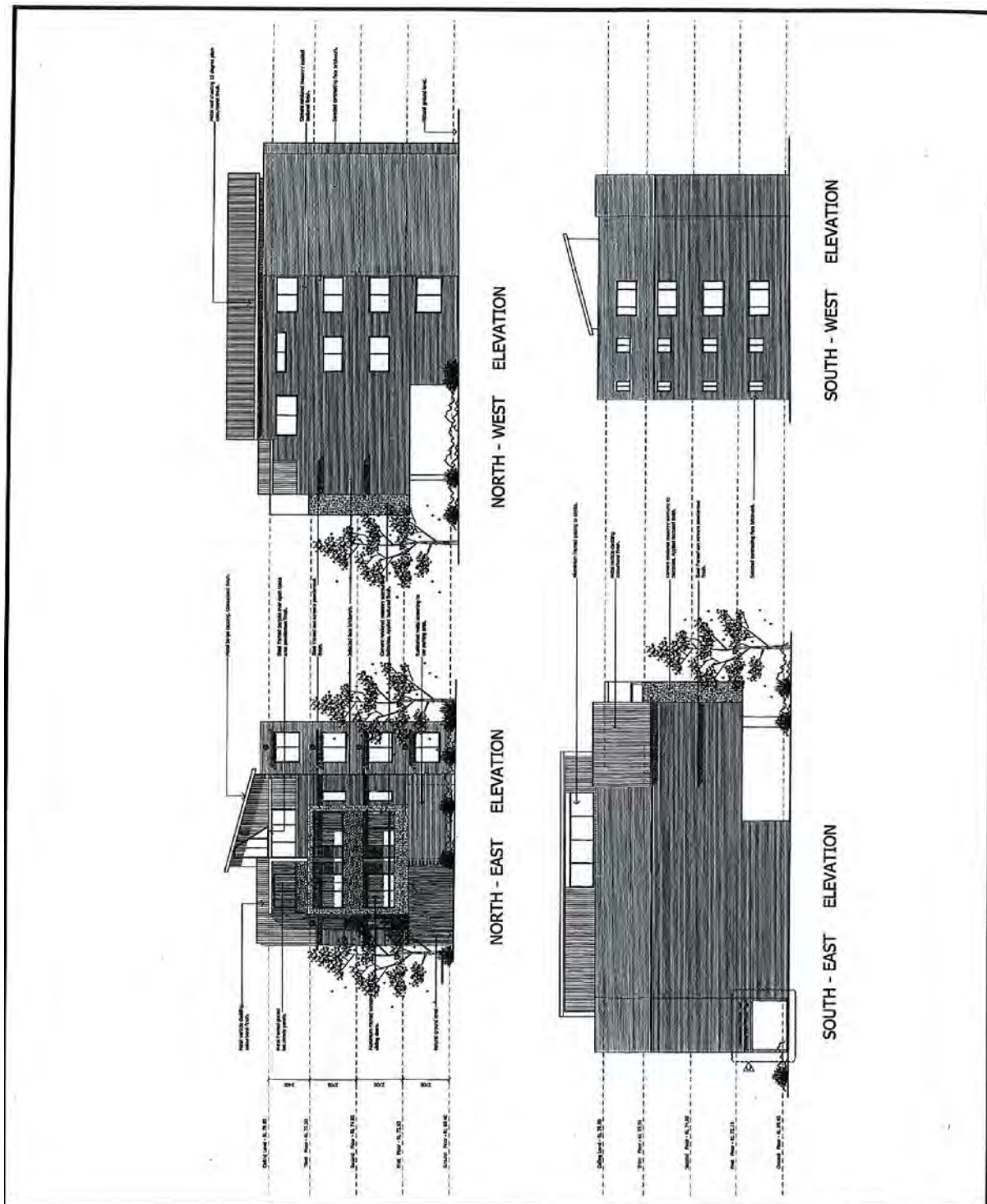


## ATTACHMENT 3



3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

## ATTACHMENT 5



## ELEVATIONS

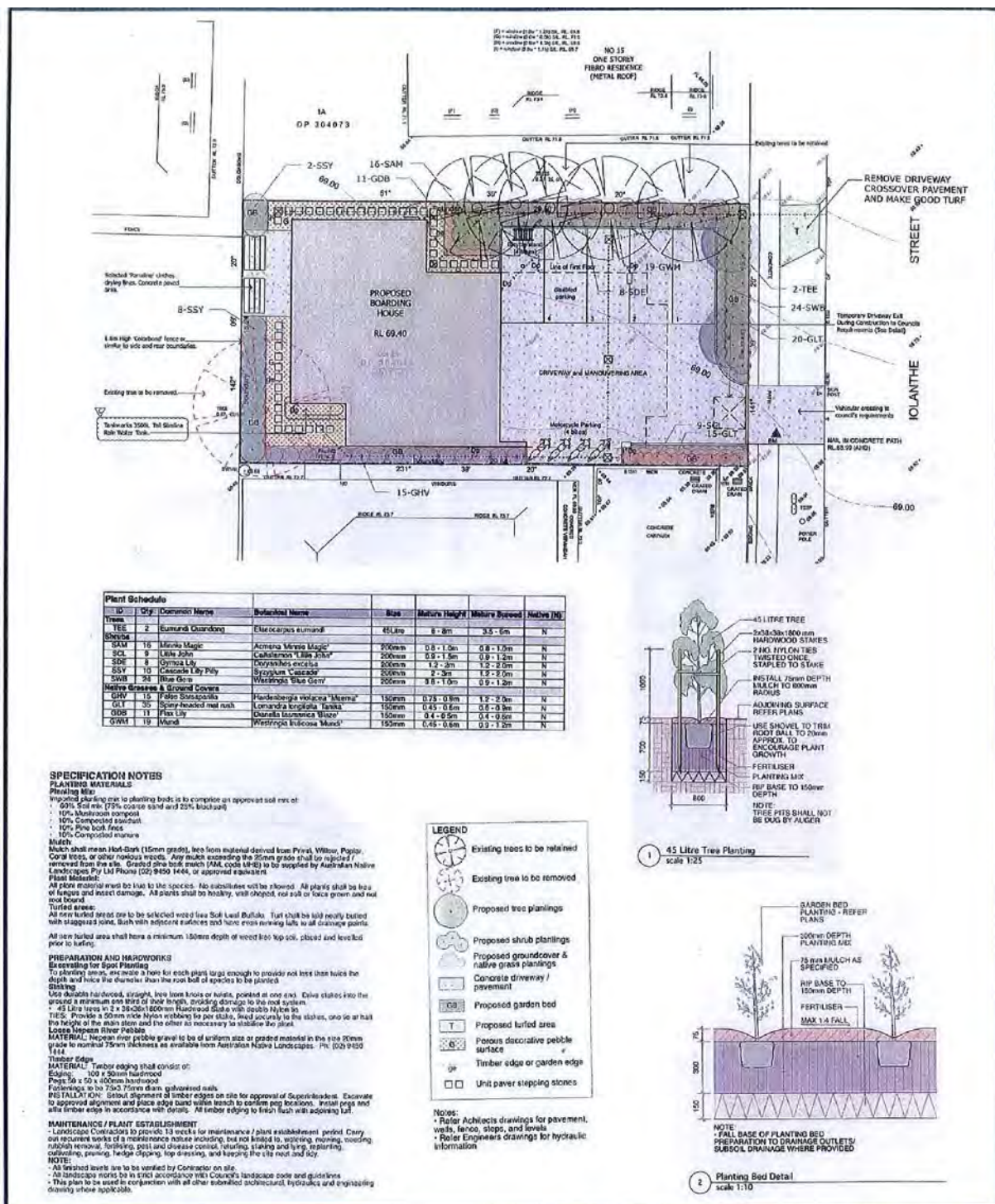
**SUBJECT:**

CONSTRUCTION OF A FOUR STOREY BOARDING HOUSE.

LOT 2A DP 304073 - No. 17 IOLANTHE STREET, CAMPBELLTOWN.

3.4 Construction Of A Four Storey Boarding House Containing 19 Boarding Rooms - No. 17 Iolanthe Street, Campbelltown

## ATTACHMENT 6



## LANDSCAPE PLAN

**SUBJECT:**

### CONSTRUCTION OF A FOUR STOREY BOARDING HOUSE.

LOT 2A DP 304073 - No. 17 IOLANTHE STREET, CAMPBELLTOWN.

3.5 Council's Monitoring And Reporting Obligations Of Variations To Development Standards Allowed Under State Environmental Planning Policy No. 1 - Development Standards (SEPP 1)

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**3.5 Council's Monitoring and Reporting obligations of Variations to Development Standards allowed under State Environmental Planning Policy No. 1 - Development Standards (SEPP 1)**

**Reporting Officer**

Acting Manager Development Services

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**Attachments**

SEPP 1 variations approved for the period October to December 2014 (contained within this report)

**Purpose**

To advise Council of development applications approved for the period 1 October, 2014 to 30 December, 2014 that involved a variation of a development standard allowed under the relevant provisions of the State Environmental Planning Policy No. 1 - Development Standards (SEPP 1 applications).

**Report**

In accordance with the NSW Department of Planning and Environment's (DPE) requirement for all SEPP 1 applications to be reported to Council, the attachment to this report provides details of all SEPP 1 applications that were determined within the period stated above.

Further to the above, a copy of the attachment to this report was included in the quarterly report to the DPE and the information is also made available to the public under the SEPP 1 register on Council's website.

**Officer's Recommendation**

That the information be noted.

**Committee's Recommendation: (Lound/Thompson)**

That the Officer's Recommendation be adopted.

**CARRIED**

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3.5 Council's Monitoring And Reporting Obligations Of Variations To Development Standards Allowed Under State Environmental Planning Policy No. 1 - Development Standards (SEPP 1)

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**Council Meeting 17 March 2015 (Greiss/Rowell)**

That the Officer's Recommendation be adopted.

**Council Minute Resolution Number 29**

That the Officer's Recommendation be adopted.

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### 3.5 Council's Monitoring And Reporting Obligations Of Variations To Development Standards Allowed Under State Environmental Planning Policy No. 1 - Development Standards (SEPP 1)

## ATTACHMENT 1

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
1377/2014/DA-I		1	1089522	395	Pembroke Road	Minto	2566	12: Industrial	LEP2002	4A - 4(a) - General Industry Zone	Clause 37 Setbacks within industrial areas	No streetscape impact, and improves functionality of building.	9.30%	Council	8/10/2014
193/2014/DA-S		10	1173819	182	Raby Road	VARROVILLE	2566	14: Other	LEP D8	7(d1) Environmental Protection (Scenic)	Clause 10 minimum allotment area 100ha	Control is impossible to comply with, as only 0.77 hectares of the site is in the Campbelltown LGA	92.78%	Secretary Dept of Planning	17/10/2014
492/2014/DA-S		1	260703	395	Pembroke Road	MINTO	2566	14: Other	LEP D8	7(d1) Environmental Protection (Scenic)	Clause 10 minimum allotment area 100ha	Control is impossible to comply with, as only 0.77 hectares of the site is in the Campbelltown LGA	92.78%	Secretary Dept of Planning	17/10/2014

## **4. COMPLIANCE SERVICES**

### **4.1 Legal Status Report**

#### **Reporting Officer**

Manager Compliance Services

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#### **Attachments**

Planning and Environment Division Monthly Legal Matters Status and Costs Summary  
(contained within this report)

#### **Purpose**

To update Council on the current status of the Planning and Environment Division's legal matters.

#### **Report**

This report contains a summary of the current status of the Division's legal matters for the 2014-2015 period as they relate to:

- The Land and Environment Court
- The District Court
- The Local Court
- Matters referred to Council's solicitor for advice.

A summary of year-to-date costs and the total number of matters is also included.

**Note:** The year to date cost totals itemised in sections one to seven inclusive of the report do not necessarily correlate with the costs to date total of individual matters listed in each section, as the costs to date total of individual matters shown refer to total costs from commencement of the matter, which may have commenced before 1 July.

#### **Officer's Recommendation**

That the information be noted.

#### **Committee's Recommendation: (Kolkman/Rowell)**

That the Officer's Recommendation be adopted.

**CARRIED**

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**Council Meeting 17 March 2015 (Greiss/Rowell)**

That the Officer's Recommendation be adopted.

**Council Minute Resolution Number 29**

That the Officer's Recommendation be adopted.

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## ATTACHMENT 1

**1. Land and Environment Court Class 1 Matters – Appeals Against Council's Determination of Development Applications**

Total ongoing Class 1 DA appeal matters (as at 20/02/2015)	3
Total completed Class 1 DA appeal matters (as at 20/02/2015)	1
Costs from 1 July 2014 for Class 1 DA appeal matters:	\$21,015.36

**1 (a) John Cephas GALLUZZO**

**Issue:** An appeal against Council's deemed refusal of development application No. 1416/2014/DA-C that sought consent for construction of a new building, new driveway, new car parking area and other works at 1 Blomfield Road, Denham Court, an increase to the enrolment numbers to 130; and, an upgrade to the intersection of Campbelltown and Blomfield Roads to allow for a specific 'right turn lane' on Campbelltown Road and other necessary changes such as movement of telegraph poles, line marking and construction of a median island.

**Property:** Pt Lot 101 DP 602622, 1 Blomfield Road, Denham Court.

**Property Owner:** Mr. John Frank Galluzzo

**Council File:** Development Application No: 1416/2014/DA-C

**Court Application:** Filed on 25 September 2014 - File No. 10799 of 2014

**Applicant:** John Cephas Galluzzo

**Costs Estimate:** \$20,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)

**Costs to date:** \$11,879.93

**Status:** Ongoing – listed for directions hearing on 11 March 2015.

**Progress:** The Applicant filed an appeal in the Land and Environment Court of NSW against Council's deemed refusal of development application No. 1416/2014/DA-C that sought consent for construction of a new building, new driveway, new car parking area and other works at 1 Blomfield Road, Denham Court, an increase to the enrolment numbers to 130; and, an upgrade to the intersection of Campbelltown and Blomfield Roads to allow for a specific 'right turn lane' on Campbelltown Road and other necessary changes such as movement of telegraph poles, line marking and construction of a median island.

The appeal was listed before the Court for first mention on 3 October 2014.

On 3 October 2014 the Court, by consent, adjourned the proceedings to 25 November 2014 in order that the parties can participate in a section 34 conciliation conference.

On 25 November 2014, the conciliation conference was abandoned as it was clear that the parties were not going to reach a conciliated agreement. Counsel for the applicant indicated that a notice of motion would be filed seeking to make relevant amendments to the development application. The Commissioner made certain procedural directions and adjourned the proceedings to 16 December 2014 for further directions hearing. Subsequently, a further adjournment which was granted to 23 December 2014 due to delays experienced by the applicant in filing the notice of motion.

Counsel for the applicant appeared by consent before the Court on 23 December 2014 and sought a further adjournment to allow sufficient time for him to finalise the notice of motion, which had only been received by him the previous day from the applicant's instructing solicitor. By consent, the proceedings were adjourned to 22 January 2015 for further directions hearing.

On 22 January 2015 the Registrar made certain procedural directions and adjourned the proceedings to 11 February for further directions hearing.

On 11 February 2015 the Registrar made certain procedural directions and adjourned the proceedings to 11 March for further directions hearing.

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**1 (b)**

**AL-FAISAL COLLEGE LIMITED**

<b>Issue:</b>	An appeal against Council's deemed refusal of development application No. 499/2014/DA-C that sought consent for an increase in the number of students from 250 to 700 and the introduction of Years 9, 10, 11 and 12 at the existing school premises.
<b>Property:</b>	Lot 1 DP 1193701, 10 Benham Road, Minto.
<b>Property Owner:</b>	Al-Faisal College Limited
<b>Council File:</b>	Development Application No: 449/2014/DA-C
<b>Court Application:</b>	Filed on 10 October 2014 - File No. 10849 of 2014
<b>Applicant:</b>	Al-Faisal College Limited
<b>Costs Estimate:</b>	\$20,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
<b>Costs to date:</b>	\$9,135.44

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<b>Status:</b>	Ongoing – listed for hearing on 12 and 13 March 2015.
<b>Progress:</b>	<p>The Applicant filed an appeal in the Land and Environment Court of NSW against Council's deemed refusal of development application No. 499/2014/DA-C that sought consent for an increase in the number of students from 250 to 700 and the introduction of Years 9, 10, 11 and 12 at the existing school premises.</p> <p>The appeal was before the Court for first mention on 7 November 2014 where the Registrar gave certain procedural directions and adjourned the proceedings to 29 and 30 January 2015 for on-site hearing.</p> <p>On 21 November 2014, the applicant filed a notice of motion with the Court seeking to vacate the hearing dates and allocate a new timetable. By consent the Registrar gave revised procedural directions and adjourned the proceedings to 12 and 13 March 2015 for hearing commencing on-site at 9.00am on 12 March.</p>

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<b>1 (c)</b>	<b>MOHAMMED RAHMAN</b>
<b>Issue:</b>	An appeal against Council's refusal of development application No. 1080/2011/DA-RA/A that sought consent for modification of the original development consent for the inclusion of an additional storey comprising 8 units on top of a 3 level (22 unit) residential flat building and associated increase in basement level parking by 10 car parking spaces from 31 to 41 spaces.
<b>Property:</b>	Lot 100 DP 562008, 3 Carlisle Street, Ingleburn.
<b>Property Owner:</b>	Mohammed Emdadur Rahman
<b>Council File:</b>	Development Application No: 1080/2011/DA-RA/A
<b>Court Application:</b>	Filed on 26 November 2014 - File No. 10975 of 2014
<b>Applicant:</b>	Mohammed Rahman
<b>Costs Estimate:</b>	\$20,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
<b>Costs to date:</b>	\$0.00
<b>Status:</b>	Ongoing – listed for conciliation conference on 16 April 2015.
<b>Progress:</b>	The Applicant filed an appeal in the Land and Environment Court of NSW against Council's refusal of development application No. 1080/2011/DA-RA/A that sought consent for modification of the original development consent for the inclusion of an additional storey comprising 8 units on top of a 3 level (22 unit) residential flat building and associated

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increase in basement level parking by 10 car parking spaces from 31 to 41 spaces.

The appeal was before the Court for first mention on 19 December 2014 where the applicant sought to have the proceedings listed for early section 34 conciliation conference. The Registrar was of the view that such conference was premature, particularly given that the modification application had not been publicly advertised, and gave certain procedural directions, including that Council advertise and notify the modification application for a period of two-weeks commencing on the 20 January 2015. The Registrar adjourned the proceedings to 11 February 2015 for directions hearing.

On 11 February the Registrar made certain procedural directions and adjourned the proceedings to 16 April 2015 for a section 34 on-site conciliation conference.

## 2. Land and Environment Court Class 1 and 2 Matters – Appeals Against Notices, Orders, or Directions issued by Council

Total ongoing Class 1 and 2 appeal matters (as at 20/02/2015)	0
Total completed Class 1 and 2 appeal matters (as at 20/02/2015)	1
Costs from 1 July 2014 for Class 1 and 2 appeal matters:	\$2,970.40

## 3. Land and Environment Court Class 4 Matters – Civil Enforcement in respect of non-compliance with Planning Law or Orders issued by Council

Total ongoing Class 4 matters before the Court (as at 20/02/2015)	1
Total completed Class 4 matters (as at 20/02/2015)	1
Costs from 1 July 2014 for Class 4 matters	\$79,041.79

### 3 (a) Abdulhalim ELBAF & Amne ELBAF

**Issue:** An appeal seeking judicial review of disputed complying development certificate No. CDC 0455/12 issued by the private certifier for the development comprising a residential dwelling and residential outbuilding and associated site works, on the property.

**Property:** Lot 1 DP 1039153 Zouch Road, Ingleburn.

**Property Owner:** Mr. Abdulhalim Elbaf and Mrs Amne Elbaf

**Council File:** No. 2491/2012/CDCPRI



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<b>Court Application:</b>	Filed on 24 December 2013 - File No. 41030 of 2013
<b>Applicant:</b>	Abdulhalim Elbaf and Amne Elbaf
<b>Costs Estimate:</b>	\$10,000 (exclusive of Barristers, Court Appointed Experts or disbursement fees)
<b>Costs to date:</b>	\$55,313.57
<b>Status:</b>	Ongoing – costs hearing completed, judgement reserved to a date to be notified by the Court.
<b>Progress:</b>	<p>The Applicants filed an appeal in the Land and Environment Court of NSW seeking judicial review of disputed complying development certificate No. CDC 0455/12 issued by the private certifier for the development comprising a residential dwelling and residential outbuilding and associated site works, on the property.</p> <p>At the first mention on 7 February 2014 the proceedings were adjourned to 14 February for directions hearing.</p> <p>On 14 February 2014, the Court, by consent, adjourned the proceedings to 4 April 2014 for directions hearing.</p> <p>On 4 April 2014 the Court gave certain procedural directions and adjourned the proceedings to 16 and 17 June for hearing.</p> <p>On 16 June 2014 the Court, by consent, granted the Applicant's application to vacate the hearing dates, pending determination by Council of a fresh DA No. 1138/2014/DA-M for the proposed development comprising the completion of construction of a partly built attached dual-occupancy, fencing, retaining walls, driveways and landscaping. The Court gave certain procedural directions and adjourned the proceedings to 25 July 2014 for mention.</p> <p>On 25 July 2014 the Court, by consent, granted the Applicant's application to adjourn the proceedings pending determination by Council at its ordinary meeting of 19 August 2014 of DA No. 1138/2014/DA-M for the proposed development comprising the completion of construction of a partly built attached dual-occupancy, fencing, retaining walls, driveways and landscaping. The Court gave certain procedural directions and adjourned the proceedings to 29 August 2014 for mention.</p> <p>On 19 August 2014, Council at its ordinary meeting gave conditional consent to DA No. 1138/2014/DA-M for the proposed development comprising the completion of construction of a partly built attached dual-occupancy, fencing, retaining walls, driveways and landscaping.</p> <p>Prior to the directions hearing on 29 August 2014 the parties reached agreement that in view of the granting by Council of conditional consent to DA No. 1138/2014/DA-M the Applicant</p>

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file a notice of discontinuance in the proceedings and that complying development certificate No. CDC 0455/12 be surrendered. Agreement on costs was not able to be reached.

On 29 August 2014 the Court, by consent, made an order that relevant notice of discontinuance be filed in the proceedings and that complying development certificate No. CDC 0455/12 shall be surrendered by the applicant on determination of costs. The judge made certain orders in respect of submissions to the Court on costs and listed the proceedings for cost hearing on 15 October 2014.

Having regard to the granting by Council of conditional consent to DA No. 1138/2014/DA-M, on 5 September 2014, Council issued Building Certificate 1203/2014/BC-UW for the existing structures on the premises relevantly constructed under complying development certificate No. CDC 0455/12 comprising: lower ground floor level dwelling – mass concrete piers, reinforced concrete footings, reinforced concrete floor slab; upper ground floor dwelling – reinforced concrete floor slab; lower ground floor level attached dual occupancy – mass concrete piers, reinforced concrete footing, reinforced concrete floor slab; upper ground floor level dual occupancy – reinforced concrete floor slab; reinforced concrete block retaining wall; and, brick fence with attached piers.

The costs hearing was completed on 15 October 2014, with judgement reserved to a date to be notified by the Court.

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<b>4. Land and Environment Court Class 5 - Criminal enforcement of alleged pollution offences and various breaches of environmental and planning laws</b>
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<b>Total ongoing Class 5 matters before the Court (as at 20/02/2015)</b>	<b>0</b>
<b>Total completed Class 5 matters (as at 20/02/2015)</b>	<b>0</b>
<b>Costs from 1 July 2014 for Class 5 matters</b>	<b>\$0.00</b>

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<b>5. Land and Environment Court Class 6 - Appeals from convictions relating to environmental matters</b>
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<b>Total ongoing Class 6 matters (as at 20/02/2015)</b>	<b>0</b>
<b>Total completed Class 6 matters (as at 20/02/2015)</b>	<b>0</b>
<b>Costs from 1 July 2014 for Class 6 matters</b>	<b>\$0.00</b>

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**6. District Court – Matters on Appeal from lower Courts or Tribunals not being environmental offences**

<b>Total ongoing Appeal matters before the Court (as at 20/02/2015)</b>	<b>0</b>
<b>Total completed Appeal matters (as at 20/02/2015)</b>	<b>0</b>
<b>Costs from 1 July 2014 for District Court matters</b>	<b>\$0.00</b>

**7. Local Court prosecution matters**

The following summary lists the current status of the Division's legal matters before the Campbelltown Local Court.

<b>Total ongoing Local Court Matters (as at 20/02/2015)</b>	<b>35</b>
<b>Total completed Local Court Matters (as at 20/02/2015)</b>	<b>23</b>
<b>Costs from 1 July 2014 for Local Court Matters</b>	<b>\$2,510.00</b>

<b>File No:</b>	LP20/14, LP21/14, LP22/14 & LP25/14 – Penalty Notice Court Elections
<b>Offence:</b>	Development not in accordance with development consent (working outside of approved hours x 2 and incorrect materials storage x 2)
<b>Act:</b>	<i>Environmental Planning &amp; Assessment Act 1979</i>
<b>Costs to date:</b>	\$0.00 – Brief prepared by Council's Legal and Policy Officer and referred to an external solicitor with instruction to appear for Council.
<b>Status:</b>	Ongoing – listed for hearing 5 March 2015.
<b>Progress:</b>	<p>The matter was before the Court for mention on 7 October 2014 where the Registrar, by consent, adjourned the proceedings to 3 December 2014 for further mention in order to allow the defendant sufficient time to make representations to Council about the matters before the Court.</p> <p>On 3 December 2014, the defendant entered a not guilty plea to all matters and the proceedings were adjourned to 5 March 2015 for hearing.</p>

<b>File No:</b>	LP27/14 – Penalty Notice Court Election
<b>Offence:</b>	In charge of dog that attacked animal.
<b>Act:</b>	<i>Companion Animals Act 1998</i>
<b>Costs to date:</b>	\$0.00 – Brief prepared by Council's Legal and Policy Officer and referred to an external solicitor

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	with instruction to appear for Council.
<b>Status:</b>	Ongoing - Adjourned to 9 April 2015 for hearing.
<b>Progress:</b>	<p>The matter was before the Court for first mention on 18 November 2014, where the Magistrate directed that the proceedings be adjourned to 2 December 2014 for further mention and that the Court write to the defendant requiring their attendance on that date.</p> <p>On 2 December 2014, the defendant entered a 'not guilty' plea. The proceedings were adjourned to 3 February 2015 for defended hearing.</p> <p>Council received prior notice from the Court of the unavailability of the appointed magistrate to hear the matter, accordingly the hearing was vacated. The matter was listed for mention on 3 February where the Registrar relisted the proceedings for defended hearing on 9 April 2015.</p>
<b>File No:</b>	LP29/14 – Penalty Notice Court Election
<b>Offence:</b>	Not comply with order (overgrown premises and refuse).
<b>Act:</b>	<i>Local Government Act 1993</i>
<b>Costs to date:</b>	\$0.00 – Brief prepared by Council's Legal and Policy Officer and referred to an external solicitor with instruction to appear for Council.
<b>Status:</b>	Ongoing – Adjourned to 8 April 2015 for hearing.
<b>Progress:</b>	<p>The matter was before the Court for first mention on 18 November 2014, where the defendant entered a not guilty plea by written notice. Proceedings were adjourned to 2 February 2015 for defended hearing.</p> <p>On 2 February there was no appearance before the Court by the defendant. A check of the Court file revealed that the defendant had not been notified of the hearing date; accordingly the magistrate adjourned the proceedings to 8 April 2015 for hearing with direction that the Registrar notify the defendant in writing.</p>

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<b>File No:</b>	LP01/15 (Sequences 1 to 6) – Charge Matters
<b>Offence:</b>	Menacing dog attack animal in circumstances of recklessness by owner x 1; menacing dog escape premises x 1; and, owner not comply with menacing dog control requirements x 4.
<b>Act:</b>	<i>Companion Animals Act 1998</i>
<b>Costs to date:</b>	\$87.00 – Brief being prepared by Council's Legal and Policy Officer.
<b>Status:</b>	New matters.
<b>Progress:</b>	Listed for first mention on 3 March 2015

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<b>File No:</b>	LP02/15 (Sequences 1 to 6) – Charge Matters
<b>Offence:</b>	Menacing dog attack animal in circumstances of recklessness by owner x 1; menacing dog escape premises x 1; and, owner not comply with menacing dog control requirements x 4.
<b>Act:</b>	<i>Companion Animals Act 1998</i>
<b>Costs to date:</b>	\$87.00 – Brief being prepared by Council's Legal and Policy Officer.
<b>Status:</b>	New matters.
<b>Progress:</b>	Listed for first mention on 3 March 2015

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<b>File No:</b>	LP03/15 (Sequences 1 to 5) – Charge Matters
<b>Offence:</b>	Menacing dog escape premises x 1; and, owner not comply with menacing dog control requirements x 4.
<b>Act:</b>	<i>Companion Animals Act 1998</i>
<b>Costs to date:</b>	\$87.00 – Brief being prepared by Council's Legal and Policy Officer.
<b>Status:</b>	New matters.
<b>Progress:</b>	Listed for first mention on 3 March 2015

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<b>File No:</b>	LP04/15 (Sequences 1 to 2) – Charge Matters
<b>Offence:</b>	Dog attack animal in circumstances of recklessness by owner; and dog escape premises.
<b>Act:</b>	<i>Companion Animals Act 1998</i>
<b>Costs to date:</b>	\$87.00 – Brief being prepared by Council's Legal and Policy Officer.

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<b>Status:</b>	New matters.
<b>Progress:</b>	Listed for first mention on 3 March 2015

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<b>File No:</b>	LP05/15 (Sequences 1 to 5) – Charge Matters
<b>Offence:</b>	Owner not comply with restricted dog control requirements x 5.
<b>Act:</b>	<i>Companion Animals Act 1998</i>
<b>Costs to date:</b>	\$87.00 – Brief being prepared by Council's Legal and Policy Officer.
<b>Status:</b>	New matters.
<b>Progress:</b>	Listed for first mention on 3 March 2015

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<b>File No:</b>	LP06/15 – Penalty Notice Court Election
<b>Offence:</b>	Disobey no-stopping sign.
<b>Act:</b>	<i>Road Rules 2014</i>
<b>Costs to date:</b>	\$0.00 – Being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
<b>Status:</b>	New matter
<b>Progress:</b>	Listed for first mention on 24 February 2015

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<b>File No:</b>	LP07/15 – Penalty Notice Court Election
<b>Offence:</b>	Deposit advertising material (bill-poster) on public place.
<b>Act:</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>Costs to date:</b>	\$0.00 – Being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
<b>Status:</b>	New matter
<b>Progress:</b>	Listed for first mention on 24 February 2015

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<b>File No:</b>	LP08/15 – Penalty Notice Court Election
<b>Offence:</b>	Disobey no-stopping sign.
<b>Act:</b>	<i>Road Rules 2014</i>
<b>Costs to date:</b>	\$0.00 – Being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
<b>Status:</b>	New matter

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<b>Progress:</b>	Listed for first mention on 3 March 2015
<b>File No:</b> <b>Offence:</b> <b>Act:</b>	LP09/15 – Penalty Notice Court Election Double park vehicle. <i>Road Rules 2014</i>
<b>Costs to date:</b>	\$0.00 – Being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
<b>Status:</b>	New matter
<b>Progress:</b>	Listed for first mention on 3 March 2015
<b>File No:</b> <b>Offence:</b> <b>Act:</b>	LP10/15 – Penalty Notice Court Election Disobey no-stopping sign. <i>Road Rules 2014</i>
<b>Costs to date:</b>	\$0.00 – Being dealt with by Council's Legal and Policy Officer in conjunction with the Police Prosecutor.
<b>Status:</b>	New matter
<b>Progress:</b>	Listed for first mention on 3 March 2015

#### 8. Matters referred to Council's solicitor for advice

Matters referred to Council's solicitors for advice on questions of law, the likelihood of appeal or prosecution proceedings being initiated, and/or Council liability.

<b>Total Advice Matters (as at 20/02/2015)</b>	<b>9</b>
<b>Costs from 1 July 2014 for advice matters</b>	<b>\$33,646.31</b>



<p><b>9. Legal Costs Summary</b></p> <p>The following summary lists the Planning and Environment Division's net legal costs for the 2014/2015 period.</p>		
<b>Relevant attachments or tables</b>	<b>Costs Debit</b>	<b>Costs Credit</b>
Class 1 Land and Environment Court - appeals against Council's determination of Development Applications	\$21,015.36	\$0.00
Class 1 and 2 Land and Environment Court - appeals against Orders or Notices issued by Council	\$2,970.40	\$0.00
Class 4 Land and Environment Court matters - non-compliance with Council Orders, Notices or prosecutions	\$79,041.79	\$0.00
Class 5 Land and Environment Court - pollution and planning prosecution matters	\$0.00	\$0.00
Class 6 Land and Environment Court - appeals from convictions relating to environmental matters	\$0.00	\$0.00
Land and Environment Court tree dispute between neighbours matters	\$0.00	\$0.00
District Court appeal matters	\$0.00	\$0.00
Local Court prosecution matters	\$2,510.00	\$0.00
Matters referred to Council's solicitor for legal advice	\$33,646.31	\$0.00
Miscellaneous costs not shown elsewhere in this table	\$0.00	\$0.00
Costs Sub-Total	\$139,183.86	\$0.00
<b>Overall Net Costs Total (GST exclusive)</b>	<b>\$139,183.86</b>	



## **5. GENERAL BUSINESS**

### **5.1 Boarding Houses**

#### **Committee's Recommendation: (Oates/Kolkman)**

That Council hold a briefing evening regarding regulations and implications associated with Boarding Houses.

**CARRIED**

#### **Council Meeting 17 March 2015 (Greiss/Rowell)**

That the Committee's Recommendation be adopted.

#### **Council Minute Resolution Number 29**

That the Committee's Recommendation be adopted.

### **5.2 Milton Park - Passive and Active Recreation Area**

#### **Committee's Recommendation: (Kolkman/Oates)**

That a report be presented investigating the feasibility of consolidating a passive and active recreation facility in the vicinity of Milton Park servicing the northern end of the City, potentially including a leash free area.

**CARRIED**

#### **Council Meeting 17 March 2015 (Greiss/Rowell)**

That the Committee's Recommendation be adopted.

#### **Council Minute Resolution Number 29**

That the Committee's Recommendation be adopted.

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### **5.3 Increase in seating - Hallinan Park, Ingleburn**

#### **Committee's Recommendation: (Thompson/Greiss)**

That a report be presented investigating the feasibility of increased seating at Hallinan Park, Ingleburn.

**CARRIED**

#### **Council Meeting 17 March 2015 (Greiss/Rowell)**

That the Committee's Recommendation be adopted.

#### **Council Minute Resolution Number 29**

That the Committee's Recommendation be adopted.

#### **Confidentiality Motion: (Kolkman/Matheson)**

That the Committee in accordance with Section 10A of the *Local Government Act 1993*, move to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Committee's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

**CARRIED**

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## **20. CONFIDENTIAL ITEMS**

### **20.1 Confidential Report Directors of Companies**

#### **Reason for Confidentiality**

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

#### **Motion: (Thompson/Kolkman)**

That the Committee in accordance with Section 10 of the *Local Government Act 1993*, move to re-open the meeting to the public.

**CARRIED**

There being no further business the meeting closed at 9.00pm.

G Greiss  
CHAIRPERSON

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# **Reports of the City Works Committee Meeting held at 7.30pm on Tuesday, 10 March 2015.**

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## **APOLOGIES**

## **ACKNOWLEDGEMENT OF LAND**

## **DECLARATIONS OF INTEREST**

### **Pecuniary Interests**

### **Non Pecuniary – Significant Interests**

### **Non Pecuniary – Less than Significant Interests**

<b>ITEM</b>	<b>TITLE</b>	<b>PAGE</b>
<b>1.</b>	<b>TECHNICAL SERVICES</b>	<b>3</b>
<b>1.1</b>	<b>Traffic Committee</b>	<b>3</b>
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	<b>No reports this round</b>	<b>61</b>

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**Minutes of the City Works Committee held on 10 March 2015**

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**Present**

His Worship the Mayor, Councillor P Lake  
Councillor S Dobson (Chairperson)  
Councillor F Borg  
Councillor G Brticevic  
Councillor A Chanthivong  
Councillor W Glynn  
Councillor P Hawker  
Councillor C Mead  
Director Business Services - Mr M Sewell  
Acting Director Community Services - Mrs J Uluibau  
Acting Director City Works - Mr G Mitchell  
Acting Manager Assets and Supply Services - Mrs K Stares  
Manager Compliance Services - Mr P Curley  
Manager Emergency and Facility Management - Mr R Blair  
Manager Executive Services - Mr N Smolonogov  
Manager Financial Services - Mrs C Mears  
Manager Healthy Lifestyles - Mr M Berriman  
Manager Information Management and Technology - Mrs S Peroumal  
Manager Operational Services - Mr A Davies  
Manager Property Services - Mr J Milicic  
Manager Technical Services - Mr K Lynch  
Policy and Governance Coordinator - Ms J Warner  
Executive Assistant - Mrs D Taylor

**Apology** Nil

**Acknowledgement of Land**

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

**DECLARATIONS OF INTEREST**

There were no Declarations of Interest at this meeting.

