



Camden Council

Business Paper

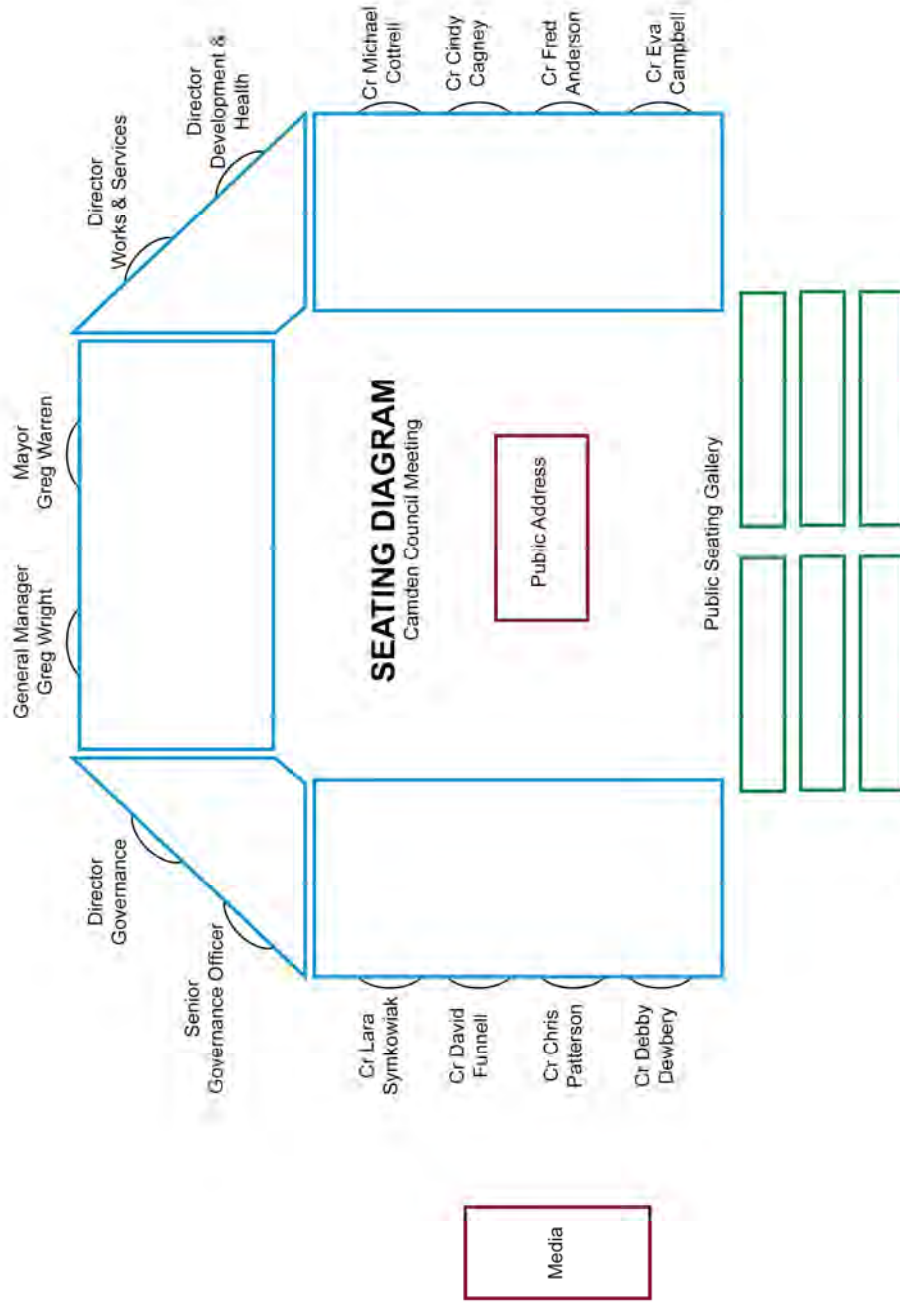
Ordinary Council Meeting
14 August 2012

Camden Civic Centre
Oxley Street
Camden



COMMON ABBREVIATIONS

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



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

ORDINARY COUNCIL

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Diary 436



ORDINARY COUNCIL

SUBJECT: RECORDING OF COUNCIL MEETINGS

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



ORDINARY COUNCIL

SUBJECT: APOLOGIES

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

RECOMMENDED

That leave of absence be granted.



ORDINARY COUNCIL

SUBJECT: DECLARATION OF INTEREST

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

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

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

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

RECOMMENDED

That the declarations be noted.



ORDINARY COUNCIL

SUBJECT: PUBLIC ADDRESSES

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

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

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

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

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

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

RECOMMENDED

That the public addresses be noted.



ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 24 July 2012

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 24 July 2012, copies of which have been circulated, be confirmed and adopted.



ORD01

ORDINARY COUNCIL

ORD01

SUBJECT: ALTERATIONS AND EXTENSIONS TO ST JOHN'S CHURCH HALL,
ITS USE AS A PUBLIC PLACE OF WORSHIP AND ASSOCIATED SITE
WORKS, NO 6 (LOT 1 DP 1024949) MENANGLE ROAD, CAMDEN
FROM: Director, Development and Health
BINDER: Development Applications 2012/ DA 192/2012

DA NO: 192/2012
OWNER: Anglican Church Property Trust
APPLICANT: Ross Newport
ZONING: B2 Local Centre

PURPOSE OF REPORT

The purpose of this report is to seek a determination of a Development Application (DA) for alterations and extension to the existing St John's Church hall.

The DA is referred to Council in accordance with its delegations as there remain unresolved issues in submissions from the public. There is also a variation to a development standard within the Camden Local Environmental Plan 2010 in relation to height.

SUMMARY OF RECOMMENDATION

It is recommended that Council approve this DA subject to the draft development consent conditions provided at the end of this report.

BACKGROUND

A Pre DA meeting was held on 3 August 2011 with Council officers, the applicant and Phillip Thalys, a heritage and urban design consultant assisting Council. At the meeting guidance was provided to the applicant including reducing the impact of the car park on surrounding trees, reducing the size of the porte-cochere, height and building modulation. All of these issues have been addressed in the proposal.

Council received this DA on 5 March 2012. The DA was notified to surrounding landowners, the Camden Historical Society and Camden Residents Action Group for a period of 14 days from 22 March to 4 April 2012. During this notification period, 11 submissions were received (all objecting to the proposal).

Following a detailed assessment of the proposal, a number of issues were identified by Council staff in relation to incomplete drawings, non-compliances with Camden Local Environmental Plan 2010 (LEP) and issues raised in the submissions.

The applicant subsequently provided further details on 21 May 2012 and an updated acoustic report on 16 July 2012.

The application has been assessed and is now referred to Council for determination.

THE SITE

The site is known as No 6 (Lot 1, DP 1024949) Menangle Road, Camden. The site is located at the southern end of John Street and prominent land overlooking Camden Town Centre.

The site is generally irregular in shape, has an area of 1.94ha and is the location of the historic St Johns Anglican Church. The land has a frontage of 150m to Broughton Street and 130m to Menangle Street. The site comprises the St John's Church (1849), 1906 church hall located near Hill Street (on the eastern side of the property) and the 1973 church hall located near the John Street intersection. The rear of the site comprises the 1849 cemetery.

The subject DA relates to the portion of land fronting Broughton Street, located between John and Hill Streets, between the 1973 church hall and 1906 church hall.



The nearby surrounding area is characterised by a mixture of residential dwellings and professional consulting rooms including the Masonic Lodge and Brookfield House in

Hill Street, and the Anglican Church Rectory to the south. Camden Town Centre is located to the north of the subject site.

THE PROPOSAL

Development Consent is sought for alterations and extensions to the St John's Church hall, its use as a public place of worship and associated site works incorporating the following:

1. demolition of part of the 1973 church hall;
2. construction and use of new two storey church hall as a public place of worship;
3. alterations to the 1973 hall building;
4. construction of off-street car park, manoeuvring areas and driveway;
5. removal of nine trees and replacement landscaping;
6. adoption of a conservation management plan addendum.

The application proposes to retain the site's existing hours of operation, being 8.00am to 9.30pm on Sunday, and 8.00am to 10.00pm Monday through Saturday inclusive. The development proposes to cater for church services of up to 350 to 400 people seated.

A copy of the proposed plans is provided at the end of the report.

NOTIFICATION

The DA was notified to surrounding landowners, the Camden Historical Society and Camden Residents Action Group for a period of 14 days from 22 March to 4 April 2012. During this notification period, 11 submissions were received (all objecting to the proposal). The issues raised in these submissions are assessed in the "1(d) Any Submissions" section of this report.

Copies of the submissions are provided with the Business Paper supporting documents.

PLANNING CONTROLS

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

1. State Environmental Planning Policy No 55 – Remediation of Land
2. Deemed State Environmental Planning Policy No 20 – Hawkesbury/Nepean River
3. Camden Local Environmental Plan 2010
4. Camden Development Control Plan 2011

ASSESSMENT

The following assessment is made in accordance with the requirements of the *Environmental Planning and Assessment Act, 1979*, Section 79C – Evaluation.

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

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

In accordance with the SEPP, the applicant has submitted a detailed phase 2 contamination assessment of the site. Council staff has reviewed this report and agree with its conclusions which state that the site is not contaminated and is suitable for its intended industrial/business development use. The proposed development is therefore consistent with the relevant provisions of the SEPP.

Deemed State Environmental Planning Policy No 20 – Hawkesbury/Nepean River

It is considered that the aims and objectives of this policy will not be prejudiced by this development and there will be no detrimental impacts upon the Hawkesbury/Nepean River system as a result of it.

A number of control measures are proposed during construction to manage soil and erosion on site. It is considered that these measures will provide appropriate storm water quantity and quality control and will protect the integrity of the Hawkesbury/Nepean River catchment. It is also a recommended development consent condition that water quality treatment devices are provided as part of the development to ensure an appropriate level of water quality is achieved for stormwater run-off from this site.

Camden Local Environmental Plan 2010 (LEP)

Permissibility

Pursuant to the LEP, the site is zoned B2 Local Centre. The land use is defined as a “Place of Public Worship,” meaning “a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training”. The proposed development and associated works are permissible with development consent in these zones.

Zone Objectives

The development proposal is consistent with the objectives of the B2 Local Centre zone as it is considered the development will provide a range community uses that serve the needs of people who live in, work in and visit the local area and to enable other land uses that are complementary to and do not detract from the viability of retail, business, entertainment and community uses within the zone. It is considered that, subject to the imposition of development consent conditions, conflict between land uses within the zone and land uses within adjoining zones will be minimised.

Building Height

Clause 4.3 “Height of Building” of the LEP provides a maximum height development standard of 7 metres for the site. The development proposes a height of 10.3 metres for the auditorium rotunda and 8.175 metres for the auditorium wall. The parapet wall on the southern elevation, where it adjoins the Columbarium and view corridor, is 7 metres in height.

In accordance with Clause 4.6 “Exceptions to development standards” of the LEP, the applicant has formally requested a variation to the height. The applicant’s submission describes the design as an appropriate architectural response to a very prominent site.

The ridge line of the 1906 church is 8.6 metres and the 1973 church hall has a height of 6.5 metres however the site is dominated by the presences of St John Church, having a ridge height of 13.44m and a spire towering approximately 39m above its hill location.

Having regard to the objectives of Clause 4.3 “Height of Building”, as they relate to the proposed development and Clause 4.6 “Exceptions to development standards”, it is considered that the proposed building will be compatible with the height, bulk and scale of the existing character of the locality. It is considered that the level of amenity and solar access will be unaffected, both on site and surrounding the site. The proposed roof form will also provide for natural light to enter the auditorium space. It is therefore considered the variation sought to the roof height would not be contrary to the public interest.

With regard to the variations sought for the height of the auditorium, the minimal visual impact when view from St John’s Church and the sympathetic architectural character minimising any potential adverse heritage impacts, it is therefore considered that the proposed variation sought is justified and that compliance with the development standard is unreasonable and unnecessary in the circumstances in this case.

Heritage

The *St John’s Anglican Church Precinct Conservation Management Plan (CMP)* prepared by Clive Lucas Stapleton and Partners was prepared in 2004 with conservation strategies and an identified location for a new church in the paddock to the south of the site, between St John’s Church and the rectory. The CMP also recommended the demolition of the 1973 church hall and allowed for additions to the west of the 1906 church hall. It is now proposed to build the new church building on the site between the 1973 and 1906 church halls, generally in the location recommended on the 2004 CMP, partly owing to the constraints posed by the paddock site in its steep topography, resulting earthworks and the site’s distance from existing church buildings. Recognised heritage architects have been engaged to prepare an addendum to the 2004 CMP as well as design this development.

The DA was referred to the NSW Heritage Council, with comment being received on 24 April 2012. They were generally supportive of the proposal with the exception of the following comment:

“it would be preferable for the proposed development to be reduced in size in order to avoid intrusion into the significant view corridor noted on drawing No. 09081-DA01-A.”

Drawing No 09081-DA01 is a site analysis plan that identifies a view corridor between the 1906 Hall and St Johns Church.

It is noted that there is an existing building already intruding into the view corridor therefore it is considered appropriate that a condition be imposed that reduces the size of the proposed building so that there is no additional intrusions into the view corridor between the 1906 Hall and St Johns Church.

The placement of the new building addressing Broughton Street has been planned to have the least visual impact on local views. The important views approaching the site from Menangle Road and looking upon John Street will not be impacted. Distant views of St John’s Church and its iconic spire are also considered not to be impacted by this development.