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## **1. TECHNICAL SERVICES**

### **1.1 Traffic Committee**

#### **Reporting Officer**

Manager Technical Services

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#### **Attachments**

1. Minutes of the Local Traffic Committee Meeting of 5 February 2015 (contained within this report)
2. Minutes of the Campbelltown Traffic Committee Meeting of 5 February 2015 (contained within this report)

#### **Purpose**

To seek Council's endorsement of the recommendation arising from the Local Traffic Committee and Campbelltown Traffic Committee meetings held on 5 February 2015.

#### **Report**

#### **RECOMMENDATIONS OF THE LOCAL TRAFFIC COMMITTEE ON 5 FEBRUARY 2015**

##### **Reports Listed for Consideration**

##### **LTC 15/1 Atlantic Boulevard and Brampton Avenue, Glenfield - Traffic Management**

1. That Council following the advertising of a No Truck route on Brampton Avenue prepare a Traffic Management Plan to Roads and Maritime Services seeking concurrence for the installation of a No Truck route sign.
  2. That Council advertise in local newspapers the provision of a No Truck route on Brampton Avenue, Glenfield.
  3. That Council provide a No Truck Road sign in Eleanor Drive at its intersection with Northampton Drive.
  4. That Council complete and provide double barrier centre dividing line in Atlantic Boulevard together with parking edge line on both sides of the road from Glatton Road to Northampton Drive.
  5. That Council provide No Stopping edge lines and a reduction of No Stopping restriction to the intersection of Atlantic Boulevard and Glatton Road as per Council Plan J12662 Sheet 4.
-

6. That Council consult with the affected residents in relation to the proposed line marking changes.

**LTC 15/2 Baldwin Avenue, Glenfield - On Street Parking Restriction**

That consultation be undertaken with the residents living in the street and the outcome be reported back to the Committee for a final decision.

**RECOMMENDATION OF THE CAMPBELLTOWN TRAFFIC COMMITTEE ON 5 FEBRUARY 2015**

**Reports Listed for Consideration**

**CTC 15/1 Eagle Vale Drive, Eagle Vale - Badgally Road to Wynn Street**

1. That the information in relation to upgrade of the Eagle Vale Drive to a four lane divided road be noted.
2. That Council write and liaise with the RMS to seek approval for the design of Traffic Signals at the intersections of Eagle Vale Drive with Badgally Road and Epping Forest Drive.

**CTC 15/2 Proposed Events for 2015**

1. That the Council approve the traffic management strategy for the following events:

• 2015 Ingleburn Alive Festival	14 March 2015
• ANZAC Day March	25 April 2015
• 2015 NOIDOC Week Street March	5 July 2015 - 11 July 2015
• Chemical Cleanout July 2015	Dates TBA
• Fisher's Ghost Festival	7 November - 15 November 2015
• Hollylea Road Festival	15 November 2015
• Christmas Carols	5 December 2015
• New Year's Eve Celebrations	31 December 2015
2. That Council undertakes temporary road closures on affected streets as required for these events.
3. That Council provides on-street advance notice signs of the road closures at least one week prior to the event and liaise with various stakeholders.
4. Council advertise road closure 28 days prior to the event on its website and in local Newspapers.
5. That Council prepare and submit SETMP for the events mentioned within the body of the report to RMS for endorsement.

**General Business**

**CTC 15/3 Changed Traffic Committee Meeting Dates for 2015**

That the information be noted.

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**CTC 15/4      Intersection of Narellan Road and M31 - End of Work Sign**

That the information be noted.

**Officer's Recommendation**

That the recommendations of the Local Traffic Committee and Campbelltown Traffic Committee as detailed in the Minutes of the meeting held on 5 February 2015 be adopted.

**Committee's Recommendation: (Hawker/Chanthivong)**

That the Officer's Recommendation be adopted.

**CARRIED**

**Council Meeting 17 March 2015 (Dobson/Mead)**

That the Officer's Recommendation be adopted.

**Council Resolution Minute Number 35**

That the Officer's Recommendation be adopted.

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## **ATTACHMENT 1**



### **LOCAL TRAFFIC COMMITTEE MINUTES**

**5 February 2015**

#### **LOCAL TRAFFIC COMMITTEE**

Traffic matters related to the functions delegated to councils under the *Transport Administration Act 1988*.



## **Minutes Summary**

<b>ITEM</b>	<b>TITLE</b>
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### **LOCAL TRAFFIC COMMITTEE MINUTES**

<b>1.</b>	<b>ATTENDANCE</b>
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<b>2.</b>	<b>APOLOGIES</b>
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<b>3.</b>	<b>CONFIRMATION OF MINUTES</b>
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<b>4.</b>	<b>BUSINESS ARISING FROM MINUTES</b>
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<b>5.</b>	<b>REPORTS LISTED FOR CONSIDERATION</b>
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<b>LTC 15/1</b>	<b>Atlantic Boulevard and Brampton Avenue, Glenfield - Traffic management</b>
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<b>LTC 15/2</b>	<b>Baldwin Avenue, Glenfield - On Street Parking Restriction</b>
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<b>6.</b>	<b>LATE ITEMS</b>
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No reports this round

<b>7.</b>	<b>GENERAL BUSINESS</b>
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No reports this round

<b>8.</b>	<b>DEFERRED ITEMS</b>
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No reports this round

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## **LOCAL TRAFFIC COMMITTEE MINUTES**

Traffic matters related to the functions delegated to Councils under the *Transport Administration Act 1988*.

### **Minutes of the Local Traffic Committee held on 5 February 2015**

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#### **1. ATTENDANCE**

##### **Campbelltown City Council**

Councillor G Greiss (Chairperson)  
Manager Technical Services - Mr K Lynch  
Coordinator Traffic and Road Design - Mr A Arora  
Project Design Engineer - Ms S Nepal  
Administrative Assistant - Mrs S Lambert

##### **Roads and Maritime Services**

Ms K Russell

##### **Police Representatives**

Senior Sergeant M Cotton  
Senior Constable M Davies

##### **Bus Companies**

Interline – Mr J Oliveri

##### **Representatives of Local Members of Parliament**

Mr R James

#### **Acknowledgement of Land**

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

#### **2. APOLOGIES**

Mr Frank Sirc

#### **3. CONFIRMATION OF MINUTES**

The Minutes of the previous meeting held on 4 December 2014 were recommended by the City Works Committee on 10 February 2015 and adopted by Council on 17 February 2015.

The Chairperson advised that the Traffic Committee Meeting Dates for 2015 have been amended and will be reported to the City Works Committee on 10 February 2015 for approval.

#### **4. BUSINESS ARISING FROM MINUTES**

No reports this round

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## **5. REPORTS LISTED FOR CONSIDERATION**

### **LTC 15/1                      Atlantic Boulevard and Brampton Avenue, Glenfield - Traffic management**

Previous Report:        LTC 05/68  
Electorate:              Macquarie Fields  
Author Location:        Traffic and Road Design Unit

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#### **Attachments**

1. Glenfield/Atlantic Boulevard Location Plan, Sheet 3 Plan J12662
2. Atlantic Boulevard Linemarking Sheet 5 Plan J12662
3. Intersection treatment Atlantic Boulevard and Glatton Road, Sheet 4 Plan J12662

#### **Background (5/2/2015)**

Council has received a number of concerns regarding traffic management in the western area of the Glenfield Release Area. The area is accessed through Brampton Avenue off Glenfield Road.

At present, the western section does not link to the eastern section of the Release area due to private land not being released for development. Ultimately, Atlantic Boulevard will service the area as a central local collector road.

The three areas of concern are:

1. Miscellaneous heavy vehicle movements into the Panorama Estate via Brampton Avenue traffic signals off Glenfield Road
2. Speeding and the lack of centre line marking and parking edge line treatment on Atlantic Boulevard from the existing line marking at Hadlow Avenue to Northampton Drive.
3. Parking behaviour at the intersection of Atlantic Boulevard and Glatton Road.

#### **Brampton Avenue, Glenfield – No Truck Route: Attachment 1**

Council has received a request by the property managers, Vista Estate, to provide a 'No Through Road' sign to address large and heavy truck entering the residential estate off Brampton Avenue, in particular near Eleanor Drive.

This complaint comes as a result of a history of truck movements and a recent incident when a B-Double vehicle turned off Glenfield Road into the estate and followed Northampton Drive into Eleanor Drive, which is at present a no through road. It appears that due to the incomplete construction of the estate, the driver tried to perform a three point turn wanting to

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return back to Campbelltown Road. In doing so the truck became lodged causing damage to the front lawn and an electrical kiosk box. A tow truck was called to assist in the removal of the B-Double.

It is recommended that a 'No Through Road' sign in Eleanor Drive (adjacent 76 Northampton Drive) be installed. It is also recommended that Council provide a traffic management report to the Roads and Maritime Services supporting the installation of a temporary No Truck route on Brampton Avenue.

Brampton Avenue is the only access into the Panorama Estate off Glenfield Road (traffic signals). By placing a No Truck sign in Brampton Avenue it will discourage drivers from entering the estate. Under NSW Road Rules (Rule 104) trucks that have a destination within the estate are still permitted entry as long as there are no alternative routes.

Council will advertise the proposal for the No Truck route in local newspapers, which will form part of the traffic management plan to RMS.

It is also recommended that Council review the No Truck signs upon the completion of Atlantic Boulevard.

#### **Atlantic Boulevard – Line marking: Attachment 2**

Council has received concerns regarding speeding, lack of centreline marking and parking edge line treatment on Atlantic Boulevard.

The existing centre line marking of Atlantic Boulevard is limited to the section from Bellona Terrace to Hadlow Avenue (Stage 1A Panorama Estate). This was approved by Council's Traffic Committee at its meeting of 28 July 2005. Centre line marking for the section of Atlantic Boulevard, Hadlow Avenue to Northampton Drive has not been previously considered as it wasn't constructed at the time.

In relation to speeding concerns along Atlantic Boulevard, a site assessment was carried out by Council's Officers and it was observed that due to the sharp horizontal and vertical curves, drivers tend to cut corners when speeding making it unsafe for other road users.

With regard to Atlantic Boulevard it is recommended that Council provide:

1. Double barrier centre line between Hadlow Avenue and Northampton Drive completing the centre line treatment and
2. A parking edge line for both sides of the road from Glatton Road to Northampton Drive.

The provision of 3.3m lanes in Atlantic Boulevard will tighten the road geometry providing a form of traffic calming device that will discourage motorists taking the straight line apex to maximise speed. The 3.2m parking lane will accommodate a future on road cycle path.

#### **Atlantic Boulevard and Glatton Road Intersection: Attachment 3**

Concerns have been raised over the parking behaviour at the unusual "Y" shaped intersection of Atlantic Boulevard and Glatton Road. The intersection is oddly shaped and resident parking within the 10m intersection road rule often restricts traffic movement through to Glatton Road, which is approximately 6 metres wide.

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Therefore it is recommended to install No Stopping edge lines around the kerb returns at the intersection of Atlantic Boulevard and Glatton Road together with a holding line at the Y intersection to reinforce right of way at Atlantic Boulevard. This will restrict parking outside No 4 Glatton Road but improve access. Council will consult with the resident on this matter.

The same intersection has also a 45m No Stopping restriction on the inside of the bend together with a double barrier centre dividing line defining the bend. This treatment was part of the initial proposal by the Developer.

It is recommended to reduce the No Stopping restriction on the inside curve of Atlantic Boulevard (opposite Glatton Road) by 19 metres leaving a 26m No Stopping restriction around the bend. This will provide additional 2 parking spaces on street.

### **Officer's Recommendation**

1. That Council following the advertising of a No Truck route on Brampton Avenue prepare a Traffic Management Plan to the Roads and Maritime Services seeking concurrence for the installation of a No Truck route sign.
2. That Council advertise in local newspapers the provision of a No Truck route on Brampton Avenue, Glenfield.
3. That Council provide a No Through Road sign in Eleanor Drive at its intersection with Northampton Drive.
4. That Council complete and provide double barrier centre dividing line in Atlantic Boulevard together with parking edge line on both sides of the road from Glatton Road to Northampton Drive.
5. That Council provide No Stopping edge lines and a reduction of No Stopping restriction to the intersection of Atlantic Boulevard and Glatton Road as per Council Plan J12662 Sheet 4.
6. That Council consult with the affected residents in Glatton Road in relation to the provision of No Stopping edge lines.

### **Discussion (5/2/2015)**

The Committee were advised of a number of concerns regarding speeding issues and also trucks entering the Eleanor Drive.

The NSW Police representative had investigated the area of concern where a B-Double vehicle had turned into Eleanor Drive which is at present a no through route and suggested that signs be installed advising of a no through road.

The Chairperson suggested that Council write to residents to advise of the proposed changes to traffic and seek their comments.

The Committee discussed the matter and supported the recommendations.

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### **Recommendation of Local Traffic Committee**

1. That Council following the advertising of a No Truck route on Brampton Avenue prepare a Traffic Management Plan to the Roads and Maritime Services seeking concurrence for the installation of a No Truck route sign.
  2. That Council advertise in local newspapers the provision of a No Truck route on Brampton Avenue, Glenfield.
  3. That Council provide a No Through Road sign in Eleanor Drive at its intersection with Northampton Drive.
  4. That Council complete and provide double barrier centre dividing line in Atlantic Boulevard together with parking edge line on both sides of the road from Glatton Road to Northampton Drive.
  5. That Council provide No Stopping edge lines and a reduction of No Stopping restriction to the intersection of Atlantic Boulevard and Glatton Road as per Council Plan J12662 Sheet 4.
  6. That Council consult with the affected residents in relation to the proposed line marking changes.
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**LTC 15/2                      Baldwin Avenue, Glenfield - On Street Parking Restriction**

Previous Report:            Nil

Electorate:                Macquarie Fields

Author Location:        Traffic and Road Design Unit

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**Attachments**

1. Photos showing blocked sight distance and narrow width of Road.
2. Proposed Line marking and Signage Plan
3. Location plan

**Background (5/2/2015)**

Council has received complaints from local residents and maintenance staff of Council's Operational Services experiencing difficulty in getting through Baldwin Avenue from Trafalgar Street due to the on street parking on Baldwin Avenue especially between the central island and Trafalgar Street. Several issues of near misses while trying to cross the street have been reported to the Council.

Baldwin Avenue is a unique shaped street with narrow neck and surrounds an oval shaped island (refer location plan attachment 3). Council's Technical Services had installed CCTV cameras in the street and based on the footage, an assessment has been completed. It is noted that the vehicles parked near the narrow neck are restricting the sight distance of oncoming traffic.

At the northern end of Baldwin Avenue there is an island with a narrow section that provides unrestricted parking on both sides of the street which makes it difficult for large vehicles to enter the area in case of an emergency. Council Officers have carried out number plate surveys at various occasions to identify if the street is being used by commuters due to the close proximity of Glenfield Station.

In order to resolve the issue and provide safety to the residents, it is proposed to make 120m of western side of Baldwin Avenue near Trafalgar Street as a "No Stopping" zone, outside house number 8. This proposed restriction would enhance safe movement of all vehicles especially emergency and maintenance vehicles in the street.

It is proposed that a consultation process be undertaken with the residents in the street and the outcomes reported back to the Committee for final decision.

**Officer's Recommendation**

That a consultation be undertaken with the residents living in the street and the outcome be reported back to the Committee for a final decision.

**Discussion (5/2/2015)**

The Committee discussed the matter and supported the recommendation as presented.

**Recommendation of Local Traffic Committee**

That consultation be undertaken with the residents living in the street and the outcome be reported back to the Committee for a final decision.

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**6. LATE ITEMS**

**No reports this round**

**7. GENERAL BUSINESS**

**No reports this round**

**8. DEFERRED ITEMS**

**No reports this round**

There being no further business the meeting closed at 9.30am.

G Greiss  
**CHAIRPERSON**

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## **ATTACHMENT 2**



### **CAMPBELLTOWN TRAFFIC COMMITTEE MINUTES**

**5 February 2015**

#### **CAMPBELLTOWN TRAFFIC COMMITTEE**

Traffic related items to Council requiring technical advice and are outside of the Delegation functions issued to councils by the Road and Maritime Services.



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## Minutes Summary

ITEM	TITLE
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### CAMPBELLTOWN TRAFFIC COMMITTEE MINUTES

1.	ATTENDANCE
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2.	APOLOGOES
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3.	CONFIRMATION OF MINUTES
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4.	BUSINESS ARISING FROM MINUTES
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5.	REPORTS LISTED FOR CONSIDERATION
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CTC 15/1	Eagle Vale Drive, Eagle Vale- Badgally Road to Wynn Street
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CTC 15/2	Proposed Events for 2015
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6.	LATE ITEMS
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No reports this round

7.	GENERAL BUSINESS
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CTC 15/3	Traffic Committee Meeting Dates for 2015
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CTC 15/4	Intersection of Narellan Road and M31 - End of Work Sign
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8.	DEFERRED ITEMS
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No reports this round

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## **CAMPBELLTOWN TRAFFIC COMMITTEE MINUTES**

Traffic related items to Council requiring technical advice and are outside of the Delegation functions issued to Councils by the Road and Maritime Services.

### **Minutes of the Campbelltown Traffic Committee held on 5 February 2015**

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#### **1. ATTENDANCE**

##### **Campbelltown City Council**

Councillor G Greiss (Chairperson)  
Manager Technical Services - Mr K Lynch  
Coordinator Traffic and Road Design - Mr A Arora  
Project Design Engineer - Ms S Nepal  
Administrative Assistant - Mrs S Lambert

##### **Roads and Maritime Services**

Ms K Russell

##### **Police Representatives**

Senior Sergeant M Cotton  
Senior Constable M Davies

##### **Bus Companies**

Interline – Mr J Oliveri

##### **Representatives of Local Members of Parliament**

Mr R James

#### **Acknowledgement of Land**

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

#### **2. APOLOGIES**

Mr Frank Sirc

#### **3. CONFIRMATION OF MINUTES**

The Minutes of the previous meeting held on 4 December 2014 were recommended by the City Works Committee on 10 February 2015 and adopted by Council on 17 February 2015.

#### **4. BUSINESS ARISING FROM MINUTES**

No reports this round

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## **5. REPORTS LISTED FOR CONSIDERATION**

### **CTC 15/1                      Eagle Vale Drive, Eagle Vale- Badgally Road to Wynn Street**

Previous Report:        Nil  
Electorate:              Campbelltown  
Author Location:        Traffic and Road Design Unit

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#### **Attachments**

Design Plans; C600P2, C601P2, C602P2, C603P2, C604P2, C605P2, C606P3, C607P2, C608P2, C232P1.

#### **Background (5/2/2015)**

Council has been granted funding by Federal Government under the Western Sydney Infrastructure Plan (WISP) - Local Roads Package to upgrade existing two lanes to four lanes of Eagle Vale Drive from Badgally Road to Wynn Street.

The Federal Government has engaged Roads and Maritime Services (RMS) to administer the funds and to liaise with the Council for this project. The project is to commence in the 2014 - 2015 Financial Years and is scheduled to be completed by end of 2016.

The proposed upgrade works include;

1. Two new 7m wide carriageways divided by a 4.7m median island.
  2. Shared path, 2.5m wide on the western side of Eagle Vale drive from Badgally Road up to Raby Road.
  3. Traffic Signals to be installed at the intersection of Badgally Road and Eagle Vale Drive with left turn slip lanes and dedicated right turn lanes.
  4. Traffic Signals to be installed at the intersection of Eagle Vale Drive and Epping Forest Drive intersection due to steep gradient of Epping Forest Drive.
  5. Dobell Road intersection with Eagle Vale Drive is designed as left in and left out only.
  6. The Eagle Vale Drive and Brierley Place intersection is designed as left in/out and right out only.
  7. A four legged roundabout at the intersection of Eagle Vale Drive and Malachite Road is designed to accommodate new developments coming up on the Western side of Eagle Vale Drive.
  8. Emerald Drive South intersection with Eagle Vale Drive intersection is designed with four lanes roundabout.
  9. The Eagle Vale Drive and Hardy Street intersection is designed as left in/out and right in only.
  10. The Eagle Vale Drive and Wynn Street intersection is designed as left in/out and right in/out.
  11. The median island will be landscaped as per the design plans.
-

12. The Street Lighting design is underway and will include energy efficient LED lighting.
13. The Stormwater drainage design will incorporate water quality improvement devices.
14. The Upgrading of the existing lanes are in accordance with the specifications of the design plans.

With the completion of these works, Eagle Vale Drive from Badgally Road to Raby Road will be a four lane divided road. Road works from Wynn Street to Raby Road have been completed by Council except the intersection with Epping Forest Drive which is also part of this project. A detailed signs and line marking plan will be presented to the traffic committee in the near future.

In regards to the design of two signalised intersections at Badgally Road and Epping Forest Drive, Council will be writing to the RMS for approval in the near future.

It is recommended that the information in relation to the upgrade of Eagle Vale Drive to four lanes and the traffic management at the intersections be noted.

### **Officer's Recommendation**

1. That the information in relation to upgrade of the Eagle Vale Drive to a four land divided road be noted.
2. That Council write and liaise with the RMS to seek approval for the design of Traffic Signals at the intersections of Eagle Vale Drive with Badgally Road and Epping Forest Drive.

### **Discussion (5/2/2015)**

The Manager Technical Services advised the Committee that Council has recently been successful in receiving a grant from the Federal Government towards the upgrade of Eagle Vale Drive to a four lane road.

The Committed discussed the matter and supported the recommendations as presented.

### **Recommendation of Local Traffic Committee**

1. That the information in relation to upgrade of the Eagle Vale Drive to a four land divided road be noted.
  2. That Council write and liaise with the RMS to seek approval for the design of Traffic Signals at the intersections of Eagle Vale Drive with Badgally Road and Epping Forest Drive.
-



## **CTC 15/2                      Proposed Events for 2015**

Previous Report:            CTC 14/2, CTC 14/16, CTC 12/32, CTC 13/38

Electorate:                Campbelltown

Author Location:        Traffic and Road Design Unit

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### **Attachments**

1. Traffic management plan for 2015 Ingleburn Alive Festival
2. ANZAC Day March for 25 April 2015
3. Road closure plan for Chemical Cleanout
4. Road closure plan for Fisher's Ghost Street Parade
5. Road closure plan for Street Fair
6. Traffic management plan for Bland Street, Bradbury
7. Traffic control plan for Hollylea Road Festival
8. Road closure plan for Christmas Carols
9. Road closure plan for New Year Eve celebration

### **Background (5/2/2015)**

The following community events are generally held on an annual basis which requires road occupancy for holding the event.

#### **1. Ingleburn Alive Festival**

Council in association with community representatives including the Ingleburn Chamber of Commerce have been organising Ingleburn Alive Festival in Oxford Road, Ingleburn, for a number of years. Council proposes to hold the 2015 Ingleburn Alive Festival within the Ingleburn Central Business District on Saturday, 14 March 2015. The Festival activities will commence at 10.00am and conclude by 9.30pm.

It is proposed to close the following roads between 6.00am and 12.00am to enable the festival to proceed:

- Oxford Road, west of Cumberland Road intersection to east of Ingleburn Road
  - Carlisle Street, south of Boots Lane to north of the entry/exit driveways to the Carlisle Street Parking Area (north of Norfolk Street). Access into the parking areas will remain unaffected.
  - Nardoo Street, Oxford Road to Carlisle Street Parking Area access. Access to the parking area will remain unaffected.
  - Macquarie Road, Boots Lane to Oxford Road. Access to the Boots Lane will remain unaffected.
-

According to the RMS event matrix, the event is categorised as a Class 2 event which requires submission of a Special Event Traffic Management (SETMP) to the Roads and Maritime Services (RMS) for endorsement (refer attachment 1).

The following traffic management measures are proposed at the road closure locations;

- Road closure will be barricaded and managed by accredited traffic controllers.
- Intersections and/or access points in the vicinity of the barricades will be operational.
- Access for emergency vehicles will be maintained at selected locations.
- Access to public parking areas in the Ingleburn CBD will be available.

In the case of an unforeseen emergency, the road closure will be suitably adjusted to meet the emergency requirements on advice from the New South Wales Police Force.

This is an alcohol free event and will be enforced by Council Rangers and the Police.

## **2. ANZAC Day March- Queen Street, Campbelltown**

The ANZAC Day parade will be held on Saturday 25 April 2015 in Queen Street, Campbelltown. This is an annual event and is categorised as **Class 2** requiring submission of a Special Event Traffic Management (SETMP) to the Roads and Maritime Services (RMS) for endorsement (refer attachment 2).

The parade involves the following temporary road closures which are in line with last year's event:

### **A. Closures between 8.00am and 9.00am**

- Queen Street- between Town Hall Theatre and the southern alignment of Cordeaux Street.
- Allman Street- between Queen Street and the Allman Street car park (known as Carberry Lane).

### **B. Closures between 8.00am and 9.00am**

- Queen Street-between Cordeaux and Broughton Street-Westbound traffic in Cordeaux Street will be turned around at the Carberry Lane roundabout or redirected south down Carberry Lane.

Road closures are proposed at the following intersections;

- Cordeaux Street- West of Carberry Lane
- Railway Street- East of Short Street
- Queen Street- South of Broughton Street
- Howe Street- South of Broughton Street

Bus companies will be required to reroute their services in the same way as was done in the previous years.

## **3. NAIDOC Week Street March**

Campbelltown City Council manages a mobile pedestrian march along Queen Street every year for National Aboriginal and Torres Strait Islanders Day observance Committee (NAIDOC). This year the celebration week will commence from 5 July 2014 to 11 July 2015 and the pedestrian march will be held on Monday, 6 July 2015. The march is a celebration of

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Aboriginal and Torres Strait Island cultural heritage, identity and survival and is an integral part of the National NAIDOC Week celebrations.

The details of NAIDOC march are as follows;

- Approximately 100 to 200 people will be involved.
- The march will commence at approximately 10:30am on Monday 6 July, departing from Campbelltown City Council's Civic Centre and will conclude at approximately 11:00am at Koshigaya Park.
- There will be several vehicles utilised to ensure Aboriginal Elders are able to participate in the march.

To ensure a successful start to the NAIDOC 2015 Week celebrations, the NSW Police and Council will assist with traffic control during the march.

In accordance with Special Event Guidelines, Council has determined that the event is a **Class 4** event as it falls under the control of the Police. Council will assist the Police by providing traffic control resources where required. Side streets are closed by the Police to continue the progress of the parade.

It is required to close Queen Street, from Browne Street to Camden Road, between 10:15am to 11:00am to facilitate the pedestrian march. No other vehicular floats are allowed in the march other than the vehicles used to transport the Elders.

This section of Queen Street will be reopened as the parade progresses down Queen Street.

The Police will control road closures as the parade proceeds with the lead escort vehicle providing point duty at critical intersections.

#### **4. Chemical Cleanout- Junction Road, Ruse**

Council in association with the Office of Environment and Heritage (OEH) has been organising this event at the Council's Effluent Disposal Facility (EDF) in Junction Road, Leumeah for a number of years. Event is taking place in July from 9.00am to 3.30pm, actual dates to be advised (TBA).

Council undertakes traffic management during the event and normal traffic is restored at the end of each day. The event is classified as Class 2. This requires Council to submit SETMP to RMS for endorsement. There is no change to the traffic management plan of the previous year. Updated SETMP for 2015 is attached (refer attachment 3).

#### **5. Fisher's Ghost Festival- Campbelltown**

This is an iconic event of the Campbelltown LGA which has been happening for more than 50 years. The one week 2015 event will commence on 7 November and conclude on 15 November. During this period a number of events will take place at different venues. The following three events require road closures as two are on-road events and the third is to provide safe access and exit from the off-street venue.

Street Parade: 7 November 2015  
Street Fair: 14 November

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Carnival: 7 November to 8 November and 14 November to 15 November

This is a **Class 2** event which requires submission of SETMP to the RMS for endorsement.

#### **Street Parade- Queen Street, Campbelltown**

Street Parade commences from Broughton Street and travel southward in Queen Street to terminate in Camden Road. This event is scheduled for Saturday 7 November 2015 and will commence at 1.0pm to conclude by 4.30pm. Proposed road closure, traffic management and time of operation will be in line with the 2014 event. Roads affected by closures are indicated in attachment 4.

Council will be seeking NSW Police assistance for traffic management at the Hurley Street and Camden Road intersection same as it was in previous years.

#### **Street Fair- Queen Street, Campbelltown**

Activities of the Street Fair will be around Mawson Park precinct. Cultural events will be held in the park and stalls will be located on the adjoining streets. The 2015 event is scheduled for Saturday 14 November 2015. The activities will commence at 7am and conclude by 4pm. Roads affected with road closures are indicated in attachment 5. No changes are proposed to the previous year's traffic management plan for the 2015 event.

#### **Carnival- Bradbury Oval, Bradbury**

This is an off-street event which includes Fisher's Gig, rides, live entertainment and fireworks. The event will happen on both weekends. The event timings are:

Saturday 2pm to 11pm  
Sunday 2pm to 9.30pm

Traffic management will affect Bland Street only. Access to Bradbury Oval is only via The Parkway. Additional exist is provided through Bland Street, which is a narrow residential street. Traffic Management measures restrict on-street parking (refer attachment 6).

In addition, temporary 'No Stopping' restrictions are provided at the Lawn Avenue and The Parkway intersection. Additional accessible parking will be provided in Bradbury Oval.

To enforce parking restrictions, assistance from Council Rangers and NSW Police will be required as in previous years.

### **6. Hollylea Road Festival**

Hollylea Road Festival is a charity event organised every year by Fight Against Cancer Macarthur Inc. on a section of Hollylea Road south of Plough Inn Road, Leumeah. The following dates and times apply:

Event Date: Sunday, 15 November 2015  
Event Time: 7.00am to 3.00pm  
Road Closed: 6.00am to 4.00pm  
Affected Section: Property 10 to the end of cul-de-sac

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The event will showcase vintage and modified cars, motorbikes and four wheel drive vehicles in support of the 24hr-Fight Against Cancer Macarthur Inc.

The proposed road closure is categorised as a **Class 3** event in accordance with the RMS event matrix. The event is being organised in a commercial cul-de-sac street and most of the businesses are closed on Sunday's. Only two businesses located at the end of the cul-de-sac open and for which an alternative route is available through a back access way located adjacent to Campbelltown Road. The proposed traffic management measures, closed road section and businesses not operating on Sunday's are indicated in the attached sketch, Attachment 9.

This event was first organised in 2010 and no adverse comments have been received. Council will require the organisers to discuss with the NSW Police Force regarding their independent approval for the event.

The event organisers will carry out the following;

- Advise all businesses in Hollylea Road, south of Plough Inn Road.
- Ensure that the event patrons do not park in the parking areas of operating businesses.
- Advance road closure signs be installed along Hollylea Road, south of Plough Inn Road.
- Notify Emergency Services and maintain clear access at all times for emergency vehicles.
- Advertise traffic management measures on their website.

#### **6. Christmas Carols- Art Gallery road, Campbelltown**

Council proposes its annual Christmas Carols event on 5 December 2015 at the Campbelltown Art Centre. This requires temporary road closure of Art Gallery Road between Old Menangle Road and the roundabout adjacent to the Aqua Fit Centre. The road closure is proposed from 12.00pm to 12.00am midnight, refer attachment 7.

The proposed event is categorised as Class 3 as the event does not impact on local or major traffic and transport systems or disrupt non-event community in the immediate vicinity. A SETMP for this event is not required to be submitted to the RMS.

Council will liaise with Campbelltown Catholic Club and access for emergency vehicles will be maintained through road closures.

#### **7. New Year's Eve Celebrations-Koshigaya Park, Campbelltown**

The 2015 New Year's Eve celebrations will be held on Thursday 31 December 2015 in Koshigaya Park, Campbelltown. This is an annual event and is categorised as **Class 2** requiring submission of SETMP to the RMS for endorsement, refer attachment 8.

The event involves following road closures which is similar to the last year's event:

- Camden Road- from the roundabout at the Catholic Club upto to Hurley Street.
  - Hurley Street- from Camden Road to the Campbelltown Mall roundabout
  - Kellicar Road- from Camden Road to Narellan Road
-

The road closures are planned to commence from 6.00pm and continue until 12.30am. The event is proposed to commence at 7.00pm with the fireworks at 9.00pm and midnight.

### **Officer's Recommendation**

1. That the Council approve the following events;

• 2015 Ingleburn Alive Festival	14 March 2015
• ANZAC Day March	25 April 2015
• 2015 NOIDOC Week Street March	5 July 2015- 11 July 2015
• Chemical Cleanout	July 2015- dates TBA
• Fisher's Ghost Festival	7 November 2015 to 15 November 2015
• Hollylea Road Festival	15 November 2015
• Christmas Carols	5 December 2015
• New Year's Eve Celebrations	31 December 2015
2. That Council undertakes temporary road closures on affected streets as required for these events.
3. That Council provides on-street advance notice signs of the road closures at least one week prior to the event and liaise with various stakeholders.
4. Council advertise road closure 28 days prior to the event on its website and in local Newspapers.
5. That Council prepare and submit SETMP for the events mentioned within the body of the report to RMS for endorsement.

### **Discussion (5/2/2015)**

The Committee discussed the matter and supported the recommendations as presented.

### **Recommendation of Campbelltown Traffic Committee**

1. That the Council approve the traffic management strategy for the following events:

• 2015 Ingleburn Alive Festival	14 March 2015
• ANZAC Day March	25 April 2015
• 2015 NOIDOC Week Street March	5 July 2015- 11 July 2015
• Chemical Cleanout	July 2015- dates TBA
• Fisher's Ghost Festival	7 November 2015 to 15 November 2015
• Hollylea Road Festival	15 November 2015
• Christmas Carols	5 December 2015
• New Year's Eve Celebrations	31 December 2015
2. That Council undertakes temporary road closures on affected streets as required for these events.
3. That Council provides on-street advance notice signs of the road closures at least one week prior to the event and liaise with various stakeholders.
4. Council advertise road closure 28 days prior to the event on its website and in local Newspapers.
5. That Council prepare and submit SETMP for the events mentioned within the body of the report to RMS for endorsement.



## **6. LATE ITEMS**

**No reports this round**

## **7. GENERAL BUSINESS**

**CTC 15/3**

### **Traffic Committee Meeting Dates for 2015**

Previous Report:	Nil
Electorate:	All Electorates
Author Location:	Traffic and Road Design Unit

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### **Discussion**

Due to a number of recently advised meeting commitment clashes, it has been requested to review the dates of the Traffic Committee for 2015.

The Committee are advised of the following amended dates for 2015:

5 February  
12 March  
16 April  
14 May  
11 June  
16 July  
13 August  
10 September  
15 October  
12 November  
10 December

### **Recommendation of Campbelltown Traffic Committee**

That the information be noted.

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**CTC 15/4                      Intersection of Narellan Road and M31 - End of Work Sign**

Previous Report:        Nil  
Electorate:              All Electorates  
Author Location:        Traffic and Road Design Unit

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**Discussion (5/2/2015)**

The NSW Police representative requested that Roads and Maritime Services install an 'End of Roadwork' sign for the works on Narellan Road and the M31 in order to advise motorists.

The RMS representative advised that she would follow up the signage

**Recommendation of Campbelltown Traffic Committee**

That the information be noted.

**8. DEFERRED ITEMS**

**No reports this round**

There being no further business the meeting closed at 9.44am.

G Greiss  
**CHAIRPERSON**

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## **1.2 Shared Zones - Campbelltown and Ingleburn CBD**

### **Reporting Officer**

Manager Technical Services

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### **Attachments**

1. Ingleburn CBD Concept plan (contained within this report).
2. Campbelltown CBD Concept Plan (contained within this report)

### **Purpose**

To update Council on the outcome of the community consultation carried out for the change of the shared zones in the Campbelltown CBD and Ingleburn CBD to 40km/h High Pedestrian Activity Areas (HPAA).

### **History**

Council was advised of the proposal to replace the existing shared zones in the Campbelltown and Ingleburn CBDs with 40km/h HPAA at the Council meeting of 9 December 2014 and the following was resolved:

- ‘1. That Council undertake public consultation on the concept of the partial removal of the shared zone and the implementation of 40km/h HPAA in the Campbelltown and Ingleburn CBD.
2. That a further report be presented to Council on the outcome of the public consultation.’

### **Report**

A communication plan for the community consultation was developed by Council staff and the consultation was undertaken from 3 November to 12 December 2014. The consultation involved:

- Advertisement in local newspapers
  - Information placed on Council's website
  - Hand delivery of brochures to Campbelltown and Ingleburn CBD business owners by Council's Main Street Ambassador
  - Pop up stall at the 2014 Fishers Ghost Street Fair
  - Pop up stall at the Ingleburn Community Policing Centre
  - Media broadcast by the Mayor on C91.3fm
  - Correspondence to Campbelltown and Ingleburn Chambers of Commerce.
-

Council received feedback from the community both verbally and in writing. All the comments were collated and it was found that the majority of the community favoured the proposal.

Council staff are currently in the process of developing the concept plans by incorporating the comments received from the community. The following is the current status on the process of the concept plans:

**Ingleburn CBD:**

- Following a number of issues raised with the shared zone at the southern end of Nardoo Street near Woolworths, Council installed a CCTV camera to observe and analyse the behaviour of pedestrians and vehicles (this section of shared zone is proposed to be kept). The CCTV footage is currently being reviewed to determine the options to be considered to improve the safety of this area
- In regards to Oxford Street, designs are being undertaken to close the gaps in between the central medians by installing banner poles and landscaping which will assist in encouraging pedestrians to cross the road at the formalised pedestrian crossings
- Furthermore, Council was recently advised by the management of Ingleburn Fair of a development proposal for a new entrance further south of the existing entrance. This will have an impact on the location of pedestrian crossings between Boots Lane and Cambridge Street which are being considered in the development of the concept plans.

**Campbelltown CBD:**

- Initial concept plans have been discussed and the plans are being prepared based on the feedback received from the community
- Similar to Ingleburn some concerns were raised about the shared zone adjacent to Campbelltown Mall (proposed to be kept). Council again over the Christmas period up to mid February installed CCTV cameras to analyse driver and pedestrian behaviour. This footage is currently being reviewed
- Also, as part of the Campbelltown consultation, the proposal to reverse the direction of parking was put forward. Through the consultation only one submission was received objecting to the reversal.

**Officer's Recommendation**

1. That the information be noted.
  2. That a further update on the development of concept plans be presented to a future briefing night of Council.
-



**Committee's Recommendation: (Glynn/Chanthivong)**

1. That the information be noted.
2. That a further update on the development of concept plans be presented to a future briefing night of Council.
3. That the briefing also include the challenges of the shared zone.

**CARRIED**

**Council Meeting 17 March 2015 (Dobson/Mead)**

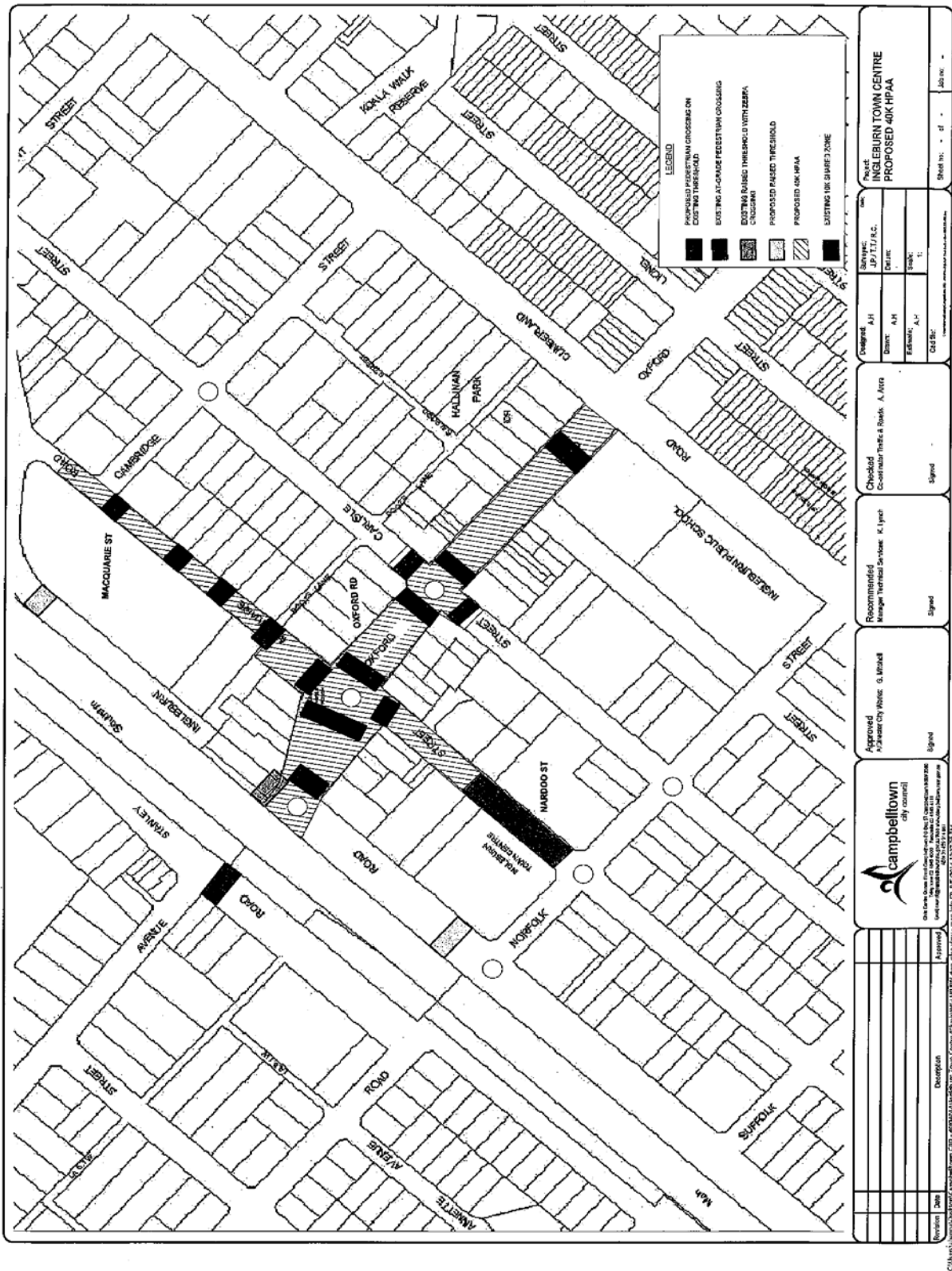
That the Committee's Recommendation be adopted.

**Council Resolution Minute Number 35**

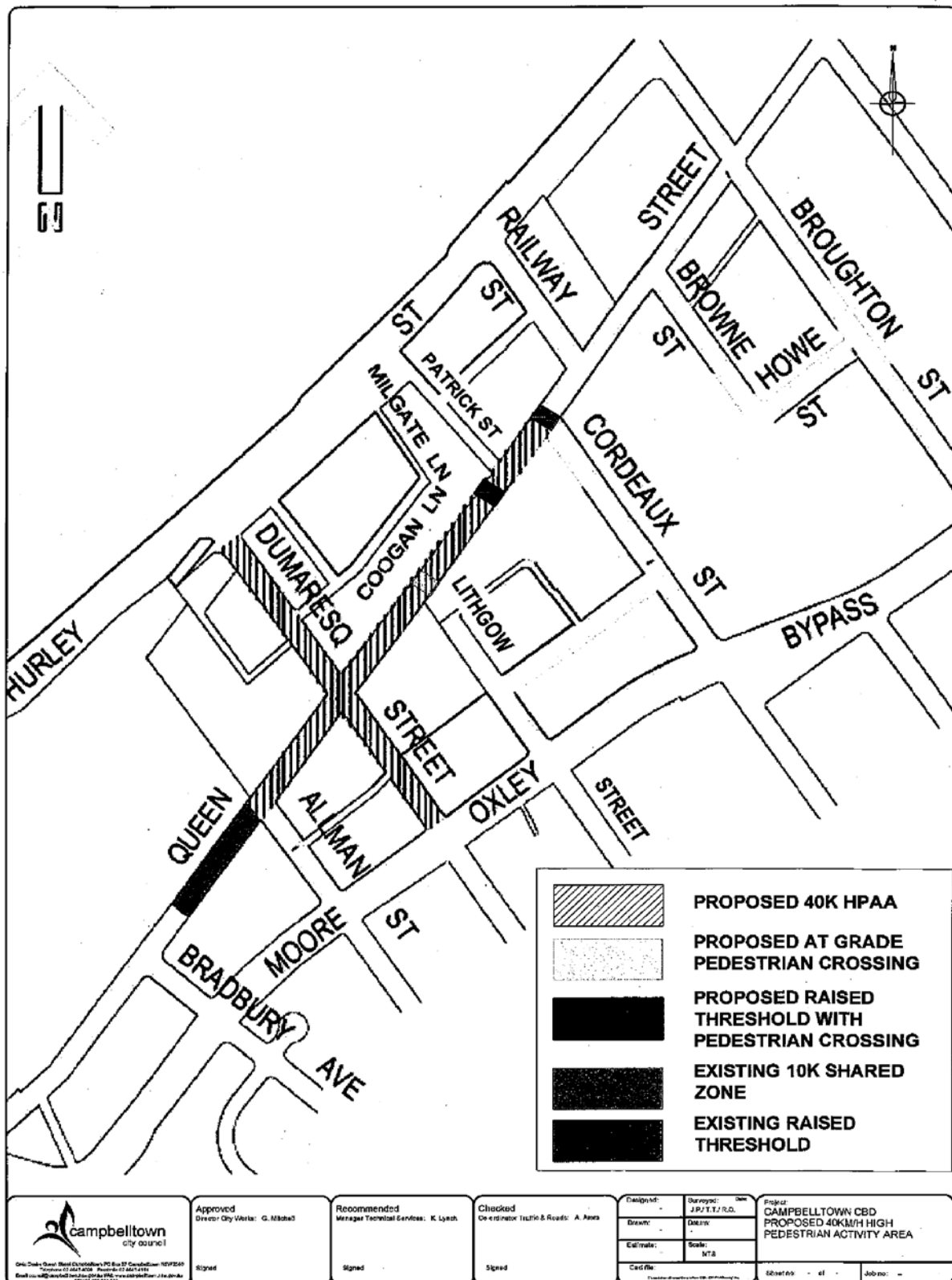
That the Committee's Recommendation be adopted.

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## ATTACHMENT 1



## ATTACHMENT 2



## **1.3 Oxford Street, Ingleburn CBD - Accessible Parking**

### **Reporting Officer**

Manager Technical Services

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### **Attachments**

Plan indicating location of proposed spaces (contained within this report)

### **Purpose**

To update Council on the current status of accessible parking space in Oxford Street, Ingleburn and the options being considered for the provision of additional spaces.

### **History**

Council has received a number of requests from the community to consider increasing the number of accessible parking spaces in Oxford Street, Ingleburn.

Currently there are five spaces available between Ingleburn Road and Cumberland Road. Two spaces are located between Ingleburn Road and Macquarie Road and three spaces are located between Carlisle Street and Cumberland Road.

### **Report**

Council staff have undertaken some investigations in Oxford Road to assess the demand for accessible parking spaces. It was noted that the demand for these spaces varied and at times spaces have been observed to be vacant. However, to enhance the facility for accessible parking to overcome the high demand periods, it is proposed to consider the following:

1. There are currently three accessible spaces on Oxford Road between Carlisle Street and Cumberland Road and these are considered to be adequate.
  2. As currently there is no accessible parking space on Oxford Road between Macquarie Street and Carlisle Street it is proposed to create two accessible spaces on the north east and south east corners which are close to the Westpac Bank and the Flight Centre. By creating these accessible spaces there will be a loss of two general parking spaces in this section of the street. These two spaces will be adjacent to the proposed pedestrian crossing and would enhance the access to the businesses and other facilities in the vicinity.
-



3. Between Ingleburn Road and Macquarie Street there may be an opportunity in the central median parking area to provide an additional spot by either co sharing with one of the three Police parking spaces or removal of another parking space. As the three spaces allocated to Police are the least utilised, this option will be further discussed with the Macquarie Fields Police Superintendent.

As part of the structure plan review for Ingleburn Town Centre, a detailed traffic and parking strategy will be developed. As part of this work a more detailed assessment of the mobility parking within the centre will be undertaken.

If the proposal as outlined above, is adopted in principle, detailed designs will be completed and referred to the Traffic Committee for comments and reported to Council for final consideration.

### **Officer's Recommendation**

1. That Council adopt, in principle, the proposal to create additional accessible parking in Oxford Street.
2. That further designs be undertaken and presented to the Local Traffic Committee.
3. That the recommendations of the Traffic Committee be reported back to Council for final consideration.

### **Committee's Recommendation: (Borg/Mead)**

That the Officer's Recommendation be adopted.

### **Amendment: (Glynn/Borg)**

1. That Council adopt, in principle, the proposal to create additional accessible parking in Oxford Street.
  2. That further designs be undertaken and presented to the Local Traffic Committee.
  3. That the current plan for accessible parking in Oxford Street, Ingleburn CBD, be amended to:
    - i. include the current accessible parking space between Carlisle Street and Cumberland Road to bring the number to four, and
    - ii. move the suggested accessible parking space in front of flight centre and relocate it at the end closest to Carlisle Street, to allow pedestrians to cross from that point to more easily access the post office, and
    - iii. rebuild the kerbing behind the three accessible spaces which were originally placed in Oxford Street for use by people accessing Centrelink (which has moved from that location). Currently there is little to prevent a vehicle from mounting the pavement and injuring a pedestrian, and
    - iv. that these amendments be presented to the Traffic Committee for implementation.
-

4. That Council write to the Macquarie Fields Local Area Commander seeking his agreement in reducing the police parking from three spots to one with the other two parking spots being converted to accessible parking.
5. That the recommendations of the Traffic Committee be reported back to Council for final consideration.

**CARRIED**

**Council Meeting 17 March 2015 (Dobson/Mead)**

That the above amendment be adopted.

**Council Resolution Minute Number 35**

That the above amendment be adopted.

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## ATTACHMENT 1



## **1.4 2015 Floodplain Management Association Conference**

### **Reporting Officer**

Manager Technical Services

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### **Attachments**

Conference Program (contained within this report)

### **Purpose**

To advise Councillors of the 2015 Floodplain Management Authorities (FMA) Conference.

### **History**

The FMA Annual Conference is held at different locations around Australia and brings together various organisations to share information on flood mitigation activities, flood mitigation techniques and flood management practices.

Campbelltown Council has been a significant beneficiary of funds from the State and Federal governments for flood mitigation works and flood studies, and has been a member of the FMA since 1982.

Councillor Dobson is Council's nominated representative to the FMA.

### **Report**

The 2015 Conference is being held in Brisbane and commences 19 May and concludes on 22 May 2015.

This year's theme is "Building a Flood Resilient Australia" and will discuss and workshop the key themes of Best Practice Flood Management and Flood Recovery which will be highly beneficial to Council due to the current stage Council is at with the Floodplain Risk Management project.

### **Attendance**

It is proposed that Councillor Dobson, as Council's delegate to the FMA, attend the Conference together with the Manager Technical Services, the Coordinator Stormwater and Structural Design together with any other interested Councillors with expenses to be met in accordance with Council's Policy.

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### **Officer's Recommendation**

1. That Councillor Sue Dobson attend the FMA Conference as Council's delegate together with any interested Councillors.
2. That the Manager Technical Services and Coordinator Stormwater and Structural Design be approved to attend the FMA Conference.
3. That expenses be met in accordance with Council's policy.

### **Committee's Recommendation: (Mead/Hawker)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Dobson/Mead)**

That the Officer's Recommendation be adopted.

### **Council Resolution Minute Number 35**

That the Officer's Recommendation be adopted.

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## ATTACHMENT 1



### PROGRAM

(as at 17<sup>th</sup> February)

#### Tuesday 19<sup>th</sup> May 2015

8.00am – 9.00am Pre-Conference Flood Workshop Registration

**Session 1 Concurrent Workshops 9.00am – 10.30am**

*Please select 1 Workshop Option ONLY*

	<b>Workshop 1</b> National Best Practice Floodplain Management	<b>Workshop 2</b> Flood Recovery
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10.30am – 11.00am Morning Tea

**Session 2 Concurrent Workshops - continued 10.30am – 12.30pm**

*This workshop is continued, please do not change workshops*

	<b>Workshop 1</b> National Best Practice Floodplain Management	<b>Workshop 2</b> Flood Recovery
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12.30pm – 1.30pm Lunch

**Session 3 Concurrent Workshops - continued 1.30pm – 3.00pm**

*This workshop is continued, please do not change workshops*

	<b>Workshop 1</b> National Best Practice Floodplain Management	<b>Workshop 2</b> Flood Recovery
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3.00pm – 3.30pm Afternoon Tea

**Session 4 Concurrent Workshops – continued 3.30pm – 5.00pm**

*This workshop is continued, please do not change workshops*

	<b>Workshop 1</b> National Best Practice Floodplain Management	<b>Workshop 2</b> Flood Recovery
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5.00pm – 7.00pm Conference Welcome Reception  
Boulevard Auditorium Foyer, BCEC



19 – 22 May 2015 BUILDING A FLOOD RESILIENT AUSTRALIA

Brisbane Convention & Exhibition Centre

**2015**

**Floodplain Management Association National Conference**



Hosted by



Dedicated to a better Brisbane

## Day One – Wednesday 20<sup>th</sup> May 2015

7.30am Registration

### Session 1 Plenary

8.30am Welcome to Country

8.40am Welcome from Host Council  
 Lord Mayor Graham Quirk, Brisbane City Council

9.00am Welcome from Floodplain Management Association  
 Ian Dinham, Chairman, Floodplain Management Association

9.15am Conference Opening

9.30am – 9.35am Platinum Sponsor “NRMA Insurance” Address

9.35am – 10.20am Pete Fox, Director Flood and Coastal Risk Management (FCRM)  
 Strategy and Investment, Environment Agency, UK

10.20am – 10.50am Morning Tea

### Session 2 Plenary

10.50am Gold Sponsor “BMT WBM” Address

10.55am State and Territory Presentations

12.25pm – 1.15pm Lunch

### Session 3 Field Trips 1.15pm – 3.15pm

	<b>FT 1 Long Tour:</b> Wivenhoe Dam	<b>FT2 Short Tour:</b> State and Local Disaster Coordination Centre	<b>FT3 Short Tour:</b> Backflow Prevention Devices “Sponsored by AWMA - Water Control Solutions”	<b>FT 4 Short Tour:</b> Coorparoo Creek Daylight Project
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3:15pm – 3:40pm Afternoon Tea

Session 4 Concurrent + Field Trip continued					
	4A: Identifying Flood Risk, Modelling and Tools	4B: Community Engagement, Consultation and Social Media	4C: 10 Minute Presentations	4D: 10 Minute Presentations	Long Field Trip Cont.
3.40pm – 4.05pm	Floodplain Risk Management in Practice – the Burnett River Experience <b>Ben Regan, GHD</b>	The Ebb and Flow of Flood Information – 40 Years of Learning's <b>Ellen Davidge, Brisbane City Council</b>	Disposable Flood Sensors <b>Fred Spain, NSW Public Works</b>  When Flooding Is Imminent, What Flood Abatement Options Do You Have? <b>Daniel Manolache, Factory Mutual Insurance Company (FM Global)</b>  Accessible Alerts – Communication Tools in Disaster Response Management for Deaf and Hard of Hearing Communities <b>Tony Bennetts, Conexu Foundation</b>	Collaboration in Action: Queensland – Netherlands Integrated Flood Risk Management Community of Practice <b>Piet Filet, Filet Consulting</b>  Large Scale Floodplain Inundation Modelling at a Very High Spatial Resolution for Implementation of the Murray Darling Basin Plan <b>Dushmanta Dutta, CSIRO</b>  Community Resilience in Practice: The Somerset Level and Moors Case Study <b>Ella Harrison, WMAwater</b>	
5 minute	Changeover	Changeover			
4.10pm – 4.35pm	Building Schema to Categorise Australian Residential Buildings for Cost-effective Flood Mitigation Strategy Development <b>Tariq Maqsood, Geoscience Australia</b>	Flood Ready Agriculture - Building on Resilience <b>Rik Whitehead, NSW Department of Primary Industries</b>	How Deep is Your Love? A Multi-agency Approach to Measuring Community Engagement to Optimise Program and Project Impact <b>Andrew Richards, NSW State Emergency Service</b>  Communicating Flood Risk Using Interactive Maps <b>Milly Mulroy, NSW State Emergency Service</b>	Stakeholder Proactive Approach in Floodplain Risk Management in NSW Built Environment <b>Mohammad Mojtahedi, University of New South Wales</b>  Different Approaches to Flood Resilience in Rural and Urban Hydrological Catchments in Camden <b>Maria Pinto, Camden Council</b>	



			Using Community Engagement Tools for Successful Flood Mitigation Delivery <b>Megan Holcomb, GHD</b>	<i>Understanding the Geomorphic System for Floodplain Hazard Awareness</i> <b>Chris Thompson, The University of Queensland</b>	
<b>5 minute</b>	<b>Changeover</b>	<b>Changeover</b>			
<b>4.40pm – 5.05pm</b>	An Impact Assessment of Climate Change Variables on Residential Canal Developments <b>Gavin Fields, XP Solutions</b>	Take a Difficult Message to the Community- Brisbane Water Foreshore Floodplain Risk Management Study <b>Robert Baker, Gosford City Council</b>	Getting the Job Done - Unconventional Contractual Arrangements <b>Bridget Goldsworthy, CDM Smith</b>  Improving Flood Resilience in Urban Areas; A North Queensland Case Study <b>Michael Hughes</b>  Design Flow Estimates for the Brisbane River Catchment <b>Ferdinand Diermanse, Deltares</b>	Using Monte-Carlo for Joint Probability Assessment of Closure Times on Linear Infrastructure <b>Ellis Symons, KBR</b>  The Insurability of Australian Flood Risk <b>James O'Brien, Risk Frontiers</b>	
<b>5 minute</b>	<b>Changeover</b>	<b>Changeover</b>			
<b>5.10pm – 5.35pm</b>	Conceptual and Technical Challenges in Defining Flood Planning Areas in Urban Catchments <b>Chris Ryan, Catchment Simulation Solutions</b>	Why Getting People to Write an Emergency Plan May Not Be the Best Approach <b>Neil Dufty, Molino Stewart Pty Ltd</b>			
	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>	

**5.35pm**

**Close of Day One**

**7.00pm**

**Casual Dinner, South Bank Surf Club  
 Sponsored by "WMAwater"**

## Day Two – Thursday 21<sup>st</sup> May 2015

8.00am Registration (for 1 Day delegates)

### Session 5 Plenary

8.30am Welcome to Day Two

8.35am Conference Supporter “NSW Office of Environment & Heritage” Address

8.40am Silver Sponsor “WorleyParsons waterRIDE™” Address

8.45am – 9.05am Professor Bas Jonkman, Technical University Delft, The Netherlands

9.05am – 9.50am Australia-Netherlands Water Challenge

9.50am – 10.20am Morning Tea

### Session 6 Concurrent

10.20am – 12.20pm

	6A: Identifying Flood Risk, Modelling and Tools	6B: Flood Forecasting and Warning	6C: Land Use Planning and Legislative Issues	6D: National Solutions & Coordination
10.20am – 10.45am	Brisbane River Catchment Flood Study: 1D Models Are Back! – Monte Carlo Hydraulic Model Analysis Phillip Ryan, BMT WBM	An Enhanced Flood Forecasting and Flood Emergency Decision Support System for the Gold Coast Hamid Mirfenderesk, Gold Coast City Council	Risk to Life Policy – Shelter or Flee? A Case Study in Pittwater Council Melanie Schwecke, Pittwater Council	Improving National Best Practice in Flood Risk Management Duncan McLuckie, NFRAG
5 minute	Changeover	Changeover	Changeover	Changeover
10.50am – 11.15am	Brisbane River Catchment Flood Study: Comprehensive Hydraulic Assessment Overview Cathie Barton, BMT WBM	Flood Forecast Mapping Sans Modelling Crispin Smythe, Sunshine Coast Council	The Consent Authority and the Combat Agency Relationship Revisited – Has Anything Changed? Marcus Morgan, NSW State Emergency Service	The National Emergency Risk Assessment Guidelines (NERAG): The Bumpy Road to National Consistency Ed Pikusa, SAFECOM
5 minute	Changeover	Changeover	Changeover	Changeover
11.20am – 11.45am	A Design Variable Method for Estimating Flood Risk in Australian Coastal Catchments Seth Westra, University of Adelaide	FloodReadyQ Smartphone App Prototype Development for Community Dissemination of Flood Warning and Flood Mapping Information Paul Hart, Royal HaskoningDHV	Building Brisbane’s Resilience to Flooding Through Land-use Planning Phil Young, Brisbane City Council	Delineating Hazardous Flood Conditions to People and Property Grantley Smith, UNSW Water Research Laboratory
5 minute	Changeover	Changeover	Changeover	Changeover



	<b>6A continued</b>	<b>6B continued</b>	<b>6C continued</b>	<b>6D continued</b>
<b>11.50am 12.15pm</b>	Overland Flow – What is It and What Can We Do About It? <b>Ainslie Frazer, NSW Office of Environment &amp; Heritage</b>	Coffs Harbour Flood Warning System <b>Greg Powter, Coffs Harbour City Council</b>	Managing Flood Risk in Urban Renewal Areas - A Case Study of Constraints and Opportunities in Green Square <b>Terry Kefalianos, City of Sydney</b>	Integrating Flood Modelling and Emergency Risk Assessment: Do We Have the Data We Need? <b>David Trebilcock, SA Fire and Emergency Services Commission</b>
	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>

**12.20pm – 1.20pm Lunch**

**Session 7 Concurrent 1.20pm – 2.45pm**

	<b>7A: Flood Resilient Urban Design and Building Design</b>	<b>7B: Disaster Planning and Emergency Response</b>	<b>7C: Environment, Climate Change, Sea Level Rise</b>	<b>7D:</b>
<b>1.20pm – 1.45pm</b>	Accommodating Water: Adaptive Architectures, Reactionary Planning & Designed Resilience <b>James Davidson, Highgate Hill</b>	A New Way of Examining Emergency Response Time and the Benefits Gained from Management Measures <b>Mark Babister, WMAwater</b>	Revision of Australian Rainfall and Runoff – the Interim Climate Change Guideline <b>Bryson Bates, CSIRO Oceans and Atmosphere Flagship</b>	Discussion of Issues Relevant to Local Government Councillors <b>Clr Only Meeting</b>
<b>5 minute</b>	<b>Changeover</b>	<b>Changeover</b>	<b>Changeover</b>	
<b>1.50pm – 2.15pm</b>	Building It Back Better to Reduce Risks After Multiple Disaster Events <b>Frankie Carroll, Queensland Reconstruction Authority</b>	Knowing When to Get Them Out - Improving Flood Evacuation Planning Through Flood Modelling and Stakeholder Involvement <b>Kieran McAndrew, Clarence Valley Council &amp; Michael Stubbs, NSW State Emergency Service</b>	Implications of the New ARR for Floodplain Management <b>James Ball, University of Technology Sydney</b>	
<b>5 minute</b>	<b>Changeover</b>	<b>Changeover</b>	<b>Changeover</b>	<b>Changeover</b>
<b>2.20pm – 2.45pm</b>	Flood Resilience: European Experience <b>Ellen Tromp, Deltares</b>	Brisbane River Disaster Management Tool <b>James Charalambous, Brisbane City Council</b>	The Development of Coastal Flooding Policy in Victoria <b>Viktor Brenners, Department of Environment and Primary Industries, Victoria</b>	Flood Risk Management Prioritisation Frameworks <b>Greg Rogencamp, Jacobs</b>
	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>

**2.50pm – 3.20pm Afternoon Tea**

<b>Session 8</b>	<b>FMA Annual General Meeting</b>	<b>3.20pm – 5.30pm</b>
<i>"All FMA Members please attend"</i>		

	<b>8A: FMA Annual General Meeting</b> <b>"All FMA Members please attend"</b>	<b>8B: Workshop: Australian Rainfall and Runoff</b>
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**5.30pm**                      **\*Close of Day Two\*\***

**7.00pm**                      **Conference Dinner, Brisbane City Hall**  
**Sponsored by "NSW State Emergency Service"**



## Day Three – Friday 22<sup>nd</sup> May 2015

8.30am Registration (for 1 Day delegates)

### Session 9 Plenary

9.00am Welcome to Day Three

9.05am – 9.50am Flood Insurance Forum

### Session 10 Concurrent 9.55am – 10.55am

	10A: Identifying Flood Risk, Modelling and Tools	10B: Flood Forecasting and Warning	10C: Land Use Planning and Legislative Issues	10D: Flood Recovery - Rebuilding, Insurance, Economic and Community Issues
9.55am – 10.20am	Hawkesbury-Nepean Valley Flood Management Review — Developing a Strategy Where Flood Depth Can Be Nine Metres Above Flood Planning Level <b>Sue Ribbons, Hawkesbury-Nepean Valley Flood Management Taskforce</b>	Queensland: Setting the Standard for Disaster Management. <b>Michael Shapland, The Office of Inspector General Emergency Management</b>	Rethinking Flooding As a Town Planning Opportunity Not a Constraint <b>Steven Molino, Molino Stewart Pty Ltd</b>	Effects of Disclosure of Flood-liability on Residential Property Values: a 10-year Update <b>Stephen Yeo</b>
5 minute	<b>Changeover</b>	<b>Changeover</b>	<b>Changeover</b>	<b>Changeover</b>
10.25am – 10.50am	Application of the New HEC-RAS 5.0 for Combined 1D/2D Modeling of the Truckee River and Tributaries <b>Mark Forest, HDR Engineering, Inc.</b>	A Flood Integrated Decision Support System for Melbourne <b>David Kirby, BMT WBM</b>	Sea-ing Change – Land Use and Emergency Planning for Existing and Future Flood Risk Due to Sea Level Rise <b>Isabelle Ghetti, Shoalhaven City Council</b>	Landswap – Local Government and Community Working Together for Sustainable Community Outcomes <b>Narelle Poole, Lockyer Valley Regional Council</b>
	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>

10.55am – 11.25 am Morning Tea



Session 11 Concurrent 11.25am – 12.40pm				
	11A: Identifying Flood Risk, Modelling and Tools	11B: Flood Forecasting and Warning	11C: Disaster Planning and Emergency Response	11D: Community Engagement, Consultation and Social Media
11.15am – 11.40am	Benchmarking Finite Volume and Finite Difference Schemes Using a Coupled 1D/2D Rain-on-grid Model of Coolangatta <b>Monika Balicki, DHI Water &amp; Environment</b>	Queensland's State-of-the-Art Flood Early Warning System Pioneered at Oakey Township <b>Scott Moffett, Toowoomba Regional Council</b>	Natural Disasters & Global Climate Change <b>John McAneney, Risk Frontiers</b>	Building Community Awareness of Flood Risk in South Australia <b>Chrissie Bloss, Department of Environment, Water and Natural Resources</b>
5 minute	<i>Changeover</i>	<i>Changeover</i>	<i>Changeover</i>	<i>Changeover</i>
11.45am – 12.10pm	The National Award-winning Queensland Flood Mapping Program <b>Graeme Milligan, Queensland Department of Natural Resources and Mines and David Carlisle</b>	TARDIS - Making Rainfall and Water Level Data Accessible and Useful <b>Leanne Salter, Moreton Bay Regional Council</b>	Reliance Towards Resilience – Involving Community in the Planning Process <b>David Webber and Elspeth Rae, NSW State Emergency Service</b>	Brisbane River Catchment Floodplain Studies: Cooperative Planning for Flood Resilience <b>Roger Brewster, DSDIP</b>
5 minute	<i>Changeover</i>	<i>Changeover</i>	<i>Changeover</i>	<i>Changeover</i>
12.15pm – 12.40pm	Comparison of Direct Rainfall and Lumped-conceptual Rainfall Runoff Routing Methods in Tropical North Queensland – a Case Study of Low Drain <b>Peter Johnson, Townsville City Council</b>	Somerset Flood Early Warning System – Living Downstream of Wivenhoe Dam <b>Graeme Anderson, Pentair Environmental Systems</b>	Flood Detention Basins - Protection or Risk? The Dilemma Faced by NSW Councils <b>Leonie Gray, Fairfield City Council</b>	It is Hard to Love a Levee <b>Margaret Strelow, Rockhampton Regional Council</b>
5 minute	<i>Changeover</i>	<i>Changeover</i>	<i>Changeover</i>	<i>Changeover</i>
12.45pm – 1.10pm	40 Years of Floodplain Management in Perth: A Report Card <b>Simon Rodgers, Department of Water, WA</b>	Flood Forecasting - What Can You Do With Your Data? <b>Cameron Druery, WorleyParsons</b>	FloodWise: A Flash Flooding Emergency Management Tool <b>Robert McGlenn, Brisbane City Council</b>	Community Flood Recovery and Risk Reduction – a Longitudinal Comparison Study in St George and Grantham, Queensland <b>Tetsuya Okada, Risk Frontiers</b>
	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>	<i>Trade Presentation</i>
1.15pm – 2.10pm Lunch				

<b>Session 12</b>	<b>Plenary</b>	<b>2.10pm – 3.00pm</b>
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**Conference Forum**

Vision for Australian Floodplain Management

**Closing Ceremony**

3.00pm

**Afternoon Tea**

## **1.5 Blackburn Road Bridge over Georges River, Wedderburn - Update**

### **Reporting Officer**

Manager Technical Services

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### **Attachments**

1. Locality Plan (contained within this report)
2. Option 1 Concept Bridge Design (contained within this report)
3. Option 2 Concept Bridge Design (contained within this report)
4. Option 3 Concept Bridge Design (contained within this report)

### **Purpose**

To provide Council with an update of the designs for the road bridge over the Georges River on Blackburn Road, Wedderburn.

### **History**

Council on the 29 July 2014 resolved:

- '1. That Council undertake concept design and cost estimates to extend Blackburn Road through to Appin Road.
2. That further update reports be provided to Council.'

As part of the Capital Works Program for 2014-2015 Council allocated funds to undertake the concept design of the bridge and undertake preliminary environmental assessment. In the third quarter of 2014 quotations were called for the design works and a Consultant was appointed to undertake the works. The successful company was Opus International Consultants who are an engineering firm with significant experience in this type of structure in mine affected areas.

At the Council meeting of 11 November 2014 a further update was provided to Council advising that the quotation was currently being finalised and the consultant was to be appointed in December 2014.

### **Report**

Following the appointment of Opus the company was requested to submit a number of draft options for the bridge design and possible location for assessment prior to proceeding with the detailed assessment any bridge option.

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It should be noted that Council as part of the quotation process provided the companies with an initial assessment of the topography of the area. This assessment provided the consultant with the cross section across the river which provided the shortest possible span whilst remaining as close as possible to within the existing Blackburn Road corridor.

Attached are the three options put forward by the Consultant. As can be seen by option three the span was significantly longer than the other two options as well as impacting on the current fire trail access across the river. The consultant was advised not to further consider this option.

Option 1 and 2 cross the river at similar locations and are half the span of the third option and therefore would be significantly less expensive. The consultant has been advised to now proceed with the assessment of options 1 and 2. This final assessment report is due back to Council in May 2015 and will include the following information.

- preliminary survey
- preliminary assessment of environmental impact
- hydraulic analysis
- preliminary consideration of noise and vibration impacts
- consultation with Mining and Subsidence Board and the associated impacts
- heritage assessment
- concept options
- cost estimates
- final submission to Council.

Once this report has been received Council Officers will review the report and a briefing update will be provided to Council.

Council has written to the Department of Planning in 2014 to seek the dedication of the road reserve required on the eastern side of the river up to Appin Road. To date Council has not received a response and a further letter is currently being drafted.

### **Officer's Recommendation**

That a briefing be provided to Council upon review of the concept design report for the bridge over the Georges River on the western end of Blackburn Road at Wedderburn.

### **Committee's Recommendation: (Borg/Hawker)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Dobson/Mead)**

That the Officer's Recommendation be adopted.

### **Council Resolution Minute Number 35**

That the Officer's Recommendation be adopted.