It is acknowledged that the development will partly intrude into the Broughton and Hill Streets view corridor. However, the rear part of the church will be lower than the remainder of the development, at 7m. The development will still allow for views between St John's Church and the 1906 Church hall which can still be appreciated. It is also noted that the Hill Street and Broughton Street views are already obscured by foliage from existing Eucalyptus and Jacaranda trees and the 1973 Church Hall respectively. St John's Church and the 39m tall spire will continue to command the site and development is considered to accord with the principles of St John's Anglican Church Precinct Conservation Management Plan

The proposed development has been assessed against Clause 5.10 "Heritage Conservation" of the LEP and is not considered to adversely impact on the heritage significance of the site and conservation area for the following reasons:

1. It is accepted that views of St John's 39m tall spire will largely not be impacted.
2. The architectural resolution of the proposed development will read as a new building with a sympathetic character and material selection.
3. 9 trees are proposed to be selectively removed, however it is considered that these specimens are not significant and new landscaping will replace their loss.
4. Archaeological potential of the site has been identified in the assessment and provisions of the Heritage Act 1974 would apply if any items were uncovered during works.
5. Conservation works have been identified in the CMP and addendum CMP and it is recommended that these works be imposed as development consent conditions.

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

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

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

Camden Development Control Plan (DCP)

The following provisions of the DCP apply to the development:

Part B5.1 – Car Parking Rates/Requirements

Based on a rate of 1 space per 6 seats, the development generated a requirement for 67 off-street car parking spaces. 34 spaces are proposed as part of this development.

St John's Church has 43 on-site car parking spaces around it. A further informal area in the horse paddock to the south can accommodate 20 spaces (typically for special events, weddings and the like). Therefore a total of 97 spaces are provided on the site.

Subject to a draft development consent condition that the proposed hall extension must not be used concurrently with the existing St John's Church, sufficient on-site car parking spaces will be available to service this development in accordance with the DCP requirements.

Part B1.3 – Salinity Management

Appropriate measures will be implemented where applicable to minimise the damage caused to property and vegetation due to saline soils. A development consent condition is recommended to achieve this.

Part B1.9 – Waste Management & Minimisation

All waste generated by the development will be in accordance with a waste management plan included in the Statement of Environmental Effects accompanying this DA. All efforts will be taken to minimise and dispose of waste in an environmentally sensitive manner.

Part B1.16 – Acoustic Amenity

In accordance with Council's Environmental Noise Policy and from issues raised for neighbour notifications an environmental noise impact assessment report has been provided. The consultants report outlining noise impacts of traffic associated with the use, church activities for 400 people and a 7 piece band playing amplified music upon the closest residential properties, at 80 John St and 33 Hill St , 15m away. The report makes recommendations for roof/ceiling construction, external wall construction, doors, glazing and ventilation in order to comply with Council's policy.

Council staff have assessed the report and consider the development to comply with Council's Environmental Noise Policy subject to compliance with construction standards being imposed as development consent conditions. It is also recommended that an acoustic consultant provide an acoustic compliance report by conducting sufficient inspections to verify that all construction aspects of the noise attenuation/control components or measures are being carried out in accordance with the approved acoustic report recommendations prior to occupation of the new building.

Part B3.1.1 – General Heritage Provision

The DA is considered to be consistent with the objectives and controls of the DCP as it will retain and conserve heritage items and visual landscape, and where possible, the work will be sympathetic in character. The development is considered to complement existing buildings but it will be possible to read old from new works. The proposed form, scale, bulk and height are considered to respond to the site and materials and finishes are appropriate for the development.

Part B3.1.2 – Camden Heritage Conservation Area

The proposed development is considered not to conflict with the character elements, objectives and controls in this part of the DCP. The proposed development is not considered to significantly impact on the historic character of buildings within the John and Hill Streets locality.

Based on the above assessment it is considered that the development is compatible with the existing heritage character and streetscape of the Camden heritage conservation area.

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

There are no relevant planning agreements applicable to this site or development.

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

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

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

The likely impacts of this development have been assessed and include:

Traffic Generation

The applicant has submitted a traffic report in support of this DA. Council's traffic engineer has reviewed this report and advises that the development will not have any adverse impacts upon the surrounding street network

Visual Impacts of the Proposed Development

As stated earlier in this report, the proposed development responds the *St John's Anglican Church Precinct Conservation Management Plan (CMP)* and submitted addendum report. The proposed development will be sited in a previously excavated location, lowering the overall height of the development and its impact in significant views. It is accepted that views of St John's 39m tall spire will be largely unaffected by this development. As a result of this development conservation works have been identified for existing buildings in the CMP and addendum CMP and it is recommended that these works be imposed as conditions of development consent.

All other likely impacts of the development have been assessed elsewhere in this report.

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

This land has been identified environmentally suitable and zoned for the proposed development. It is considered that the development will achieve the objectives of this zone and is consistent with the objectives and controls of the applicable LEP and DCP for the area. No unreasonable environmental impacts will result for the carrying out of the proposed development. It is on this basis that the land is considered to be suitable for this development.

(1)(d) Any submissions

The DA was notified to surrounding landowners, the Camden Historical Society and Camden Residents Action Group for a period of 14 days from 22 March to 4 April 2012. During this notification period, 11 submissions were received (all objecting to the proposal). The submissions raised issues which are summarised as follows:

1. Traffic impacts upon the surrounding road network.

Officer Comment:

The applicant has submitted a traffic report in support of this DA. Council's traffic engineer has reviewed this report and advises that the development will not have any adverse impacts upon the surrounding street network.

2. Additional on-site parking should be provided for all patrons.

Officer Comment:

The development includes 34 off-street car parking spaces. In addition to this, St John's Church has 43 off-street car parking spaces around it. A further informal area in the horse paddock to the south can accommodate 20 spaces. The provision of more car parking on site has the potential impact upon the heritage precinct in the way of larger hard stand areas and greater stormwater run-off.

Subject to a draft development consent condition that the proposed hall extension must not be used concurrently with the existing St John's Church, sufficient on-site car parking spaces will be available to service this development in accordance with the DCP requirements.

3. The proposed LEP height variation affects the character of the surrounding heritage precincts. The height of the building should be reduced.

Officer Comment:

The proposed variation to the development standard was been assessed in accordance with the objectives. It is considered that the proposed building will be compatible with the height, bulk and scale of the existing character of the locality.

4. The proposed building is not sympathetic to the area or the historical significance of the other site buildings or the John and Hill Street precincts.

Officer Comment:

The development is considered to complement existing buildings but it will be possible to read old from new works. The development's form, scale, bulk and height are considered to respond to the site, and materials and finishes are appropriate for the development. The proposed development is considered to be consistent with the objectives and controls of the LEP and DCP. The proposed development is not considered to significantly impact on the historic character of buildings within John and Hill Streets locality.

5. Noise impacts upon surrounding properties.

Officer Comment:

An environmental noise impact assessment report was submitted by the applicant outlining noise impacts from traffic and site operations associated with the proposed new church auditorium upon the closest residential properties, 15m away. Council staff have assessed the report and consider the development to comply with Council's Environmental Noise Policy subject to compliance with construction standards being imposed as development consent conditions.

6. Concerns about intentions to rent out the facility as a function/lecture theatre, potentially 7 days a week from 8am to 10pm.

Officer Comment:

The DA does not propose any facilities to be rented out, which would be subject to a separate DA.

7. The heritage view corridor must be retained and any obstruction impeding the view of the church must be removed.

Officer Comment:

With the exception of the closest residents in Hill Street, views of St John's Church will be unaffected when viewed from the public domain. The development will partly intrude into the Broughton and Hill Streets view corridor, however it is considered that these views are already obscured by foliage from existing Eucalyptus and Jacaranda trees. St John's Church and the 39m tall spire will continue to command the site. The development is considered to accord with the principles St John's Anglican Church Precinct Conservation Management Plan

8. The lower section of the car park may impact on the heritage of historic St. John's Cemetery.

Officer Comment:

The proposed limit of works and cemetery fence will mitigate any physical impacts upon the cemetery site.

9. Access to the adjacent lodge building, due to the impact of parked vehicles, will be made more difficult.

Officer Comment:

It is not considered that the proposed development would result in any restriction in access to the adjacent lodge building. Proponents for the Church have indicated that the needs of the Masonic Lodge, subject to agreement, could be accommodated if operating times do not conflict.

10. Drainage impacts on properties along Alpha Road.

Officer Comment:

Development consent conditions are recommended to be imposed requiring all stormwater and drainage works to conform to Council's current engineering specifications. This will ensure that there are no negative drainage impacts upon any Alpha Road properties.

11. Suggestion to provide basement car parking to minimise impacts on adjacent residents and on-street car parking.

Officer Comment:

Sufficient on-site car parking will be available to meet the needs of patrons to the church hall. This will remove the need for the construction of basement car parking without negatively impacting upon adjoining residents or existing on-street car parking.

12. Overlooking/privacy impacts on properties off Alpha Road due to level differences.

Officer Comment:

It is considered that a separation distance to Alpha Street properties of at least 40m, the proposal to install significant tree species and the limiting of glazing to the south elevation of the development will limit any opportunities for overlooking.

13. The proposed offices are unnecessary as there is a lot of vacant office space in Camden.

Officer Comment:

Ancillary offices for on-site administration are common developments of this kind and are considered necessary to ensure such a development can function effectively.

14. Concerns about the removal of existing trees and the impact this will have on the historic value of the site and area.

Officer Comment:

The applicant has submitted a tree assessment, landscape plan and planting guide that have been reviewed by Council staff. No concerns are raised with the proposed tree removal in term of the site and area's historic value and it is noted that suitable landscaping has been incorporated into the development to mitigate the tree removal.

15. When not in use the car park may attract people who will engage in antisocial or potentially criminal behaviour.

Officer Comment:

Safer by Design principles have been considered during the assessment of this development. The proposed design and layout of the proposed development complies with the principles of Crime Prevention Through Environmental Design in that the use building treatment and fencing reinforces and delineates public space as well as provided for casual surveillance from public streets.

(1)(e) The Public Interest

This development is considered to be within the public interest as it represents the planned and orderly development of the land. The proposed development and associated works are generally consistent with the relevant objectives of the applicable LEP and DCP and will not result in any unreasonable environmental impacts. The development will result in the controlled and managed development of the land that will satisfactorily fulfil the objectives of its zone.

CONCLUSION

Council has received a DA for alterations and extensions to St John's Church hall. The DA has been assessed in accordance with Section 79C of the *Environmental Planning and Assessment Act 1979* and the public submissions received have been considered.

It is recommended that this DA be approved subject to the draft development consent conditions provided below:

DRAFT CONDITIONS OF CONSENT

1.0 - General Requirements

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

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

Plan / Development No.	Description	Prepared by	Dated
09081-LP01B 09081-DA01B 09081-DA02B 09081-DA03B 09081-DA04B 09081-DA05B 09081-DA06B 09081-DA07B 09081-DA08B	Landscape Plan Site Analysis Demolition Plan Ground Floor Plan First Floor Plan Roof Plan Elevations Elevations/Section Section	NBRS+Partners	16 May 2012
	Conservation Management Plan Addendum	NBRS+Partners	2010
	Statement of Heritage Impacts	NBRS+Partners	7 February 2012
	Statement of Environmental Effects	Ross Newport	
	Supplementary Details	NBRS+Partners	21 May 2012
Report No. TF229-02F03(rev1)DA	Noise Impact Assessment for proposed Church Auditorium Acoustic Assessment	Renzo Tonin and Associates	24 July 2012

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

- (2) **Protection of View Corridor** – The applicant is to demonstrate that there is no additional building intrusion into the view corridor as identified on Drawing No 09081-DA01-B prepared by NBRS & Partners, through amended plans prior to the issue of a Construction Certificate.
- (3) **Use of New Hall** - The new hall shall not exceed a capacity of 400 people. The new hall must not be used at the same time as the existing St John's Church.
- (4) **Hours of Operation** - The hours of operation for the approved land-use are:

Monday to Saturday: 8.00 am to 9.30 pm
 Sunday: 8.00 am to 10.00 pm

All vehicle movements, deliveries and any other operations associated with the use of the premises must be restricted to approved hours of operation. Any alteration to these hours will require the prior approval of the Consent Authority.

- (5) **Building Code of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (6) **Conservation Management Plan** – The St John's Church Precinct Conservation Management Plan prepared by Clive Lucas, Stapleton and Partners, prepared in 2004 and the Conservation Management Plan Addendum, prepared in 2010 by NBRSPartners must be complied with and used to guide all current and future work.
- (7) **Historical Significance** – Given the location of the subject site and its proximity to other sites and buildings of historical significance, no alterations to the external appearance of the building including painting must be carried out unless the prior written approval of Camden Council has been obtained.
- (8) **Damaged Assets** – Any work and public utility relocation within a public place shall incur no cost to Council.
- (9) **Landscaping Maintenance and Establishment Period** - Commencing from the Date of Practical Completion (DPC), the Applicant will have the establishment and maintenance responsibility for all hard and soft landscaping elements associated with this Consent.

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

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

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

At the completion of the maintenance and establishment period, the landscaping works must comply with the approved Landscaping Plans.

2.0 - Construction Certificate Requirements

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

- (1) **Salinity** - Council's Salinity Management Policy is to be implemented in this development. Details of compliance shall be forwarded to the certifying authority for approval with the Construction Certificate application.
- (2) **Fire Safety Measures** – Prior to the issue of the Construction Certificate, the following information is to be submitted to the certifying authority:

- (a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
 - (b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of those measures currently implemented in the building or on the land on which the building is situated.
- (3) **Civil Engineering Plans** - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with the relevant Development Control Plan and Council's Engineering Specifications and are to be submitted for approval to the Principal Certifying Authority prior to the Engineering Construction Certificate being issued.
- (a) under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
 - (b) under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.
- (4) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.
- The survey must include descriptions of each photo and the date when each individual photo was taken.
- (5) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:
- (a) all matters associated with Council's Erosion and Sediment Control Policy.
 - (b) all matters associated with Workplace Health and Safety.
 - (c) all matters associated with Traffic Management/Control.
 - (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.
- (6) **Performance Bond** - Prior to the issue of the Construction Certificate a performance bond of \$10,000 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (7) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with: -

- (a) Camden Council's current Engineering Specifications, and
- (b) Camden Council's Development Control Plan 2011

It should be noted that designs for line marking and regulatory signage associated with any proposed public road within this subdivision MUST be submitted to and approved by the Roads and Maritime Services, Camden Council prior to the issue of any Construction Certificate

- (8) **Civil Engineering Details** - The developer must submit details of all engineering works on engineering plans to the Certifying Authority for approval prior to a Construction Certificate being issued.
- (9) **Public Risk Insurance Policy** - Prior to the issue of the Construction Certificate, the owner or contractor is to take out Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications. Further, such insurance shall also cover the cost associated with rectification work of any potential damage to public assets.
- (10) **Drainage Design** - Detail drainage design for the proposed drainage system shall be prepared by an engineer or qualified and experienced person on hydraulics and hydrology in accordance with the Council's Design Specifications and also comply with the approved architectural plans. All pipes used in trafficable areas shall be sewer grade. The drainage system shall be connected to the drainage pit provide in the road.
- (11) **Stormwater Management Plan** - A stormwater management plan is to be prepared prior to the Issue of a Construction Certificate to ensure that the final stormwater flow rate off the site is no greater than the maximum flow rate currently leaving the development site for all storm events. This Plan must be submitted and approved by the Principal Certifying Authority. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties.
- (12) **Stormwater Detention** - The capacity of the existing stormwater drainage system must be checked to ensure its capability of accepting the additional run-off from this development. If necessary an on-site detention system must be provided to restrict stormwater discharges from the site to pre-development flows in accordance with Camden Council's current Engineering Design Specifications.