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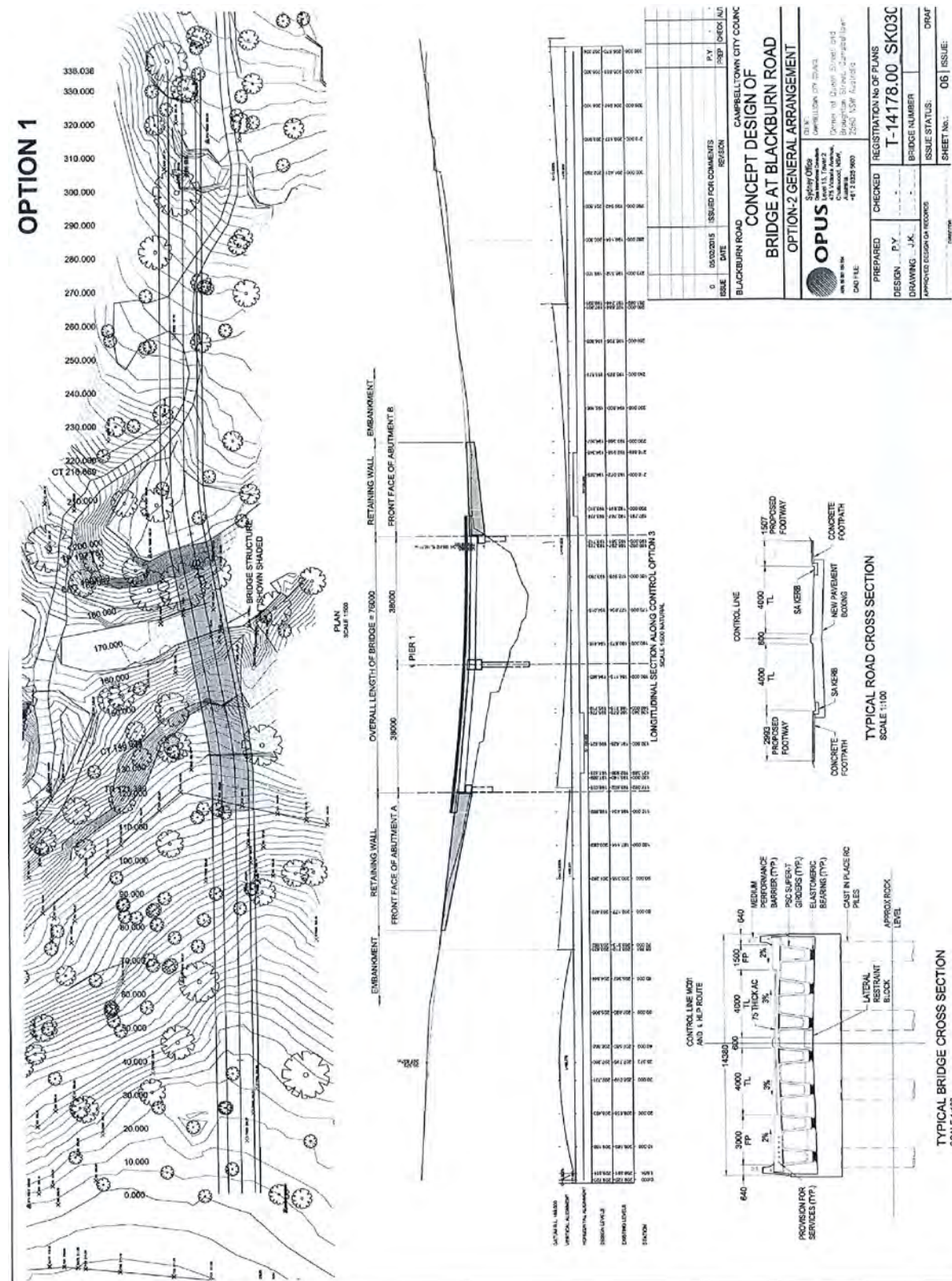


## ATTACHMENT 1



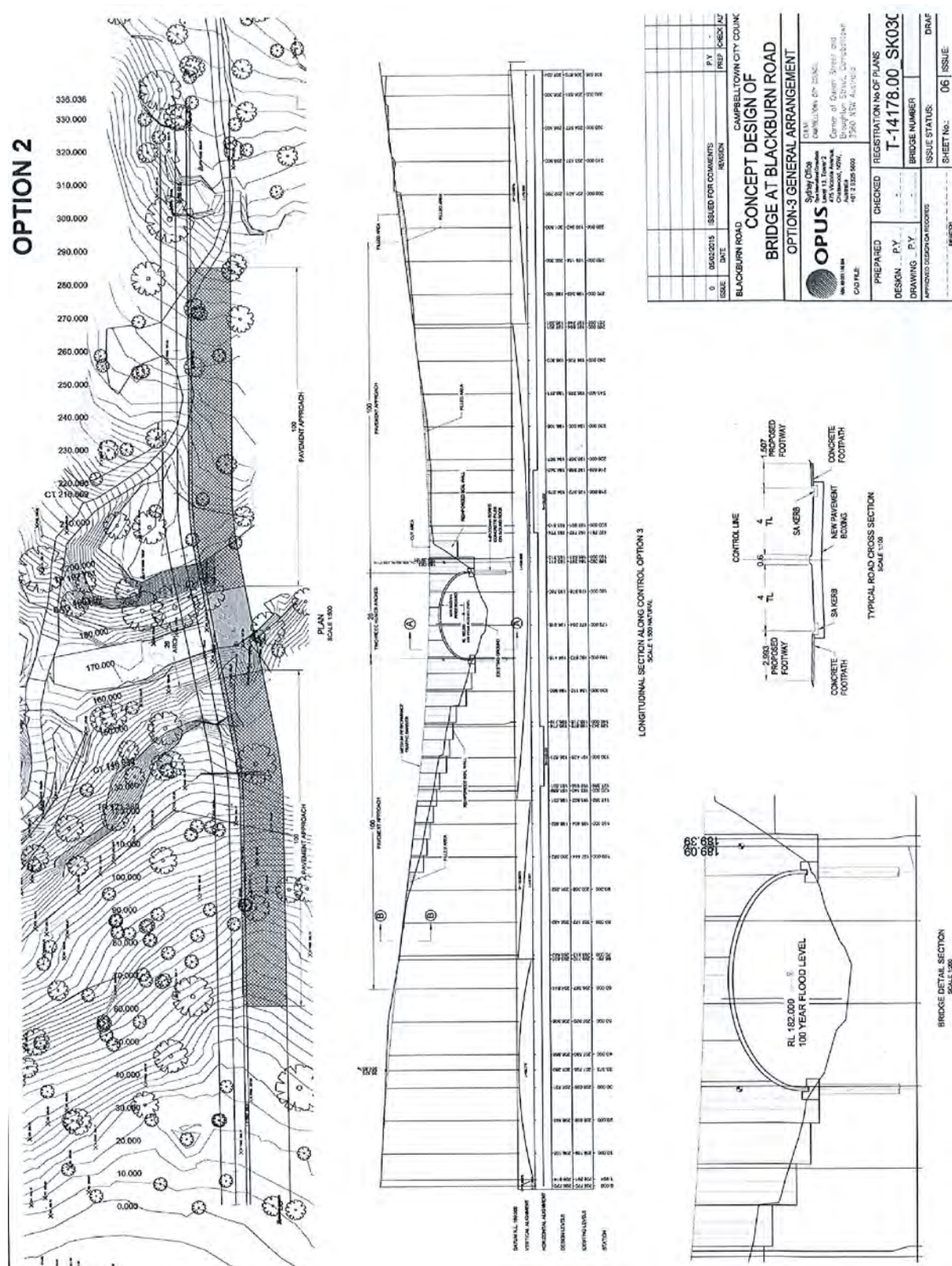


## ATTACHMENT 2



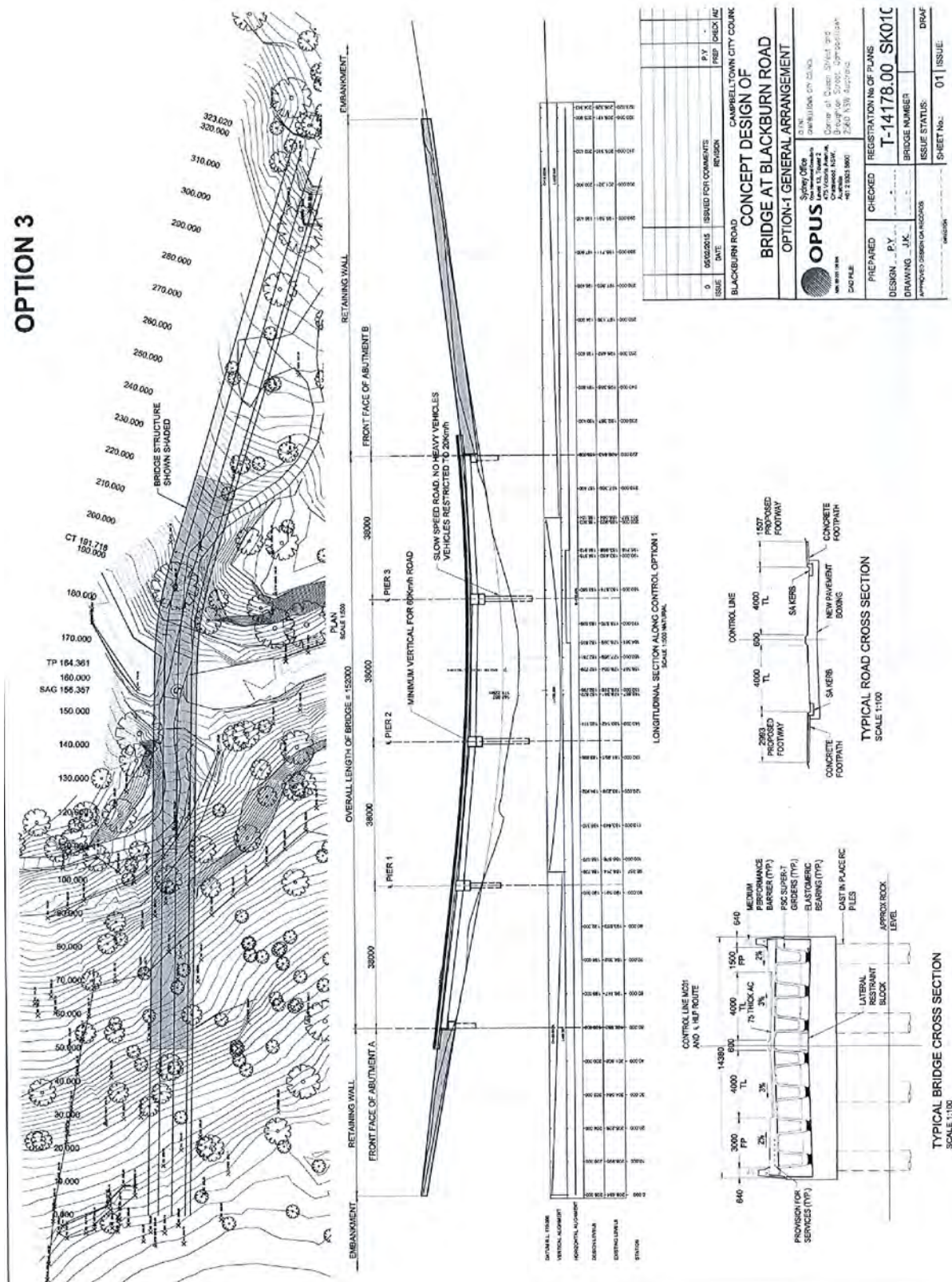


# ATTACHMENT 3





**OPTION 3**



## **2. OPERATIONAL SERVICES**

**No reports this round**

## **3. ASSETS AND SUPPLY SERVICES**

**No reports this round**

## **4. EMERGENCY SERVICES**

### **4.1 SES Quarterly Activity Report**

#### **Reporting Officer**

Manager Emergency Management and Facility Services

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#### **Attachments**

Nil

#### **Purpose**

To inform Council of the activities of the Campbelltown State Emergency Services (SES) for the quarter ending December 2014.

#### **Report**

##### **Emergency Requests**

A total of 236 requests for assistance were completed during this quarter with the unit being fully operational on nine occasions. Tasks involved tarping of roofs, making trees safe, sandbagging properties and general assistance to residents and commercial premises due to heavy rain, wind and local flooding.

A total of 1094 volunteer hours were completed.

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## **Community Events**

The State Emergency Service volunteers assisted and participated in the following events:

- Campbelltown Challenged involving other SES units
- Fisher's Ghost Parade
- Fisher's Ghost Street Fair
- Wear Orange Day (WOW Day)
- School Fete at Claymore Public School
- Volunteer Memorial Services
- Storm Front: Randwick SES Unit (Exercise)
- Expo at Campbelltown Public School.

A total of 1713 volunteer hours were completed

## **Other Events Attended**

- Department of Primary Industry Field Survey Support (Fire Ant Infestation at Botany)
- Memorial Service at Martin Place and Picking up flowers.

A total of 202 volunteer hours were completed.

## **Conference and Meeting Attendance**

A number of volunteers participated in planning meetings including the following:

- Team Leader meetings
- Flood Rescue Meetings
- Training Coordinator Meeting
- Council Meetings
- LEMC Meetings
- Media and Community Engagement Meetings.

Regional meetings were also attended.

A total of 47 volunteer hours were completed.

## **Training**

Training completed during this quarter included:

- Peer Support
- Driving an Operational Vehicles (DOV)
- PIARO (Participate in a Rescue Operation)
- Cadet Groups
- Storm and Water Damage
- Swift Water Technician
- Flood Desk Familiarisation
- 4 Wheel Drive
- Swimming for Flood Rescue and Rescue Competition skills.

A total of 3952 volunteer hours were completed.

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### **Involvement in Other Units Through Assessing and Training**

Members were involved in training and assessing for other units on a number of occasions. These included:

- Fit for Task
- Storm and Water Damage and Skills Trainer.

Southern Sydney Regions Units that were assisted included Campbelltown and Sydney Southern Regional based courses.

A total of 72 volunteer hours were completed.

### **Out of Area Assistance**

Members were involved in out of area assistance to Canterbury, Hurstville, Rockdale and Camden areas due to wind storms.

A total of 288 volunteer hours were completed.

### **Police Assistance**

Members were involved in assisting Police on four occasions. These involved searching for missing persons and being on call to help with evacuations in Martin Place. The searches took place in Ingleburn and Oberon.

A total of 196 volunteer hours were completed.

### **Controller, Deputy Controllers, Catering Operations and Administration Hours Outside of Sign on Book**

These are hours spend by these officers conducting SES business but not accounted for in the sign on book at headquarters.

A total of 604 volunteer hours were completed.

### **Certificates attained for Training Qualifications**

A total of 124 certificates were attained by members in this three month period.

A total of 8168 volunteer hours were completed.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Hawker/Brticevic)**

That the Officer's Recommendation be adopted.

**CARRIED**

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**Council Meeting 17 March 2015 (Dobson/Mead)**

That the Officer's Recommendation be adopted.

**Council Resolution Minute Number 35**

That the Officer's Recommendation be adopted.

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## **4.2 Local Emergency Management Committee**

### **Reporting Officer**

Manager Emergency Management and Facility Services

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### **Attachments**

Nil

### **Purpose**

To advise Council of the outcome of the Campbelltown Local Emergency Management Committee meeting held on 12 February 2015.

### **Report**

This meeting was the Campbelltown Local Emergency Management Committee (LEMC) and was attended by representatives from the NSW Police, State Emergency Services, Rural Fire Service, Council, Fire and Rescue NSW, NSW Ambulance Service, Department of Primary Industry and Endeavour Energy.

The key issues that were discussed included:

- Operational Reports and Updates

All agencies are to provide an update on any current or proposed changes to Emergency Managements in NSW or at a local level. Additionally, any significant incidents are discussed to facilitate cross agency awareness.

- Local EM Plan Revision and Templates

A standard template for responses to local emergencies ie bushfire has been developed and rolled out across NSW. Each Local Emergency Management Committee is to review and document the local response arrangement for the relevant emergency events. Bushfire and Flood are the initial events that will be reviewed as part of this process for the Campbelltown LGA.

- Management of Livestock Accident Response Procedure

Department of Primary Industry (DPI) have release a Management Plan to enable Emergency Services and support agencies to manage livestock at traffic accidents. By providing this framework all agencies will be aware of the current arrangements and be able to access the appropriate resources to assist in the management of an incident.

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- Local Emergency Operations Centre Role

The future role of Local Emergency Operations Centres and the numbers required was discussed. The impact of changes to Local Government boundaries will influence the final outcomes of these discussions.

- Draft Flood Operational Plan Presentation

The SES presented their Draft Local Flood Operational Plan for review and comment by the LEMC.

- Natural Disaster Resilience Grant Application

A funding application submitted for the Isolated Community Education Project and Signage was unsuccessful.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Glynn/Chanthivong)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Dobson/Mead)**

That the Officer's Recommendation be adopted.

### **Council Resolution Minute Number 35**

That the Officer's Recommendation be adopted.

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## **5. GENERAL BUSINESS**

Nil.

## **21. CONFIDENTIAL ITEMS**

**No reports this round**

There being no further business the meeting closed at 8.20pm.

S Dobson  
CHAIRPERSON

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# **Reports of the Community Services Committee Meeting held at 5.30pm on Tuesday, 10 March 2015.**

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## **APOLOGIES**

## **ACKNOWLEDGEMENT OF LAND**

## **DECLARATIONS OF INTEREST**

### **Pecuniary Interests**

### **Non Pecuniary – Significant Interests**

### **Non Pecuniary – Less than Significant Interests**

<b>ITEM</b>	<b>TITLE</b>	<b>PAGE</b>
<b>1.</b>	<b>COMMUNICATIONS AND MARKETING</b>	<b>3</b>
<b>1.1</b>	<b>Revised Policy - Corporate Communications</b>	<b>3</b>
<b>2.</b>	<b>COMMUNITY RESOURCES AND DEVELOPMENT</b>	<b>8</b>
<b>2.1</b>	<b>2015 National Youth Week</b>	<b>8</b>
<b>2.2</b>	<b>Beach Safety Pilot Program Evaluation</b>	<b>11</b>
<b>2.3</b>	<b>2015 Seniors Week</b>	<b>13</b>
<b>3.</b>	<b>CULTURAL SERVICES</b>	<b>15</b>
<b>3.1</b>	<b>Pixel Sounds - Campbelltown Arts Centre 2015 Contemporary Music Program</b>	<b>15</b>
<b>3.2</b>	<b>Museums Australia Multimedia and Publication Design Awards 2015</b>	<b>17</b>
<b>4.</b>	<b>CUSTOMER SERVICE</b>	<b>19</b>
	<b>No reports this round</b>	<b>19</b>
<b>5.</b>	<b>EDUCATION AND CARE SERVICES</b>	<b>19</b>
	<b>No reports this round</b>	<b>19</b>
<b>6.</b>	<b>HEALTHY LIFESTYLES</b>	<b>19</b>
<b>6.1</b>	<b>Campbelltown Bicycle Education and Road Safety Centre School Holiday Program</b>	<b>19</b>
<b>7.</b>	<b>LIBRARY SERVICES</b>	<b>21</b>
<b>7.1</b>	<b>Summer Reading Club 2014/2015</b>	<b>21</b>
<b>7.2</b>	<b>Tech Savvy Seniors CALD Programme</b>	<b>23</b>
<b>8.</b>	<b>GENERAL BUSINESS</b>	<b>24</b>
<b>22.</b>	<b>CONFIDENTIAL ITEMS</b>	<b>24</b>
	<b>No reports this round</b>	<b>24</b>

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**Minutes of the Community Services Committee held on 10 March 2015**

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**Present**

Councillor T Rowell (Chairperson)  
Councillor W Glynn  
Councillor D Lound  
Councillor M Oates  
Councillor R Thompson  
Acting General Manager - Mrs L Deitz  
Acting Director Community Services - Mrs J Uluibau  
Manager Communications and Marketing - Mrs B Naylor  
Manager Community Resources and Development - Mr B McCausland  
Acting Manager Cultural Services – Ms J Blake  
Acting Manager Customer Service - Ms M James  
Acting Manager Education and Care Services – Mr A Bennison  
Manager Healthy Lifestyles - Mr M Berriman  
Acting Manager Library Services – Ms J Rosevear  
Manager Technical Services - Mr K Lynch  
Policy and Governance Coordinator - Ms J Warner  
Executive Assistant - Mrs K Peters

**Apology (Oates/Glynn)**

That the apologies from Councillors Brticevic and Matheson be received and accepted.

**CARRIED**

**Acknowledgement of Land**

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

**DECLARATIONS OF INTEREST**

There were no Declarations of Interest at this meeting.

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## **1. COMMUNICATIONS AND MARKETING**

### **1.1 Revised Policy - Corporate Communications**

#### **Reporting Officer**

Manager Communications and Marketing

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#### **Attachments**

Revised Policy – Corporate Communications (contained within this report)

#### **Purpose**

To seek Council's endorsement of the revised Corporate Communications Policy.

#### **History**

The above mentioned policy was adopted by Council on 7 July 2010, was last reviewed on 18 June 2013 and is now due for review in accordance with the Records and Document Management Policy.

#### **Report**

The abovementioned policy has been reviewed in accordance with Council's Records Management Policy and the adopted procedure for Policy Development and review.

The policy has undergone minor changes to reflect the correct name of the appropriate legislation, as highlighted in the attachment. Reference to the Community Report has also been removed from the policy as it is no longer relevant. It is recommended that this policy be adopted and a new review date set.

#### **Officer's Recommendation**

1. That the revised Corporate Communications Policy as attached to this report be adopted.
2. That the Policy review date be set at 30 December 2017.

#### **Committee's Recommendation: (Thompson/Glynn)**

That the Officer's Recommendation be adopted.

#### **CARRIED**

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**Council Meeting 17 March 2015 (Rowell/Borg)**

That the Officer's Recommendation be adopted.

**Council Minute Resolution Number 36**

That the Officer's Recommendation be adopted.

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## ATTACHMENT 1

 <b>campbelltown</b> city council		<b>POLICY</b>
Policy Title	Corporate Communications	
Related Documentation	Media Policy	
Relevant Legislation/ Delivery Plan	Copyright Act 1968	
Responsible Officer	Manager Communications and Marketing	

**Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.**

### Objectives

1. To ensure that all corporate communications within and from Council are presented in an effective and consistent format, to strengthen the professional image of Council.
2. To ensure a contemporary, consistent and positive public presence for Campbelltown City through widespread utilisation of the Campbelltown City Council corporate identity including the logo, emblems, colours and sub-graphics in an appropriate and consistent manner.

### Policy Statement

#### Background

#### Corporate Communications

Corporate communications play an important role in the way Council is viewed by residents, visitors and businesses.

Every message and document presented to the public needs to strengthen and enhance the image of Council that is trying to be communicated - that Campbelltown City Council is professional, competent, unified and a leader in local government.

This policy aims to ensure consistency of delivered content and Council's corporate image, as well as to provide corporate branding quality control. All corporate communications are to be approved by either the appropriate Section Manager and/or Manager Communications and Marketing, prior to being released to the public. This includes, but is not limited to, all documentation which is intended for the public under Council's name and/or bears Council's logo - flyers, pamphlets, booklets, street signage, posters, major reports (ie State of the Environment Report, Annual Report, and those associated with the Integrated Planning and Reporting framework), websites, invitations, advertising, etc. This excludes letters to individuals or groups, as they are not intended for the general public.

This will ensure that all published material is consistent in style, spelling, grammar and language usage across the whole of Council. The goal is to present Council in the most professional way possible, through the effective use of communication tools and resources.

### **Scope**

This policy applies to all Campbelltown City Council staff and all manner of corporate communications under Council's name and/or bears Council's logo which is intended for public use.

### **Principles**

To assist with this, a Corporate Style Guide for the use of Council's logo, colours and approved sub-graphics has been developed, along with a Corporate Communications Quick Reference Guide. It is the responsibility of each Section Manager to ensure that all documents intended for the public which bear Council's name and/or logo, are created in line with these guides.

1. All corporate communication intended for public viewing or use, must feature the Council logo in the full corporate colours (where possible). The approved sub-graphics can also be used in addition to the logo, but not without, should further visual depth be required.
2. The Section Manager and/or Manager Communications and Marketing is to sign off on all corporate communications intended for the public, which includes Council's name and logo (excluding letters to individuals or groups, as they are not intended for the general public).
3. The Corporate Communications Quick Reference Guide, created in line with Council's Plain English Style Guide and the Corporate Style Guide must be used when creating corporate communications of any kind. These guides detail appropriate use of font sizes, language, numbers, dates, Council logo and sub-graphics size and colour.
4. Manager Communications and Marketing is to view all major corporate documentation before it is published, to ensure that material is in line with Council style (as per the Corporate Communications Quick Reference Guide and Corporate Style Guide). Major documents are to be determined in consultation with the Directors and General Manager and include, but are not limited to, the State of the Environment Report, Annual Report, and those associated with the Integrated Planning and Reporting framework.

### **Campbelltown City logo, colours and sub-graphics**

The Campbelltown City Council logo shall be used wherever possible in Council applications, such as signage, vehicle identification, advertising, publications, certificates, letterheads, web applications, badges, certificates and staff uniforms. The sub-graphics have been derived from Council's vision statement of "A City of Choice and Opportunity in a Natural Environment" and can be used, in conjunction with the full logo, to add interest on corporate literature.

This policy covers any use of Campbelltown City Council's logo, crest and coat of arms and sub-graphics on any Council related applications and by any organisation other than Campbelltown City Council.

Council's colours, as used in the logo, are:

Leaf Green: Pantone 582

CMYK: C:22, M:9, Y:100, K:39

RGB: R:135, G:136, B:0

Navy Blue: Pantone 655

CMYK: C:100, M:80, Y:12, K:63

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RGB: R:0, G:32, B:78

Burgundy: Pantone 202  
CMYK: C:10, M:97, Y:61, K:48  
RGB: R:130, G:36, B:51

1. The use of navy blue, burgundy and leaf green shall be encouraged in official signage, interior décor and external identification as part of a program to develop a consistent and contemporary presence for Council offices and properties.
2. Groups representing Campbelltown City shall be encouraged to adopt colours similar to navy blue, burgundy and leaf green as their official livery, whenever opportunities to review existing colour schemes arise.
3. Community groups, sporting clubs and other external organisations must seek approval through Council's Manager Communications and Marketing prior to making use of the official Campbelltown City logo. The sub-graphics are to be used for Council applications only.
4. The Manager Communications and Marketing must approve any marketing material featuring Council's logo, which is intended for the public.
5. The use of the Council Crest incorporating a mural crown and white swan shall be encouraged as the official emblem for groups representing the City of Campbelltown.
6. The use of the Campbelltown City Coat-of-Arms bearing the motto "Be mindful" shall be reserved for specific official occasions where the dignity of proceedings would be enhanced through the application of a heraldic device.
7. The use of Council's Coat-of-Arms is restricted to official Council purposes only.

### **Responsibility**

The Manager Communications and Marketing is to sign off on all major Council corporate communications intended for the public, which includes Council's name and/or logo. The Manager Communications and Marketing must also review and approve any marketing material featuring Council's logo, which is intended for use by organisations other than Campbelltown City Council.

### **Effectiveness of this policy**

Manager Communications and Marketing to review the policy on an annual basis to ensure this policy remains effective.

## **END OF POLICY STATEMENT**

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## **2. COMMUNITY RESOURCES AND DEVELOPMENT**

### **2.1 2015 National Youth Week**

#### **Reporting Officer**

Manager Community Resources and Development

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#### **Attachments**

Nil

#### **Purpose**

To advise Council that 2015 Youth Week will be celebrated across the Campbelltown Local Government Area from 10-19 April.

#### **History**

National Youth Week is a joint Australian Government, State, Territory and Local Government initiative and is the largest celebration of young people in Australia. Thousands of young people aged 12-25 get involved in National Youth Week each year. National Youth Week is an opportunity for young people to share ideas, attend live events, and have their voices heard on issues that concern them, showcase their talents, celebrate their contribution to the community, take part in competitions and have fun.

#### **Report**

The theme for this year's National Youth Week is 'It Starts With Us'. Council staff are currently finishing a comprehensive program of events with the assistance of local young people and youth services.

Council also offered partnership funding of up to \$500 per project to local youth groups and service providers to host a Youth Week event. Applicants needed to demonstrate that they could provide dollar for dollar funding or in-kind support to the same value. Expressions of interest closed on Friday 12 December 2014. The following project ideas were successful and have been developed in partnership with Council and are included in the program of events.

#### **Drug Education in the Community**

Youth Solutions will be hosting an interactive stall at Macarthur Square Shopping Centre on Thursday 9 April 2015 from 5.30pm to 8.30pm which aims to educate young people about tobacco to reduce smoking rates across the Local Government Area.

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Youth Solutions will also deliver a fun and interactive peer education workshop on Friday 10 April from 12.00pm to 1.30pm at the University of Western Sydney, Campbelltown. This workshop will focus on tobacco prevention, resilience and positive coping skills.

Other planned activities include:

### **Skate Park Events**

At Macquarie Fields Skate Park on Sunday 12 April from 3.30pm to 5.30pm, young people can participate in a jam session showcasing skate, scooter and BMX demonstrations by sponsored riders. The day includes a barbeque, music and giveaways.

At Campbelltown Skate Park on Saturday 18 April from 3.30pm to 5.00pm, young people can get active in their community, meet new friends and learn some great skills from professionals in a free skateboarding workshop.

Both events will be organised by Council in partnership with Totem Skate School and local youth services.

### **Youth Leadership**

Council in partnership with Camden and Wollondilly Councils will host a Youth Leadership Forum at Campbelltown Arts Centre on Tuesday 14 April from 12.00pm to 4.00pm. The forum will support young people to develop leadership skills and set goals for the future.

The Youth Leadership Forum will also include guest speakers and group workshops.

### **OzTag Sports Tournament**

Council will partner with the NSW Office of Sport, NSW OzTag Sports Association and youth services from the Campbelltown Local Government Area to host an annual OzTag Sports Tournament on Wednesday 15 April 2015 from 9.30am to 3.30pm at Kevin Wheatley VC Reserve, Airds.

OzTag Sports Association will facilitate a skills and drills session prior to the start of the OzTag tournament to further develop skills such as team work, communication and decision making.

### **Art Workshops**

Council's Library Service will run a number of art workshops including a Manga drawing workshop on Wednesday 15 April at HJ Daley Library from 2.00pm to 4.00pm and a henna tattoo workshop at Glenquarie Library on Thursday 16 April from 2.00pm to 3.30pm.

The art workshops are open to young people aged twelve to eighteen years. Participants will learn tips and tricks of drawing their favourite Manga characters and learn the art of henna tattooing.

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### **All Ages Gig**

Council will work with youth services and young people to host a Youth Week All Ages Show at Eagle Vale High School on Friday 17 April from 5.00pm to 9.30pm.

Youth volunteers from the Campbelltown Youth Entertainment Reference Group will mentor and support young people to plan and organise the event.

The Youth Week activities will be delivered through Council's approved budget, sponsorship and a range of in kind contributions and support from local organisations and community groups.

The Youth Week program, when finalised, will be widely distributed and promoted across the Campbelltown Local Government Area, on the National Youth Week Website, and through a variety of media formats including print, email networks, Council's website and social media.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Oates/Thompson)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Rowell/Borg)**

That the Officer's Recommendation be adopted.

### **Council Minute Resolution Number 36**

That the Officer's Recommendation be adopted.

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## **2.2 Beach Safety Pilot Program Evaluation**

### **Reporting Officer**

Manager Community Resources and Development

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### **Attachments**

Nil

### **Purpose**

To provide Council with an evaluation of the Beach Safety pilot program held on 21 January 2015 at Wollongong Beach.

### **History**

Council at the meeting of 11 November 2014 was informed of a Beach Safety pilot program for young people from the Campbelltown Local Government Area to be held during the 2014-2015 summer school holidays.

### **Report**

The Beach Safety pilot program was conducted by Council in partnership with Surf Life Saving NSW, Wollongong City Council, Busabout Bus Service and participating youth services from the Campbelltown Local Government Area.

A group of young people attended the pilot program, which focused on learning and rehearsing basic survival skills in the water and teaching basic emergency response and rescue techniques. Surf Life Saving NSW, volunteer lifesavers from the North Wollongong Surf Life Saving Club and Wollongong City Council coordinated workshops and practical activities on the day.

The participants were aged from twelve to eighteen years of age from local multicultural and Aboriginal and Torres Strait Islander communities, which have been identified as over represented in drowning statistics by Surf Life Saving NSW.

The participants were engaged throughout the workshop and positive feedback was provided with participants stating that they felt more confident in the water and that they were able to identify dangerous surf conditions such as how to recognise and avoid rips.

The allocated budget for this project was \$500 which was used for marketing, catering and transport costs on the day. Council also utilised the remaining MyZone tickets purchased for the previous year 2013-2014 Beach Bus program towards transport costs.

---

Surf Life Saving NSW and local youth services have also given positive feedback on the program and are keen to develop further partnerships with Council to continue to provide beach safety awareness to young people and families across Campbelltown, including through local schools and community workshops.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Glynn/Oates)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Rowell/Borg)**

That the Officer's Recommendation be adopted.

### **Council Minute Resolution Number 36**

That the Officer's Recommendation be adopted.

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## **2.3 2015 Seniors Week**

### **Reporting Officer**

Manager Community Resources and Development

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### **Attachments**

Nil.

### **Purpose**

To provide Council with information on the 2015 Seniors Week celebrations to be held from 14 - 22 March across the Campbelltown Local Government Area.

### **Report**

Seniors Week is an annual statewide community event that celebrates the valuable contribution seniors make to our community.

This year's statewide theme for Seniors Week is 'Live Life', a theme continued on from previous years. Council, together with local community organisations, clubs and businesses, will coordinate a diverse range of activities that encourage the active involvement of older residents within the Campbelltown community in accessible and affordable local events.

### **Seniors Concerts**

Council will once again coordinate three Seniors Concerts at clubs across the Campbelltown LGA. Two of the concerts will be for general admission and frail aged groups, to be held at the Campbelltown Catholic Club on Tuesday 17 March and Campbelltown RSL Club on Wednesday 18 March. A specialised concert for people with dementia and their carers will be held at Western Suburbs Leagues Club on Tuesday 10 March.

### **Campbelltown Arts Centre**

The Campbelltown Arts Centre Seniors Week program will include a Seniors Embroidery Workshop on Saturday 14 March, a Seniors Still Life Painting Workshop on Sunday 15 March and the Young at Heart Seniors Week screening on Monday 16 March.

### **Art and Memory Tours**

As part of existing public programs, the Arts Centre will offer guided exhibition tours for people with memory loss. Tours are offered on Saturday 21 March and Sunday 22 March, for small groups to socialise and contribute their individual responses to select works from the exhibition 'Colour of my Dreams' by Rebecca Baumann and Brendan van Hek, as well as works by Friends of Campbelltown Arts Centre exhibited in the 'Friends Annual'.

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### **Seniors Tea Dance**

On Saturday 21 March the Arts Centre will present the annual 'Seniors Tea Dance'. This popular event regularly books out, providing high tea and participatory dancing and promoting physical health, mental health and social activity for seniors.

### **Seniors Soiree**

On Sunday 22 March the Arts Centre will present the annual 'Seniors Soiree'. The event was first run in 2010 and has been well received by seniors over the last four years. The soiree offers a platform for individuals and groups to showcase their skills and talents within a professional performance environment.

### **Technical Information Workshops**

On Wednesday 11 March, HJ Daley Library will run an IT and Biscuits workshop to assist seniors with knowing more about laptops and how to connect and communicate with friends and family.

On Thursday 19 March, Council will hold an Intergenerational Technology Forum at the Greg Percival Community Centre with local school students providing seniors with helpful information on using new technologies, including tablets and smart phones.

Council will also offer free passes for local seniors to Council's Leisure Centres across Seniors Week.

The Seniors Week activities will be delivered through Council's approved budget, sponsorship and a range of in kind contributions and support from local organisations and community groups.

A Calendar of Events has been developed, detailing events and activities for local seniors across the month of March with 2500 copies distributed throughout the local community.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Glynn/Thompson)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Rowell/Borg)**

That the Officer's Recommendation be adopted.

### **Council Minute Resolution Number 36**

That the Officer's Recommendation be adopted.

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### **3. CULTURAL SERVICES**

#### **3.1 Pixel Sounds - Campbelltown Arts Centre 2015 Contemporary Music Program**

##### **Reporting Officer**

Manager Cultural Services

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##### **Attachments**

Nil

##### **Purpose**

To advise Council of an afternoon of workshops and an evening public performance entitled 'Pixel Sounds' to be held on Saturday 18 April 2015, at Campbelltown Arts Centre.

##### **Report**

Campbelltown Arts Centre will present 'Pixel Sounds', a public event involving up to three workshops from 12.00noon-5.00pm and an evening of performances at 7.00pm on Saturday 18 April 2015. Pixel music is created around the new artistic practice of composing and playing music using archaic gaming consoles.

Workshop participants will learn how to compose and play music on a Nintendo Gameboy as well as having an introduction to circuit bending, which involves the customisation and transformation of cheap electronic toys into usable musical instruments.

'Pixel Sounds' is a much anticipated event by the electronic arts community and will be well received both locally and across Sydney.

The evening's performances will provide local audiences an excellent opportunity to get up close to, and hear some of the finest Australian exponents of this new and exciting musical genre.

##### **Officer's Recommendation**

That the information be noted.

##### **Committee's Recommendation: (Thompson/Oates)**

That the Officer's Recommendation be adopted.

**CARRIED**

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**Council Meeting 17 March 2015 (Rowell/Borg)**

That the Officer's Recommendation be adopted.

**Council Minute Resolution Number 36**

That the Officer's Recommendation be adopted.

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## **3.2 Museums Australia Multimedia and Publication Design Awards 2015**

### **Reporting Officer**

Manager Cultural Services

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### **Attachments**

Nil

### **Purpose**

To inform Council that an award submission will be made to Museums Australia for the 2015 National Multimedia and Publications Design Awards (MAPDA).

### **Report**

The MAPDA were established by Museums Australia to celebrate excellence in design and communication in the museum and cultural sector across Australia. The Awards showcase the breadth of design talent across Australia and beyond.

Campbelltown Arts Centre has previously been successful in these awards, winning several awards and receiving highly commended certificates since entering in 2006.

This year the Arts Centre will enter under the category:

#### **Exhibition Catalogue (Major)**

2014 'TV Moore's Rum Jungle'  
2014 'Edge of Elsewhere'

The criteria for this category is '(64 or more pages) section sewn/burst or perfect bound: any substantial, non-periodical publication designed to accompany a specific exhibit'.

Shortlisted entries will be posted on the Museums Australia website from late April 2015 and be on exhibition at the Maritime Museum, Sydney during the Museums Australia National Conference. The MAPDA awards ceremony will be held on Friday 22 May, 2015 at the Maritime Museum. Winning entries will be published in the Winter 2015 issue of Museums Australia Magazine and on the Museums Australia website.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Oates/Thompson)**

That the Officer's Recommendation be adopted.

**CARRIED**

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**Council Meeting 17 March 2015 (Rowell/Borg)**

That the Officer's Recommendation be adopted.

**Council Minute Resolution Number 36**

That the Officer's Recommendation be adopted.

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#### **4. CUSTOMER SERVICE**

**No reports this round**

#### **5. EDUCATION AND CARE SERVICES**

**No reports this round**

#### **6. HEALTHY LIFESTYLES**

##### **6.1 Campbelltown Bicycle Education and Road Safety Centre School Holiday Program**

##### **Reporting Officer**

Manager Healthy Lifestyles

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##### **Attachments**

Nil

##### **Purpose**

To advise Council of the School Holiday Program provided at the Campbelltown Bicycle Education and Road Safety Centre during January 2015.

##### **History**

Campbelltown Bicycle Education and Road Safety Centre was officially opened 25 years ago in 1990. The Centre provides educational programs for groups for preschool, primary and secondary schools. The Centre also conducts programs for students with special needs.

The Centre is available for private hire seven days a week. Open days are held on Sundays throughout the year and during school holidays from 10.00am to 3.00pm.

During the 2013-2014 financial year, a total of 8210 visitors attended the Centre. Two hundred private hire bookings, approximately four bookings per weekend were made and over 2300 school students attended educational programs.