On completion of the on-site detention system, Works-as-Executed plans are to be prepared by a registered surveyor or the design engineer and submitted to the Principal Certifying Authority. If Camden Council is not the Principal Certifying Authority, a copy is to be submitted to the Council Prior to the Issue of the Occupation Certificate. The plans are to be certified by the designer and are to clearly make reference to:

- (a) the works having been constructed in accordance with the approved plans,
- (b) actual storage volume and orifice provided,
- (c) the anticipated performance of the system with regard to the design intent.

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

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

- (a) view the state of repair of the basin;
 - (b) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date of receipt by the proprietor of written notice from the Council, requiring remedy of a breach of the terms of this covenant, taken steps to remedy the breach and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith upon demand.
 - (c) Restriction as to user indicating that the on-site detention basin must not be altered, or removed in part, or structures erected thereon without the prior consent of Council.
- (13) **Pre-Treatment of Surface Water** - The external ground surface of the site must be graded to a collection system and covered with a suitable hard surface. The drainage system must flow to a suitable pre-treatment device prior to discharge. The applicant is advised to contact the Appropriate Regulatory Authority for the design criteria.
- (14) **Car Parking** – A minimum of an additional 34 car parking spaces must be provided on site. The car parking layout, spaces, aisles and the grades of the proposed car parking area shall be amended to comply with Australian Standard 2890.1. All disabled parking shall be designed and constructed to comply with AS 2980.6 The proposed granite surface treatment of the car park shall laid on a spray bitumen seal as part of the construction of the car park pavement in order to prevent generation of dust and transfer of sediment.
- (15) **Compaction** - Any filling up to a 1.0m on the site must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (16) **Pedestrian Entrance** - Proposed pedestrian entrance shall be relocated away from the existing lintel pit on the road in order to improve the safety.
- (17) **Public Domain** - Any improvement to the footpath on Broughton Street should be based on Camden Council's Camden Town Centre Strategy, dated June 2008.
- (18) **Traffic Management Plan** – A construction traffic management plan is required in accordance with Camden Council's current Engineering Design Specifications.
- (19) **Roads Act 1993 Consent** - Prior to the issue of a Construction Certificate, consent pursuant to s.138 of the *Roads Act 1993* must be obtained from the

Roads Authority for the design and construction of all the proposed work in, on or over the road reserves adjacent to the subject site.

The design must include, but not be limited to, plans/documents associated with:

- (a) the construction of kerb and gutter, road shoulder and drainage
- (b) footway formation
- (c) public utility service adjustment or installation
- (d) an Environmental Site Management Plan.

Further, all such plans and documents associated with the design must be certified by:

- (a) persons who are suitably accredited by a scheme approved by the NSW Department of Planning or where no scheme exists,
- (b) persons who are suitably qualified, are specialists and in that regard, currently practising in that specialist area, or
- (c) in the case of a Public Utility Authority, an appropriately delegated officer of that Authority or accredited person by that Authority,

and prepared in accordance with Camden Council's current Engineering Design Specifications.

(20) **Protection for Existing Trees and Other Landscape Features On-site -**

The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

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

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

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

(21) **Street Tree Protection Standards During all Development and Construction Works -**

The protection of existing nature strip street trees, other than any existing street trees authorised by the Consent Authority (i.e. Camden Council) for relocation, removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites. The Consent Authority (i.e. Camden Council) must approve and authorise any works or impacts on any existing nature strip street tree prior to those works or impacts occurring.

The works and procedures involved with the protection of existing street trees are to be carried out by a suitable qualified and experienced Arborist or organisation. Minimum suitable qualifications for the Arborist are to be at a standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture.

Prior to the issue of the Construction Certificate, all initial procedures for the protection of existing trees as detailed in AS 4970-2009, must be installed. All procedures for the protection of existing street trees must be applied, functioning and appropriately maintained during any earthworks, demolition, excavation (including any driveway or construction access installation) and construction works applicable to this Consent.

- (22) **Acoustic Treatment** – All recommendations outlined in Section 7 of the Acoustic report prepared by Renzo Tonin and Associates namely “St Johns Anglican Church, Camden Environmental Noise Impact Assessment for proposed Church Auditorium, Report No. TF229-02F03(rev1) DA Acoustic Assessment dated 24 July 2012” shall be implemented. This includes roof/ceiling construction, external wall construction, doors, glazing and ventilation.

3.0 - Prior To Works Commencing

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

- (1) **Demolition Australian Standard** - Demolition of the building shall be carried out in accordance with the requirements of Australian Standard *AS2601:2001 - Demolition of Structures*.
- (2) **Demolition WorkCover NSW Notifications and Permits** - All demolition work must be notified to WorkCover NSW at least seven (7) days before work starts in accordance with Clauses 333 and 345 of the *Occupational Health and Safety Regulation 2001*.

Demolition work must not begin until a WorkCover NSW stamped copy of the notification has been received and is displayed on site for inspection by any interested party.

- (3) **Information Required Prior to Demolition** - The demolisher shall lodge with Camden Council or the Principal Certifying Authority at least 48 hours prior to the commencement of demolition work the following details:
- (a) written notice indicating the date when demolition of the building is to commence;
 - (b) copy of the demolition licence and details of name, address and business hours contact telephone number;
 - (c) a copy of the applicable asbestos licence (if required for demolition works involving asbestos);
 - (d) copy of the WorkCover NSW permit for the demolition works;
 - (e) copy of the WorkCover NSW stamped notification form including any asbestos removal notification.
- (4) **Notice to Adjoining Properties of Demolition** - The following matters must be satisfied prior to and during demolition:

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- (a) seven days prior to the commencement of demolition, the applicant shall give written notice to adjoining land owners and residents, advising of the commencement date for the demolition works;
 - (b) safe access to and from adjoining buildings shall be maintained at all times;
 - (c) no demolition activity shall cause damage to or adversely affect the structural integrity of any adjoining building;
 - (d) consideration shall be given to the need for shoring and underpinning, and to changes in soil conditions as a result of the demolition, and appropriate measures implemented;
 - (e) the affects of vibration and concussion on adjoining buildings and their occupants must be minimised;
 - (f) where the surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate; and
 - (g) the demolition of below ground walls which support the adjoining ground shall not be undertaken until it is established that demolition will not cause the collapse of the adjoining ground, or effective lateral support is provided to prevent collapse.
- (5) **Erection of Signs** – Shall be undertaken in accordance with Clause 98A of the *Environmental Planning and Assessment Regulation 2000*.
- (6) **Toilet Facilities** - Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.
- Each toilet must:
- (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (7) **Notice of Commencement of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated ‘principal contractor’ for the building or subdivision works.
- (8) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take

place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.

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

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

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

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

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

- (10) **Rubbish Removal** - All rubbish and fill containing building material (eg concrete, bricks, pipes) if encountered during earthworks must be removed from the site and disposed of to an EPA licensed landfill.
- (11) **Soil and Water Management** - Soil and water management strategies outlined in Section 10.2 of the Preliminary Contamination and Salinity Investigation proposed church development prepared by GeoEnviro ref: JC12115A dated March 2012 shall be implemented.

4.0 - During Construction

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

- (1) **Fill Quality** – Any fill material brought in for the construction of the development must only contain uncontaminated soil, clay, shale or rock. No effluent, garbage or trade waste, including building or demolition waste, must be included in the fill. The extent and depth of filling must only occur in accordance with the approved plans and any other conditions of the Development Consent. Evidence of the certification of the fill as uncontaminated shall be provided to the Principal Certifying Authority.
- (2) **Survey Report (Peg Out)** - The building must be set out by a registered Land Surveyor. A Survey Report detailing the siting of the building in relation to the allotment boundaries shall be submitted to the Principal Certifying Authority (PCA) prior to the placement of any concrete.
- (3) **Building Platform** - This approval restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2m from the

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

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

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

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

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

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

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

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

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

- (a) the delivery of material shall only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 4.00pm on Saturdays;
 - (b) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb, footpath or road surface and shall have measures in place to prevent the movement of such material off the site;
 - (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
 - (e) a waste control container shall be located on the development site.
- (7) **Protection of Public Places** – If the work involved in the erection or demolition of a building:
- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (b) building involves the enclosure of a public place,
- a hoarding or fence must be erected between the work site and the public place.
- If necessary, an awning is to be erected, sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
- (8) **Footpath Levels** - The ground levels of the footpath area within the road reserve (between the boundary of the subject site to the kerb and gutter) must not be altered (by cut or fill) as a consequence of building design and/or construction.
- (9) **External Materials and Finishes** - The development shall be completed in accordance with the approved schedule of external materials, colours and finishes.
- (10) **Construction Noise Levels** - Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

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

Construction period greater than 4 weeks:

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

- (11) **Removal Of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill / rubbish / asbestos, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer www.environment.nsw.gov.au/waste/envguidlns/index.htm) Once assessed, the materials will be required to be disposed to a licensed waste facility suitable for the classification of the waste with copies of tipping dockets supplied to Council.
- (12) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point
- (13) **Civil Engineering Inspections** - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following Stages of construction:
- (a) prior to installation of sediment and erosion control measures;
 - (b) prior to backfilling pipelines and subsoil drains;
 - (c) prior to casting of pits and other concrete structures, including kerb and gutter, roads, accessways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;
 - (d) proof roller test of subgrade and sub-base;
 - (e) roller test of completed pavement prior to placement of wearing course;
 - (f) prior to backfilling public utility crossings in road reserves;
 - (g) prior to placement of asphaltic concrete;
 - (h) final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

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

- (14) **Services** - All services affected due to the proposed work shall be adjusted in consultation with the appropriate Service Authority at no cost to Council.
- (15) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- (a) be prepared by a person with experience in the geotechnical aspects of earthworks, and

- (b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- (c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

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

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m³ - 3 sampling locations,
- (f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

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

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

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

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

- (16) **Unexpected Finds Contingency (General)** - Should any further suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material etc) be encountered during any stage of earth works/ site preparation/ construction, then such works must cease immediately until a qualified environmental consultant has been contacted and conducted a thorough assessment. In the event that contamination has

been identified as a result of this assessment and remediation is required, site works must cease in the vicinity of the contamination and the Consent Authority must be notified immediately.

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

5.0 - Prior To Issue Of Occupation Certificate

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

- (1) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

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

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

- (2) **Damage to Public Infrastructure** – All public infrastructure that adjoins the development site on public land shall be protected from damage during construction works.

Public infrastructure includes roadways, kerb and guttering, footpaths, service authority infrastructure (such as light poles, electricity pillar boxes, telecommunication pits, sewer and water infrastructure), street trees and drainage systems.

The applicant shall advise Council, in writing, of any existing damage to Council property before commencement of the development. Where existing damage is present, a dilapidation survey of Council's assets, including photographs (with evidence of date) and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of construction works.

The applicant shall bear the cost of all restoration works to public property damaged during the course of this development. Any damage to public infrastructure will be required to be reinstated to Council's satisfaction prior to the issue of a Final Occupation Certificate.

- (3) **Fire Safety Certificates** – A Fire Safety Certificate is to be submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*. The Fire Safety Certificate is to certify that each fire safety measure specified in the current fire safety schedule for the building to which it relates:

- (a) has been assessed by a properly qualified person; and
- (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

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

- (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of Fire & Rescue New South Wales, and
 - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (4) **Street Trees, their Tree Root Barrier Guards, Protective Guards and Bollards** - During any earthworks and development works relating to this Consent, the Applicant is advised:
- (a) That any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.
 - (b) Any repairs, relocations, reinstallations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Occupation Certificate.
 - (c) An inspection must be arranged with Council's Landscape Development Officer, to determine that the Street Trees and any protective or installation measures have been restored correctly and some degree of reestablishment has occurred.
 - (d) The inspection must occur prior to the issue of the Occupation Certificate.
- (5) **Sydney Water Clearance** – Prior to the issue of an Occupation Certificate a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water and submitted to the Principal Certifying Authority.
- (6) **Acoustic Report Compliance** - A report from a qualified acoustic consultant that contains a certifying statement confirming that the recommendations of the approved Acoustic Report "St Johns Anglican Church, Camden Environmental Noise Impact Assessment for proposed Church Auditorium, Report No. TF229-02F03(rev1) DA Acoustic Assessment dated 24 July 2012 ."have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any Occupation Certificate application.

The acoustic consultant providing the compliance report must conduct sufficient inspections to verify that all construction aspects of the noise attenuation/control components or measures are being carried out in accordance with the approved acoustic report recommendations and any acoustic conditions of this consent.

Should the acoustic consultant confirm that:

1. any specific construction aspect does not comply with the acoustic report recommendations; or
2. that the constructed noise attenuation /control components or measures do not achieve the criteria set by the approved acoustic report; and
3. the cumulative affect of all mechanical plant operating at the premises does not exceed the project noise goals when measured within any residential property boundary.

The acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to Section 96 of the Environmental Planning and Assessment Act 1979 for the modification of the issued development consent to the Consent Authority (Camden Council) for determination.