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**Report**

The School Holiday Program was implemented in 2011 to increase the community's awareness of Campbelltown Bicycle Education and Road Safety Centre and to assist parents in keeping their children active during the school holidays.

Activities included a skills circuit and ramp which tested children's balance and turning points on a bike; a jumping castle and an education competition which required children to ride around the track to gain answers to complete their quiz.

This year 1,462 visitors attended the Centre during the 18 open days in January. Due to wet weather the Centre was closed for two days within this period.

Private hire bookings for events and birthday parties at the Centre are also fully booked well into 2015 and 2016.

The Centre also provides information to parents and children on programs held throughout the year at Council's Leisure Centres as well as the Bicycle Education and Road Safety Centre.

**Officer's Recommendation**

That the information be noted.

**Committee's Recommendation: (Thompson/Glynn)**

That the Officer's Recommendation be adopted.

**CARRIED****Council Meeting 17 March 2015 (Rowell/Borg)**

That the Officer's Recommendation be adopted.

**Council Minute Resolution Number 36**

That the Officer's Recommendation be adopted.

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## **7. LIBRARY SERVICES**

### **7.1 Summer Reading Club 2014/2015**

#### **Reporting Officer**

Manager Library Services

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#### **Attachments**

Nil

#### **Purpose**

To advise Council of the outcomes of the Summer Reading Club held at Council's libraries as part of the school holiday program during December 2014 and January 2015.

#### **Report**

Campbelltown City Council's Summer Reading Club was once again a huge success with 578 children and young people up to the age of 16 years of age registering to participate in this program.

The Summer Reading Club Program was launched on 1 December 2014 and continued throughout January as part of the Library's school holiday program. The Summer Reading Club combines reading and library events to help children experience the joy of reading over the school holiday break, as well as keeping them on track for the new school year. The Summer Reading Club is a great way to encourage children to keep learning during the summer holidays so when they return to school their reading has improved and they are excited to begin the new term. It also assists in forming the habit of reading every day.

The theme for 2014/2015 Summer Reading Club was "Investigation". This focused on participants choosing their own adventure from the library shelves, as they read stories of dodging danger, outwitting foes and journeying beyond their wildest imagination. During the program, the registered participants enjoyed 12,270 books – an average of 250 books each day.

All participants were invited to a party on 22 January 2015 at each of our library branches. At the party, participants had a chance to celebrate their achievements. 221 children plus their families attended the events.

This summer, all registered participants received a certificate as well as small gifts of encouragement. Those that read at least 10 books went into the draw to win a range of prizes. Our biggest winner was a 12 year old girl who handed in 23 reading logs which is a total of 230 books read in a seven week period.

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The Summer Reading Club has proved to be growing in popularity. The feedback from both the participants and parents was extremely positive with many expressing an interest in being involved again next year.

The Summer Reading Club is run in partnership with the State Library of Queensland, the Australian Library and Information Association and Public Libraries Australia.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Oates/Glynn)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Rowell/Borg)**

That the Officer's Recommendation be adopted.

### **Council Minute Resolution Number 36**

That the Officer's Recommendation be adopted.

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## **7.2 Tech Savvy Seniors CALD Programme**

### **Reporting Officer**

Manager Library Services

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### **Attachments**

Nil

### **Purpose**

To advise Council of Campbelltown Library Services participation in the Tech Savvy Seniors Libraries Technology Training for Culturally and Linguistically Diverse Seniors programme beginning in April 2015.

### **Report**

The NSW Government released the Ageing Strategy in July 2012. One of the key priorities of the Ageing Strategy was the Tech Savvy Seniors Programme, a digital literacy skills training programme for seniors who have limited or no previous computer experience. In 2012 this programme was piloted in public libraries and community colleges in several locations across the state. It was also offered in 2013 at selected public libraries and participating community colleges.

The NSW Government (through partners Office for Ageing and the State Library) and Telstra launched a partnership earlier this year to extend the Tech Savvy Seniors Programme. This partnership aims to deliver face to face training to older members of CALD communities across NSW through providing funding and training support to a range of community colleges and libraries.

Campbelltown City Library will be participating in the programme which will provide a number of technology training sessions to CALD Seniors "in language" by bilingual trainers. Courses will be run in Arabic, Hindi and Cantonese.

The Tech Savvy Seniors training programmes will include four hands on sessions over a number of weeks beginning in April. The training will cover a range of topic areas including:

1. Introduction to the Computer - Part 1
  2. Introduction to the Internet - Part 1
  3. Introduction to the Internet - Part 2
  4. Introduction to Social Media - Part 1
-

To support the training, a variety of handouts and other learning materials will be available to course participants. The course schedule is in final preparation and once tutor availability is confirmed, will be promoted through the Library network, Council's website, social media and local press and radio.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Lound/Thompson)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Rowell/Borg)**

That the Officer's Recommendation be adopted.

### **Council Minute Resolution Number 36**

That the Officer's Recommendation be adopted.

## **8. GENERAL BUSINESS**

Nil.

## **22. CONFIDENTIAL ITEMS**

### **No reports this round**

There being no further business the meeting closed at 5.40pm.

T Rowell  
CHAIRPERSON

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# **Reports of the Corporate Governance Committee Meeting held at 5.30pm on Tuesday, 10 March 2015.**

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## **APOLOGIES**

## **ACKNOWLEDGEMENT OF LAND**

## **DECLARATIONS OF INTEREST**

### **Pecuniary Interests**

### **Non Pecuniary – Significant Interests**

### **Non Pecuniary – Less than Significant Interests**

<b>ITEM</b>	<b>TITLE</b>	<b>PAGE</b>
<b>1.</b>	<b>GOVERNANCE AND RISK</b>	<b>3</b>
<b>1.1</b>	<b>National General Assembly of Local Government 2015</b>	<b>3</b>
<b>2.</b>	<b>PROPERTY SERVICES</b>	<b>35</b>
	<b>No reports this round</b>	<b>35</b>
<b>3.</b>	<b>FINANCIAL SERVICES</b>	<b>35</b>
<b>3.1</b>	<b>Investment report - January 2015</b>	<b>35</b>
<b>3.2</b>	<b>Sundry Debtors Report - January 2015</b>	<b>39</b>
<b>3.3</b>	<b>Revised Policy - Hardship</b>	<b>45</b>
<b>4.</b>	<b>HUMAN RESOURCES</b>	<b>48</b>
	<b>No reports this round</b>	<b>48</b>
<b>5.</b>	<b>INFORMATION MANAGEMENT AND TECHNOLOGY</b>	<b>48</b>
	<b>No reports this round</b>	<b>48</b>
<b>6.</b>	<b>GENERAL BUSINESS</b>	<b>48</b>
<b>23.</b>	<b>CONFIDENTIAL ITEMS</b>	<b>48</b>
<b>23.1</b>	<b>Licence and Sub Licence Agreement Bob Prenter Reserve, Macquarie Fields</b>	<b>48</b>

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**Minutes of the Corporate Governance Committee held on 10 March 2015**

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**Present** His Worship the Mayor, Councillor P Lake  
Councillor C Mead (Chairperson)  
Councillor F Borg  
Councillor P Hawker  
Councillor R Kolkman  
Director Business Services - Mr M Sewell  
Acting Director City Works - Mr G Mitchell  
Acting Manager Assets and Supply Services - Mrs K Stares  
Manager Emergency Management and Facility Services - Mr R Blair  
Manager Financial Services - Mrs C Mears  
Manager Governance and Risk - Mrs M Dunlop  
Manager Human Resources - Mr B Clarence  
Manager Information Management and Technology - Mrs S Peroumal  
Manager Operational Services - Mr A Davies  
Manager Property Services - Mr J Milicic  
Manager Waste and Recycling Services - Mr P Macdonald  
Executive Assistant - Mrs D Taylor

**Apologies (Kolkman/Hawker)**

That the apologies from Councillors Chanthivong, Greiss and Dobson be received and accepted.

**CARRIED**

**Acknowledgement of Land**

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

**DECLARATIONS OF INTEREST**

There were no Declarations of Interest at this meeting.

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## **1. GOVERNANCE AND RISK**

### **1.1 National General Assembly of Local Government 2015**

#### **Reporting Officer**

Manager Governance and Risk

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#### **Attachments**

1. Letter from Australian Local Government Association regarding the 2015 National General Assembly of Local Government (contained within this report)
2. Discussion Paper 2015 Call for Motions (contained within this report)
3. National General Assembly 2015 program (contained within this report)

#### **Purpose**

To advise Council that the 2015 National General Assembly (NGA) of Local Government will be held on 14-17 June 2015.

#### **History**

The National General Assembly (NGA) of Local Government is the major event on the annual Local Government events calendar. The NGA typically attracts more than 800 mayors, councillors and senior officers from councils across Australia and is an opportunity to contribute to the development of national local government policy and receive updates on the major policy issues facing local government nationally.

#### **Report**

The Australian Local Government Association (ALGA) is holding the 2015 National General Assembly at the National Convention Centre in Canberra on 14-17 June 2015. Council is also advised of the scheduling conflict with the June Council Meeting to be held on Tuesday 16 June 2015.

The 2015 NGA is being held at an important time, as the Commonwealth Government has invited all interested parties to consider potential reform of the Federation and of taxation.

Invitations have been extended to the Prime Minister, the Leader of the Opposition, the Leader of the Australian Greens and relevant Ministers to attend the conference to provide key note addresses.

The theme of the conference is 'Closest to the Community: Local Government in the Federation'. This theme reflects the essential role of local government to provide 'good governance' of local communities throughout Australia and will provide councils with the forum to debate White Paper on the Reform of the Federation.

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A discussion paper has been issued by the Australian Local Government Associations calling for motions to be dealt with at the 2015 conference. Motions require the endorsement of Council and must be received by ALGA no later than 17 April 2015.

To assist Councils in submitting motions for debate, the ALGA has put together a discussion paper providing guidelines for motions and background information (attachment 2).

To be eligible for inclusion in the NGA Business Papers, and then debate on the floor of the NGA, motions must follow the following principles:

1. be relevant to the work of local government nationally
2. be consistent with the themes of the Assembly
3. complement or build on the policy objectives of your state and territory local government association
4. propose a clear action and outcome
5. not be advanced on behalf of external third parties which may seek to use the NGA to apply pressure to Board members, to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of local government.

Motions should generally be in a form that seeks the NGA's support for a particular action or policy change at the Federal level, which will assist local governments to meet local community needs. For example: That this National General Assembly call on the Federal Government to restore indexation to local government financial assistance grants.

Councillors are asked to draft their motions in the format prescribed by the ALGA (see below) and to submit as a Notice of Motion for consideration by the Council at the meeting to be held on 17 March 2015.

#### **Motion**

##### **National Objective**

Why is this a national issue and why should this be debated at the NGA? (Maximum 100 words)

##### **Summary of Key Arguments**

Background information and supporting arguments (maximum 300 words).

Council staff will coordinate the online lodgement of motions endorsed by Council.

#### **Officer's Recommendation**

1. That the Acting General Manager or their nominee and the Director Business Services be authorised to attend the 2015 National General Assembly of Local Government together with any interested Councillors, with expenses to be met in accordance with Council's policy.
2. That Council determine any motions that are to be submitted.

#### **Committee's Recommendation: (Borg/Kolkman)**

That the Officer's Recommendation be adopted.

**CARRIED**

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**Council Meeting 17 March 2015 (Mead/Dobson)**

That the Officer's Recommendation be adopted.

**Council Resolution Minute Number 37**

That the Officer's Recommendation be adopted.

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## ATTACHMENT 1



FEB25'15 08:29:52 RCVD

AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

20 February 2014

Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Dear Mayor Lake

I am writing to invite you and your colleagues to attend this year's National General Assembly of Local Government (NGA) at the National Convention Centre in Canberra from 14 - 17 June 2015.

Invitations have been extended to the Prime Minister, the Deputy Prime Minister and the Leader of the Opposition to address the sector. We will also be joined by other ministers, shadow ministers and leading public figures presenting keynote addresses, which will help to focus our discussions at the NGA.

The theme for this year's NGA is 'Closest to the Community: Local Government in the Federation'. The Australian Government is currently working with all state and territory governments and ALGA to develop White Papers on reform of the Federation and Taxation. The NGA presents local government as a whole with an opportunity to consider the range of issues being raised and to ensure local government's aspirations are addressed in the White Papers. I have been clear that I want to see local government strengthened as a result of any reform and we need your input to advance that objective.

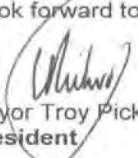
The NGA program will cover a wide range of issues, reflecting the diversity of local government and our interests. There will be opportunities for delegates to interact with not only invited political and keynote speakers, but with panels of subject-matter experts and local government representatives.

Enclosed is the NGA Registration Brochure which contains details of the program, business agenda and associated events. I have also enclosed the NGA 2015 discussion paper and the official call for motions. This year's NGA presents an ideal opportunity to offer your ideas and experience to your local government colleagues and through to the Australian Government as we consider the challenges that lay ahead.

Your council's involvement in the NGA is important in assisting ALGA to maintain the Government's engagement with local government and to drive improved outcomes for the local government sector at the national level.

A number of crucial policy motions will be debated at the NGA and it is essential that every council is represented in these debates to actively contribute to the dialogue as we strategically position the sector within our Federation.

I look forward to seeing you in Canberra.

  
Mayor Troy Pickard  
President

## **ATTACHMENT 2**



**AUSTRALIAN LOCAL  
GOVERNMENT ASSOCIATION**

### **National General Assembly of Local Government**

**14 -17 June 2015**

### **Call for Motions**

### **'Closest to the Community: Local Government in the Federation' Discussion Paper**

*February 2015*

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### *Preamble*

The 2015 NGA is being held at an important time, not only for local government, but the Commonwealth, states and territories and the Australian people. It is a time when the Commonwealth Government has invited all interested parties to consider potential reform of the Federation and of taxation.

While the Government recognises that the current Federation has given rise to '... a vibrant democracy, a strong economy and a cohesive society that millions of migrants have chosen to join', it also suggests that over time, it has '.... increased the overlap of roles and responsibilities between spheres of government and reduced accountability to voters, created duplication and blame-shifting'. The Prime Minister has frequently alluded to this problem, and has established a White Paper process on the Reform of the Federation, and a White Paper on Taxation to address these issues.

The White Paper on the Reform of the Federation will '... seek to clarify roles and responsibilities to ensure that, as far as possible, the States and Territories are sovereign in their own sphere, so that voters know who is responsible for what'.

The Prime Minister in his Sir Henry Parkes Commemorative Dinner address at Tenterfield on 25 October 2014 said that '... the Government is determined to make the case for change'. But he also acknowledged that consensus is required for rethinking the conventions about which level of government is responsible for the delivery of a particular service, or the revenue measures to which particular levels of government should have access. He said, '...Without a measure of consensus, any change requiring legislation is unlikely to secure parliamentary passage and the whole exercise could turn out to be futile'. He went on to say, '...Without an element of consensus, any change that's actually achieved could be reversed at the earliest opportunity and therefore hardly worth doing'.

Local government is an essential part of the Australian system of government. Local governments are democratically elected and provide for the 'good governance'<sup>1</sup> of local communities throughout Australia. As part of that role, councils provide crucial local planning, services, programs and infrastructure including local roads, community halls, sports, cultural and recreation facilities that underpin the life of every local community throughout Australia. In this way local government is indeed the level of government that is 'closest to the community'.

It is therefore an important partner and stakeholder in the development of a national consensus on any reform proposal and should help shape this debate and make its contribution to the White Paper process. The Australian Local Government Association (ALGA) has had input to these papers, and in consultation with state and territory local government associations has made submissions on relevant matters. ALGA also intends to make substantial submissions to the Green Papers expected to be released on the Federation and Taxation during this process and encourages all councils to become actively involved in this process.

The NGA debate on motions and associated discussions will help to inform the ALGA Board in formulating these submissions.

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<sup>1</sup> See objects of state and territory Local Government Acts.

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### ***How Can Councils Submit Motions***

The National General Assembly of Local Government is an important opportunity for you and your council to influence the national policy agenda.

To assist you and your council to identify motions that address the theme of the NGA the ALGA Secretariat has prepared this short discussion paper. You are encouraged to read all of the sections of the Paper, but are not expected to respond to every question contained in them. Your motion/s can address one or all of the issues identified in the discussion paper.

To be eligible for inclusion in the NGA Business Papers, and then debate on the floor of the NGA, motions must follow the following principles:

1. Be relevant to the work of local government nationally;
2. Be consistent with the themes of the Assembly
3. Complement or build on the policy objectives of your state and territory local government association;
4. propose a clear action and outcome, and
5. not be advanced on behalf of external third parties which may seek to use the NGA to apply pressure to Board members, to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of local government.

Motions should generally be in a form that seek the NGA's support for a particular action or policy change, at the Federal level which will assist local governments to meet local community needs. For example: That this National General Assembly call on the Federal Government to restore indexation to local government financial assistance grants.

Motions should be lodged electronically using the online form available on the NGA Website at: [www.alga.asn.au](http://www.alga.asn.au). All motions require among other things: a contact officer; a clear national objective; a summary of the key arguments in support of the motion, and endorsement of your council. Motions should be received by ALGA no later than 11:59pm on Friday 17 April 2015, electronically in the prescribed format.

All motions submitted will be reviewed by the National General Assembly Committee as well as by State and Territory Local Government Associations to determine their eligibility for inclusion in the NGA Business Papers. When reviewing motions, the Committee considers the importance and relevance of the issue to local government. Please note that motions should not be prescriptive in directing how the matter should be pursued. Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state/territory local government association, and will not be included in the Business Papers.

For more information, please contact the Director, National Events on (02) 6122 9400.

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### ***Introduction***

During the 2013 Federal election campaign the Coalition announced their intention to produce a White Paper on the Reform of the Federation if they were to win Government. In addition, the Coalition promised to produce a White Paper on Taxation.

As a result, on 28 June 2014 the Commonwealth Government released the Terms of Reference for a White Paper on the Reform of the Federation. These can be found at <https://federation.dpmc.gov.au/>. At the time of writing the Terms of Reference for the White Paper on Taxation were not publicly available.

The Federation White Paper process will include the release of a Green Paper which will canvas options for reform in the latter part of 2015, and ultimately the White Paper which will outline '...a clear, well defined and timely policy platform', during the lead up to the next Federal election.

The Commonwealth has released five issues papers to engage interested parties on some of the key issues that will be considered in the White Paper Process. These are:

*Issues Paper 1 - A Federation for Our Future*

*Issues Paper 2 - Roles and Responsibilities in Housing and Homelessness*

*Issues Paper 3 - Roles and Responsibilities in Health*

*Issues Paper 4 - Roles and Responsibilities in Education*

*Issues Paper 5 - COAG and Federal Financial Relations*

Copies can be found at: <https://federation.dpmc.gov.au/issues-papers>

A separate Discussion Paper on Taxation is expected to be released in the coming weeks.

This National General Assembly (NGA) provides an important opportunity for local government to debate issues and options for reform, as well as to develop a national position ahead of the White Paper on the Reform of the Federation and White Paper on Taxation.

Councils and NGA delegates are strongly encouraged to read these discussion papers prior to submitting motion for this year's NGA.

### **Local Government in the Federation**

Local government in Australia pre-dates Federation. The City of Adelaide was established in 1840, the first local government in the extensive network which exists today.

The formation of the early municipal authorities built on local initiatives inspired by local citizens who recognised and acted on the need for the provision of local services and infrastructure which were not being provided by colonial administrations. Typically, the municipal authority provided traditional property services such as local roads, waste management and through these services (waste, waste water and sewerage) environmental health services to meet local needs. Over time local authorities began to provide utilities and services such as electricity and gas. Gradually colonial administrations / states began to aggregate and regulate local networks such as electricity and take them over. In addition, over time, states began to prescribe local services that should be provided locally by the

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municipal government including the provision of regulatory services, planning and other services.

Arguably this was just the beginning of some 'blurring' of roles, responsibilities and accountability between the existing two levels of governments in Australia. It also, inevitably, led to the significant debates about funding responsibilities. The evolution of the roles and responsibilities between states and local government is an important part of the story of how government institutions evolved to meet the emerging needs and demands of Australians. On 1 January 1901 our current Federal system was formalised.

As Commonwealth and state relations evolved, local government continued to operate at the local level. In the 1970s both the Whitlam and Fraser Governments, supported the need for the rapid expansion of government services, including municipal services in local communities. In addition, there was a recognition of the need for Commonwealth/states services to be delivered locally and the Commonwealth forged a direct relationship with local government through the provision of funds to local government.

The Fraser Government formalised support by establishing the system of Financial Assistance Grants (FAGs). Local government received a guaranteed share of Personal Income Tax through the *Local Government (Personal Income Tax Sharing) Act 1976*. Under the Act the amount of local government's share was to rise to 2%. The Hawke Government scrapped that approach and, after an inquiry in 1985, introduced a new Act at the same time as maintaining the system of FAGs.

FAGs aimed to facilitate Horizontal Fiscal Equalisation (HFE) and support the national provision of local government services. Commonwealth responsibility to maintain funding to local government (in this broad sense) was reconfirmed during the negotiation of the Goods and Services Tax (GST) in 1999. The concept of the Commonwealth funding (part funding) local services nationally was taken further with the advent of the highly successful and much need Roads to Recovery program (R2R) in 2000.

### **White Paper Terms of Reference**

The Terms of Reference for the White Paper on the Reform of the Federation set out four overarching questions for investigation. These are:

- What are the practicalities of limiting policy and funding to core national interest matters, as typified by the matters in section 51 of the Constitution?
  - How can overlap between Local, State and Commonwealth responsibilities or involvement in the delivery and funding of public programs be reduced or, if appropriate be eliminated?
  - How can we achieve agreement between States and Commonwealth Governments about their distinct and mutually exclusive responsibilities and subsequent funding sources for associated programs?
  - How can we achieve equity and sustainability in the funding of any programmes that are deemed to be the responsibility of more than one level of government.
-

These four questions are the starting point for the national debate and for councils to consider in the development of NGA motions.

*The challenge of this NGA can be considered at two levels:*

- 1. identify and propose potential reform of the Federation, including funding relationships, that will improve the operation of the Federation and improve government service delivery to the Australian people, and*
- 2. from a Local Government perspective, propose reforms that should occur to strengthen Local Government, and / or, if there are reforms to Commonwealth and state relations by shifting roles and responsibilities, how can any adverse impacts on Local Government and local communities be addressed.*

#### **Principles and criteria to be applied when allocating roles and responsibilities between different levels of government**

The White Paper on the Reform of the Federation will consider principles and criteria to be applied when allocating roles and responsibilities between different levels of government. They can be considered 'design principles' for designing, or re-designing, our Federation. The White Paper's Terms of Reference set out six principles:

- accountability for performance in delivering outcomes;
- subsidiarity;
- national interest considerations;
- equity, efficiency and effectiveness of service delivery;
- durability; and
- fiscal sustainability.

It is important to note that this list extends the list of four principles agreed at the Special Premiers' Conferences in 1990 and 1991 as part of a previous attempt to reform our Federation. The four principles agreed at that time were nationhood, subsidiarity, structural efficiency and accountability. The focus on structural efficiency was borne out in the New Federalism agenda given expression in the National Competition Policy.

The first Issues Paper provides detailed descriptions of each principle and importantly it suggests that it is important to realise that these principles will often be in conflict, and in choosing between different policy options, governments will necessarily need to consider the trade-offs between them.

It poses the following questions:

- Are these the right principles? Are there additional principles that should be considered?
  - How should these principles be prioritised?
  - What are the likely trade-offs between the principles that need to be considered?
-



*Motions are invited on whether these principles are the right principles. For example a motion in the following form:*

*That this NGA supports (or does not support some or all of) the following six principles and criteria as outlined in Issues Paper No 1 to be applied when allocating roles and responsibilities between different levels of government*

- *accountability for performance in delivering outcomes;*
- *subsidiarity;*
- *national interest considerations;*
- *equity, efficiency and effectiveness of service delivery;*
- *durability; and*
- *fiscal sustainability.*

*Motions are invited on specific examples on how these principle and criteria should be applied to specific services that are directly relevant to Local Government.*

### ***White Paper Issues Papers***

*Issues Paper Number 1, A Federation for Our Future (September 2014)* begins with a discussion of the Federation from 1 January 1901 and goes on to discuss the evolution of the Federation including the Constitutional basis of the allocation of roles and responsibilities between the Commonwealth and the states and territories. Over time, the paper suggests, roles and responsibilities for service provision between the Commonwealth and state boundaries became blurred.

The second, third and fourth Issues Paper are related to specific portfolios. These include: housing and homelessness; health; and education. The final Issues Paper deals with COAG and Federal Financial Relations.

The Issues Papers only briefly touch on local government with little discussion of the evolution of the current Commonwealth, state and local government relationship.

In light of this, a series of questions arise about Local Government's responsibilities including what is Local Government's current role in these areas, what the role should be and how it should be funded.

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*Housing and Homelessness*

*Which level of government should be responsible for housing policy?*

*If more than one, how should roles and responsibilities in particular policy funding and delivery, be shared between governments and how should cost shifting between governments be avoided?*

*Which level of government should be responsible for funding public housing?*

*Which level of government, if any, should be responsible for the delivery of public housing?*

*Which level of government if any should be responsible for the regulation of public housing?*

*Which levels of government should be responsible for policy, funding, delivery and regulation to address homelessness?*

*What are the roles and responsibilities of local government in housing and homelessness?*

*Who should fund that role?*

*If there are changes in roles and responsibilities in relation to housing and or homelessness between levels of government, in particular between the Commonwealth and states/territories, what measures should be taken to stop cost shifting to local government?*



*Which level of government should be responsible for health and or education policy?*

*Which level of government should be responsible for funding health and education services?*

*If more than one, how should roles and responsibilities in particular policy funding and delivery, be shared between governments and how can cost shifting between governments be avoided?*

*Which level of government, if any, should be responsible for the delivery of health and or education?*

*Which level of government if any should be responsible for the regulation of health or education?*

*What are the roles and responsibilities of local government in health and or education?*

*Who should fund that role?*

*If there are changes in roles and responsibilities in relation to housing and or homelessness between levels of government, in particular between the Commonwealth and states/territories, what measures should be taken to stop cost shifting to local government?*

## **Further Context for Consideration**

### **Outcomes of 2014 NGA**

In response to the release of the National Commission of Audit Report (2014) and the 2014 - 15 Federal Budget decision to freeze the indexation of Financial Assistance Grants (outlined below), the 2014 NGA resolved:

*Delegates of the 2014 National General Assembly, in recognition of the vital importance of the Financial Assistance Grants (FAGs) to local government for the provision of equitable levels of local government services to all Australian communities, unanimously call on the Commonwealth Government to:*

- *restore indexation of Financial Assistance Grants in line with CPI and population growth immediately,*
-

- *reject Recommendation 22 of the National Commission of Audit in which the Commission recommends that tied grants to local government cease, and to the extent that programs are identified as priorities, local and state government provide them to the communities they serve.*

Further Delegates also resolved that:

- *It is imperative that the Commonwealth consult with local government, the states and territories and local communities in the development of the White Paper on Reform of the Federation and the White Paper on Taxation; that the Government's White Papers must genuinely reflect the wishes of the Australian people; and that future Federal-state and local financial relationship arrangements must ensure long term sustainable distribution of taxation revenues between the levels of government that are commensurate with the roles and responsibilities of each level government in our modern Federation.*

#### **2014 National Commission of Audit**

On 1 May 2014 the National Commission of Audit released its Phase 1 and 2 reports. The audit was established in October 2013 and asked, inter alia; "... assess the current split of roles and responsibilities between and within the Commonwealth government and State and Territory governments, including areas of duplication."

The two reports made 86 recommendations – 64 in its Phase 1 Report which dealt predominantly with roles and responsibilities and improving the sustainability of the nation's finances, and a further 22 recommendations in its Phase 2 Report which mostly addressed public sector performance and accountability as well as infrastructure. Many of these recommendations may be of interest to those engaged in the broad issue of Commonwealth-state relations. They may also have implications for local government. However there are some specific recommendations that go directly to the heart of Commonwealth-local government relations, and state and local government relations.

The approach taken by the 2014 Commission is similar to that of the 1996 National Commission of Audit with its central theme being that the Commonwealth has a narrow range of responsibilities (essentially outlined in Section 51 of the Constitution), and that the States have residual powers and therefore are responsible for most service delivery including health, education and ultimately local government. In stark terms the Commission proposed to sever the direct funding relationship between the Commonwealth and local government.

Recognising the degree of vertical fiscal imbalance within the Federation the 2014 Commission proposed in Recommendation 22 (Phase 2 Report) that: '... States have access to the personal income tax system so that they are in a better position to fund their own priorities. This will include support for local government.' They further conclude that in this situation, the need for separate tied funding from the Commonwealth will diminish. The Commission recommends that '... tied grants to local government cease, and to the extent that programmes are identified as priorities, local or State governments provide them to the communities they service.'

Recommendation 5 (Phase 2 Report) advances the same model for infrastructure funding: '... the States are responsible for infrastructure and should determine their own priorities'. Noting that implementing the Commission's recommendations will take time (i.e. states to

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obtain access to additional revenue through personal income tax), the Commission recommends that a range of infrastructure funding, including the Identified Roads Component of FAGs and Nation Building Funds i.e. Roads to Recovery grants, be consolidated into a single pool.

In releasing the Audit Report the Treasurer explained that there were some Commission recommendations that the Government would accept, and would inform the preparation of the 2014 - 15 Federal budget, there would be some recommendations that the Government would reject and that there were some recommendations that would be considered in the context of the White Paper on Reform of the Federation and the White Paper on Taxation.

On 13 May 2014 the Commonwealth brought down the 2014 - 15 Federal Budget and provided a brief response to the Commission of Audit indicating that payments to local government would be considered in the Federation White Paper.

### **2014 - 15 Federal Budget**

In the 2014 - 15 Federal Budget the Government committed to provide \$2.2867 billion in Financial Assistance Grants to Local Government (FAGs). However, the Government also announced it would pause the indexation of FAGs for the next three years.

Local Government Financial Assistance Grants (FAGs) are a Commonwealth Specific Purpose payment to local government paid through the states and Northern Territory Government. Payments are made to councils by jurisdictional Treasurers on the advice of state and territory Local Government Grants Commissions under the provisions of the *Local Government (Financial Assistance) Act 1995*.

The objects of the *Local Government (Financial Assistance) Act 1995* enable the Commonwealth Parliament to provide assistance to the states for the purposes of improving:

- (a) the financial capacity of local governing bodies;
- (b) the capacity of local governing bodies to provide their residents with an equitable level of services;
- (c) the certainty of funding for local governing bodies;
- (d) the efficiency and effectiveness of local governing bodies; and
- (e) the provision by local governing bodies of services to Aboriginal and Torres Strait Islander communities.

Freezing of FAG's will reduce Commonwealth expenditures (and grants to councils) by more than \$925 million over the forward estimates.

The freezing of FAGs indexation means that the aggregate level of FAGs will be permanently reduced by 13 per cent, unless there is a future government decision to restore this base with a catch-up payment.

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***Councils are invited to submit motions to address either these developments, and or that build on the 2014 resolution of the NGA.***

Note:

Motions should be lodged electronically using the online form available via the NGA website at: [www.alga.asn.au](http://www.alga.asn.au).

All motions require among other things: a contact officer; a clear national objective; a summary of the key arguments in support of the motion, and endorsement of your council.

Motions should be received by ALGA no later than 11:59pm Friday 17 April 2015, electronically in the prescribed format.

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## ATTACHMENT 3







## PRESIDENT'S: WELCOME

Dear Colleagues,

I invite you to attend this year's National General Assembly of Local Government (NGA) at the National Convention Centre in Canberra from 14-17 June 2015.

Invitations have been extended to the Prime Minister, the Deputy Prime Minister and the Leader of the Opposition to address the sector. We will also be joined by other ministers, shadow ministers and leading public figures presenting keynote addresses, which will help to focus discussions at the NGA.

The theme for this year's NGA is **'Closest to the Community: Local Government in the Federation'**

The Australian Government is currently working with all state and territory governments and ALGA to develop White Papers on reform of the Federation and Taxation. The NGA presents local government as a whole with an opportunity to consider the range

of issues being raised and to ensure local government's aspirations are addressed in the White Papers. I have been clear that I want to see local government strengthened as a result of any reform and we need your input to advance that objective.

The NGA program will cover a wide range of issues, reflecting the diversity of local government and our interests. There will be opportunities for delegates to interact with not only invited political and keynote speakers, but with panels of subject-matter experts and local government representatives.

The ALGA Board recently called for Notices of Motions for the NGA and these will set out the framework for debate. I would encourage you and your council to think through ideas or initiatives you would like to see debated at the NGA and to submit these as motions.

Your council's involvement in the NGA is important in assisting ALGA to maintain the Government's engagement with local government and to drive improved outcomes for the local government sector at the national level. A number of crucial policy motions will be debated at the NGA and it is essential that every council is represented in these debates to actively contribute to the dialogue as we strategically position the sector within our Federation.

I look forward to seeing you in Canberra.



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2015 THEME OVERVIEW

## CLOSEST TO THE COMMUNITY: LOCAL GOVERNMENT IN THE FEDERATION

The 2015 NGA is being held at an important time, not only for local government, but the Commonwealth, states and territories and the Australian people. It is a time when the Commonwealth Government has invited all interested parties to consider potential reform of the Federation and of taxation.

While the Government recognises that the current Federation has given rise to ‘... a vibrant democracy, a strong economy and a cohesive society that millions of migrants have chosen to join’, it also suggests that over time, it has ‘... increased the overlap of roles and responsibilities between spheres of government and reduced accountability to voters, created duplication and blame-shifting’. The Prime Minister has frequently alluded to this problem, and has established a White Paper process on the Reform of the Federation, and a White Paper on Taxation to address these issues.

The White Paper on the Reform of the Federation will ‘... seek to clarify roles and responsibilities to ensure that, as far as possible, the States and Territories are sovereign in their own sphere, so that voters know who is responsible for what’.

The Prime Minister, in his Sir Henry Parkes Commemorative Dinner address at Tenterfield, on 25 October 2014 said that ‘... the Government is determined to make the case for change’. But he also acknowledged that consensus is required for rethinking the conventions about which level of government is responsible for the delivery of a particular service, or the revenue measures to which particular levels of government should have access. He said, ‘... Without a measure of consensus, any change requiring legislation is unlikely to secure parliamentary passage and the whole exercise could turn out to be futile’. He went on to say, ‘... Without an element of consensus, any change that’s actually achieved could be reversed at the earliest opportunity and therefore hardly worth doing’.

Local government is an essential part of the Australian system of government. Local governments are democratically elected and provide for the ‘good governance’ of local communities throughout Australia. As part of that role, councils provide crucial local planning, services, programs and infrastructure including local roads, community halls, sports, cultural and recreation

facilities that underpin the life of every local community throughout Australia. In this way local government is indeed the level of government that is ‘closest to the community’.

It is therefore an important partner and stakeholder in the development of a national consensus on any reform proposal and should help shape this debate and make its contribution to the White Paper process. The Australian Local Government Association (ALGA) has had input to these papers, and in consultation with state and territory local government associations has made submissions on relevant matters. ALGA also intends to make substantial submissions to the Green Papers expected to be released on the Federation and Taxation during this process and encourages all councils to become actively involved in this process.

The NGA debate on motions and associated discussions will help to inform the ALGA Board in formulating these submissions.



2015 NATIONAL GENERAL ASSEMBLY

## PROVISIONAL PROGRAM

### Sunday 14 June 2015

5:00 pm- Welcome Reception  
7:00 pm

### Monday 15 June 2015

8:00 am Opening Ceremony:  
• National anthem  
• Welcome to Country  
• Board introduction  
• Prime Minister, **The Hon Tony Abbott MP** (invited)

8:45 am President's Welcome

10:00 am Keynote Speaker

10:30 am **MORNING TEA**

11:00 am FACILITATED DISCUSSION  
*Is local government a real partner?*

12:30 pm **LUNCH**

1:15 pm CONCURRENT SESSIONS:  
*Your Council, Your Challenges*  
• Governance and Ethics  
• Financial and Asset Management  
• Innovation and Community Engagement

2:45 pm President of Local Government NZ,  
**Mayor Lawrence Yule**

3:15 pm **AFTERNOON TEA**

3:45 pm Keynote Speaker

4:15 pm DEBATE ON MOTIONS: *Declaration*

5:00 pm Close Day 1

7:00 pm **BUFFET DINNER**  
National Convention Centre

### Tuesday 16 June 2015

9:00 am DEBATE ON MOTIONS

10:00 am Leader of the Opposition,  
**The Hon Bill Shorten MP** (invited)

10:30 am **MORNING TEA**

11:00 am DEBATE ON MOTIONS

12:00 pm Leader of the Australian Greens,  
**Senator Christine Milne** (invited)

12:30 pm **LUNCH**

1:30 pm PANEL SESSION:  
*Getting the job done - Council solutions*

3:00 pm **AFTERNOON TEA**

3:30 pm Keynote Speaker

4:00 pm DEBATE ON MOTIONS

5:00 pm Close Day 2

7:00 pm **OFFICIAL DINNER** Parliament House

### Wednesday 17 June 2015

9:00 am *Adapting to climate risk*  
**Prof Jean Palutikoff**, National Climate Change and Research Facilities

9:30 am DEBATE ON MOTIONS

10:30 am Deputy Prime Minister and Minister for Infrastructure and Regional Development,  
**The Hon Warren Truss MP**

11:00 am **MORNING TEA**

11:30 am SPEAKER: *Community services*

12:00 pm Keynote Speaker

12:20 pm President's Closing remarks

12:30 pm Close

## ASSOCIATED EVENTS



### Australian Local Government Women's Association Breakfast

**Monday 15 June 2015**  
**7:30 am-8:30 am**

The ALGWA National President is pleased to invite members, friends and colleagues to our 5th Annual Networking Breakfast as part of the National General Assembly. The breakfast will be held on Monday 15 June from 7:30 am-8:30 am.