- (7) **Trade Waste** - The applicant shall enter into a commercial contract for the collection of trade waste and recycling. A copy of this agreement shall be held on the premises at all times.
- (8) **Works As Executed Plan** - prior to the Occupation Certificate being issued, a works-as-executed drawing must be submitted in accordance with Camden Council's current Engineering Construction Specifications to the Principal Certifying Authority.
- (9) **Gutter/Footway Crossings** - The following works must be constructed prior to the issue of the Occupation Certificate and under the *Roads Act 1993* must be approved by Camden Council provision of a light duty footway crossing at all points of ingress and egress.

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

- (10) **Crossings** - Footpath crossing at the entrances and drainage work off Broughton Street shall be carried out to council's standard subject to approval under the Roads Act.

6.0 - Operational Conditions

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

- (1) **Graffiti Management Plan** - A graffiti management plan needs to be incorporated into the maintenance plan for the development. All graffiti shall be removed within 48 hours of the offence.
- (2) **Plant Noise Restriction** - The level of total continuous noise emanating from operation of all the plant or processes in all buildings (LAeq) (measured for at least 15 minutes) or in, the above premises must not exceed the background

level by more than 5dB(A) when measured at any point on any residential boundary.”

- (3) **Air Conditioning Units** – All air conditioning units that include those located on the roof and their use must operate at all times so:
- as to be inaudible in neighbouring dwellings during the hours of 10.00pm to 7.00am on weekdays and 10.00pm to 8.00am on weekends and public holidays; and
 - as to comply with the relevant noise criteria as contained within the New South Wales Environment Protection Authority’s Industrial Noise Policy.
- (4) **Offensive Noise** - The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act, 1997*.
- (5) **Conservation Works** – The following works identified in the St John’s Church Precinct Conservation Management Plan prepared by Clive Lucas, Stapleton and Partners, prepared in 2004, are to be undertaken to ensure the ongoing conservation of the church property:

Policy 41 and 69 – Implement drainage to correct structural cracking to 1906 hall.

Policy 46 – Maintenance and conservation of the cemetery.

Policy 49 – An arborist is to correct structural damage to the cemetery fabric.

Policy 57 – Reconstruct and conserve the Menangle Road lych gate and Broughton Street stairway entry to the church.

Policy 68 – A detailed management plan of St John’s Church complex.

Policy 70 – Establish a maintenance allowance in annual budgets.

Policy 71 – Implement cyclic inspection schedules.

Policy 72 – Review maintenance plan

The following works identified in the Conservation Management Plan Addendum, prepared in 2010 by NBRSP+Partners are to be undertaken to ensure the ongoing conservation of the church property:

Policy 14 – Policy for ongoing preservation and maintenance of cemetery.

Policy 19 – Replace obtrusive elements.

Policy 28 – Preserve the form, materials and front elevation of the 1906 hall.

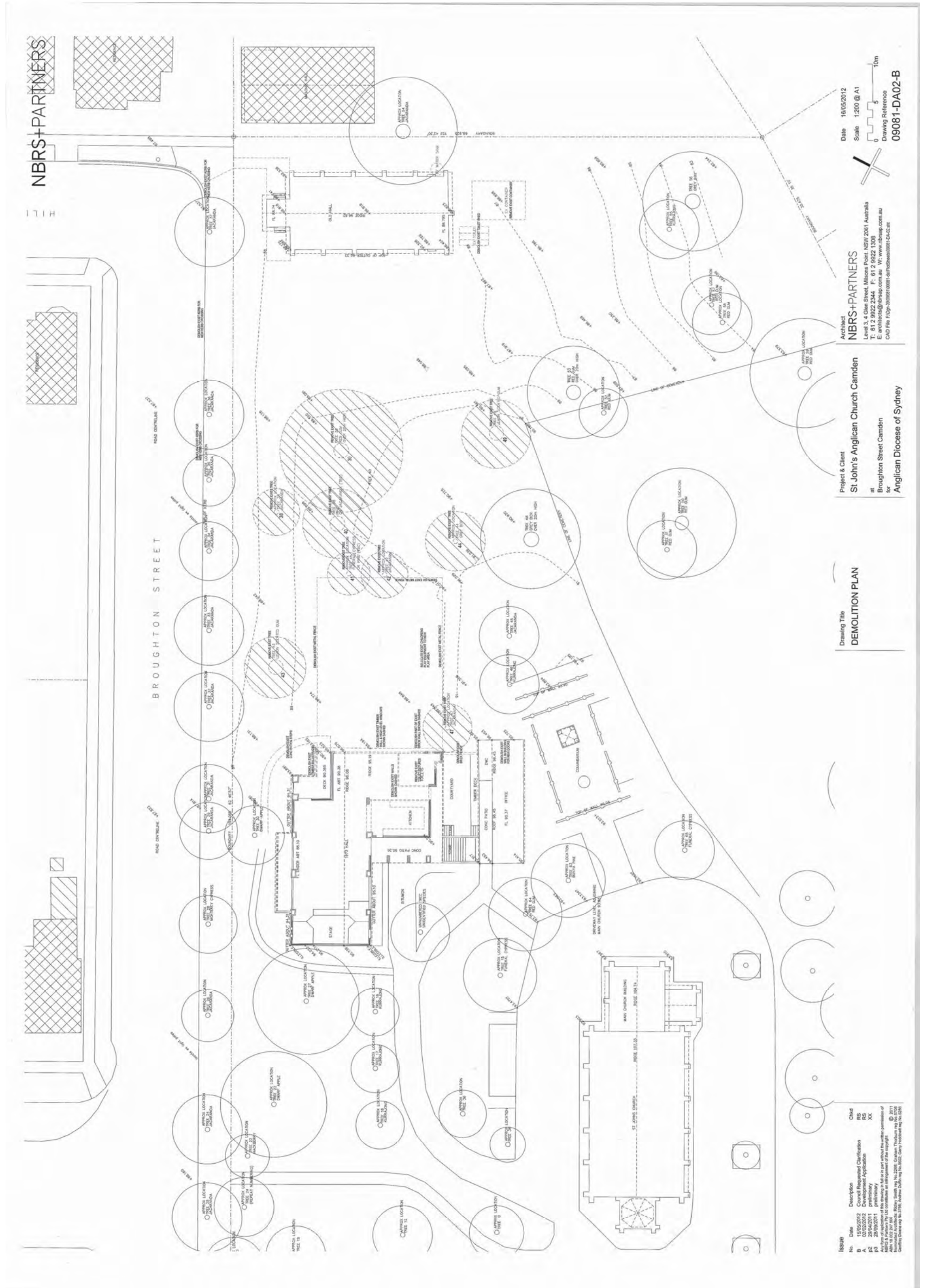
END OF CONDITIONS

RECOMMENDED

That Council approve the Development Application 195/2012 for alterations and extensions to St John’s Church hall, its use as a public place of worship and associated site works at No 6 (Lot 1, DP 1024949) Menangle Road, Camden subject to the draft development consent conditions shown above.

ATTACHMENTS

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



ISSUE	No.	Date	Description	Chkd
A	02/05/2012	Council Requested Clarification	RS	RS
B	02/05/2012	Development Application	RS	RS
C	20/05/2012	Preparation	RS	RS
D	20/05/2012	Finalisation	RS	RS

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Drawing Title
DEMOLITION PLAN

Project & Client
St John's Anglican Church Camden
at
Broughton Street Camden
for
Anglican Diocese of Sydney

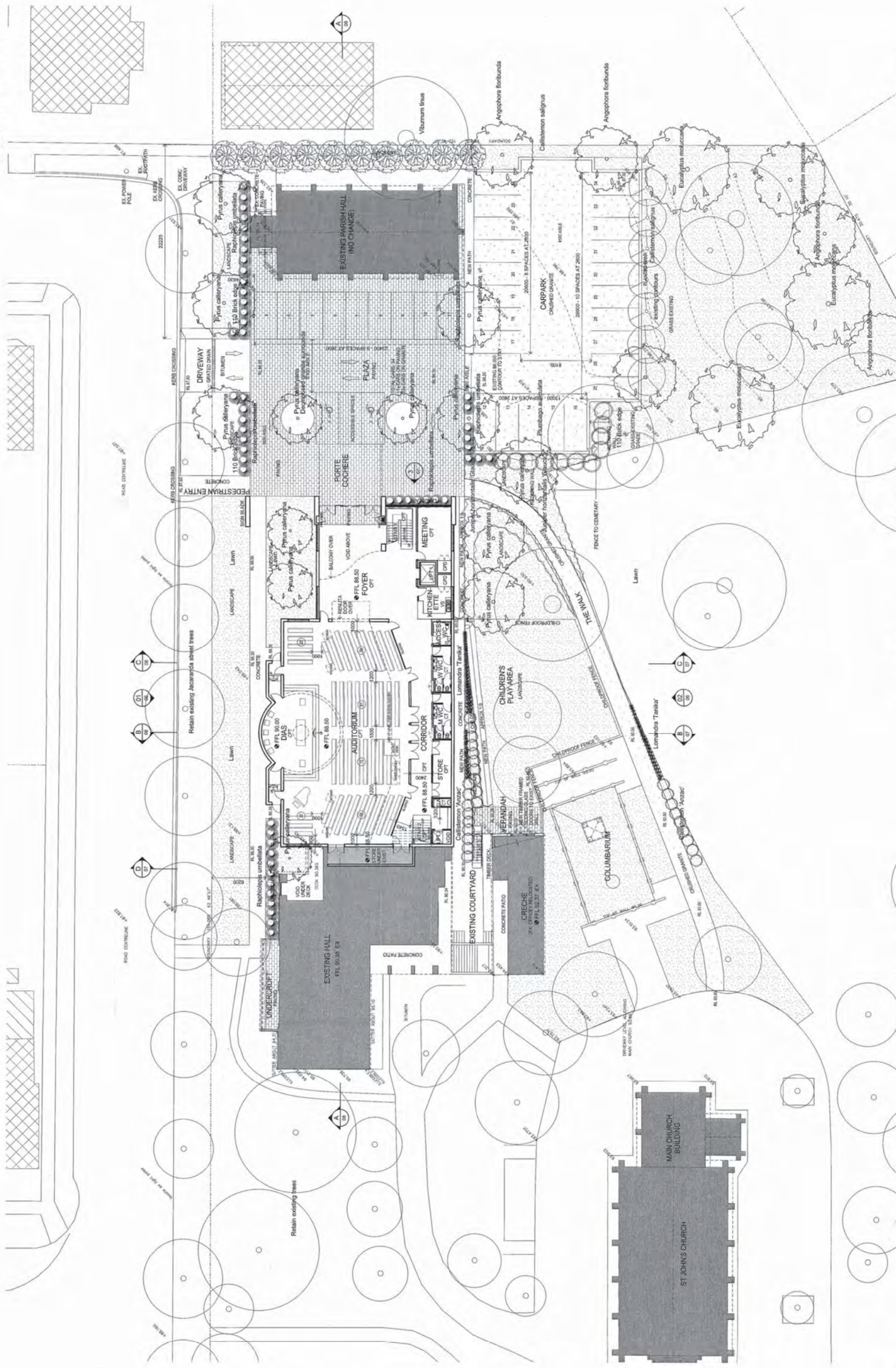
Architect
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CAD File: F:\09-30081\09081-DA02-B.dwg

Date 18/05/2012
Scale 1:200 @ A1
Drawing Reference 09081-DA02-B

Attachment 1

ORD01

NBRS+PARTNERS



Issue	Date	Description	Chd
B	15/05/2012	Council Requested Certification	RS
P2	20/04/2012	preliminary	XX
P3	25/05/2011	preliminary	XX

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 Drawing Scale: 1:200 @ A1
 Date: 16/05/2012

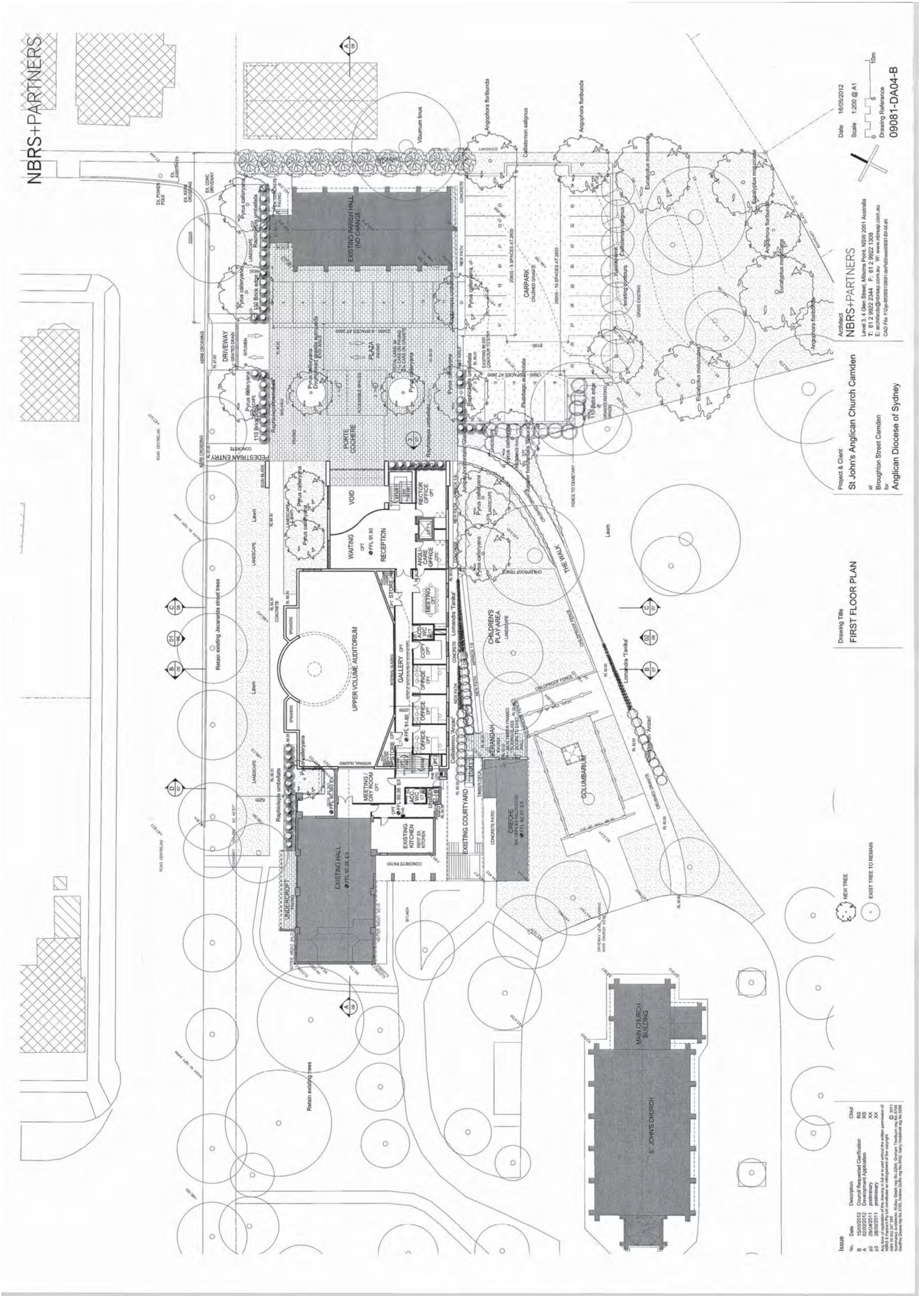


Drawing Title
GROUND FLOOR PLAN

Project & Client
St John's Anglican Church Camden
 at
 Broughton Street Camden
 for
Anglican Diocese of Sydney