Seating is strictly limited, so book early. Details will be available on: [www.algwa.net.au](http://www.algwa.net.au)



### Regional Capitals Australia Networking Breakfast

**Wednesday 17 June 2015**  
**7:30 am-8:45 am**

Regional Capitals Australia (RCA) is an alliance of local government associations and councils from around Australia. The alliance is working to create a strong network of regional capitals that are at the forefront of federal policy and the national identity.

RCA will be holding a networking breakfast on Wednesday 18 June at the National Convention Centre during the ALGA conference.

To register for the event and for enquiries about RCA, please contact:

Email [secretariat@regionalcapitalsaustralia.org](mailto:secretariat@regionalcapitalsaustralia.org)

Phone 0422 067 858

Visit our website at [www.regionalcapitalsaustralia.org](http://www.regionalcapitalsaustralia.org)





## SPEAKER PROFILES

### Prime Minister The Hon Tony Abbott MP



Tony Abbott was sworn in as the 28th Prime Minister of Australia on 18 September 2013.

Mr Abbott was first elected as Member for Warringah in March 1994. Prior to the election of the Coalition Government on 7 September 2013, Mr Abbott had been Leader of the Opposition since 1 December 2009.

During the Howard Government, Mr Abbott served as a Parliamentary Secretary, Minister, Cabinet Minister, and Leader of the House of Representatives. As Minister for Employment Services (1998-2001) Mr Abbott oversaw the development of the Job Network and a major expansion of Work for the Dole.

As Minister for Employment and Workplace Relations (2001-2003) Mr Abbott boosted construction industry productivity through the establishment of the Cole Royal Commission.

As Minister for Health and Ageing (2003-2007) Mr Abbott oversaw the expansion of Medicare rebates to allied health professionals such as dentists and psychologists and introduced the reforms which delivered record levels of bulk billing for patients. Mr Abbott also introduced the Medicare safety net for people with big out-of-pocket expenses.

Prior to entering parliament, Mr Abbott was a journalist with The Australian and The Bulletin. He was press secretary and political adviser to the Leader of the Opposition, Dr John Hewson, before becoming Executive Director of Australians for Constitutional Monarchy.

Mr Abbott holds Economics and Law degrees from Sydney University. He is a Rhodes Scholar and holds a Master of Arts (Politics and Philosophy) from Oxford University. Mr Abbott is the author of four books.





### The Hon Bill Shorten MP



Bill Shorten is the Federal Member for Maribyrnong and was elected leader of the Australian Labor Party

and Leader of the Opposition on 13 October 2013.

Mr Shorten completed a Bachelors degree in Arts and Law from Monash University, as well as an MBA from the Melbourne Business School.

Bill has since worked as a union organiser, union secretary, as a member of the ACTU executive, as a Member of Parliament and as a Minister in a Labor Government.

As a senior member of the Rudd/ Gillard Labor Governments, Bill played a key role in securing a number of historic reforms including establishing DisabilityCare and increasing universal superannuation to 12 per cent.

As Minister for Workplace Relations, Bill continued the Labor Government's ongoing commitment to a fair and productive workplace relations system and during his time as Minister for Education helped secure the Better Schools reforms.

Prior to entering Parliament, Bill worked at the Australian Workers Union, holding key leadership positions including State Secretary of the AWU Victoria Branch from 1998 to 2006 and the National Secretary from 2001 to 2007.

Bill has an enduring interest in social justice issues such as domestic violence, equal opportunity at work, and as a father of three and a stepdad, the increasing diversity of families in Australia.

### The Hon Warren Truss MP



The Hon Warren Truss MP is Deputy Prime Minister of Australia and the Minister for Infrastructure and Regional Development.

He became Leader of the Nationals in 2007 and is the longest serving federal leader of any political party in Australia today.

A third generation farmer from the Kumbia district near Kingaroy in Queensland, Mr Truss first won the federal seat of Wide Bay in 1990.

He was a Minister in the Howard Government for 10 years, serving as Minister for Customs and Consumer Affairs in October 1997, and a year later, Minister for Community Services. In July 1999 Mr Truss became the Minister for Agriculture, Fisheries and Forestry, where he served for six years. He became Minister for Transport and Regional Services in July 2005 and, in September 2006, was appointed Minister for Trade.

Before entering Parliament, Mr Truss was a Kingaroy Shire Councillor (1976 to 1990), including seven years as Mayor. He was Deputy Chairman of the Queensland Grain Handling Authority and a member of the State Council of the Queensland Graingrowers Association for more than 10 years.

Mr Truss is also former State and National President of the Rural Youth Organisation and President of the Lutheran Youth of Queensland.

### Senator Christine Milne



Christine Milne, Senator for Tasmania and Leader of the Australian Greens, is one of Australia's most experienced and

respected environmental and community activists, with a career spanning 30 years. After leading the successful campaign to protect farming land and fisheries from the Wesley Vale Pulp Mill, Christine was elected to the Tasmanian parliament in 1989, and became the first woman to lead a political party in Tasmania in 1993. She was elected to the Senate in 2004 and to the Leadership in 2012 following the retirement of Senator Bob Brown.

Christine's vision to address climate change and her unparalleled experience with power-sharing minority governments led to the establishment of the Multi-Party Climate Change Committee and its successful negotiations to design the Clean Energy Future package. The package placed innovation, opportunity and clean energy at the forefront of the transformation of the Australian economy for the 21st century.

As spokesperson on food security, Christine put the issue on the national agenda by calling for the development of a national food security plan during the 2010 election. She continues to advocate for reform of Australia's food and agricultural systems to ensure sustainability and prosperity now and into the future.

## 2015 REGIONAL COOPERATION AND DEVELOPMENT FORUM

### BENEFITS OF LOCAL AND REGIONAL INFRASTRUCTURE INVESTMENT

**SUNDAY 14 JUNE 2015**  
National Convention Centre Canberra



→ Includes the launch of the 2015-16  
State of the Regions Report

The 2015 Regional Forum is the opening event of the National General Assembly of Local Government. It is a great opportunity for mayors, councillors, RDA members and other key decision and policy makers to gather together, share contemporary knowledge and experience to strengthen the ability of Australia's diverse regions to compete in the global economy.

This year's Forum and report examines the critical role played by our regional infrastructure assets and models the productivity benefits arising from strategic investment in a range of asset classes.

The Forum will allow the sharing of ideas and opportunities through both a mix of practitioner and academic insights, as well as hearing the latest positions from politicians, senior officials and other key regional stakeholders including representatives from Economic Development Australia, the Regional Australia Institute and the Australian and New Zealand Regional Science Association International.

The official launch of the 2015-16 State of the Regions Report also takes place at the Forum. The Report is commissioned by ALGA and prepared by National Economics and published with the support of Jardine Lloyd Thompson. All delegates receive a hardcopy Executive Summary of the Report.

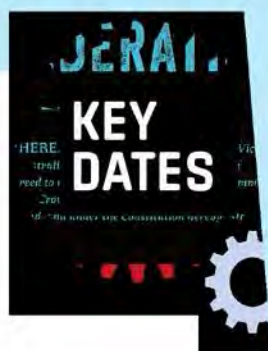
#### Provisional Program

- 9:30 am Welcome and Introduction: ALGA President, **Mayor Troy Pickard**
- 9:40 am KEYNOTE ADDRESS: *Debunking regional development myths and re-imaging the Region*, **Dr Paul Collits**, Adjunct Professor, University of the Sunshine Coast and Economic Development Adviser, Gosford City Council, NSW
- 10:10 am 2015 National Local Government Award Winners *Boosting Productivity through Infrastructure and Contributing to Regional Growth*
- 10:45 am MORNING TEA
- 11:15 pm State of the Regions Launch: **Infrastructure**  
**Dr Brain** and **Dr Manning** of National Economics  
Economic Development Australia
- 12:00 pm **Mr Steve Chapple**, National Chair of EDA and Director Sustainable Environment, Mornington Peninsula Shire Council, Vic (invited)
- 12:30 pm LUNCH
- 1:30 pm Opposition spokesperson for Regional Development  
**the Hon Julie Collins MP** (invited)
- 1:50 pm PANEL DISCUSSION: The Role of Regional Collaboration and Governance in the Federation:  
TECHNICAL WORKSHOP: Exploring this year's State of the Regions Report, National Economics (**Dr Peter Brain** and **Dr Ian Manning**)
- 2:45 pm AFTERNOON TEA
- 3:15 pm Deputy Prime Minister, **the Hon Warren Truss MP** (invited)
- 3:55 pm Official Closing, ALGA President
- 4:00 pm Close

*Regional Forum Registration is \$395 (inc GST) or \$195 when you also register to attend the National General Assembly.*

For more information or to register for the Regional Cooperation and Development Forum, go to [www.alga.asn.au](http://www.alga.asn.au)





Submission for Motions for Debate	Friday 17 April 2015
Early Bird Registration on or before	Friday 1 May 2015
Standard Registration on or before	Friday 29 May 2015
Late Registration on or after	Friday 29 May 2015

## MOTIONS FOR DEBATE

The NGA is your opportunity to contribute to the development of national local government policy.

The ALGA Board is calling for motions for the 2015 NGA under the theme *Closest to the Community: Local Government in the Federation*. To assist Councils in preparing motions a Discussion Paper has been prepared and is available via [www.alga.asn.au](http://www.alga.asn.au)

To be eligible for inclusion in the NGA Business Papers motions must follow the principles:

1. Be relevant to the work of local government nationally;
2. Be consistent with the themes of the Assembly;
3. Complement or build on the policy objectives of your state and territory local government association;
4. Propose a clear action and outcome; and
5. Not be advanced on behalf of external third parties which may seek to use the NGA to apply pressure to Board members, to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of local government.

Motions should be submitted electronically via the online form at [www.alga.asn.au](http://www.alga.asn.au) and should be received by ALGA no later than 11:59 pm AEST, Friday 17 April 2015.

Motions submitted will be reviewed by a committee of the ALGA Board as well as by State and Territory Local Government Associations to determine their eligibility for inclusion in the NGA Business Papers. When reviewing motions, the Committee considers the importance and relevance of the issue to local government.

Please note that motions should not be prescriptive in directing how the matter should be pursued. Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state/territory local government association, and will not be included in the Business Papers.

Motions that are agreed to at the National General Assembly become Resolutions. These Resolutions are then considered by the ALGA Board when setting national local government policy and when the Board is making representations to the Federal Government at Ministerial Councils, during meetings and in ALGA publications. The ALGA Board is not bound by any resolutions passed at the NGA.

## VOTING PROCEDURES

Each council is entitled to one voting delegate in the debating session. Councils will need to determine who their voting delegate will be. Voting cards can be collected at the Assembly. Councils do not need to advise ALGA of the name of the voting delegate prior to collecting voting cards.



## REGISTRATION DETAILS

### General Assembly Registration Fees

**Early bird registration \$899**

Payment received by  
Friday 1 May 2015

**Standard registration \$999**

Payment received on or before  
Friday 29 May 2015

**Late registration \$1,200**

Payment received on or after  
Friday 29 May 2015

### General Assembly Registration Includes

- Attendance at all General Assembly sessions
- Morning tea, lunch and afternoon tea as per the General Assembly program
- One ticket to the Welcome Drinks, Sunday
- General Assembly satchel and materials.

### Day Registration Fees

**Monday 15 June 2015 \$470**

**Tuesday 16 June 2015 \$470**

**Wednesday 17 June 2015 \$260**

### Day Registration Includes

- Attendance at all General Assembly sessions on the day of registration
- Morning tea, lunch and afternoon tea as per the General Assembly program on that day
- General Assembly satchel and materials.

### Sunday Regional Development Forum [Sunday 14 June 2015]

**Forum Only \$395**

**NGA Delegate \$195**

### Accompanying Partners Registration Fees

**Accompanying Partners  
Registration Fee \$240**

### Accompanying Partners Registration Includes

- 1 ticket to the Welcome Reception, Sunday 14 June
- Day tour Monday 15 June
- Day tour Tuesday 16 June
- Lunch with General Assembly Delegates on Wednesday 17 June.

### Payment Procedures

Payment can be made by:

- Credit card - MasterCard, Visa and American Express
- Cheque made payable to ALGA
- Electronic Funds Transfer:

**Bank:** Commonwealth

**Branch:** Curtin BSB No: 062905

**Account No:** 10097760

**NOTE:** If paying via EFT you must quote your transaction reference number on the registration form.

### Cancellation Policy

All alterations or cancellations to your registration must be made in writing and will be acknowledged by post, facsimile or email. Notification should be sent to:

Conference Co-ordinators  
PO Box 4994, Chisholm ACT 2905  
Fax (02) 6292 9002  
Email [conference@confco.com.au](mailto:conference@confco.com.au)

An administration charge of \$110 will be made to any participant cancelling before Friday 1 May 2015. Cancellations received after Friday 1 May 2015 will be required to pay full registration fees. However, if you are unable to attend, substitutes are welcome at no additional cost.

By submitting your registration you agree to the terms of the cancellation policy.

### Privacy Disclosure

ALGA collects your personal contact information in its role as a peak body for local government. ALGA may disclose your personal contact information to the sponsors of the event for the purposes of commercial business opportunities. If you consent to ALGA using and disclosing your personal contact information in this way, please tick the appropriate box on the registration form.

Importantly, your name may also be included in the General Assembly List of Participants. You must tick the appropriate box on the registration form if you wish your name to appear in this list.



## SOCIAL FUNCTIONS

### Photographs

During the National General Assembly there will be a contracted photographer, the photographer will take images during the sessions and social functions. If you have your picture taken it is assumed that you are giving consent for ALGA to use the image.

Images may be used for print and electronic publications.

### Welcome Reception and Exhibition Opening

**Sunday 14 June 2015**  
**National Convention Centre**

5:00-7:00 pm

\$44 per person for day delegates and guests.

No charge for full registered delegates.

No charge for registered accompanying partners.

DRESS CODE: smart casual.

### Buffet Dinner

**Monday 15 June 2015**  
**The Ballroom, National Convention Centre**

7:00-11:00 pm

\$100 per person.

DRESS CODE: smart casual.

Coaches will depart Assembly hotels (except Crowne Plaza) at approximately 6:45 pm with return shuttles commencing from 10:15 pm.

### General Assembly Dinner

**Tuesday 16 June 2015**

**The Great Hall, Parliament House**

7:00-11:00 pm

\$130 per person.

DRESS CODE: lounge suit/collar and tie for men and cocktail style for women.

Tickets to the prestigious General Assembly Annual Dinner at Parliament House are always highly sought after. Due to the size of the Great Hall, places are limited and therefore booking early is highly recommended to ensure your place.

Coaches will depart all Assembly hotels at approximately 6:45 pm with return shuttles commencing from 10:15 pm.

Note: Bookings are accepted in order of receipt.

### Canberra Weather in June

Winter days in Canberra are characterised by clear sunny skies but the days are cool at around 12-15°C and temperatures do drop to 1c on average in the evenings, so be sure to bring a warm jacket. Mornings can be foggy so keep this in mind when booking flights. It is best to avoid early arrivals or departures in case of delays due to fog.



## PARTNER TOURS

## ACCOMMODATION

### Venue and Dress Code

#### *Exhibition Opening and Welcome Reception*

**VENUE** National Convention Centre, Constitution Ave, Canberra City.

**DRESS CODE** Smart casual.

#### *General Assembly Business Sessions*

**VENUE** National Convention Centre, Constitution Ave, Canberra City.

All plenary sessions will be held in the Royal Theatre at the National Convention Centre.

**DRESS CODE** Smart casual.

#### *Exhibition*

**VENUE** National Convention Centre, Constitution Ave, Canberra City.

The exhibition is being held in the Exhibition Hall of the National Convention Centre.

**DRESS CODE** Smart casual.

#### *Buffet Dinner*

**VENUE** The dinner is being held in the Ballroom at the National Convention Centre.

**DRESS CODE** Smart casual.

#### *General Assembly Dinner*

**VENUE** Parliament House.

The General Assembly Dinner is being held in the Great Hall.

**DRESS CODE** Lounge suit/collar and tie for men and cocktail style for women.

### Monday 15 June

#### **REGIONAL CANBERRA: WINERY AND CHOCOLATE**

Today's partner tour will experience two regional areas located just outside Canberra. Our first stop is Gundaroo which is home to several boutique wineries including the venue for the day—Capital Wines. The group will enjoy wine tasting at the cellar door followed by lunch.

The group will then transfer to Murrumbateman to visit Robin Rowe Chocolates, here the group will be given a short demonstration with time to enjoy some samples and view the merchandise.

### Tuesday 16 June

#### **CANBERRA EXHIBITIONS**

This morning the group will visit the Australian War Memorial and view First World War Galleries, which have been redeveloped to commemorate the centenary of the First World War (opened December 2014).

After lunch the group will be able to experience a new local exhibition, further details will be provided as they are confirmed.

To book your accommodation at the rates listed below complete the appropriate section of the registration form. Bookings are subject to availability and should be made prior to Friday 15 May 2015.

All cancellations or amendments must be made in writing to Conference Co-ordinators and will be acknowledged by facsimile.

Please note your credit card details are required to guarantee your room. Neither Conference Co-ordinators nor the hotel will make any charges against your credit card unless you fail to give 21 days notice in writing of your cancellation. Full payment of your account will be required at the time of your departure.

**NOTE** All Canberra hotels have a complete non-smoking policy

#### **CROWNE PLAZA**

1 Binara Street, Canberra

The Crowne Plaza is adjacent to the Convention Centre and only a short walk from restaurants, bars and the main shopping district. Featuring a contemporary design, the Crowne Plaza provides guests with an outdoor pool, sauna, health/fitness centre, 24-hour reception, concierge, undercover parking and onsite dining at the RedSalt Restaurant. All rooms are non-smoking and include iron/ironing board, tea/coffee making facilities, hairdryer and room service is available.

**SUPERIOR ROOM** \$295 per night  
single/twin/double

**DELUXE ROOM** \$345 per night  
single/twin/double

#### AVENUE HOTEL

80 Northbourne Avenue, Canberra

A brand new property which recently opened in November 2014, the Avenue Hotel is Canberra's newest and only 5-star hotel in the CBD. The hotel has an onsite restaurant and bar, 24-hour reception and room service, gymnasium, undercover parking (charges apply per night) and guest lounge with free wifi. Offering hotel rooms, 1 and 2 bedroom apartments, all rooms have king size beds, rainfall showers, balconies and mini bar. The apartments also have full kitchen facilities, the Avenue is a 15-20 minute walk from the Convention Centre.

HOTEL ROOMS: **\$225** per night  
single/twin/double

1 BEDROOM APARTMENTS: **\$275** per night  
single/double

#### HOTEL REALM

18 National Circuit, Barton

The Hotel Realm is one of Canberra's 5-star hotels and is located walking distance from the popular shopping and restaurant villages of Kingston and Manuka. The Hotel Realm has two restaurants, a bar, day-spa, hairdresser and health club located on-site. The rooms are modern and have king sized beds, high speed internet (for a fee) LCD TV, pay movie channel, Foxtel and 24-hour room service.

STANDARD ROOM: **\$230** per night  
single/twin/double

#### MANTRA

84 Northbourne Avenue, Canberra

Mantra on Northbourne is centrally located and approximately a 15-20 minute walk from the National Convention Centre. The hotel features a heated indoor pool, sauna, fully-equipped gymnasium and the Zipp restaurant bar onsite. All rooms offer voice mail, individually controlled air-conditioning, pay per view movies, mini bar, tea/coffee making facilities, hairdryer and complimentary toiletries. One and two bedroom apartments also offer a separate lounge and dining area, fully-equipped kitchen and a laundry with washing machine, dryer, iron and ironing board.

HOTEL ROOM: **\$209** per night  
single/twin/double

1 BEDROOM APARTMENT: **\$249** per night  
single/twin/double

#### MEDINA APARTMENT HOTEL JAMES COURT

74 Northbourne Avenue, Canberra

The Medina Apartments Hotel James Court is approximately a 15-20 minute walk from the National Convention Centre and is close to cafes, restaurants, gyms and shopping. The hotel offers reception, undercover parking, outdoor heated swimming pool, sauna, gymnasium and a restaurant delivery service. All rooms feature private balconies, climate controlled air conditioning, separate lounge/dining areas, broadband access (for a fee), spa bath, mini bar, fully equipped kitchen facilities and an in-room safe. Note: Reception operates between the hours of 6.30am and 11.30pm.

1 BEDROOM APARTMENT: **\$210** per night  
single/twin/double

2 BEDROOM APARTMENT: **\$260** per night  
single/twin/double

#### NOVOTEL

65 Northbourne Avenue, Canberra

Located on Northbourne Avenue, one of Canberra's main thoroughfares, the Novotel is a 15 minute walk from the National Convention Centre. The hotel offers 24-hour reception and room service, an onsite restaurant and bar, gymnasium and undercover parking (charges apply per night). In-room facilities include mini bar, tea/coffee making facilities, broadband (for a fee), Fox Sports and News, pay per view movies, climate control air-conditioning, hairdryer, iron and ironing board. Executive rooms have a king size bed.

STANDARD ROOM: **\$250** per night  
single/twin/double

EXECUTIVE ROOM: **\$280** per night  
single/twin/double

#### PEPPERS GALLERY HOTEL (FORMALLY DIAMANT HOTEL)

15 Edinburgh Place, Canberra

Peppers Gallery Hotel (formally Diamant Hotel, re-branded in 2014) is a boutique 80 room hotel located at the intersection of Marcus Clarke St and Edinburgh Ave, 15 minutes walk from the Convention Centre. Peppers Gallery Hotel features 24-hour reception, a restaurant and a bar. The rooms have a mini-bar, tea/coffee making facilities, plasma TVs, CD and DVD players, broadband (for a fee), and in-room safe.

STANDARD ROOM: **\$250** per night  
single/twin/double

*Accommodation options continue over page*



## COACH TRANSFERS

## CAR PARKING

### QT HOTEL [FORMALLY RYDGES LAKESIDE]

1 London Circuit, Canberra

Qt Hotel Canberra (formally Rydges Lakeside) has recently been renovated throughout the foyer and restaurants. The rooms have been updated and offer balconies and high speed internet (for a fee), pay per view movies, mini bar, hairdryer, iron and ironing board. The hotel is a 15 minute walk to the National Convention Centre and has 24-hour reception, room service, onsite restaurant and bar.

**STANDARD ROOM: \$249 per night**  
single/twin/double

### WALDORF

2 Akuna Street, Canberra

Located in the heart of Canberra's CBD, the Waldorf is only a couple minutes walk from the National Convention Centre. This hotel has 24-hour reception and provides guests with a gymnasium, indoor heated lap pool and onsite dining at the Waldorf London Restaurant. All rooms have kitchen and laundry facilities, in room safe, dining table and chairs, complimentary cable TV, pay per view movies, high speed internet service (for a fee) and room service is available. One bedroom apartments also offer a separate lounge/dining area.

**STUDIO ROOM: \$210 per night single**  
**\$225 per night twin/double**

**1 BEDROOM APARTMENT:**

**\$230 per night single**  
**\$245 per night twin/double**

### Welcome Reception and Exhibition Opening Sunday 14 June 2015

Coaches will collect delegates from all General Assembly hotels (except Crowne Plaza Canberra) at approximately 4:45 pm. The return coaches will depart at 7:00 pm.

### Daily Shuttles to and from the National Convention Centre

A shuttle service between all General Assembly hotels (except Crowne Plaza Canberra) and the National Convention Centre will operate between 8:00 am and 8:30 am. Return shuttles will depart the National Convention Centre at 5:00 pm.

### Buffet Dinner National Convention Centre Monday 15 June 2015

Coaches will collect delegates from all General Assembly hotels (except Crowne Plaza Canberra) at approximately 6:45 pm. A return shuttle service will commence at 10:15 pm.

### General Assembly Annual Dinner Parliament House Tuesday 16 June 2015

Coaches will collect delegates from all General Assembly hotels (including Crowne Plaza Canberra) at approximately 6:45 pm. A return shuttle service will operate between 10:15 pm and 11:15 pm.

Parking for delegates is available underneath the National Convention Centre for a cost of approximately \$18.00 per day. Alternatively, voucher public parking is available 200m from the entrance at a cost of approximately \$13.50 per day. The voucher machines are coin operated.



**REGISTRATION FORM** **REGISTER ONLINE**  
**WWW.ALGA.ASN.AU**

**NGA15** NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT 14-17 JUNE 2015  
Australian Local Government Association ABN 31 008 613 876

Multiple delegates > photocopy form

Register online, download PDF or return this form to:

Conference Co-ordinators  
PO Box 4894 Chisholm ACT 2905  
Phone (02) 6292 8000 Fax (02) 6292 8002  
Email [conference@alga.com.au](mailto:conference@alga.com.au)

By submitting your registration you agree to the terms and conditions of the cancellation policy

**PERSONAL DETAILS**

TITLE	NAME	SURNAME
(Dr/Mr/Ms/Mr/Ms/Mr/Ms)		
POSITION		
COUNCIL/ORGANISATION		
ADDRESS		
SUBURB	STATE	POSTCODE
PHONE	MOBILE	FAX
EMAIL		
NAME FOR BADGE		

How did you find out about the General Assembly? ☐ ALGA ☐ State/Territory Association ☐ Council ☐ Other:

**PRIVACY DISCLOSURE** ☐ I DO consent to my name appearing in the 2015 General Assembly List of Participants booklet (name, organisation and state only disclosed) as outlined in the privacy disclosure on page 10.  
☐ I DO consent to ALGA disclosing my personal contact information as outlined in the privacy disclosure on page 10.

**REGISTRATION FEES**

**GENERAL ASSEMBLY REGISTRATION FEES**

Please note registration does NOT include attendance at the Regional Cooperation and Development Forum

EARLY BIRD REGISTRATION FEES (payment received on or before 1 May 2015) . . . . . ☐ \$899.00  
STANDARD REGISTRATION FEES (payment received on or before 29 May 2015) . . . . . ☐ \$999.00  
LATE REGISTRATION FEES (payment received after 29 May 2015) . . . . . ☐ \$1,200.00  
DAY REGISTRATION FEES ☐ Monday 15 June \$470.00 ☐ Tuesday 16 June \$470.00 ☐ Wednesday 17 June ☐ \$260.00

**REGIONAL CO-OPERATION AND DEVELOPMENT FORUM REGISTRATION FEES**

REGIONAL DEVELOPMENT FORUM ONLY Registration Fee . . . . . ☐ \$395.00  
GENERAL ASSEMBLY DELEGATE Registration Fee . . . . . ☐ \$195.00  
STATE OF THE REGIONS REPORT 2015-16 (Single licence) . . . . . ☐ \$240.00  
STATE OF THE REGIONS REPORT 2015-16 (Organisational licence) . . . . . ☐ \$700.00

**ACCOMPANYING PARTNERS REGISTRATION FEES**

REGISTERED ACCOMPANYING PARTNER Name for lapel badge: . . . . . \$240.00

**SOCIAL FUNCTIONS INCLUDED IN FEES**

One ticket to each of the following functions is included in the full General Assembly registration and/or accompanying partners' registration fee. Please confirm if you will be attending by placing a tick in the appropriate boxes. To purchase additional tickets to any of the following functions please indicate the number required and complete the total amount payable.

**REGISTERED DELEGATES AND PARTNERS**

**WELCOME RECEPTION AND EXHIBITION OPENING (SUNDAY 14 JUNE 2015)**

I/we will attend: ☐ Delegate ☐ Partner Number of additional tickets ☐ @ \$44.00 each . . . Total \$

**REGISTERED PARTNERS**

Day 1 • Regional Canberra - winery and chocolate (Monday 15 June 2015)

☐ I will attend: ☐ Partner Number of additional tickets ☐ @ \$100.00 each . . . Total \$

Day 2 • Canberra exhibitions (Tuesday 16 June 2015)

☐ I will attend: ☐ Partner Number of additional tickets ☐ @ \$100.00 each . . . Total \$

Registration form continues over the page



## **2. PROPERTY SERVICES**

**No reports this round**

## **3. FINANCIAL SERVICES**

### **3.1 Investment report - January 2015**

#### **Reporting Officer**

Manager Financial Services

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#### **Attachments**

Investment portfolio performance for the month of January 2015 (contained within this report)

#### **Purpose**

To provide a report outlining Council's investment portfolio performance for January 2015.

#### **Report**

Council invests any surplus funds that become available through the financial instrument designated by the Ministerial Order from the Office of Local Government. The *Local Government Act 1993* and the *Local Government (General) Regulation 2005* require a monthly investment report be presented to Council.

Council's Investment Portfolio as at 31 January 2015 stood at approximately \$91m. Funds are currently being managed both by Council staff and Fund Managers and are in accordance with the *Local Government Act 1993*, *Local Government (General) Regulation 2005* and Council's Investment Policy.

#### **Portfolio Performance**

Directly managed investments show an outperformance of the 90 day bank bill index benchmark by more than 100 basis points for the reporting period.

<b>Monthly annualised return</b>		<b>January</b>
Council Managed Funds		3.75%
Benchmark: 90 Day Bank Bill Index		2.73%

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Investment returns can fluctuate during any one reporting period based on market perceptions, or as in the case of funds under management, changes in asset classes. As such, any measurement of performance is better reflected over a rolling 12 month period to average out any fluctuations in monthly performance. Council's total investment portfolio has outperformed the benchmark on average over the last 12 months.

Rolling year to date return	January
Council Managed Funds	3.86%
Benchmark: 90 Day Bank Bill Index	2.67%

Council's portfolio as at 31 January 2015 is diversified with 64% in term deposits of varying lengths of maturity which are managed in accordance with market expectations and Council's investment strategy, 28% in floating rate deposits which gives Council a set margin above either 30 or 90 day bank bills, 6% in fixed rate bonds, 1% in funds in a short term at call account.

Maturity profile	31 January
Short term at call	\$1,234,198
0 – 3 months	\$29,831,508
3 – 6 months	\$22,029,795
6 – 12 months	\$8,225,000
12 months +	\$29,500,000

All investments are placed with approved deposit taking institutions. No funds are placed with any unrated institutions.

Credit exposure	31 January
AAA to AA-	80%
A+ to A-	18%
BBB+ to BBB-	2%
Other approved deposit taking institutions	0%

### Economic outlook

The Reserve Bank of Australia (RBA) Board reduced the cash rate by 25 basis points to a record low of 2.25% at its meeting held on 3 February, which most economists considered the decision would be 'line ball'. The rate was kept on hold at the most recent RBA Board meeting held 3 March 2015. The accompanying statement to this decision cited the sharp fall in commodity prices and increases in supply as having an effect on future inflation. Growth in the global economy, particularly that of China, is slowing and the Euro and Japanese economies are also weaker than expected.



The RBA noted that while the cash rate has been stable for the past 18 months, a further reduction was appropriate after taking into consideration recent economic data and updated forecasts to facilitate support to demand as well as fostering sustainable growth to ensure inflation remains within target levels.

### **Summary**

Council's investment portfolio continues to outperform the benchmark of the 90 day bank bill index. The Local Government Investment Guideline leaves little scope for the enhancement of Council's investment portfolio with the various investment products being offered. However, to enhance the portfolio, advantage is taken on the length of maturity of the investment given the rating of the institution, as well as reviewing any new investment products offered in consultation with Council's financial advisor, Spectra Financial Services.

Regular liaison with Council's external financial advisor assists in monitoring all of the risk factors to maximise Council's return on the investment portfolio, while minimising the risk associated with this strategy.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Hawker/Mead)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Mead/Dobson)**

That the Officer's Recommendation be adopted.

### **Council Resolution Minute Number 37**

That the Officer's Recommendation be adopted.

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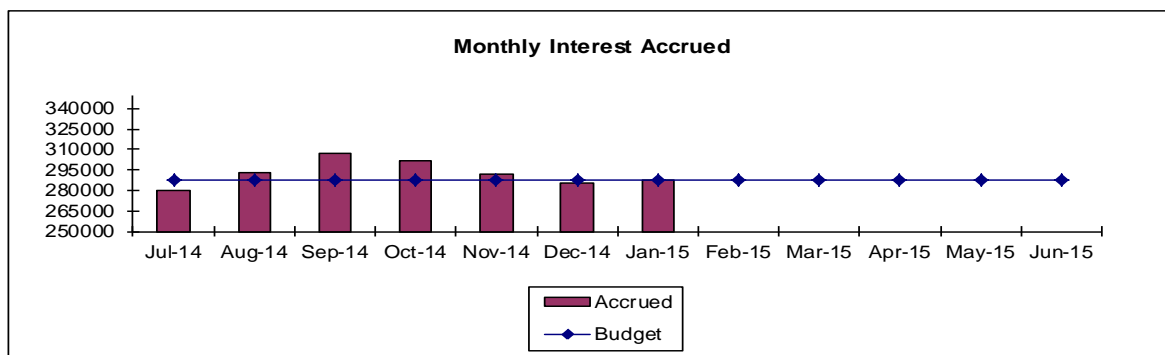
## ATTACHMENT 1

### CAMPBELLTOWN CITY COUNCIL INVESTMENT PORTFOLIO

Summary January 2015

Benchmark UBS Warburg 90 Day Bank Bill Index  
Portfolio Balance \$90,820,501.55

Monthly Performance	Return (mth)	Return (pa)
UBSW 90 Bank Bill Index	0.23%	2.73%
Total Portfolio	0.32%	3.74%
<i>Performance to Benchmark</i>	+ 0.09%	+ 1.01%
Portfolio - Direct Investments	0.32%	3.75%
<i>Performance to Benchmark</i>	+ 0.09%	+ 1.02%
Short Term Call Account	0.21%	2.50%

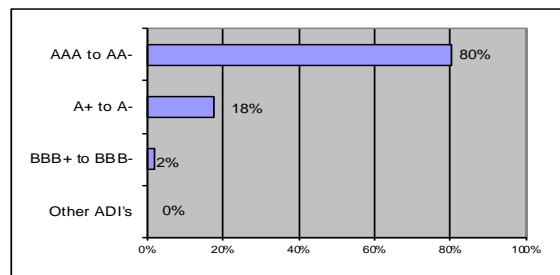


#### Year to Date Performance

#### Credit Exposure

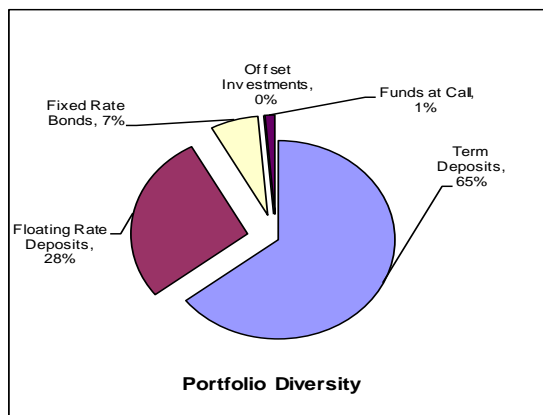
Rolling 12 Month Period  
3.86% Council Managed Funds  
2.67% Benchmark

Interest Budget to Actual  
Average Budget to Period \$2,012,500  
Actual Accrued to Period \$2,046,611



#### Securities

#### Institutions



	Amount Invested	% Portfolio
Funds at Call	\$ 1,234,197.69	1%
NSW Treasury	\$ 2,225,000.00	2%
National Australia Bank	\$ 38,808,574.88	43%
ANZ Bank	\$ 3,500,000.00	4%
Westpac Bank	\$ 12,075,409.00	13%
St George Bank	\$ 1,179,539.40	1%
Commonwealth Bank	\$ 6,500,000.00	7%
Bank Western Australia	\$ 7,297,780.58	8%
AMP Bank	\$ 4,000,000.00	4%
Suncorp Metway	\$ 2,000,000.00	2%
ING Bank	\$ 4,000,000.00	4%
Rural Bank	\$ 2,000,000.00	2%
Bank of Queensland	\$ 4,000,000.00	4%
ME Bank	\$ 2,000,000.00	2%
	<b>\$ 90,820,501.55</b>	<b>100%</b>

## 3.2 Sundry Debtors Report - January 2015

### Reporting Officer

Manager Financial Services

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### Attachments

1. Debtors summary to 31 January 2015 (contained within this report)
2. Ageing of sundry debts to 31 January 2015 (contained within this report)

### Purpose

To provide a report detailing the amount outstanding by type and age for sundry and miscellaneous debts for the period ending 31 January 2015.

### Report

Debts outstanding to Council as at 31 January 2015 are \$1,003,018, reflecting an increase of \$200,008 since December 2014. The ratio of outstanding debts to current invoices has decreased from 37% in December to the current level of 29%. This debtor management ratio is a measure of the effectiveness of recovery efforts, however is impacted by Council policies as well as economic and social conditions.