Architect
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Date 16/05/2012
 Scale 1:200 @ A1
 Drawing Reference
09081-DA03-B



ISSUE	No.	Date	Description	Check
A	15/09/2012	Council Requested Clarification	RS	
B	02/02/2012	Development Application	RS	
P2	29/04/2011	preliminary	XX	
P3	28/02/2011	preliminary	XX	

NEW TREE
 EXIST TREE TO REMAIN

Drawing Title
FIRST FLOOR PLAN

Project & Client
St John's Anglican Church Camden
 at
 Broughton Street Camden
 for
 Anglican Diocese of Sydney

Architect
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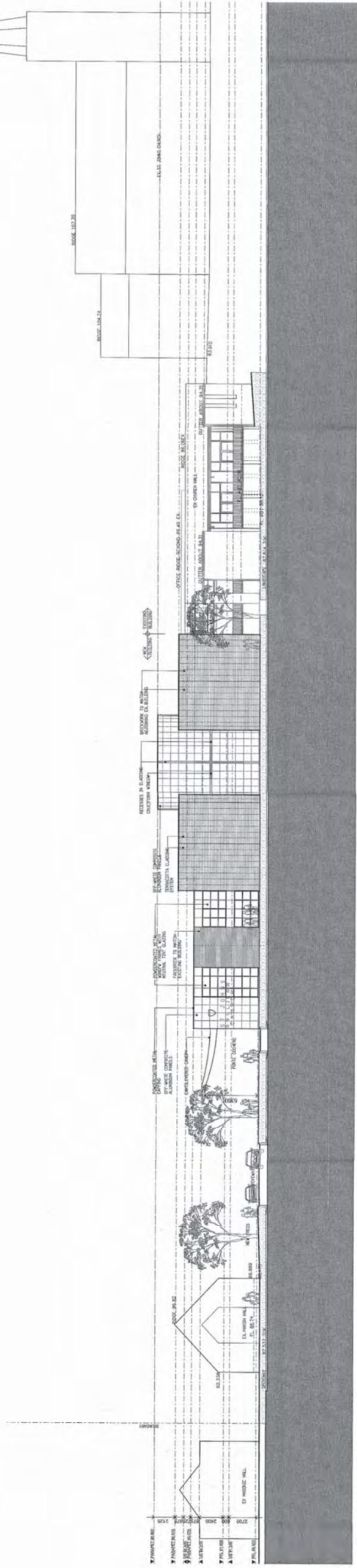
Date 16/05/2012
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 Drawing Reference
09081-DA04-B

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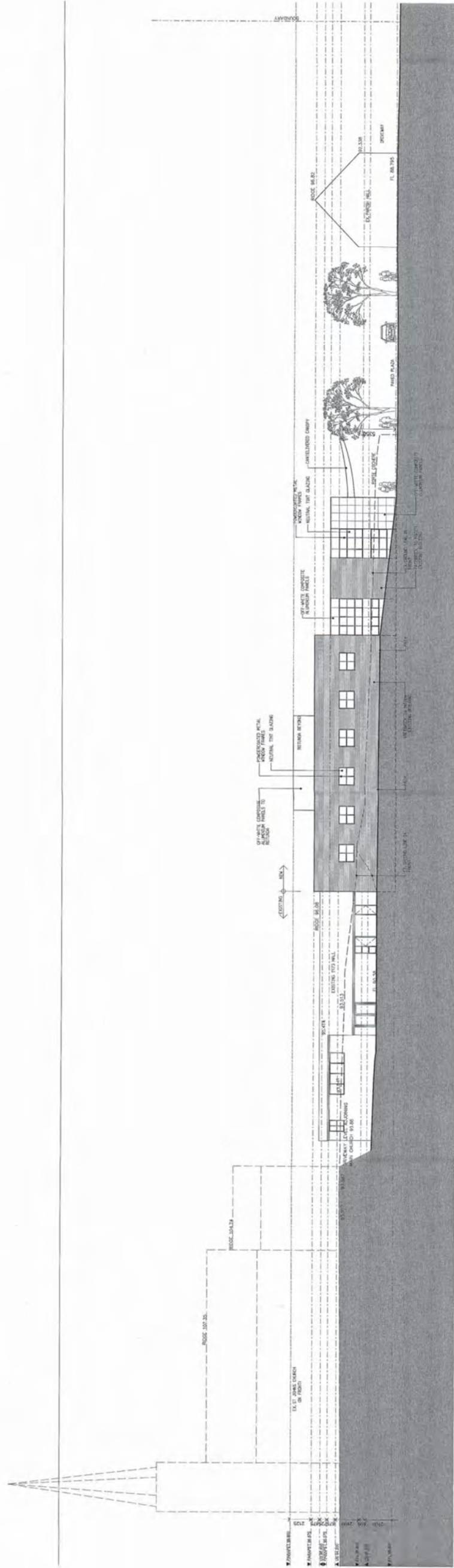
Attachment 1

ORD01

NBRS+PARTNERS



01 NORTH ELEVATION 1:200



02 SOUTH ELEVATION 1:200

Issue No.	Date	Description	Checked
B	15/05/2012	Council Requested Clarification	RS
A	02/02/2012	Development Application	NS
S	28/02/2011	preliminary	XX

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Drawing Title
NORTH & SOUTH ELEVATIONS

Project & Client
St John's Anglican Church Camden
at
Broughton Street Camden
for
Anglican Diocese of Sydney

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CAD File F:\09-020911\0901-dp\dwg\0901-DA06-B.dwg

Date 16/05/2012
Scale 1:200 @ A1
Drawing Reference
09081-DA06-B



ORDINARY COUNCIL

ORD02

ORD02

SUBJECT: SECTION 96 MODIFICATION APPLICATION - MODIFIED UNIT MIX, LANDSCAPING, VEHICULAR ACCESS, CAR PARKING AND APPROVED PLANS AT NO 2-14 (LOT 1, DP 806544) JOHN STREET, CAMDEN

FROM: Director, Development and Health

BINDER: Development Applications 2008

DA NO: 644(2)/2008
OWNER: AEH Lifestyle Estates Project No 3 Pty Ltd
APPLICANT: AEH Group
ZONING: B4 Mixed Use

PURPOSE OF REPORT

The purpose of this report is to seek a determination of a Section 96 application to modify an approved DA for the redevelopment of the former Camden High School site.

The application is referred to Council in accordance with its delegations as there are issues raised in two submissions received from the public which remain unresolved.

SUMMARY OF RECOMMENDATION

It is recommended that Council approve the Section 96 application subject to the draft modified development consent conditions provided at the end of this report.

BACKGROUND

On 22 July 2008, Development Application (DA) 644/2008 was lodged by the AEH Group (AEH) with Council seeking development consent to redevelop the site for a mixed use seniors housing, residential and commercial development within 15 buildings situated across the site.

Specifically, the development involved:

Staged redevelopment of the Former Camden High School site comprising: subdivision, demolition of disused school buildings, remediation of contaminated land, earthworks, refurbishment of 1 existing building, the erection of 57 multi-unit dwellings, 108 self-contained seniors living dwellings, 76 bed residential care facility, 51 bed motel, restaurant, cultural and community centre, medical centre, ancillary shops under croft car parking and landscaping works.

On 8 September 2009, Council granted deferred commencement consent to this DA subject to full remediation of the site prior to the consent becoming operative.

On 1 April 2010, AEH lodged a Class 1 Application with the NSW Land and Environment Court (the Court) appealing various development consent conditions. Principal amongst these was Council's requirement for the site to be fully remediated prior to any development taking place.

On 26 October 2010, the Court issued Orders pursuant to a Section 34 Agreement between Council and AEH for the granting of a modified development consent. This modified development consent allowed for the staged site remediation and construction of the development across the site, as the applicant had requested in its appeal.

On 30 March 2012, AEH lodged a Section 96 application with Council seeking to modify the development consent as approved by the Court. This application has been publicly notified and two submissions received.

The application has been assessed and is referred to Council for determination.

THE SITE

The site is known as Nos 2-14 (Lot 1, DP 806544) John Street (refer to Figure 1) and is located on the northern fringe of the Camden Town Centre, overlooking the Camden Town Farm and rural floodplain of the Nepean River. The site has frontage to John, Elizabeth and Exeter Streets and has a common boundary to properties on the northern side of Mitchell Street.

The land has an area of 2.7ha and the site was previously utilised by Camden High School and includes 3 storey brick and concrete building (former science block) at the corner of John and Exeter Streets, 3 storey former library building, 2 storey brick classroom building and single storey amenities building.

The site is surrounded to the east by Elizabeth Street and an existing service industry, to the west by John Street and Camden Public School, and has a common boundary to residential dwellings which face Mitchell Street to the south, with St. Paul's Primary School in close proximity. The site also wraps around the State heritage listed Nant Gwylan on three sides.

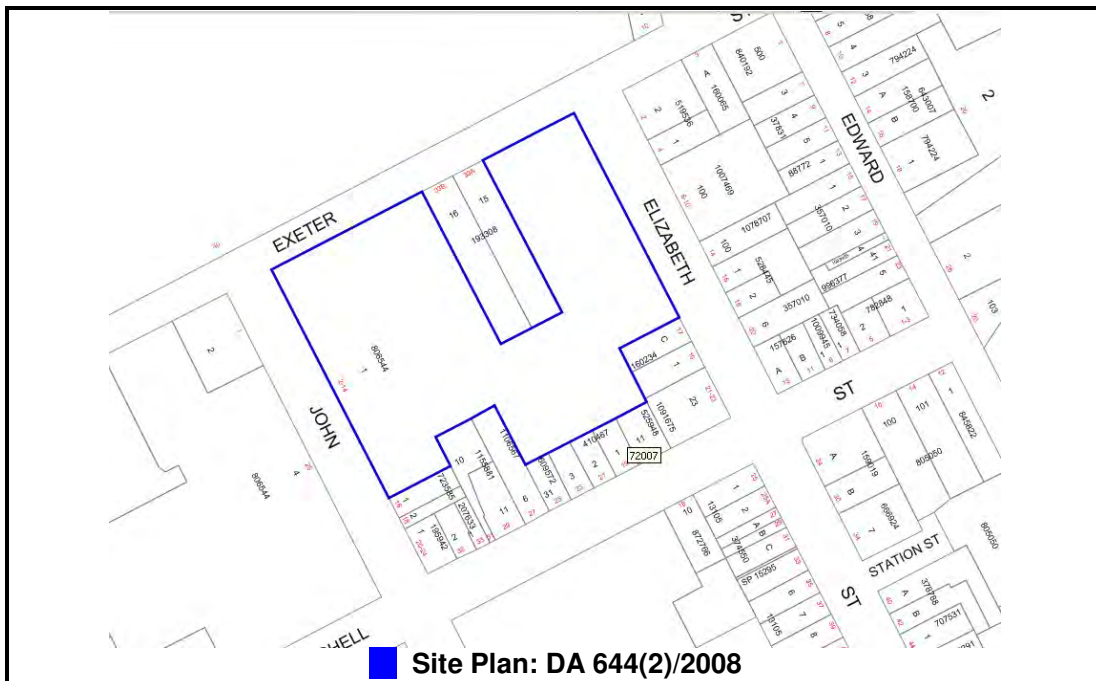


Figure 1 – Site Plan

A large portion of the site is flood prone, which has been assessed later in this report.

THE PROPOSAL

A Section 96 modification is sought to make the following modifications to the development as approved by the Court on 26 October 2010:

1. modification of building 1 to remove 15 residential units on the first, second and third floors and replace them with 26 self-care seniors housing units;
2. modification of building 2 to remove 16 residential units on the first, second and third floors and replace them with 28 self-care seniors housing units;
3. removal of the ground floor shops in buildings 1 and 2 and replacement with cafes and community centre for use only by the residents of the development;
4. relocation of building 2 to the west by 4m from the side boundary of the adjacent State heritage item Nant Gwylan;
5. removal of the approved Exeter Street entry driveway to buildings 1 and 2 and replacement with a combined entry/exit driveway on John Street;
6. minor modifications to the window openings and buildings facades, including the addition of privacy screens to the eastern elevation of building 2;
7. relocation of an approved waste collection point to the lower ground level parking area; and
8. modified Section 94 contributions to reflect the modified unit mix of buildings 1 and 2.

The Section 96 application largely involves modifications to buildings 1 and 2. No modifications are proposed to buildings 3–15 or to the proposed remediation works or the staging of the development.

A copy of the proposed plans are provided at the end of this report.

NOTIFICATION

The Section 96 application was publicly notified and advertised for 14 days between 12 and 26 April 2012. The application was notified to adjoining owners and other interested parties including the Camden Residents Action Group and the Camden Historical Society.

Two written submissions were received from the public as a result of this notification. The issues raised in the submissions are assessed in the “Any Submissions” section of this report.

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

PLANNING CONTROLS

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

1. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
2. State Environmental Planning Policy (Housing for Seniors and Persons with a Disability) 2004
3. State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development
4. Camden Local Environmental Plan 2010
5. Camden Development Control Plan 2011
6. Section 94 Camden Contributions Plan.

ASSESSMENT

The development as proposed to be modified is considered to be substantially the same as that originally approved and therefore can be considered pursuant to Section 96 of the *Environmental Planning and Assessment Act 1979* (the Act).

The following assessment is made in accordance with the requirements of the Act, Section 79C – Evaluation.

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

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

The proposed development has achieved full compliance with BASIX. The schedule of BASIX Commitments is specified within the BASIX Certificate prepared by Playoustchurcher Architects for buildings 1 and 2 (Certificate No. 41887M and Certificate No. 420225M), compliance with which is recommended as a draft modified development consent condition.

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

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP) applies to the development. The aims of the SEPP are primarily to increase the supply and diversity of housing for seniors or people with a disability, to make efficient use of existing infrastructure and services and to ensure good design.

A disability access report prepared by Lindsay Perry Access + Architecture was lodged with the modification application that considers the revised plans for buildings 1 and 2 against the requirements of the Building Code of Australia (BCA, the *Disability Discrimination Act 1992* (DDA) and the SEPP. Council staff has reviewed this report and consider that the development can comply with the BCA, the DDA and the SEPP.

The requirements of the SEPP have generally been met and that the modified development is consistent with the relevant provisions of the Policy.

State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (SEPP 65)

SEPP 65 applies to this application in respect of the revised plans for building 1 and 2.

The Section 96 application is supported by a SEPP Design Statement prepared by Playoust Churcher Architects dated March 2012 (the Design Statement). The design

statement demonstrates that the development satisfies the design quality principles set out in SEPP 65.

Camden Local Environmental Plan 2010 (LEP)

Permissibility

The land is zoned B4 Mixed Use by the LEP. The modified development is permissible with development consent in this zone.

Zone Objectives

In terms of the development's consistency with the zone objectives, the relevant objectives of the applicable zone include provisions to "provide a mixture of compatible land uses" and to "integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling." It is also an objective of the zone to "minimise conflict between land uses within the zone and land uses within adjoining zones."

It is considered that the modified development is compliant with these objectives. The development has been assessed and it is not considered that it will cause any conflict upon any land uses in adjoining zones.

Heritage Conservation

Clause 5.10(4) requires that Council consider the effect of the proposed development on the heritage significance of the area concerned. It is considered that the revised plans for buildings 1 and 2 satisfy the objectives and provisions for heritage conservation under the LEP.

Furthermore, it is considered that the modifications proposed will not have any adverse impacts on the heritage listed items adjoining and in the vicinity of the site (including Nant Gwylan house and gardens at 33A Exeter Street and the Camden Town Farm at 40 Exeter Street) or the setting and context of the Heritage Conservation Area under Camden LEP 2010.

Flood Planning

A flood safety assessment report prepared by Molino Stewart was submitted with the Section 96 application. Council's engineers have reviewed this report and concluded that subject to the imposition of appropriate conditions of consent, the Section 96 application is acceptable in relation to flooding.

It is considered that the revised plans for buildings 1 and 2 satisfy the objectives and provisions for flood planning under the LEP.

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

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

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

The following parts of the Camden DCP 2011 are relevant and the proposal has been assessed against:

Part B1 - Environmental Management

Part B1.11 – Flood Hazard Management

As mentioned in the “Flooding Planning” section of this report, a flood safety assessment report prepared by Molino Stewart was submitted with the modification application. The modified plans for buildings 1 and 2 satisfy the controls for flood planning under the DCP.

Part B1.12 – Contaminated and Potentially Contaminated Land Management

The Section 96 application does not propose any modification to the existing remediation or staging of the remediation of the subject site.

Part B2 – Landscape Design

A modified landscape plan has been lodged with the Section 96 application to reflect the revised plans for buildings 1 and 2, and in particular the removal of the entry from Exeter Street. The modified landscape plan is consistent with this part of the DCP.

Part B3 – Environmental Heritage

Part B3.1.1 – General Heritage Provisions

The subject site is located in a Heritage Conservation Area and is located adjacent to Nant Gwylan house and gardens at 33A Exeter Street and Camden Town Farm at 40 Exeter Street. Council staff have assessed the proposed modifications and do not consider that they will have any negative impacts upon the heritage item or Heritage Conservation Area.

Part B5 – Access and Parking

Car Parking

This part of the DCP requires the following number of off-street car parking spaces to be provided by the proposed development.

The car parking calculations for the modified development are:

Building 1

26 self-care living units (48 bedrooms) = 24 spaces (0.5 spaces per bedroom).

Community centre = No additional car parking required as the facility will be used solely by residents of the development.

Visitor parking = 5 spaces (1 space per 6 apartments).

Total = 29 spaces.

Building 2

28 self-care living units (55 bedrooms) = 28 spaces (0.5 spaces per bedroom)

Community centre = No additional car parking required as the facility will be used solely by residents of the development.

Visitor parking = 5 spaces (1 space per 6 apartments).

Total = 33 spaces.

In total, 62 spaces (29 + 33) are required for the modified development. A total of 64 spaces have been provided including 10 shared zone disabled spaces, satisfying the requirements of the DCP.

It is noted that a minimum 390 car spaces will be provided on completion of the development.

Access

The Section 96 application includes removal of an entrance driveway from Exeter Street, and redesign of an exit driveway on John Street to a combined entry and exit driveway, which will provide vehicle access to buildings 1 and 2.

This driveway modification is considered to be acceptable and will not result in negative traffic impacts/conflicts upon the surrounding street network.

Section 94 Camden Contributions Plan

The Section 96 application proposes the alteration of the internal unit mix of buildings 1 and 2. The Section 94 contributions for the mixed use proposal have been modified to reflect the revised plans for buildings 1 and 2 under Council's adopted Section 94 Camden Contributions Plan.

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

There are no relevant Planning Agreements that apply to this site or development.

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

The Section 96 application has satisfactorily addressed the requirements of Clause 115 of the Regulations.

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

The likely impacts of the proposed development modifications have been assessed elsewhere in this report.

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

The proposal as modified is compatible with the locality in terms of its ability to conform with the relevant objectives of the LEP and the DCP.

(1)(d) Any submissions

The Section 96 application was publicly notified and advertised for 14 days between 12 and 26 April 2012. The application was notified to adjoining owners and other interested parties including the Camden Residents Action Group and the Camden Historical Society.

Two written submissions were received from the public as a result of this notification. The following is a list of the issues that were raised in the submissions:

1. Impact on school children and residents during construction works
 - Impacts of land filling and forming (including vibrations and dust) to adjoining neighbours.
 - Enforcement monitoring / complaint handling not clearly outlined in Construction Management Plan.
 - Requirements for Community Consultation and appointment of site auditor.
 - Noise and vibration impact during construction.
 - Dust and dirt impact during construction.
 - Possible asbestos exposure.

Officer Comment:

The impacts from the remediation and construction works were considered by Council and the Court as a part of the original DA and appropriate development consent conditions were imposed to require compliance with the relevant environmental, safety and construction legislation. The proposed modifications do not exacerbate any construction impacts from this development.

2. Flooding impact
 - Concern has been raised as to future revision of the 1:100 flood levels and the impact upon the development.
 - Liability as a result of flooding inundation.

Officer Comment:

The flood risk was considered as part of Council's assessment of the original DA and was deemed acceptable, subject to conditions. A flood safety assessment report was submitted with the Section 96 application taking into account the proposed modifications. Council's engineers have reviewed this report and agree with its conclusions.

3. Coal Seam Gas

Concern as to the extent of coal seam gas exploration licences in the Camden LGA and the potential to impact upon the redevelopment and future occupiers of the subject site.

Officer Comment:

Coal seam gas is an issue for all land across the Camden LGA and Council takes a pro-active approach in providing information to current and future land owners, eg. by providing information on its website. However, the State Government is responsible for the licensing and monitoring of coal seam gas wells.

4. Landscaping

Boundary landscaping to those properties fronting Elizabeth Street is seen to be unsatisfactory.

Officer Comment:

The landscaping for this development was considered and approved as part of the original DA. The proposed modifications do not change the approved landscaping that will front Elizabeth Street.

5. Overhanging trees

Concern has been raised in relation to overhanging trees from the owner of 17 Elizabeth Street, Camden.

Officer Comment

Attempts have been made to contact the owner to discuss the issue further. The issue has also been determined not to be part of the Section 96 application and has been referred to Council's compliance officers for investigation.

6. Deletion of specific Council resolution.

Council's resolution not to permit a flood escape route over No. 17 Elizabeth Street, Camden is considered not to be acceptable.

Officer Comment

Council has previously considered the impact that the development will have on the occupants of the development and the surrounding area and determined that the flooding risk and the proposed measures to ensure the escape of water in the event of a flood are manageable. Appropriate conditions have been imposed in relation to flooding.

7. Descriptions and identification of particular properties in the applicant's planning report.

Concern has been raised by the owner of 17 Elizabeth Street, Camden in relation to the description of certain items on that land.

Officer Comment

All heritage matters have been previously considered as part of the original DA. The description of items external of the subject site, although important in correctly describing the development and the surrounding locality, is not considered to be critical to this modification application.

(1)(e) The Public Interest

It is considered that the proposed modifications to the original DA are within the public interest. The proposal meets the aims, objectives and specific design principles of the LEP and DCP and will continue to provide a variety of housing choice, being aged housing, residential care or multi unit housing, within the Camden town centre.



Importantly, the Section 96 application does not propose any changes to the remediation of the site as approved by the Court.

CONCLUSION

Council has received a Section 96 application to modify an approved DA for the redevelopment of the former Camden High School site.

The modified development is substantially the same development as that originally approved. The Section 96 application has been assessed in accordance with Section 79C and 96 of the Act and the two submissions received have been considered.

It is considered that the development is acceptable on the basis that it is consistent with the LEP, DCP and the desired future character of the area.

Consequently it is recommended that Council approve this Section 96 application subject to the draft modified development consent conditions provided below:

DRAFT CONDITIONS FOR MODIFIED CONSENT

1.0 - General Requirements

- (1) **Approved Plans** — The development must be carried out generally in accordance with the following plans as modified to meet the requirements of this consent:

Prepared By	Plans	Numbered	Dated
Playoust Churcher Architects	Preliminary	DA 1.0(E), 1.1(C) TO 1.8(C), 1.9(D)	March 2012 May 2009
Playoust Churcher Architects	Site & Floor	DA 2.1(F), DA 2.2F and DA 2.3 to 2.6(E)	March 2012
Playoust Churcher Architects	Staging Plans	DA 2.7(F) and DA 2.8(F)	May 2009
Playoust Churcher Architects	Construction Management Plans	DA 5.1 (A) and 5.2 (A)	May 2009
Playoust Churcher Architects	Elevations, Sections, Shadow Diagrams	DA 3.1(E) to 3.5(E)	March 2012
Playoust Churcher Architects	Shadow Diagrams	DA 3.6(D) to 3.8(D) DA 3.9(E) to 3.11(E) DA 3.12(D) to 3.22(D)	May 2009 March 2012 May 2009
Playoust Churcher Architects	Individual Building Plans	DA 4.1(F) to DA 4.2(E) DA 4.3(F) DA 4.4(E) DA 4.5(D) to 4.23(D) DA 4.24 (H) DA 4.25 (D) to 4.25(D)	March 2012 May 2009 March 2012 June 2012 March 2012

Playoust Churcher Architects	Colour & Finishes Schedule	DA 5.1(C) to 5.8(C)	August 2008
Denny Linker & Co	Subdivision Plans	091116 D-COMM-SUB Printed 23/3/10	23 March 2010
Paul Scrivener Landscape Architects	Landscape Plans	1274-1(C) to 1274-4(C)	7 July 2008
Siteplus	Drainage and Civil Works plans	07138 (C02) (C04) (C05) (C10) (C13) (C15) (C14) (C16)	17 June 2008

ORD02

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

Amendments — Modifications to the approved plans and specifications requires the prior written approval of the Consent Authority (Camden Council). The procedure for applying to amend the approved plans is to submit an "Amended Development Application" form pursuant to Section 96 of the *Environmental Planning & Assessment Act 1979*.

(This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).

- (1A) **Development Staging** –The approved development must be constructed in accordance with the approved staging and construction management plans prepared by Playoust Churcher Architects numbered DA 2.7 revision F, DA 2.8 Revision F, DA 5.2 revision A and DA 5.2 revision A

Note: Remediation, demolition and construction of Stage 2 may be undertaken either prior to, at the same time as or after Stage 3 in accordance with DFP's letter dated 20 April 2010.

Note: Remediation of Stage 3 must be completed prior to the issue of an Occupation Certificate for Stage 2

- (2) **Amendments to Approved Plans** - The amendments described below must be incorporated in the overall development and must be reflected in any plans prepared for the purpose of obtaining a Construction Certificate for building works for each relevant stage.
- a) Building 2 shall have the same setback from the boundary of 33a Exeter Street (Nant Gwylan and Gardens) as Buildings 4 and 6.
 - b) Balconies of Buildings 2, 4, 6, 14 and 12 shall be designed to ensure no direct overlooking of 33a Exeter Street (Nant Gwylan and Gardens).
 - c) Acoustic wall shall be provided to the boundary of 33a Exeter Street (Nant Gwylan) adjoining The Central Avenue (internal road) and Basement Carpark access to Building 12.
- (3) **Maintenance Bond and Performance Bond** - A bond in the form of an unconditional trading bank guarantee or cash bond, to the value of \$100,000 must be lodged with Council prior to the issue of any Construction certificate. This bond is to cover:

- the maintenance of civil works constructed;

- any damage to existing roads, drainage lines, public reserves or other Council property;
- any damage to works required as a result of work not in accordance with Council's standards, and/or development consent conditions.