### Invoices raised – January 2015

During the month, 1423 invoices were raised totalling \$672,907. The majority of these are paid within a 30 day period, however those that remain unpaid from previous periods for longer than 90 days are detailed at the end of this report. The most significant invoices raised during the month have been in the following areas:

Various Sundry Items – \$164,512 – the main invoices relate to:

Joyland Amusements Pty Ltd - commission payment for Fisher's Ghost Carnival 2014	\$107,912
Camden Council - contribution to legal advice from Sparke Helmore Lawyers in relation to the South West Sydney Councils Resource Recovery Project - contract with WSN Environmental Solutions and manufacture and supply tennis court booking signs	\$11,112
Wingecarribee Shire Council - contribution to legal advice from Sparke Helmore Lawyers in relation to the South West Sydney Councils Resource Recovery Project - contract with WSN Environmental Solutions	\$10,654
Wollondilly Shire Council - contribution to legal advice from Sparke Helmore Lawyers in relation to the South West Sydney Councils Resource Recovery Project - contract with WSN Environmental Solutions	\$10,654

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Design Group NSW Pty Ltd - manufacture and installation of street signs in Claymore	\$8,578
Sylvanvale Disability Services - hire of Big Blue Studio 02/12/14 to 28/01/15, Studio Manager, Professional Development talks/seminars, video documentation and catering	\$7,549

Land and Building Rentals – \$118,951 – the main invoices relate to:

Nuvezo Pty Ltd - monthly rental Dumaresq Street Cinema	\$23,797
Aldi Stores - monthly rental Macquarie Fields	\$28,640
Glenquarie Hotel Pty Ltd - monthly rental Macquarie Fields	\$20,438
Caltex Oil Australia Pty Ltd - monthly rental Macquarie Fields	\$15,062
Mycorp Group Pty Ltd - monthly rental Macquarie Fields	\$13,696
McDonalds Australia Limited - monthly rental Macquarie Fields	\$7,732
Macarthur Community Options - monthly rental Campbelltown	\$6,090
NSW Basketball Association Limited - monthly rental Minto	\$4,583

Licence Fees – \$64,820 – the invoices relate to:

Food and swimming pool licence fees at various locations within the Local Government Area	\$64,820
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Public Hall Hire - \$62,006 – the main invoices relate to:

Hire of various Council facilities in the Local Government Area	\$62,006
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Receipts to the value of \$472,899 have been received during the period, the most notable in the following areas:

Land and Building Rentals	\$99,445
Corporate Administration	\$93,963
Road and Footpath Restoration	\$50,205
Public Hall Hire	\$45,554
Various Sundry Items	\$35,698
Shop and Office Rentals	\$35,093

### Sundry debts outstanding – 31 January 2015

Debts exceeding 90 days of age totalled \$173,834 as at 31 December 2014. The major invoices relating to this balance include:

Description	Date Invoiced	Balance at 31 December 2014
Debtor 68316.9 - retaining wall between Lot 1451 DP 703487, 2 and 4 Brownlow Place, Ambarvale. Debtor is maintaining arrangement to pay \$450 per month as approved by Council	09/06/10	\$10,157



Caspers Baseball Club - electricity charges. Club is experiencing financial difficulty, unable to commit to structural payment plan but have been making irregular payments to reduce the debt. Council continues to meet with club and Macarthur Baseball to resolve debt	17/12/12 to 14/03/14	\$8,052
Minto Cobras JRLFC - electricity charges and hire fees relating to usage of Benham Oval. Administrator has been appointed by Western Suburbs District Junior Rugby League Limited, currently performing an administrative and financial audit. Payment expected on 27 February 2015	15/05/12	\$5,608
Caltex Oil Australia Pty Ltd - dispute over market valuation review, this amount is subject to independent assessment	08/02/13	\$7,563
Insight Mercantile Pty Ltd – abandoned motor vehicle, unable to locate owner of the vehicle. Finance company acknowledges Councils power to sell an encumbered vehicle. The vehicles have gone to the auctioneer and are due to be auctioned in February 2015	18/07/14	\$2,788
GE Automotive – abandoned motor vehicle, unable to locate owner of the vehicle. Finance company acknowledges Councils power to sell an encumbered vehicle. The vehicles have gone to the auctioneer and are due to be auctioned in February 2015	05/07/12	\$5,709
74366.6 - motor vehicle accident at the Animal Care Facility, no response to letters sent. Councils agent Executive collections is in the process of performing Skip Tracing to locate debtor	05/06/14	\$1,959
Solo Water - effluent removal for September 2014. Paid 13 February 2015	21/10/14	\$16,384
YMCA - recovery of outgoings and reconciliation of end of year financials following end of contract	21/07/14	\$4,875 (paid)
Arts NSW - contribution for 2014 Parliament Aboriginal prize. Paid 3 February 2015	21/10/14	\$55,000 (paid)

Debt recovery action is undertaken in accordance with Council's Sundry Debtor Recovery Procedures Policy and commences with the issue of a tax invoice. A person or entity may be issued any number of invoices during the calendar month for any business, services or activities provided by Council. At the conclusion of each calendar month, a statement of transactions is provided with details of all invoices due and how payments or credit notes have been apportioned. Once an invoice is paid, it no longer appears on any subsequent statement.

All debts that age by 90 days or more are charged a statement administration fee of \$5.50 per statement. Debtors are contacted by telephone, email or in writing to make suitable arrangements for payment of the overdue debt. Where a suitable arrangement is not achieved or not maintained as agreed, a seven day letter is issued referencing referral to Council's debt recovery agents.

Matters referred to Council's recovery agent are conducted in accordance with relevant legislation and the *Civil Procedures Act 2001*. Formal legal recovery commences with a letter of demand (or letter of intent) providing debtors with at least 14 days to respond. In the event that no response is received, instructions are given to proceed to Statement of Claim allowing a further 28 days to pay or defend the action. Failing this, the matter will automatically proceed to judgment and continue through the *Civil Procedures Act 2001* process.

All costs associated with formal legal recovery are payable by the debtor and staff continue to make every effort to assist debtors to resolve their outstanding debt before escalating it through the local court.

During the month, 60 accounts were issued a letter of demand on Council's letterhead, advising that if the account was not settled or an appropriate arrangement was not made, the account will escalate to formal legal action through Council's agents.

Council's agents were instructed to proceed with one Statement of Liquidated Claim for unpaid Licence fees and one Examination Notices also for unpaid licence fees.

Council officers continue to provide assistance to debtors experiencing difficulties in paying their accounts. Debtors are encouraged to clear their outstanding debts through regular payments where possible, to avoid any further recovery action.

### **Officer's Recommendation**

That the information be noted.

### **Committee's Recommendation: (Borg/Kolkman)**

That the Officer's Recommendation be adopted.

### **CARRIED**

### **Council Meeting 17 March 2015 (Mead/Dobson)**

That the Officer's Recommendation be adopted.

### **Council Resolution Minute Number 37**

That the Officer's Recommendation be adopted.

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## ATTACHMENT 1

### ***DEBTORS SUMMARY 1 January 2015 to 31 January 2015***

DEBTOR TYPE/DESCRIPTION	ARREARS AT 31/12/2014	RAISED THIS PERIOD	RECEIVED THIS PERIOD	BALANCE AT 31/01/2015	% DEBT RATIO
Corporate Administration	204,329	53,955	93,963	164,322	16.38%
Abandoned Items	6,662	0	0	6,662	0.66%
Education and Care Services	18,710	0	0	18,710	1.87%
Community Bus	89	381	0	470	0.05%
Sportsground and Field Hire	43,149	3,718	22,872	23,995	2.39%
Government and other Grants	25,011	5,500	13,098	17,413	1.74%
Public Hall Hire	25,148	62,006	45,554	41,600	4.15%
Health Services	350	0	0	350	0.03%
Land and Building Rentals	48,617	118,951	99,445	68,123	6.79%
Healthy Lifestyles	9,843	28,285	28,260	9,868	0.98%
Library Fines and Costs	180,917	2,948	1,968	181,897	18.14%
Licence Fees	30,922	64,820	23,857	71,885	7.17%
Pool Hire	35,506	43,368	15,831	63,042	6.29%
Private Works	19,696	0	5,762	13,934	1.39%
Road and Footpath Restoration	45,576	24,651	50,205	20,022	2.00%
Shop and Office Rentals	14,588	41,344	35,093	20,838	2.08%
Various Sundry Items	98,832	164,512	35,698	227,646	22.70%
Waste Collection Services	34,500	58,469	1,294	91,675	9.14%
	<b>803,010</b>	<b>672,907</b>	<b>472,899</b>	<b>1,003,018</b>	<b>100%</b>

## ATTACHMENT 2

### AGEING OF SUNDRY DEBTOR ACCOUNTS - 31 January 2015

Description	Current Charges	Total 30 Days	Total 60 Days	Total 90+ Days	Balance Due	Previous Month 90+ days
Corporate Administration	45,492	7,700	36,651	74,478	164,322	33,182
Abandoned Items	0	0	0	6,662	6,662	6,662
Education and Care Services	18,710	0	0	0	18,710	0
Community Bus	470	0	0	0	470	0
Sportsground and Field Hire	2,538	384	56	21,016	23,995	31,062
Government and other Grants	5,500	10,313	1,600	0	17,413	0
Public Hall Hire	32,318	4,734	2,212	2,336	41,600	3,577
Health Services	0	0	0	350	350	350
Land and Building Rentals	58,547	1,292	391	7,893	68,123	7,554
Healthy Lifestyles	2,090	4,722	917	2,139	9,868	876
Library Fines and Costs	181,897	0	0	0	181,897	0
Licence Fees	52,640	4,045	2,465	12,735	71,885	16,500
Pool Hire	41,389	20,228	246	1,180	63,042	1,239
Private Works	0	0	0	13,934	13,934	19,696
Road and Footpath Restoration	5,717	12,564	0	1,741	20,023	2,314
Shop and Office Rentals	15,958	4,880	0	0	20,838	0
Various Sundry Items	152,354	2,584	59,722	12,986	227,646	12,405
Waste Collection Services	58,139	0	17,152	16,384	91,675	0
	<b>634,326</b>	<b>73,447</b>	<b>121,411</b>	<b>173,834</b>	<b>1,003,018</b>	<b>135,416</b>



### **3.3 Revised Policy - Hardship**

#### **Reporting Officer**

Manager Financial Services

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#### **Attachments**

Revised Hardship Policy (contained within this report)

#### **Purpose**

To seek Council's endorsement of the revised Hardship Policy.

#### **History**

The abovementioned policy was adopted by Council on 1 August 2006 and was last reviewed on 10 April 2012. The policy is now due for review in accordance with the Records and Document Management Policy.

#### **Report**

The abovementioned policy has been reviewed in accordance with Council's Record Management Policy and the adopted procedure for Policy Development and Review.

The Hardship Policy has been reviewed and found that no changes were required. It is recommended that the policy be adopted and a new review date set.

#### **Officer's Recommendation**

1. That the revised Hardship Policy as attached to this report be adopted.
2. That the Policy review date be set at 31 March 2018.

#### **Committee's Recommendation: (Hawker/Kolkman)**

That the Officer's Recommendation be adopted.

#### **CARRIED**

#### **Council Meeting 17 March 2015 (Mead/Dobson)**

That the Officer's Recommendation be adopted.

#### **Council Resolution Minute Number 37**

That the Officer's Recommendation be adopted.

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## ATTACHMENT 1

 <b>campbelltown</b> city council		<b>POLICY</b>
Policy Title	Hardship Policy	
Related Documentation	Rate Recovery Policy	
Relevant Legislation/ Corporate Plan	<i>Local Government Act 1993</i>	
Responsible Officer	Manager Financial Services	

**Policy details may change prior to review date due to legislative changes etc, therefore this document is uncontrolled when printed.**

### Objectives

To provide financial relief to customers of Council experiencing difficulties in meeting their commitments in Rates, Debtors and other Fees and Charges.

### Policy Statement

Assessment of financial hardship to be made internally following a set of guidelines and the completion of Council's 'Financial Hardship Relief Application Form'. Criteria for income and asset values shall be determined in accordance with the Centrelink 'Pensions - Income and Assets Test' as reviewed annually in September.

#### 1. Rates

- Write off interest charges accrued over a period of twelve months from the date of debt, subject to the debt being paid in the agreed period.
- Reduce penalty interest by one half over a period of eighteen months on ratepayer accounts where financial hardship has resulted due to significant changes in the rateable valuation of their land.
- Limited to the single property owned and occupied (jointly or not) by the applicant.

#### 2. Debtors

- Write off interest or administration fees for debts paid within a structured payment plan geared to clear the debt within a maximum twelve-month period.

#### 3. Fees and Charges

##### Waste collection charges

- Write off interest charges accrued over a period of twelve months from the date of debt, subject to the debt being paid in this period.
- Limited to the single property owned and occupied (jointly or not) by the applicant.

#### Other Fees and Charges

- Due to the nature of the adopted fees and charges, any reduction or abandonment of a fee due to financial hardship being incurred shall be determined on an individual basis subject to Council resolution.

Council must be satisfied that the case falls within a category of hardship, alternatively fees and charges must not be reduced unless public notice given over a twenty-eight day exhibition period.

#### Scope

This Policy will be available to all ratepayers and organisations within the Local Government Area. It is however anticipated to have a direct impact on less than 100 individuals at any given time.

#### Definitions

Date of Debt	The amount due to Council on the day an application is made including arrears and current annual instalments in any given year.
Penalty Interest	Interest raised in accordance with the <i>Local Government Act, 1993</i> and as adopted by Council within its Operational Plan.
Rateable Valuation	Land value used for rating purposes, ie net of allowances allowed by <i>Valuation of Land Act, 1916</i> and <i>Local Government Act, 1993</i> - Section 585.
Administration Fees	Standard flat fee as adopted by Council in annual Fees and Charges.

#### Legislative Context

The following Sections of the *Local Government Act 1993* are included and influence this Policy:

Section 564  
Section 566  
Section 567  
Section 601  
Section 610E

#### Principles

The Manager Financial Services will be responsible for administering the principles and that appropriate steps are taken to maintain a level of confidentiality with data supplied for the purposes of conducting a fair and equitable assessment.

#### Responsibility

The Manager Financial Services may delegate their responsibility to the Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council and relevant legislation.

#### Effectiveness of this Policy

##### Key Performance Indicators

- maintain or reduce the amount percentage of outstanding debts with Council through a formal customer assistance program.
- monitor the number of successfully completed applications within the scope of this Policy.

**END OF POLICY STATEMENT**

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#### **4. HUMAN RESOURCES**

**No reports this round**

#### **5. INFORMATION MANAGEMENT AND TECHNOLOGY**

**No reports this round**

#### **6. GENERAL BUSINESS**

Nil.

#### **Confidentiality Motion: (Hawker/Mead)**

That the Committee in accordance with Section 10A of the *Local Government Act 1993*, move to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Committee's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

**CARRIED**

### **23. CONFIDENTIAL ITEMS**

#### **23.1 Licence and Sub Licence Agreement Bob Prenter Reserve, Macquarie Fields**

#### **Reason for Confidentiality**

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.
-



**Motion: (Mead/Hawker)**

That the Committee in accordance with Section 10 of the *Local Government Act 1993*, move to re-open the meeting to the public.

**CARRIED**

There being no further business the meeting closed at 5.36pm.

C Mead  
CHAIRPERSON

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## **REPORTS FROM OFFICERS**

### **8. REPORT OF GENERAL MANAGER**

**No reports this round**

### **9. REPORT OF DIRECTOR BUSINESS SERVICES**

#### **9.1 Reports Requested**

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##### **Attachments**

Status list of reports requested (contained within this report)

##### **Report**

Attached for the information of Councillors is a status list of reports requested of Council as at 17 February 2015.

##### **Officer's Recommendation**

That the information be noted.

##### **Council Meeting 17 March 2015 (Borg/Lound)**

That the Officer's Recommendation be adopted.

##### **Council Minute Resolution Number 38**

That the Officer's Recommendation be adopted.

# ATTACHMENT 1

## Reports Requested as at 17 February 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
26.2.13 PH 3326065	CG8.2 - Report on the feasibility of renaming the Macquarie Fields Swimming Centre (when all works are complete) or other places of significance in honour of Kevin Wheatley VC or Ray Simpson VC. <b>Comment:</b> finalising information for report.	CS	April 2015
10.12.13 WG 3650256	CS3.4 - Further report analysing the impact of the 'Arts and Cultural Policy' when information becomes available in 2014. <b>Comment:</b> Report not released as yet - will need to analyse information for Council report.	CS	May 2015
11.02.14 FB 3707460	NoM15.1 - That a report be presented to Council on the feasibility of providing library services across all areas of the local government area. <b>Comment:</b> Briefing presented to Council report is being developed.	CS	April 2015
11.02.14 MO 3714105	CCS20.1 - That a report be presented at the end of the 2014 season comparing the financial returns with the previous returns from 2013 regarding the Wests Tigers proposed hire fee. <b>Comment:</b> finalising information for report.	CS	April 2015
03.06.14 BT 3859092	CS3.5 - That a report be provided examining the feasibility of establishing an 'artist walk' as part of the new street scape in Queen Street, Campbelltown. <b>Comment:</b> finalising information for report.	CS	April 2015
29.7.14 PL 3934158	CG3.3 - Report identifying alternative methods for managing the hire of Council's sporting fields. <b>Comment:</b> finalising information for report	CS	April 2015
09.12.14 DL 4106172	CS6.3 - That a further report be presented to Council at the conclusion of the exhibition period to consider any public submissions received and/or for final adoption of the policy - Use of Public Open Space by Commercial Fitness Trainers and Personal Trainers. <b>Comment:</b> policy still on exhibition, report to be presented after all submissions have been reviewed.	CS	April 2015
09.12.14 MO 4106170	CCS22.1 - That a further report on the assessment of Macarthur Community Options be provided to Council giving updates of progress in adapting to the new funding regime. <b>Comment:</b> still awaiting advice from relevant Government Department.	CS	Oct 2015
11.11.14 GB 4070978	CW5.3 - That a report be presented outlining the feasibility of installing Basketball Courts in close proximity of the Glenquarie Shopping Centre and Skate Park at Macquarie Fields. <b>Comment:</b> Report transferred to Healthy Lifestyles from City Works.	CS	April 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
12.11.13 WG 3563387	CW1.2 - Further report on the findings of the Expressions of Interest for footpath reconstruction in Queen St Campbelltown. <b>Comment:</b> Consultant still identifying project brief and costing options.	CW	April 2015
06.05.14 PL 3815091	CW5.2 - That a report be presented outlining the feasibility and cost of purchasing and erecting electronic signs in the Campbelltown Local Government Area along major transport corridors, to promote Council and other community events. <b>Comment:</b> Consultants to confirm costing requirements and identify Local Government Area locations along the transient corridor.	CW	April 2015
29.7.14 MO 3939937	PE5.1 - Report regarding feasibility and costs benefits of replacing the existing lighting within the LGA with led lighting. <b>Comment:</b> Difficulty engaging consultant with required expertise to complete review.	CW	June 2015
11.11.14 WG 4070980	CW5.2 - That a report be presented outlining the availability and suitable location for disabled car parking spaces in the Ingleburn CBD. <b>Comment:</b> reported item 1.3 of the City Works Committee meeting held 10 March 2015	CW	
11.11.14 GB 4070979	CW5.4 - That a report be presented outlining the feasibility of installing children playground facilities in Eagle Vale between Eagle Vale Central and the Duck Pond including potential funding options for the playground facility. <b>Comment:</b> Currently investigating options for the playground facility.	CW	April 2015
09.12.14 WG 4106197	CW5.1 - That a report be presented on the feasibility of opening up some of the closed side roads between Chester Road and Sackville Street, Ingleburn to assist in alleviating the rising traffic concerns in the area. <b>Comment:</b> Identify the roads that are affecting traffic issues in Ingleburn if closures are to take place.	CW	May 2015



*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
18.6.13 PL 3450946	CG3.1 - Further report following expressions of interest on the ground lease in Blaxland road. <b>Comment:</b> Addressing concerns raised by Director Planning and Environment.	BS	August 2015
29.7.14 PL 3934173	CG2.2 - Further report prior to entering into a licence agreement for the provision of a coffee cart operation within the Campbelltown Civic Centre building. <b>Comment:</b> Amendments to draft legal documentation.	BS	May 2015
16.09.14 GG 3998324	CG2.1 - That a further report be presented detailing all of the issues surrounding the Section 355 Committees, in confidential session if appropriate. <b>Comment:</b> Clarification sought form Councillor in respect to report content.	BS	April 2015
16.09.14 GG 3998030	DR9.4 - 1. That Council provide support for the Werriwa ACLGP Committee to submit an application for funding to install a 9 metre tapered white powder coated flagpole, plaque and Lone Pine seedling at the Soldiers Memorial Park, Ingleburn. 2. That in recognition of Council's belief in the principle of transparency and prudent decision making, a report be presented to this Council highlighting how this rose garden came about and detailing the events associated with the construction of the rose garden. <b>Comment:</b> Awaiting the outcome of the investigation. Part 1 complete.	BS	June 2015
14.10.14 RK 4033794	CG2.3 - 4. That a further report will be submitted to Council once a draft VPA/Infrastructure Services Delivery Plan (ISDP) have been finalised which will deal with the compulsory acquisition/land transfer issues concerning the whole of the Claymore Urban Renewal Project.	BS	June 2015
17.02.15 PH 4188336	CG2.1 - That Council note the information contained in this report and that a further report be submitted to Council once the Roads and Maritime Services has made an offer for the compulsory acquisition of the land.	BS	August 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
13.12.11 BT 3421776	2.4PE - Further Report detailing the outcome of all submissions received as a result of the public exhibition of all Menangle Park documentation. <b>Comment:</b> further discussions required between the General Manager and UrbanGrowth regarding infrastructure.	PE (EP)	June 2015
13.12.11 RK 3421767	2.5PE - Report following the exhibition period detailing all submissions and the outcomes of the exhibition - Draft Macarthur Precinct DCP. <b>Comment:</b> DCP to be completed post CLEP 2014 adoption in consultation with SCDCP alignment with CLEP controls.	PE (EP)	September 2015
5.6.12 RK 3068270	PE5.2 - Report outlining the role, procedures and limits of authority of the Land and Environment Court in so far as they affect amendments to development applications made as part of the Court proceedings. <b>Comment:</b> further information is being investigated and considered.	PE (DS)	April 2015
18.12.12 AM 3259490	PE2.5 - Further report on outcome of the public exhibition of proposal to name reserve within the 'Vista' development, Glenfield. <b>Comment:</b> waiting on comments from Tharawal Local Aboriginal Land Council.	PE (EP)	May 2015
18.6.13 RK 3451045	PE2.4 - Report identifying what impact the creation of the Local Land Services will have on the Campbelltown LGA. <b>Comment:</b> Rating structure report not yet released by Government.	PE (EP)	September 2015
16.7.13 RK 3483315	PE4.1 - Further report to review implementation of the draft Swimming Pool Barrier Inspection Program including the cost and resourcing implications after 12 months of the programs implementation. <b>Comment:</b> Trial completed mid December 2014, information being collated. Deferred awaiting implementation of requirement to obtain certificates of compliance when selling or leasing properties	PE (CS)	June 2016
06.05.14 TR 3814671	PE2.3 - That a report addressing the submissions received in response to the consultation process and the status of the "outstanding" acquisition authority matter be presented after the conclusion of the exhibition/consultation period. <b>Comment:</b> Members of the public who made a submission on the CLEP 2014 will be presenting to the Council during November and December 2014.	PE (EP)	April 2015
1.7.14 TR 3866135	PE2.4 - Report following conclusion of public exhibition of No 194 Campbelltown Road Denham Court - Proposed Amendment to LEP 2002. <b>Comment:</b> reported item 2.1 of the Planning and Environment Committee meeting held 10 March 2015	PE (EP)	



*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
1.7.14 BT 3858912	PE 2.5 - Further report following the Trial Indian Myna Bird Action Program.	PE (EP)	September 2015
29.7.14 PL 3934241	CW5.1 - detailed report on the Leumeah Sports Precinct by the Strategic Planner for a new 40,000 seat sporting/entertainment complex with parking facilities to include both the eastern and western side of the railway line. <b>Comment:</b> Awaiting further information from the Minister for Sports office concerning the stadium.	PE (DPE)	June 2015
29.7.14 GG 3939939	PE5.3 - Report investigating possible further partnerships with University Western Sydney, Campbelltown and Campbelltown TAFE. <b>Comment:</b> Awaiting outcome of further discussions with TAFE and UWS concerning potential economic development initiatives.	PE (DPE)	June 2015
14.10.14 CM 4033787	CG6.1 - 1. That a report be presented on the development application process, particularly as it relates to residential and small business, regarding: (i) DA approval times – including a comparison to Camden and the councils that fall within the Group 7 Metropolitan Fringe category of the Office of Local Government's Comparative Data publication. (ii) The types of developments which require approval in Campbelltown but do not require approval in other similar councils (e.g. Group 7 councils and Camden). 2. That Council contact the NSW Business Chamber and the local Chambers of Commerce and report on their suggestions regarding: (i) How Council could streamline the DA process for small business. (ii) Any developments currently requiring approval which they believe would be appropriate to be made exempt. <b>Comment:</b> Investigating further exempt opportunities.	PE (DS)	April 2015

*Date of Decision *Mover *DocSet	Item/Comments	Div.Resp	Comp Date
11.11.14 GG 4072909	<p>PE4.4 -</p> <ol style="list-style-type: none"> <li>1. That a further report be prepared detailing a proposed best practice and industry standard upgrade of Council's Animal Care Facility, including operational improvements, staffing implications and detailed cost estimates, together with details of any tenders received for the operation and management of the ACF, to be considered as part of Council's 2015-2016 budget preparations.</li> <li>2. That subject to Council's consideration of the costings, that the ACF refurbishment option as detailed in the Therian Report outlined in attachment 2 be accepted as the preferred capital works upgrade option for further consideration in conjunction with the proposed report referred to in recommendation 1.</li> <li>3. That Council invite tenders as soon as a decision is made on the long term future for the management and operation of the Animal Care Facility (excluding compliance and regulatory functions) addressing the range of relevant management and operational best practice initiatives presented in the above report, as well as a requirement to maintain as a minimum, public opening hours consistent with Council's present operation, excepting that the facility also be required to open from 9am - 12pm on Sundays and that a requirement to implement a volunteer program be included.</li> </ol> <p><b>Comment:</b> deferred pending further briefing to Council</p>	PE (CS)	April 2015
17.02.15 RK 4189114	<p>PE2.4 -</p> <ol style="list-style-type: none"> <li>6. That a report be presented to Council outlining options for the protection and preservation of the former Fisher's Ghost Restaurant building.</li> </ol>	PE (EP)	May 2015
17.02.15 GG 4189107	<p>PE3.3 -</p> <ol style="list-style-type: none"> <li>3. That a future report be presented to the Council which investigates options and identifies practical limits for a core Campbelltown CBD precinct, for the purposes of permanently varying the commercial parking rates within that precinct.</li> </ol> <p><b>Comment:</b> Investigation to be undertaken in conjunction with review of Parking and Traffic Study for CBD.</p>	PE (EP)	August 2015



## 9.2 Progress Report: Amounts Expended on Providing Facilities and Payment of Expenses - Mayor, Deputy Mayor and Councillors February 2015

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### Attachments

Nil

### Report

On 11 November 2014, Council reviewed its policy concerning payment of expenses and provision of facilities to the Mayor, Deputy Mayor and Councillors.

Section 217 (a1) of the *Local Government (General) Regulation 2005* requires councils to include additional information for inclusion in annual report:

- (a1) details of the total cost during the year of the payment of the expenses of, and the provision of facilities to, councillors in relation to their civic functions (as paid by the council, reimbursed to the councillor or reconciled with the councillor), including separate details on the total cost of each of the following:
  - (i) the provision during the year of dedicated office equipment allocated to councillors on a personal basis, such as laptop computers, mobile telephones and landline telephones and facsimile machines installed in councillors' homes (including equipment and line rental costs and internet access costs but not including call costs)
  - (ii) telephone calls made by councillors, including calls made from mobile telephones provided by the council and from landline telephones and facsimile services installed in councillors' homes
  - (iii) the attendance of councillors at conferences and seminars
  - (iv) the training of councillors and the provision of skill development for councillors
  - (v) interstate visits undertaken during the year by councillors while representing the council, including the cost of transport, the cost of accommodation and other out-of-pocket travelling expenses
  - (vi) overseas visits undertaken during the year by councillors while representing the council, including the cost of transport, the cost of accommodation and other out-of-pocket travelling expenses
  - (vii) the expenses of any spouse, partner (whether of the same or the opposite sex) or other person who accompanied a councillor in the performance of his or her civic functions, being expenses payable in accordance with the *Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors for Local Councils in NSW* prepared by the Director-General from time to time

- (viii) expenses involved in the provision of care for a child of, or an immediate family member of, a councillor, to allow the councillor to undertake his or her civic functions.

These expenses are calculated on a monthly basis and reported to Council. Expenses as at February 2015 were as follows:

#### **Expenses**

1.	<b>Training Seminars and Conferences</b> Cost for February 2015.	Nil
2.	<b>Staff</b> Personal Secretary for the Mayor on a shared basis with the General Manager, together with Receptionist shared with Corporate Services. Apportioned cost for February 2015.	\$4914
3.	<b>Stationery and Postage</b> Cost of Mayoral and Councillors' stationery, business cards and postage expenses. Approximate cost for February 2015.	\$5
4.	<b>Periodicals</b> Cost of annual subscriptions. Cost for February 2015.	\$37
5.	<b>Meals</b> Provision of meals in conjunction with Council and Committee Meetings and Inspections. Cost for February 2015.	\$2955
6.	<b>Refreshments</b> Provision of refreshments in the Mayor's Suite and Councillors' Lounge and Civic Receptions. Cost for February 2015.	\$150
7.	<b>Insignia of Office</b> Replacement costs Mayoral robes, chain, badge and name plates. Cost for February 2015.	Nil
8.	<b>Travelling Expenses for Use of Private Vehicle</b> Reimbursement of travelling expenses on authorised Council business. Claims submitted for February 2015.	\$511

#### **Provision of Facilities**

1.	<b>Accommodation</b> Office located on the Third Floor of the Administration Building - costs are included in total maintenance and operating expenses of the Administration Building and apportioned on an area basis (3.5%). Cost for February 2015.	\$6075
2.	<b>Communication System</b> Mobile telephone, personal computer or a laptop, personal digital assistant and combined printer, copier, scanner, facsimile machine and telephone answering machine provided for the Mayor and Councillors. Cost of equipment for February 2015 in accordance with Councillors Policy.	\$1412

- |    |   |          |
|----|---|----------|
| 3. | <b>Office Equipment</b><br>Facsimile machines, photocopier and telephone facilities for the Mayor and Councillors at the Civic Centre. Cost for February 2015.  | \$21,487 |
| 4. | <b>Council Vehicle</b><br>Costs associated with the use of Council vehicles by the Mayor and Councillors on authorised Council business. All usage is subject to the prior approval of the Mayor. Cost for February 2015. | \$255    |
| 5. | <b>Internet Facilities</b><br>Costs associated with the provision of internet facilities in accordance with Council's Policy. Cost for February 2015.   | \$1020   |
| 6. | <b>Care Expenses</b><br>Costs associated with care arrangements including childcare expenses and the care of elderly, disabled and/or sick immediate family members. Cost for February 2015.                              | Nil      |

The total cost for the payment of expenses and provision of facilities to the Mayor, Deputy Mayor and Councillors for February 2015 amounted to \$38,821.

### **Officer's Recommendation**

That the information be noted.

### **Council Meeting 17 March 2015 (Mead/Greiss)**

That the Officer's Recommendation be adopted.

### **Council Minute Resolution Number 39**

That the Officer's Recommendation be adopted.

## **10. REPORT OF DIRECTOR CITY WORKS**

### **10.1 City Works Activity Report**

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#### **Attachments**

Activity Report (contained within this report)

#### **Report**

Works activities are proceeding to program and on demand and are outlined in the Activity Report. Statistics on graffiti are also presented in the Activity Report. It should be noted that the Activity Report continues to be reviewed to better reflect the areas and program/projects being undertaken by Council.

#### **Officer's Recommendation**

That the information be noted.

#### **Council Meeting 17 March 2015 (Glynn/Brdicevic)**

That the Officer's Recommendation be adopted.

#### **Council Minute Resolution Number 40**

That the Officer's Recommendation be adopted.



# ATTACHMENT 1

## GRAFFITI

The schedule below provides details of the number of square metres of graffiti removed from Council's public facilities in the various suburbs by Council's contractor.

Facility	Apr to June 2013	July to Sept 2013	Oct to Dec 2013	Jan to Mar 2014	Apr to June 2014	July to Sept 2014	Oct to Dec 2014	Jan 2015	Feb 2015
Campbelltown	219	232	159	134	29	0	101	4	0
Ruse	3	21	86	57	0	44	91	190	0
Kentlyn	0	0	0	0	0	0	0	0	0
Airds	347	1230	1541	270	26	211	370	348	46
St Helens Park	12	60	0	0	0	0	0	0	0
Rosemeadow	16	37	120	111	8	42	27	118	0
Ambarvale	34	39	122	132	0	0	2	79	0
Woodbine	0	0	0	0	0	0	72	0	0
Claymore	59	22	171	0	37	0	62	42	0
Eschol Park	13	10	58	47	0	0	139	8	0
Kearns	0	0	0	0	0	0	0	0	0
Raby	0	0	65	0	0	0	98	186	0
St Andrews	0	49	143	0	62	0	56	0	26
Bow Bowling	0	0	0	0	0	0	14	0	0
Minto	309	176	832	110	97	156	215	144	0
Ingleburn	702	648	436	368	226	196	19	191	43
Macquarie Fields	215	213	530	243	130	187	565	152	0
Glenfield	498	310	215	251	73	90	283	213	65
Blair Athol	0	0	0	0	0	0	0	0	0
Bradbury	82	45	40	0	0	0	0	27	23
Total m <sup>2</sup>	2510	3092	4518	1723	688	926	2114	1702	203

During the reporting period 9 Graffiti Removal Kits have been requested by the Community.

Apr to June 2013	July to Sept 2013	Oct to Dec 2013	Jan to Mar 2014	Apr to June 2014	July to Sept 2014	Oct to Dec 2014	Jan 2015	Feb 2015
22	11	15	13	18	16	12	16	9

Council's Graffiti Action Teams have undertaken a number of tasks in addition to the above activity information. In reference to the Operational Maintenance Area map in this report, the Graffiti Action Team has for the period undertaken the following graffiti tasks to various Council assets.

Area	Apr to June 2013	July to Sept 2013	Oct to Dec 2013	Jan to Mar 2014	Apr to June 2014	July to Sept 2014	Oct to Dec 2014	Jan 2015	Feb 2015
Area 1	1830	1860	2366	1573	2343	3301	2706	935	780
Area 2	2155	2064	1645	1169	1946	2228	2309	1395	925
Area 3	617	487	552	435	492	848	570	750	469
Area 4	1836	2142	1199	887	2102	2368	1852	1545	731
Total	6438	6553	5782	4044	6883	8745	7437	4625	2905

## OPERATIONAL SERVICES SECTION (Reporting period 2 February to 1 March 2015)

### OPEN SPACE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Servicing of Parks and Reserves (Sites)	244	0	0	29	273
Road Verges (Sites)	35	30	32	49	146
Community/Childcare Centre's (Sites)	1	1	0	0	2
Servicing Laneways (Sites)	222	87	132	50	491
Litter/Rubbish Pickup	182	8	0	1	191
Herbicide Spraying (hrs)	34	29	22	34	119
Mulching (cm <sup>3</sup> )	0	0	0	0	0
Garden Maintenance	0	0	0	0	0
Garden Refurbishment	0	0	0	0	0
Top Dressing (hrs)	0	0	0	0	0
Aeration of Fields	0	0	0	0	0
Sharps Pickup	0	0	0	0	0
Pathway Requests	35	7	4	0	46
Tractor Road Verge (Sites)	15	12	5	27	59
Tractor Servicing Parks and Reserves (Sites)	38	26	56	26	146
Cemetery	0	0	0	0	0
Fire Hazard Reduction	2	32	0	0	34
Road Crews Servicing Parks	0	0	0	0	0
Refilling of Sandpits	0	0	0	0	0

### HORTICULTURE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Servicing of Parks and Reserves (Sites)	22	23	18	23	86
Road Verges (Sites)	23	34	19	15	91
Community/Childcare Centre's (Sites)	6	6	7	8	27
Cemetery	0	0	0	0	0
Tractors Servicing Sporting Fields	36	18	26	31	111
Litter/Rubbish Pickups (hrs)	24	22	24	26	96
Herbicide Spraying (hrs)	20	18	22	18	78
Mulching (m <sup>3</sup> )	0	70	0	0	70
Garden Maintenance (Sites)	35	19	40	39	133
Garden Refurbishment (Sites)	3	4	5	2	14
Top Dressing (tonne)	2	3	5	4	14
Aeration of Fields (Sites)	0	0	0	3	3
Sharps Pickups	0	0	0	0	0
Miscellaneous Requests (hrs)	6	6	3	2	17
Refilling of Sandpits	0	0	0	0	0
Plumbing	28	22	32	28	110
Fit Goal post sleeves	0	0	0	0	0
Cricket Wicket Maintenance	23	21	29	31	104



## HORTICULTURE ACTIVITIES

### Horticulture

**Mawson Park** - The planting of one advanced Crepe Myrtle as a replacement tree and 30 advanced replacement hedging plants was recently undertaken throughout the park to fill a number of gaps within the existing hedges.

**Stromeferry Reserve Sound Wall** - The planting of 100 advanced hedging plants was recently undertaken in front of the existing sound wall fronting the motorway. This is part of the ongoing City Entrance Landscape Enhancement Program.

**Leumeah Stormwater Drainage Channel** - The planting of approximately 800 advanced native grass species and a number of Paperbark species was recently carried out on the eastern side of the above channel as part of the bank stabilisation landscaping.