The maintenance bond shall be held for twelve (12) months after the Final Occupation Certificate for the final stage of the Development has been issued or for such longer period as determined by Council's engineer where a defect is identified and such defect arises within 6 months after the work is completed.

Council may refund the whole or any part of the bond where it is of the opinion that the quantum of expenditure to comply with the matters set out above is less than the value of the bond.

Where there is a threat to the safety of the public, Council is entitled to use the whole or any part of the bond to rectify any damage or to undertake any maintenance or to perform any works necessary to rectify any defect in any public work required in connection with the consent. In all other cases, Council must give the applicant at least seven (7) days prior written notice of the required works and may only have recourse to the bond to carry out the works itself where the applicant has failed to carry out the works specified in the notice

In accordance with Council's Fees and Charges a non refundable administration fee of \$110 for cash/cheque bonds and \$220 for bank guarantees must be paid to Council upon lodgement of such bond.

- (4) **Waste Management Plan (Demolition and Construction)** - The management of waste must be undertaken generally in accordance with the "Waste Management Plan, prepared for AEH Group, prepared by ACOR Consultants Pty Ltd dated 4/07/08."
- (5) **Workcover Authority** - All work must comply with relevant requirements of NSW WorkCover Authority.
- (6) **Duty to Report Contamination** - Where contamination has been identified as entering or will foreseeably enter the neighbouring land, the atmosphere, groundwater or surface water, or exceeds or will foreseeably exceed a level of contamination set out in DECC's "Guidelines on the duty to report Contamination under the Contaminated Land Management Act 1997", the person who has become aware of the contamination must notify DECC immediately when they become aware of the contamination.
- (7) **Importation of Fill** - Prior to placement of any proposed fill on the subject site a validation report and sampling location plan shall be submitted to the Principal Certifying Authority for concurrence that validates that all such material: -
 - (i) provides no unacceptable risk to human health and the environment;
 - (ii) is free of contaminants;
 - (iii) has had salinity characteristics identified in the report;
 - (iv) is suitable for its intended purpose and land use, and
 - (v) has been lawfully obtained.

A suitably qualified environmental consultant, as defined in Camden Council's "Management of Contaminated Lands Policy", must prepare the validation report.

The assessment of fill shall be completed in accordance with:

- The Department of Land and Water Conservation Booklet — "Site Investigation for Urban Salinity"
- The Department of Environment and Conservation Contaminated Sites Guidelines — "Guidelines For the NSW Site Auditor Scheme (2nd edition) - Soil Investigation Levels for Urban Development Sites in NSW."

The sampling for salinity of fill volumes less than 6000m³ must provide for 3 sampling locations; fill volumes exceeding 6000m³, require one sampling location for each additional 2000m³. A minimum of 1 sample from each sampling location must be provided for assessment.

The sampling for Contamination should be undertaken in accordance with the following table:

Classification of Fill Material	No. of samples per volume	Volume of fill (m3)
Virgin Excavated Natural Material	1 (see note 1)	1000

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

- (8) **Location of Soil Stockpiles** - Stockpiles of soil shall not be located on or near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these assets. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (9) **Hazardous Materials Removal Plan** - Hazardous materials to be removed as part of the demolition works must be removed in accordance with the "Hazardous Materials Removal Plan: AEH Lifestyle Estate Project No 3 Pty Ltd Camden High School John Street Camden NSW, Prepared by Noel Arnold & Associates Ref NO. SK0058:66243, Dated June 2008."
- (10) **Offensive Noise, Dust, Odour, Vibration** - Remediation, demolition and construction works shall not give rise to offensive noise, dust, odour, vibration as defined in the Protection of the Environment Operations Act 1997 (POEO) when measured at the property boundary.
- (11) **Dust** — All remediation and construction activities must be managed to ensure that dust is minimised and prevented from leaving each relevant stage.
- (12) **Prohibition of Pollution of Water** - All remediation and construction works conducted on each relevant stage must comply with "Section 120 — Prohibition of Pollution of Waters" of the POEO.
- (13) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.

- (14) **Remediation and Construction Noise Levels** - Noise levels emitted during remediation and construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends:

Remediation / Construction period of 4 weeks and under:

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

Remediation / Construction period greater than 4 weeks:

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

- (15) **Mechanical Plant Noise** - Noise from the combined operation of all mechanical plant and equipment shall not generate noise levels in excess of the Environment Protection Authority's Industrial Noise Policy.
- (16) **Bundling and Containment Systems** - Where there is a potential for any stored materials to spill and cause environmental harm, suitable bunding or alternative spill containment systems must be in place. The bunding or containment systems must be designed, engineered and constructed to be suitable for the types and quantities stored therein in accordance with all appropriate standards.
- (17) **Removal Of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill / rubbish / asbestos, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer www.environment.nsw.gov.au/waste/envguidlins/index.htm). Once assessed, the materials will be required to be disposed to a licensed waste facility suitable for the classification of the waste with copies of tipping dockets supplied to Council.
- (18) **Storage of Recyclable Waste** — All waste identified for recycling must be stored separately from other waste on the site.
- (19) **Vehicle Decontamination** — All vehicles that come in contact with contaminated materials will need to be swept down prior to exiting the site. The movement of vehicles should be policed so as reduce their contact with contaminated materials.
- (20) **Site Security Fencing** — The site is to be kept secure at all times by a suitable fence that will prohibit access from non-authorised users. Any gates providing access to the relevant stage are to be locked at the conclusion of each working day.
- (21) **Recording of Complaints and Register** - The applicant / owner / site manager of each relevant stage must keep a legible record of all complaints that have been received in relation to the activity of remediation and / or construction works undertaken in each relevant stage or from works undertaken in relation to each relevant stage. A record of all complaints must be kept for the duration of remediation and development works and be produced to any Council Authorised Officer or Authorised Officer under the POEO who asks to see them.

The record must include details of the following:

- (a) the date and time of the complaint;
 - (b) the method by which the complaint was made;
 - (c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
 - (d) the nature of the complaint;
 - (e) the action taken by the applicant / owner / site Manager in relation to the complaint, including any follow-up contact with the complainant; and
 - (f) if no action was taken by the applicant / owner / site Manager, the reasons why no action was taken.
- (22) **Notification of Complaint Line** - The applicant / owner / site Manager must notify the public of the complaints line telephone number and the fact that it is a complaints line so that any potentially impacted community members know how to make a complaint. Community notification must be via a letter box drop to all premises (including residential, commercial, industrial) located in the immediate area that is bounded by Mitchell, John, Exeter and Elizabeth Streets. In addition, a sign notifying the complaint line details must be erected in a prominent position and must remain until the completion of remediation and development works on the external boundary of each relevant stage.
- (23) **No Refuse Burning** - Where building materials, trees and/or shrubs are required to be removed as part of works in each relevant stage, such materials must be removed from each relevant stage and be recycled or disposed to a licensed waste/refuse receiving facility. Under the Protection of the Environment Operations (Clean Air Regulations) 2002, the burning of anything in the Camden LGA is prohibited unless exempt by the regulations or prior written approval has been obtained from DECC.
- (24) **Copy of Consent** - A copy of the consent is to be kept on the property of the relevant stage at all times during demolition and construction following the commencement of remediation works. The consent must be produced to any Council Authorised Officer or Authorised Officer under the POEO who asks to view the consent.
- (25) **Hours Of Work** - The hours for all remediation, construction and demolition work are restricted to between:
- (a) 7am and 6pm Monday to Friday (inclusive);
 - (b) 7am to 4pm Saturday (if remediation/construction/demolition noise is inaudible to adjoining residential properties), otherwise 8am to 4pm;
 - (c) work on Sunday and Public Holidays is prohibited.
- (26) **Damaged Assets** - All engineering works and public utility relocation shall incur no cost to Camden Council. Any damage to Camden Council's assets shall be made good at no cost to Council prior to commencement of use/occupation of each relevant stage.
- (27) **Site Management** - To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:
- The delivery of materials shall only be carried out between the hours of 7am -6pm Monday to Friday, and between 8am - 4pm on Saturdays.
 - Stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site

relating to each relevant stage.

- Builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner. Waste must not be burnt or buried on site, nor should wind blown rubbish be allowed to leave the site relating to each relevant stage. All waste must be disposed of at an approved Waste Disposal Depot.
 - A waste control container shall be located in the site that relates to each relevant stage.
- (28) **Access From Public Places** - Construction access from public places (reserves, parks, walkways and the like) other than roads shall not occur without the prior consent of Camden Council. Bonds or legal agreements may be required to protect Council's assets if access from these places is approved.
- (29) **Geotechnical report** for each relevant stage indicating the assessment of stability of the excavation batters and any fence and structures on adjoining land should be submitted **prior to the commencement of works in each relevant stage.**
- (30) **Drainage Strategy** - The drainage strategy to address the management of stormwater during any works in each stage shall be submitted to the Consent Authority **prior to the first Construction Certificate being issued for each relevant stage.** The drainage system should address the stormwater generated during the staging process and all water must be treated for contamination prior to discharging to Council's system.
- (31) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work in each relevant stage. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from each relevant stage. Ingress and egress of each relevant stage must be limited to this single access point.
- (32) **Public Risk Insurance Policy** - Prior to the issue of any Construction Certificate, the owner/contractor is to lodge with Camden Council a Certificate of Currency for a Public Risk Insurance Policy with a minimum cover of \$10 million; the policy must relate to the occupation of and works within Council's road reserve. Where works are being carried out in more than one stage only one Public Risk Insurance Policy with a minimum cover of \$10 million shall be issued. The Public Risk Insurance Policy must cover all works being carried out by all contractors in each stage that work is being carried out in.
- The Certificate of Currency must remain current for the duration of all construction activities within Council's road reserve and until an occupation certificate is issued for the works for each stage adjacent to such road reserve.
- (33) **Excavated Sites** - All excavated sites must be stabilised with grass or other surface treatment to prevent erosion and instability and be enclosed with appropriate fencing to prevent access by public.
- (34) **Toilet Facilities** - Toilet facilities must be provided, at or in the vicinity of each relevant stage, at the rate of one toilet for every 20 persons or part of 20 persons employed in each relevant stage.

Each toilet provided must be standard flushing toilet, and must be connected:

- (i) to a public sewer, or
- (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the council, or
- (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the council.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

In this condition:

accredited sewage management facility means a sewage management facility to which Division 4A of Part 3 of the *Local Government (Approvals) Regulation 1993* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the Regulation.

approved by the council means the subject of an approval in force under Division 1 of Part 3 of the *Local Government (Approvals) Regulation 1993*.

public sewer has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

sewage management facility has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

- (35) **Hoarding and Ancillary Requirements** - Each relevant stage must be enclosed with a suitable temporary hoarding or security fence of a type approved by the Consent Authority, (ie Camden Council). An application must be lodged with and approved by Council prior to the erection of any hoarding or fence.

Note 1 No site or demolition works must commence before the hoarding or fence is erected and a Construction Certificate, if applicable, granted by a Certifying Authority.

Note 2 Public thoroughfares must not be obstructed in any manner whatsoever during demolition works.

Note 3 All demolition works must comply with the requirements of AS 2601 - 1991.

- (36) **Protection of Council Property** - All reasonable care must be taken to protect Council's roads, including the made footway, kerbs, trees, etc, and when plant and vehicles enter each relevant stage, the footway shall be protected against damage by deep sectioned timber members laid crosswise, held together by hoop iron straps and chamfered at their ends.

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

- (38) **Protection of Nature Strips, Reserves and Trees** - All proposed work in Council's lands shall be done in consultation with the Council's Works Division with minimum disturbance to the land or activities. Where applicable, in any nature strip

areas, trees shall be protected by tree guards, protective bollards etc. All disturbed areas shall be restored to Council's standard.

- (39) **Archaeological Artefacts** - During any works involving site disturbance, should artefacts be uncovered which may have archaeological or historical significance, Council or the appropriate authority must be notified immediately. Such notification should occur prior to any further land disturbance or removal of the artefact.
- (40) **Disconnection of Services** - All services (ie sewer, phone, gas, water and electricity) must be disconnected prior to commencement of any remediation, demolition or construction of each relevant stage. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (41) **Destination of Waste Material** - Demolition materials must be disposed of to an approved land-fill site and where appropriate to an approved recycling outlet. Details of the method of waste disposal must be lodged with the Consent Authority (ie Camden Council) prior to commencement of work.
- (42) **Demolition/WorkCover Licence** - Persons undertaking demolition work shall be licensed under the Occupational Health and Safety (Demolition Licensing) Regulation 1995. WorkCover issues demolition licences to applicants who successfully undertake the Demolition Supervision Course, and who can demonstrate their ability and experience in the field.
- (43) **Burying of Demolition Materials** - No demolition materials shall be buried on the site, other than with the written consent of Council.
- (44) **Prevention of Nuisance to Inhabitants** - All possible and practical steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from wind blown dust, debris, noise and the like.
- (45) **Giving Notice to Other Statutory Authorities** - The applicant shall give notice of commencement to other Statutory Authorities such as Sydney Water, WorkCover etc as required under legislation and regulations.
- (46) **Vehicles Leaving the site of each relevant stage** - The demolisher shall:
- (i) cause motor lorries leaving the site of each relevant stage with demolition material and the like to have their loads covered;
 - (ii) ensure the wheels of vehicles leaving the site of each relevant stage do not track soil and other waste material onto the public roads adjoining each relevant stage.
- (47) **Removal of Hazardous And/Or Intractable Wastes** - Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant Statutory Authorities, and receipts submitted to Council for verification of appropriate disposal.
- (48) **Demolition Australian Standard** - Demolition of the building(s) shall be carried out in accordance with the requirements of Australian Standard 2601 - 1991 where applicable.