**Planting adjacent to Ambarvale High School** - Approximately 150 advanced native grasses were recently planted in a newly constructed garden bed situated on the corner of Fitzgibbon Lane and Thomas Rose Drive, Ambarvale.

**Minto Early Learning Centre** - Site preparation are currently in progress for the planting out of 50 advanced native hedging plants on the Redfern Road side of Minto Early Learning Centre.

**Weed Control** - Council's weed control contractor is currently involved with weed control within the high profile areas such as the city entrance areas on Campbelltown Road, Glenfield Road, Cambridge Avenue and Williamson Road.

### Open Space

Aeration of the playing field at Blinman Park, Bob Prenter Field and Fullwood Oval number two field was recently carried out.

Top dressing of the full wicket areas at Bradbury Park, Jackson Park number one field and Memorial Oval was recently carried out.

Fertilising of Lynwood Park number one and two fields, Campbelltown Showground number one and two fields, Jackson Park, Koorunga Reserve fields, Wood Park, Sarah Redfern Fields, Marsden Park and Mawson Park lawn areas, Eschol Park Soccer and Rugby League fields and Worrell Park fields was recently carried out.

Approximately 3 tonnes of fertiliser was used in the fertilising program.

## COUNCIL TREE INSPECTIONS

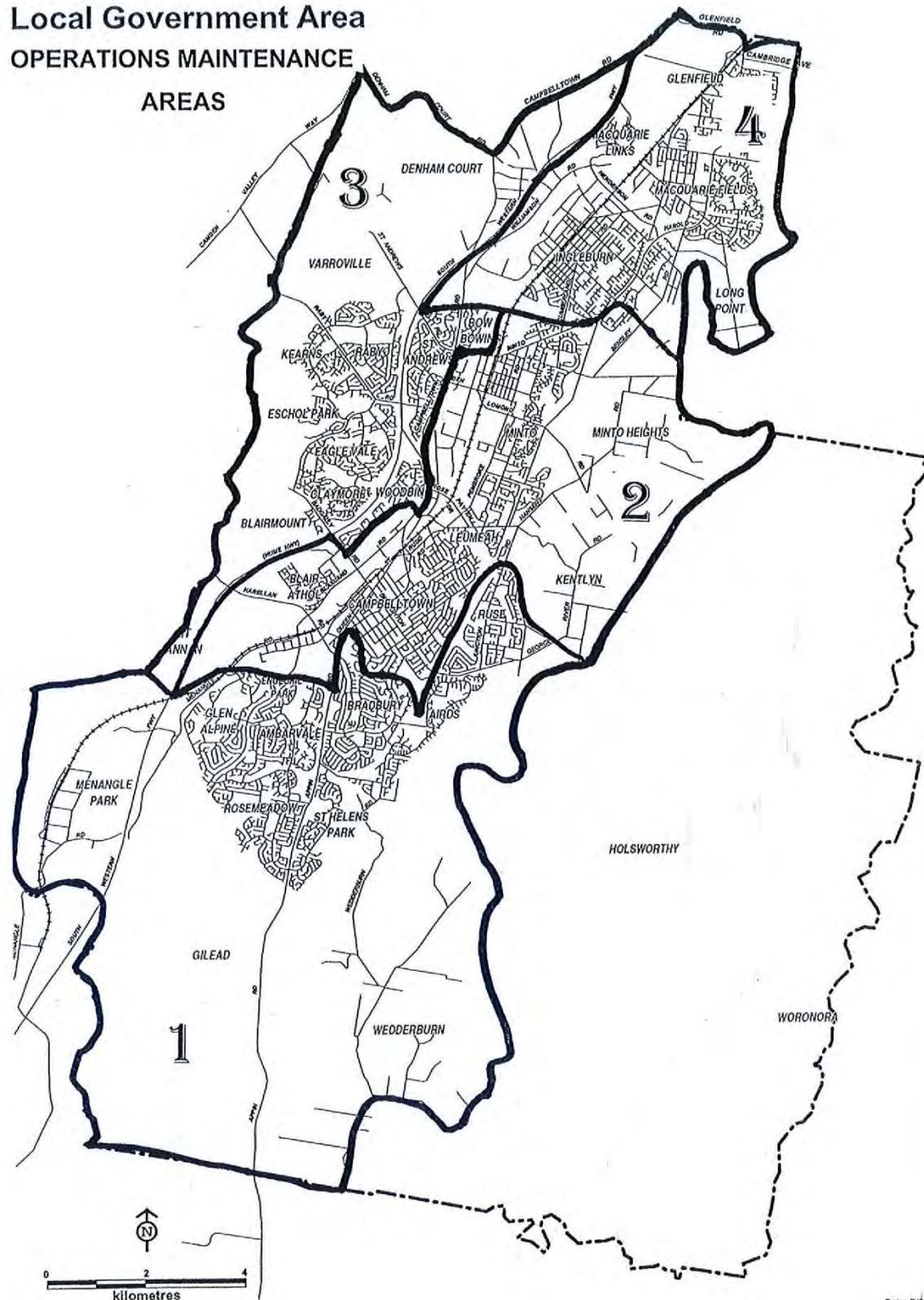
Activity	Area 1	Area 2	Area 3	Area 4	Total
Contract	8	7	6	12	33
Council	18	61	29	44	152
Termites	1	1	0	0	2
Plumber - Sewer Chokes	0	0	0	0	0
N/A	0	5	2	2	9
HOLD	0	0	2	2	4
Total	27	74	39	60	200

## PRIVATE PROPERTY TREE INSPECTIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Private Trees	6	5	3	8	22

# Campbelltown City Council Local Government Area OPERATIONS MAINTENANCE

## AREAS





## ROADS AND DRAINAGE

### A. HEAVY PATCHING - Roads And Footpaths

This resource has been heavy patching for the month of February 2015.

Activity	Area 1	Area 2	Area 3	Area 4	Total
Road repairs heavy patching (m <sup>2</sup> )	193	244	163	194	794
Road restorations (m <sup>2</sup> )	0	0	0	0	0
AC Base Course Total (T)	31	29	22	33	115

### B. MINOR PATCHING - Roads And Footpaths

Activity	Area 1	Area 2	Area 3	Area 4	Total
Pot holes (no.)	265	310	309	261	1145
Edge breaks (LM)	12	32	42	77	163
Restorations (m <sup>2</sup> )	0	0	13	0	13
Car parks pot holes (no.)	6	8	0	4	18
Trip hazard footpaths (no.)	0	0	0	0	0
Total	283	350	364	342	1339

### C. ROADS RESERVE OPENING & RESTORATIONS

Activity	Area 1	Area 2	Area 3	Area 4	Total
Vehicle crossings constructed	5	12	11	11	39
Telstra Inspections	2	7	1	4	14
Sydney Water inspections	34	5	2	2	43
Endeavour Energy Inspections	0	0	1	0	1
Gas Inspections	0	2	2	0	4
Customer & Road Opening requests	2	8	3	3	16

### D. MULTI FUNCTIONAL VERGE

Activity	Area 1	Area 2	Area 3	Area 4	Total
Cleaning of gross pollutant trash	5	5	2	5	17
Pits cleaned by hand or suction	64	32	109	44	249
Tail out drains/headwalls	22	5	4	3	34
Removal of waste matter (CBM)	14	39	6	22	81
Flushing of stormwater lines (LM)	1000	505	600	800	2905
Underpass (drainage) cleaning	7	2	0	2	11
Trip hazards/footpath hazards	6	5	14	12	37
Dead animals removed	4	8	6	16	34
Parra webbing drainage	2	1	1	3	7
Sign retrievals and straightening	0	2	0	0	2
Syringes	1	180	2	0	183
Deliver and set up at venues	0	0	0	3	3
Paver repairs (m <sup>2</sup> )	1	1	0	0	2
Oil/ paint spill/debris on road	1	10	2	4	17
Median cleaning/poisoning (LM)	60	1500	222	449	2231
Guide Posts	8	0	0	0	8
Total	1195	2295	968	1363	5821

**E. STREET ACCESSORIES - Sign Manufacturer**

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory signs	0	4	0	3	7
Street signs	1	11	3	16	31
Ordinance signs	25	23	0	2	50
Directional signs	3	0	4	5	12
Warning signs	14	15	6	4	39
Community signs	30	26	3	5	64
Various council signs	0	10	9	5	24
Council special events	0	24	0	0	24
Banners/ Posters	0	0	0	0	0
Various Stickers / Labels	20	28	0	0	48
Graffiti Preventative Works	6	6	10	0	22
Total	99	147	35	40	321

**Sign Erection**

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory signs	51	51	30	48	180
Street signs	19	19	9	29	76
Ordinance signs	44	28	5	9	86
Directional signs	16	5	7	17	45
Warning signs	19	27	8	12	66
Community signs	58	43	15	10	126
Various council signs	0	0	0	0	0
Banner / Bin Installation	2	3	4	2	11
Graffiti Removal (m <sup>2</sup> )	7	6	8	9	30
Works orders (traffic)	3	3	0	0	6
Bollard replacement/ repair	14	10	5	17	46
Line Marking/Car Park (m <sup>2</sup> )	2	19	0	0	21
Total	235	214	91	153	693

**F. FOOTPATH RECONSTRUCTION PROGRAM 2014 – 2015**

66% complete.

**G. NEW FOOTPATH CONTRUCTION PROGRAM 2014- 2015**

80% complete.

**H. KERB AND GUTTER RECONSTRUCTION 2014 – 2015**

62% complete.

**I. ROADS PROGRAM 2014 – 2015**

Stage 1 - 91% complete.

Stage 2 – 45% complete.

**J. OPERATIONS MINOR WORKS**

**PAMPS Program** – 95% complete.

**Campbelltown Sports Stadium, Entrance Improvements** – 100% complete.

**Culvert Maintenance Program** – 100% complete.

**Raby After School Centre, Refurbishment** – 100% complete.



**Wills Road Drainage** – 100% complete.

**Ingleburn Park Disabled Parking** – 80% complete.

**Pembroke Park Culvert** – 95% complete.

**Akuna Avenue Round about maintenance** – 30% complete.

#### **K. CAPITAL WORKS**

**Heritage Park, Stage 2 (Improvements and landscaping)** - 90% complete.

**Eagle Vale Drive Road, Stage 3 (Widening and Roundabout)** - 50% complete.

**Smith's Creek, Formalisation** - 80% complete.

**Beverley Road and Tyler Street Campbelltown, Drainage Works** – 55% complete.

#### **PLUMBERS ACTIVITIES REPORT**

Irrigation Works - Council's irrigation team has been involved in maintenance activities and system checks across the LGA, works have involved changing sprinkler heads, repairing leaks, pump systems, damaged pipes, wiring problems and testing of systems.

#### **WORKSHOP ACTIVITIES REPORT**

Vehicles/Plant and Equipment, reported here, are items that have accrued abnormal downtime due to awaiting parts/service from suppliers or priorities.

<b>Plant No</b>	<b>Item</b>	<b>Reason - Area of Repair</b>	<b>Repairer</b>	<b>Down Time Hrs</b>
<b>9624.01</b>	Caterpillar Grader	Transmission & engine fluid leaks	CCC Workshops and Supplier	80 Hrs.
<b>9653.02</b>	John Deere Loader	Brakes	CCC Workshops and Supplier	80 Hrs.
<b>9775.02</b>	Mitsubishi Tipper	Fuel Fault	CCC Workshops and supplier	96 Hrs.
<b>9147.02</b>	RFS Cat 7 Tanker	Fluid leak in rear pump console	CCC Workshops and supplier	56 Hrs.

The following is a breakdown of the work performed since the last report **2 February – 1 March 2015**.

<b>9624.01</b>	The Caterpillar Grader required repairs to the fluid leaks at both the transmission and engine. The steering column and console were also overhauled. Parts were sourced from the supplier and fitted. The grader is back in service.
<b>9653.02</b>	The John Deere Loader required brake replacement. A number of parts are being sourced from overseas. The estimated time for repairs is currently unconfirmed.
<b>9775.02</b>	The Mitsubishi Tipper had a fuel fault and faulty fuel injection pump. The pump was removed and sent to Melbourne for repairs. The pump was away for 2 weeks for repairs. The pump has returned and has been refitted. The vehicle is back in service.
<b>9147.02</b>	RFS Cat 7 tanker had a fluid leak from the rear pump console. A new compound gauge has been ordered from the supplier. The estimated repair date is mid March 2015.

All previous reported repairs have been completed and vehicles/plant are back in service.

Tyre Repairs	99
Services carried out	34
Repairs to trucks	100
Repairs to heavy plant	16
Repairs to trailers	22
Tractors/implements	58
SES repairs	2
RFS repairs	4
Small plant repairs	74
Repair to cars	18
Repairs to mowers	113
Repairs to sweepers	14
Pathway requests (completed)	23

Of the reported repairs above 34 were out in the field.

Workshops Solar panels have currently added 51,716 kWh back to the grid.

The Workshop has also carried out the following duties:

- Manufacture and repair of gates, locks and lock boxes.
- Manufacture and installation of various pit frames and covers.
- Manufacture of various baulks.
- Fence repairs in various locations.
- Manufacture of goal post sleeves.
- Manufacture of pit filtering covers for Williamson Road, Ingleburn.

## **HAZARD REDUCTION PROGRAM**

### **Hazard Reduction Burning**

#### **Scheduled burns**

Council, in consultation with Rural Fire Service Macarthur, is preparing hazard reduction burns for various reserves across the LGA.

#### **Asset Protection Zones Maintenance**

##### Mechanical Works

68 hazard reduction treatments were completed in the reporting period, totalling an area of 54.26 hectares with 1253 assets protected.

##### Manual Works

Manual bushfire hazard reduction works have progressed well at Leumeah and Ruse along the Smiths Creek Corridor.



### Fire Trails

Freres fire trail has been upgraded using the current standards and a stabilised substrate to ensure longevity.

Smiths Creek Reserve fire trail has received remedial drainage works where storm water tail outs cross the trail.

### Fire Trail Gates

No fire trail gate maintenance was undertaken in the reporting period.

### Facilities Support Services

Customer Requests	
Sporting Clubs with overdue keys	26 clubs with 132 keys outstanding
Key access renewals, issues, alarm codes and access	618
Request for access to Council Reserves	7

## ASSETS AND SUPPLY SERVICES

### Procurement and Contract Management Services

#### Tenders/Quotes/Expressions of Interest and Agreements:

##### Tenders/Quotes currently being prepared:

- T14/23 Construction of St Helens Park Skate Park
- Q14/38 Environmental Monitoring Lynwood Road
- Q14/41 Floodplain Risk Management Consultancy (Quotations sought through Local Government Procurement Panel Contract)
- Q15/01 Development of a Waste Education App
- Q15/02 Playground Repairs
- Q15/03 Playground Equipment Inspections
- Q15/10 Pyrotechnics
- Q15/11 Greg Percival Photovoltaic
- Q15/12 Backhoe (Quotations sought through Local Government Procurement Panel Contract)
- EOI14/05 Queen Street Footpath Reconstruction
- EOI15/01 Library Café and Coffee Cart
- EOI15/02 Lone Worker Safety
- T15/04 Painting Services
- T15/05 Bulk Materials
- T15/06 Website Development
- T15/09 Legal Services
- T15/11 Concrete Works
- T15/12 Nursery Supplies
- T15/13 Supply of Turf
- T15/15 Air Conditioning Services
- T15/02 Eagle Vale Drive Upgrade

##### Tenders/Quotes currently advertised:

- T14/13 Synthetic Turf Lynwood Park
- T15/07 Pest Control Services
- T15/08 Grab Truck
- Q15/05 Collect and Transport Wastewater

**Tenders/Quotes currently under evaluation:**

- T15/01 Employee Assistance Program
- Q15/07 Fitness Equipment at Raby Oval
- Q15/09 Stabilisation of Wedderburn Road
- Q14/24 Supply and Install Playground Equipment (Quotations sought through Local Government Procurement Panel Contract)
- EOI14/02 Aerial Photography

**ASSET MANAGEMENT****Roads**

- First draft of the Road Works Program 2015-2016 has been finalised and sent for approval.
- Additional Road Program Stage 1J has been awarded.
- In-house Road Visual Inspection is 100% completed.

**Car Parks**

- The 2014–2015 Car Park Inspection Program is 100% completed.
- First draft of the Car Park Program 2015-2016 is finalised.

**Bridge and Culvert**

- Footpaths on Bridges Programs (pre-cast and cast in-situ) are 70% completed.
- Safety Barrier Timber Post Replacement and New Terminal Installation are in progress.
- Repair work at Fisher Ghost Reserve Pedestrian Bridge, Hurricane Drive Corrugated Steel Culvert and Pembroke Park Pedestrian Bridge is completed.
- Specification revision for Safety Barrier Height Adjustment work at Therry Road Bridge is in progress.

**Kerb and Gutter**

- Kerb and Gutter Stage 5, 2014-2015 has been awarded.
- Kerb and Gutter condition inspection is 40% completed in Ingleburn.
- Road work related kerb and gutter inspection for 2015-2016 program has been 100% completed.

**Stormwater**

- 271 pits, headwalls and channels have been inspected in various locations around Campbelltown Local Government Area and updated in Council's Asset Management System.
- Two quotes have been received for concrete reconstruction and repair work for stormwater assets.
- Quotes for stormwater program (lintels and pit reconstruction work) have been received.

**Parks and Public Spaces**

- Inspections have been carried out at 30 parks and reserves throughout the Local Government Area including Macquarie Fields and Leumeah with all conditions and actions updated in Council's Asset Management System.
- 2015-2016 Parks and Public Spaces Program has been drafted and is awaiting approval.
- Table and bench setting have been ordered for Mawson Park to be installed near the new Exeloo amenities.

**Building Inspections**

- Building inspections have been carried out at 20 locations throughout the Local Government Area. Included are Animal Care Facility, Ambarvale Sports Complex, Koshigaya Park Amenities, Bensley Road Amenities and Ruse Tennis Club. All conditions and actions have been updated in Council's Asset Management System.



- 2015-2016 Building- Special Rate Variation and Annual programs have been drafted and are awaiting approval by Management.

#### **Playground Equipment**

- Playground equipment repairs were undertaken at Koshigaya, Marsden Park, Pembroke Park and Abington Reserve.
- Playground Program 2014-2015- Tenders for 10 playgrounds have closed and are currently being evaluated.
- The 2015-2016 Playground programs have been drafted and awaiting approval.

#### **Internal Assets– Electrical Testing and Tagging**

- Electrical equipment has been tested and tagged at various locations including the Art Centre and Amarina Early Learning Centre with 721 items tested, all items updated into Council's Asset Management system.
- 591 items are to be tested in March.

#### **Asset Management System, Grants and Reports**

- Fuel efficiency and Plant utilisation reports for January 2015 have been sent.
- Roads and Maritime Services monthly report for February 2015 has been sent.

#### **BUILDING MAINTENANCE/CONSTRUCTION PROGRAM**

##### **Reactive Maintenance**

There were 336 reactive maintenance requests during the months of February and early March 2015.

##### **Building Program Maintenance and Renew Connect Revitalise Program (RCR)**

- **Fullwood Rugby League New Amenities building** – Construction of a new amenities facility has commenced. Works to date include footings and block work. This project is part funded by a Community Grants program as well as Council.
- **Minto Sports Stadium roof repairs** – Works to rectify roof leaks are now complete.
- **Milton Park Rugby Amenities** – Works to this new amenity facility are on schedule. Currently, structural steel has been erected and bricklaying has commenced.
- **Bradbury Oval Amenities** - Works are progressing according to schedule. Concrete slab has been poured and steel work is currently being erected.
- **Mawson Park Groundsman Shed** – Construction of a new groundsman shed is progressing and on schedule.
- **Pembroke Park Exeloo** - New Exeloo installation has commenced. Concrete paths and restoration works are continuing in and around this site.

## **10.2 Closure of Joey Crescent and Part of Scout Street, Willowdale Estate, East Leppington**

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### **Attachments**

1. Locality Plan (contained within the report)
2. Plan of Road Closures (contained within the report)

### **Report**

Council granted development consent for the construction of an exhibition home display village incorporating a temporary sales office for the Willowdale estate located at East Leppington.

Two of the conditions included in the respective Development Consent were:

#### **18. Work on Public Land**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

The applicant is advised to contact Council's City Works Division to organise for a temporary road closure permit to be assessed and issued prior to works commencing and occupying Joey Crescent and Scout Street.

#### **20. Green Street Construction**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit detailed construction plans of the temporary "Green Street" road, to Council for approval. An impermeable layer/membrane and provision for subsoil drainage shall be constructed between the existing road pavement and the proposed sand layer of the "Green Street".

The exhibition village is proposed to operate for a period of five years and it is intended that Joey Crescent and part of Scout Street be closed to the public for that period, and become part of the exhibition village's pedestrian environment.

The intention is to cover the ordinarily constructed road pavement of these road areas with a geotextile fabric, sand and turf to provide an appearance of a "green" pedestrian environment.



It is important for Council to note the proposed closure and works have received development consent subject to a number of conditions including the above. However, in order for the works to proceed, a construction certificate needs to be issued. The development consent requires that before any such construction certificate is released, that a temporary road closure permit be obtained from Council.

A road closure permit application has been made and was considered by the Local Traffic Committee at its meeting on 12 March 2015 (Item LTC 15/8) where the following recommendation was made to Council:

1. That Council approve the road closure of Joey Crescent and part of Scout Street from the LGA boundary to Jamboree Avenue, within the Willowdale Estate, east Leppington for a period of five years .
2. That Council condition the closure of the roads to ensure that the road pavement is fully restored and certified as a trafficable road by a suitably qualified engineer after the five year period and prior to it being reopened.

Council's approval for the temporary road closure permit would normally be sought following the presentation of the Local Traffic Committee Meeting Minutes to the next available City Works Committee meeting (scheduled for 14 April 2015), and subsequently considered by Council at its meeting on 21 April 2015.

However, Council's consideration of the Local Traffic Committee's recommendation is being sought at this meeting to assist in expediting the approval of the temporary road occupancy permit with a view towards consideration of the release of a construction certificate as soon as possible, to assist in the development process.

### **Officer's Recommendation**

That Council endorse the recommendation of the Local Traffic Committee (12 March 2015) regarding Item LTC 15/08.

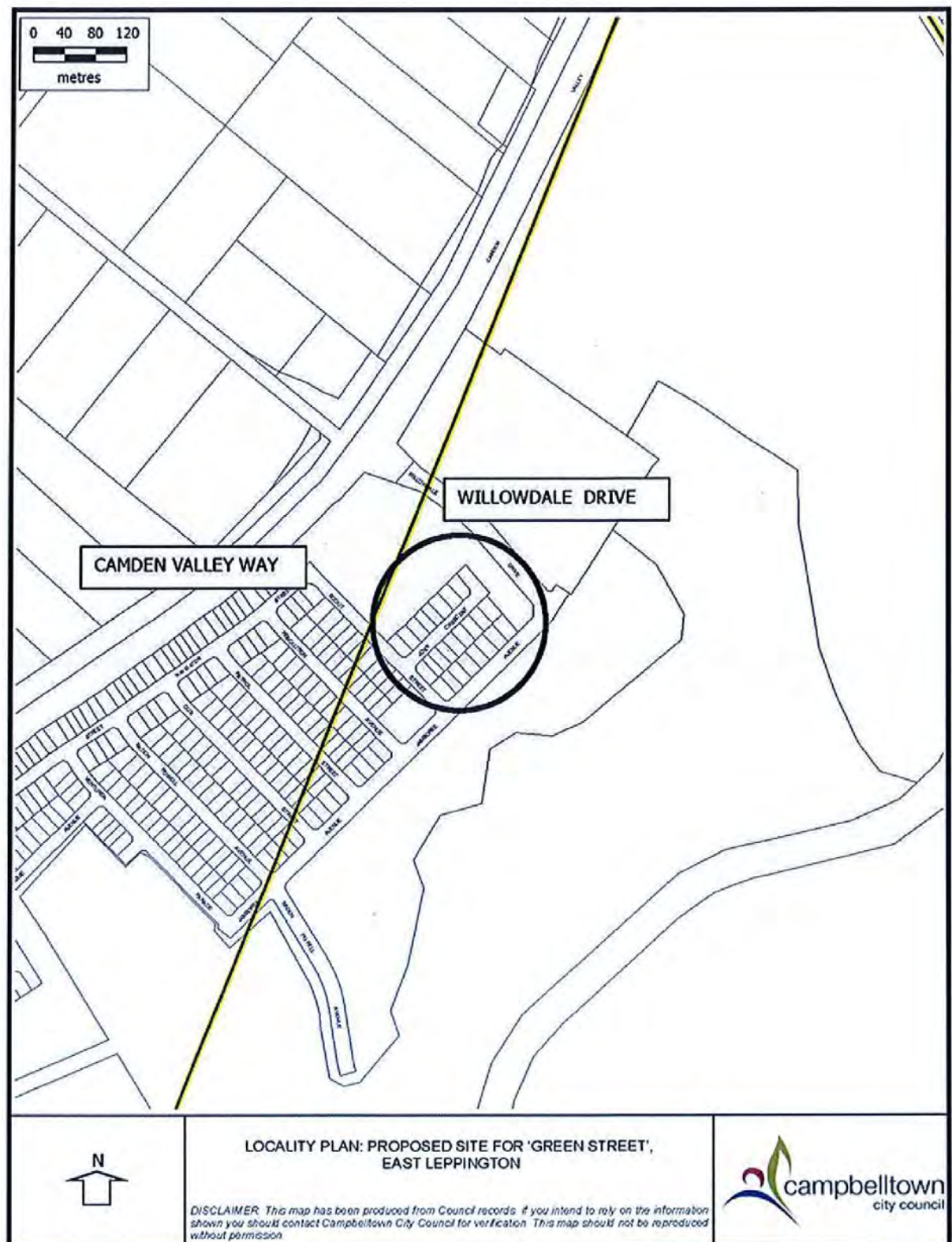
### **Council Meeting 17 March 2015 (Matheson/Rowell)**

That the Officer's Recommendation be adopted.

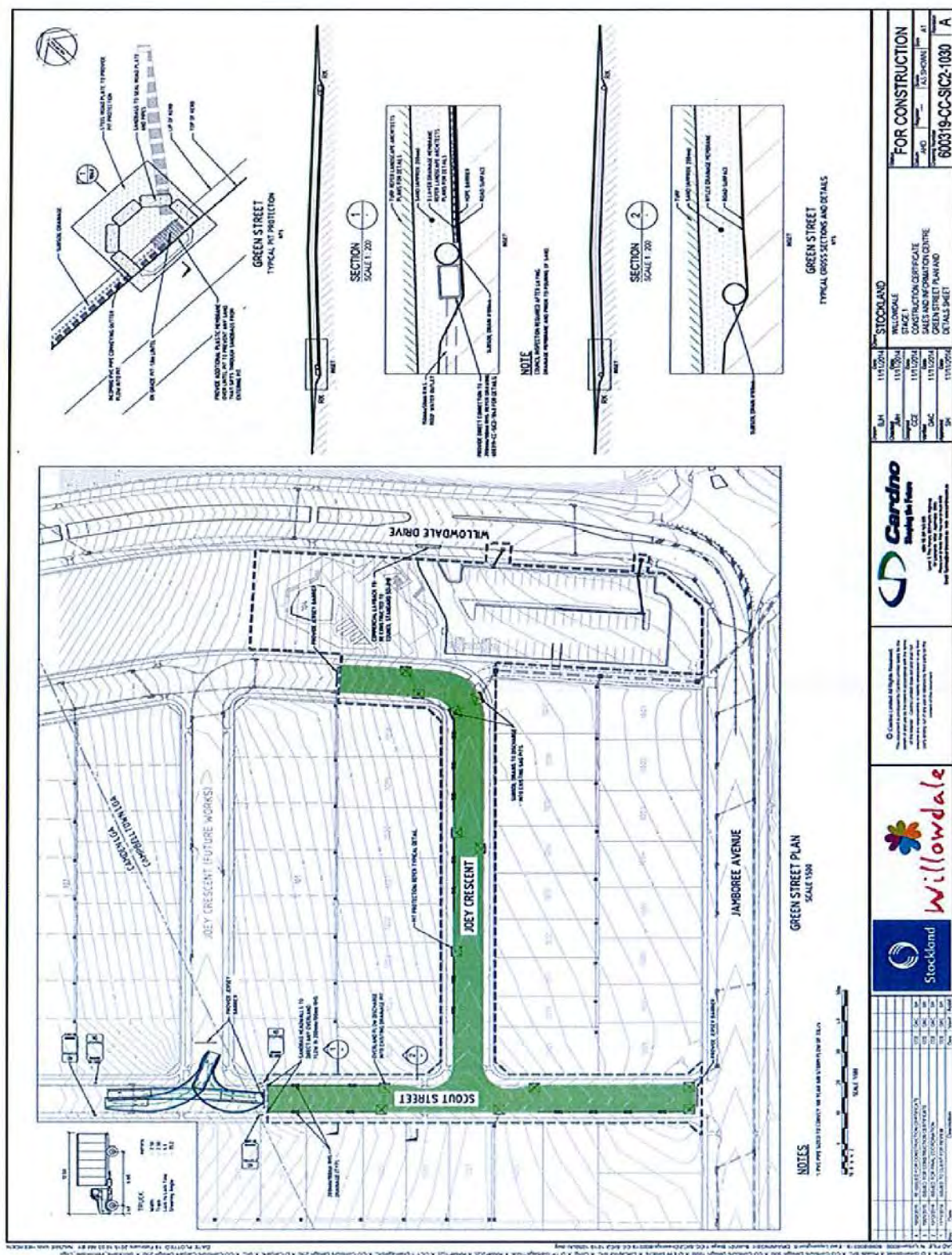
### **Council Minute Resolution Number 41**

That the Officer's Recommendation be adopted.

# ATTACHMENT 1



## ATTACHMENT 2



**11. REPORT OF DIRECTOR COMMUNITY SERVICES**

**No reports this round**

**12. REPORT OF DIRECTOR PLANNING AND ENVIRONMENT**

**No reports this round**



## **13. QUESTIONS WITH NOTICE**

### **13.1 Questions With Notice**

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Councillor Mead - following up a newspaper report regarding the recent Hornsby case:

1. Has Council, in this or the immediate previous term of Council, hired private investigators to investigate whether premises are conducting illegal sex work, or gather evidence against such premises? If so, what has been the cost of such engagements of private investigators?
2. What is current Council policy and/or practice on this matter? Assuming no Council resolution changing policy (that is, based on current policy and practice), would Council staff consider using such investigators in the future in a situation where it is suspected or there is a report of illegal sex work occurring at a premises?

**Answer:** No, Council has not engaged a private investigator and therefore has not incurred any costs.

2. What is current Council policy and/or practice on this matter? Assuming no Council resolution changing policy (that is, based on current policy and practice), would Council staff consider using such investigators in the future in a situation where it is suspected or there is a report of illegal sex work occurring at a premises?

**Answer:** An answer to this question could not be provided at the meeting as further investigation is required. An answer will be provided in writing in the Answers to Questions with Notice section of the next Business Paper.

#### **14. ANSWERS TO QUESTIONS WITH NOTICE**

Nil at time of print.

#### **15. RESCISSION MOTION**

**No rescission motion this round**

## **16. NOTICE OF MOTION**

### **16.1 Downzoning of heights and floor space ratios in Campbelltown CBD**

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Councillor Mead has given Notice in writing of his intention to move the following Motion at the next meeting of Council on 17 March 2015.

That when the Campbelltown Local Environment Plan is returned to the Council for consideration, a recommendation or option is presented to councillors which:

In the area currently covered by the Campbelltown (Sustainable City) Development Control Plan:

- a. does not reduce height limits
- b. where floor space ratios limits currently exist, they are not reduced below 3:1
- c. where no floor space ratio limit currently exists and one is to be put into place, it is not set less than 3:1.

## **LOST**

A **Division** was called in regard to the Motion for Item 16.1 - Downsizing of Heights and Floor Space ratios in Campbelltown CBD with those voting for the Motion being Councillors Greiss, Hawker, Matheson, Mead and Rowell.

Voting against the Motion were Councillors Borg, Brticevic, Chanthivong, Dobson, Glynn, Kolkman, Lake, Lound and Oates.

## **18. PRESENTATIONS BY COUNCILLORS**

### **18.1 Presentations by Councillors**

1. Councillor Glynn advised that he recently attended the opening night of "The Producers" at Campbelltown Theatre on behalf of the Mayor. Councillor Glynn noted that it was an excellent production and enjoyable night.
2. Councillor Glynn congratulated staff wearing green to celebrate St Patrick's Day.
3. Councillor Chanthivong passed on his appreciation and thanked staff and volunteers for their work with regards to the planning and smooth running of the Ingleburn Alive Festival held over the weekend.
4. Councillor Lound advised that over the past few weeks, local cricket Grand Finals have taken place. Councillor Lound noted that he has attended a number of Grand Finals and congratulated staff for their efforts in ensuring our fields are maintained and presented well.
5. Councillor Borg advised that he attended the Wests Tigers game on Monday night and congratulated staff for their efforts in maintaining the field and ensuring it is presented well.
6. Councillor Borg advised that he recently attended the Ten Year Anniversary celebration of Campbelltown Hospital Auxiliary. Campbelltown Hospital Auxiliary hosted ten Auxiliary groups at this event and over the past ten years has raised over \$6m for Hospitals.
7. Councillor Greiss also passed on his congratulations to staff for the success of Ingleburn Alive held over the weekend, the event was enjoyed by all.
8. Councillor Greiss thanked current State Members of Parliament for their contribution and efforts and offered his best wishes to Andrew McDonald in his retirement. Councillor Greiss also wished all standing candidates the best of luck in their endeavours including his Council colleagues, Councillor Chanthivong and Councillor Mead.
9. Councillor Hawker advised that he recently represented the Mayor at Seniors Week celebrations at Wests Leagues Club noting that the Special Needs celebration was a wonderful event and it was a pleasure to attend.
10. Councillor Hawker noted that he is looking forward to attending a Senior Citizens event being held at Campbelltown RSL on Wednesday 18 March 2015.
11. Councillor Lake thanked his colleagues for representing him at a number of events over the past month.
12. Councillor Lake noted that he recently hosted a morning tea to celebrate International Womens Day and thanked all in attendance.



13. Councillor Lake advised that recently the Office of Local Government announced award recipients to celebrate the contribution of women to local government in NSW.

Councillor Lake passed on his congratulations to the three staff members nominated in the award categories, Corinne Mears, Sally Pratt and Justine Uluibau and congratulated Justine Uluibau who was awarded with a Highly Commended Award in the Non-Senior Staff Member – Metropolitan Council Category.

14. Councillor Lake referred to the upcoming state Election and thanked the current four members for their contribution and commitment.

Councillor Lake also wished all standing candidates the very best of luck for the Election.

15. Councillor Lake noted the recent attendance of the Premier, Hon Mike Baird at a recent event in Campbelltown.

# RESOLUTIONS FROM THE CONFIDENTIAL SECTION OF THE ORDINARY MEETING OF COUNCIL HELD 17 MARCH 2015

## Confidentiality Recommendation

It was **Moved** Councillor Borg, **Seconded** Councillor Lound that the Council in accordance with Section 10A of the *Local Government Act 1993*, resolve to exclude the public from the meeting during discussions on the items in the Confidential Agenda, due to the confidential nature of the business and the Council's opinion that the public proceedings of the Committee would be prejudicial to the public interest.

## Planning and Environment Committee

### 20.1 Confidential Report Directors of Companies

#### Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

#### Council Meeting (Mead/Greiss)

That the information be noted.

#### Council Resolution Minute Number 44

That the information be noted.

**CARRIED**

## City Works Committee

**No reports this round**

## Community Services Committee

**No reports this round**

## Corporate Governance Committee

### 23.1 Licence and Sub Licence Agreement Bob Prenter Reserve, Macquarie Fields

#### Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

### **Council Meeting (Hawker/Kolkman)**

1. That if no submissions objecting to the notice of proposal are received that Council agree to enter into a Licence Agreement with Campbelltown Australian Football Club over Bob Prenter Reserve on the terms outlined in this report.
2. That if no submissions objecting to the notice of proposal are received that Council agree to enter into a Sub Licence Agreement with Campbelltown Australian Football Club and NSW Gaelic Athletic Association over Bob Prenter Reserve on the terms outlined in this report.
3. That if any submissions objecting to the proposal are received a further report be presented to Council for its consideration of the submissions made.
4. That all documentation associated with the Licence and Sub Licence Agreements be executed under the Common Seal of Council, if required.

### **Council Resolution Minute Number 44**

1. That if no submissions objecting to the notice of proposal are received that Council agree to enter into a Licence Agreement with Campbelltown Australian Football Club over Bob Prenter Reserve on the terms outlined in this report.
2. That if no submissions objecting to the notice of proposal are received that Council agree to enter into a Sub Licence Agreement with Campbelltown Australian Football Club and NSW Gaelic Athletic Association over Bob Prenter Reserve on the terms outlined in this report.
3. That if any submissions objecting to the proposal are received a further report be presented to Council for its consideration of the submissions made.
4. That all documentation associated with the Licence and Sub Licence Agreements be executed under the Common Seal of Council, if required.

**CARRIED**

## **CONFIRMATION OF COUNCIL'S ORDINARY MEETING MINUTES**

**At the Council Meeting held 21 April 2015 the following Council minutes were adopted:**

There being no further business at the meeting of 17 March 2015, the meeting closed at 9.03pm.

Confirmed by Chairperson:

A handwritten signature in purple ink, appearing to be 'J. Le', is written over a light blue rectangular background.