- (49) **Site Security for Demolition Works** - The site of each relevant stage shall be secured prior to the commencement of demolition and to the satisfaction of the Council or the Accredited Certifier and in accordance with Clause 78H of the Environment Planning and Assessment (Amendment) Regulation 1998.
- (50) **Asbestos** - All material in the building which contains asbestos shall be removed in accordance with the guidelines of the WorkCover Authority (telephone 9370 5099) and requirements of the Environmental Protection Authority.
- (51) **Demolition Access Authorised Persons** - Access to the site of each relevant stage shall be restricted to Authorised Persons Only and the site of each relevant stage shall be secured against unauthorised entry when building work is not in progress or each relevant stage is otherwise unoccupied.
- (52) **Demolition Sign Name of Builder** - A sign shall be displayed on the site of each relevant stage indicating the name of the builder or another person responsible for each site of each relevant stage and a telephone number of which the builder or other person can be contacted outside normal working hours or when each site of each relevant stage is unattended.
- (53) **Building Code of Australia** - All works must be carried out in accordance with the requirements of the Building Code of Australia.
- (54) **Disability Discrimination Act** - This approval does not necessarily guarantee compliance with the Disability Discrimination Act 1992, and the applicant/owner is therefore advised to investigate their liability under the Act.
- Your attention is drawn to AS1428 parts 2, 3 and 4 inclusive. This may be used as a comprehensive guide for disability access.
- (55) **Access For People With Disabilities** - Access for people with disabilities shall be provided in accordance with the requirements of Part D3 of the Building Code of Australia. Prior to the issue of a construction certificate, the plans shall be amended to reflect the above.
- (56) **Individual Tenancies (Commercial / Restaurant)** - Approval is given for the construction of shops, offices and Motel/ Restaurant/Function Centre (and the like) only and not the use of the buildings. The use and occupation of each and all individual tenancies are subject to a separate Development Application being lodged with the Consent Authority.
- (57) **Place of Public Entertainment** - A separate development application is required for the use of the premises as a place of public entertainment.
- (58) **Materials** - Public and private footpaths should match Council's preferred clay paver, as recently used in the Argyle Street median upgrade, Austral Victorian Classic Range — Victorian Blue.
- (59) **Advertising Signs Application** - Outdoor advertising structures require prior development consent. A development application must be submitted and approval granted by the Consent Authority (ie Camden Council) prior to the erection of any advertising signs.
- (60) **Design Standards** - Engineering design drawings are to be prepared strictly in accordance with Camden Council's Engineering Works Development Control Plan and the Guidelines for engineering design specification.

- (61) **Construction Standards** - All civil engineering work associated with work in Council's road reserve must be carried out strictly in accordance with Camden Council's Draft Engineering Design and Construction Specifications — May 2003 for roadworks, drainage and other works associated with the development.
- (62) **General Requirement** - All activities associated with the development must be carried out—and must be carried out in an environmentally satisfactory manner as defined under section 95 of the POEO.
- (63) **Emission Requirements** - All gases, odours, fumes, steam, moisture and particulate matter generated by the use of any premises must be collected into approved stacks for discharge to the atmosphere. The quality of the discharges from the stack system must comply with the requirements of the POEO as amended and Regulations made thereunder.
- (64) **Compliance with POEO Act 1997** - Ensure that all business and operational activities are carried out in accordance with the provision of the Protection of the Operations Act (POEO) 1997 at all times.
- (65) **Swimming Pools / Spas** - Swimming and /or spa pool/s and surrounds must be constructed, operated and maintained in accordance with the Public Health (Swimming Pools and Spa Pools) Regulation 2000 and the Department of Health NSW Public Swimming Pool and Spa Pool Guidelines 1996.
- (66) **Swimming Pool Disinfection** - The swimming pool water shall be disinfected using continuous dosing equipment.
- (67) **Non-Slip Concourse for Pool** - The concourse area that surrounds the pool is to be designed of non-slip materials.
- (68) **No Sharp Edges for Pool** - The internal finish applied to the pool must ensure that there are no sharp edges.
- (69) **Ventilation of Food Premises** - Adequate provisions shall be made for the installation of mechanical ventilation shafts designed to discharge effluent air above roof level for food premises where cooking / heating of food is to be carried out. Such discharges shall be in accordance with the requirements of AS 1668 Part 1 & 2.
- (70) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the commencement of any work.
- The survey must include descriptions of each photo and the date when each individual photo was taken.
- (71) **Waste Collection by Council** - A covenant must be created entitling Camden Council, its servants, agents, and persons authorised by it, to enter upon the subject land and to operate thereon vehicles and other equipment for the purpose of collecting refuse and recycling matter.
- The applicant must indemnify Council against any claims arising from any damage caused to any development on the site as a result of Council's waste management vehicles accessing the site for purposes of waste collection.
- (72) **No Gates** - This development consent does not approve the erection of any gates at the development's proposed entrances/exits to/from John and Elizabeth Streets. No gates must be installed across these entry/exit points.
- (73) **Stormwater Drainage Infrastructure in John Street Public Road Reserve** – The stormwater drainage infrastructure to be located in the John Street verge shall be

amended to be located in the John Street road carriageway in accordance with Council's engineering specifications.

The existing discharge pip on the northern side of Exeter Street shall be upgraded in its capacity to direct discharge additional stormwater from the proposed drainage line from this development. A direct drainage line across the intersection of John and Exeter Streets must be provided in accordance with Council's engineering specifications.

Pits and connection points shall be provided at locations where future drainage from the development site is to be discharged. Approval of these works is subject to the lodgement and approval of a Public Road Activity application by Council pursuant the Roads Act 1993

- (74) **Remediation for the Proposed Temporary Road between Stages 2 and 3** – The area of the proposed temporary road between stages 2 and 3 (over stage 4) must be fully remediated and have a site audit statement issued for it by the site auditor. The remediation may occur at the same time as the remediation of stage 3 however this remediation must be fully completed prior to the issue of an Occupation Certificate for building 7 in stage 2.
- (75) **Construction of Proposed Temporary Road between Stages 2 and 3** – The proposed temporary road between stages 2 and 3 (over Stage 4) must be fully constructed prior to the issue of an Occupation Certificate for Building 7 in Stage 2. The temporary access road must facilitate on-site access to the waste collection area located between buildings 1 and 2 in stage 3.
- (76) **Waste Collection Area** – The waste collection area located between buildings 1 and 2 in stage 3 must be fully constructed and available for use prior to the issue of an Occupation Certificate for any buildings in stages 2 and 3.

The waste collection area located adjacent to building 14 in stage 4 must be fully constructed and available for use prior to the issue of the Occupation Certificate for any building in stage 4. This must also include physical containers from any building in stage 4 to the waste collection area adjacent to building 15 in stage 4.

- (77) **Car Parking Space and Access –**

Stage 2

The basement car park and entry/exit from/to John Street must be fully constructed prior to the issue of an Occupation Certificate for building 7 in stage 2.

Stage 3

All basement car parking spaces and the entry and exit to John Street must be fully constructed prior to the issue of an Occupation Certificate for either building 1 or 2 in stage 3.

Buildings 3, 4, 5 and 6 in Stage 4

All basement car parking spaces and the entry/exit from/to the overall development's internal street (located in stage 4) must be fully constructed prior to the issue of an Occupation Certificate for any or all of buildings 3, 4, 5 and 6 in stage 4.

Buildings 8, 9, 10 and 11 in Stage 4

All basement car parking spaces located underneath buildings 8, 9, 10, 11, 12, 13, 14 and 15 in stage 4 and the entry/exit from/to the overall development's central avenue must be fully constructed prior to the issue of an Occupation Certificate for any or all of buildings 8, 9, 10 or 11 in stage 4.

Buildings 12, 13, 14 and 15 in Stage 4

All basement car parking spaces located underneath buildings 12, 13, 14 and 15 in stage 4 and the entry/exit from/to the overall development's central avenue must be fully constructed prior to the issue of an Occupation Certificate for any or all of buildings 12, 13, 14 and 15 in stage 4.

(This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).

- (78) **Staging of Remediation / Construction** – Each area of the site (ie. Stage 1, 2, 3 and 4) must be fully remediated prior to any other development being carried out on each relevant stage.

The **only exception** to this is the remediation of the temporary access road area located on stage 4 between stages 2 and 3 (as referred to in condition 1 – 75 of this development consent. This area may be remediated and the temporary access road constructed prior to the remediation of the remainder of stage 4 of this development.

- (79) **Use of Lower Ground Floor Levels in Buildings 1 and 2** – The use of the lower ground floor levels of building 1 and 2 is restricted to only residents, guests of residents and employees working on the subject site at all times.

Signage is to be placed conspicuously at all entrances and exits to the lower ground floor levels of buildings 1 and 2 stating this restriction.

(This condition was added by Section 96 Modification 644(2)/2008 on 14 August 2012).

2.0 Remediation Requirements

- (1) **Remediation Works** – All works proposed as part of the Remediation Action Plan that includes: remediation, excavation, stockpiling, onsite and offsite disposal, asbestos management that includes storage, cut, fill, backfilling, compaction, monitoring, validations, site management and security, health and safety of workers, must be undertaken on the site of each relevant stage in accordance with the Remediation Action Plan Report titled "Report on Remediation Action Plan: Former Camden High School Camden NSW, Prepared for AEH Group, Prepared by URS, Ref No 43217705/Camden rap, dated 11 June 2008," and "Report Supplement to Remediation Action Plan (URS2008), Prepared for AEH Group, Prepared by URS, Ref No 43217705, dated 3 April 2009 and "Final Report Additional Supplement to Remediation Action Plan (URS2008), Prepared for AEH Group, Prepared by URS, Ref No 43217705, dated 30 March 2010." **except as expressly provided by a separate condition of this consent.**
- (2) **Further Monitoring of Groundwater** — Further monitoring of groundwater will be required to be undertaken **prior to, during and post completion of all remediation works.** Sampling

and testing is to be undertaken at least annually or as required by the site auditor. Sampling and testing must continue until groundwater conditions have been characterised and are deemed to be acceptable to the site auditor.

- (3) **Additional Management and Operation Plans** — To support the remediation strategy the following plans are required to be completed in respect of each relevant stage and submitted to the Camden Council prior to the commencement of any works associated with the remediation of each relevant stage.

- Contaminated Materials Management Plan (CMMP);
- Sedimentation and Erosion Control Plan (S&ECP);
- Emergency Response Plan (ERP);
- Works Progress Plan (WPP);
- Monitoring Plan (MP);
- Odour Management Plan (OMP);
- Quality Assurance and Quality Control Plan (QA&QCP);
- Emergency & Contingency, Management Plan (ECMP);
- Site Specific Project Health and Safety Plan (SSPH&SP).

- (4) **Site Management Plan** – A Site Management Plan for each relevant stage must be submitted to Council prior to the issue of a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following issues as they relate to each relevant stage:

- (a) All matters associated with Council's Erosion and Sediment Control Policy.
- (b) All matters associated with Occupational Health and Safety.
- (c) All matters associated with Traffic Management/Control during remediation, demolition and construction, which should address issues of access of construction traffic, storage of material, location of site office, and parking for workers, use of equipment and other matters which has an impact on the road network or immediate environment.

The purpose of such is to ensure safety and minimise the effect on adjoining pedestrian and traffic systems. Plans detailing such matters must be prepared in accordance with the most current edition of AS1742.3 and to the requirements of the Roads Authority.

Any construction work which involves access to a public road shall be subject to an approval of a Public Road Activity Application to Council accompanied by a Traffic Control Plan prepared by a RTA accredited Certifier.

Appropriate Traffic Control Plans shall be submitted for each stage of construction including the use of Council's road and footpath for construction purposes.

The plan must be included in a Public Road Activity Application (Other) submitted to, and approved by, the Roads Authority, (i.e. Camden Council) **prior to the commencement of work.**

Such an application is available at Camden Council's Customer Service Counter.

- (iv) All other environmental matters associated with works such as noise control, dust suppression, waste management and the like.

- (5) **Notice of Commencement of Work** - Notice in the form prescribed by the *Environmental Planning and Assessment Regulation 2000* shall be lodged with the Consent Authority (Camden Council) **at least 2 days prior** to commencing remediation works in each relevant stage.
- (6) **Variation or Modification of Works** – Any variation or modification of remedial works or compliance or validation works, from that stated in the Remediation Action Plan and other accompanying reports referenced in Condition 3, other than those variations or modifications as stated in this consent, must be requested from the Consent Authority in writing and approved by the Consent Authority and a NSW DECC Accredited Site Auditor in writing prior to any such works being undertaken.
- (7) **Supervision of Remediation Works** — A qualified and experienced Environmental Officer who is familiar with the approved Remediation Action Plan will be required to be onsite to provide full time supervision of all remediation works to complete documentation of such works and to ensure that such works are undertaken in accordance with this consent.
- (8) **Compliance of Remediation Work** – All remediation work must also comply with the following requirements:
- Contaminated Land Management Act 1997;
 - Department of Urban Affairs and Planning — Contaminated Land Planning Guidelines 1998;
 - SEPP55 — Remediation of Land;
 - Sydney Regional Plan No 20 Hawkesbury Nepean River (No 2 —1997); and,
 - Camden Council's Adopted Policy for the Management Of Contaminated lands.
- (9) **Site Validation Report** - A validation report incorporating a notice of completion must be submitted to the Consent Authority in accordance with the requirements of clause 7.2.4 (a) – (d) and clause 9.1.1 of Council's adopted Policy – Management of Contaminated Lands and clause 17 & 18 of SEPP 55 for each stage of completed remediation works. Alternatively, where all remediation works are proposed to occur at the one time, a single report will be sufficient. The notice/s or reports must confirm that all decontamination and remediation works have been carried out in accordance with the remediation plan and must be submitted to the Site Auditor within 60 days, (or such other time as varied by the site auditor) of the final results becoming available. The Consent Authority shall be provided with the validation report within 30 days following the Auditor's review.
- (10) **Site Audit Statement** - At the conclusion of all remediation works or stages of remediation work the applicant shall have such works and validation documentation reviewed by a independent NSW Site Auditor accredited by DECC under the Contaminated Land Management Act 1997. The auditor shall undertake a site audit of the works and documentation and provide a Site Audit Statement (SAS) that clearly states if the land the subject of the remediation is suitable for the intended (future) use. The SAS must be submitted to the Consent Authority within 30 days following the auditor's review of the Site Validation Report.
- (11) The issuing of any conditions proposed to be imposed on a SAS must comply with the Contaminated Sites Guidelines for the NSW Site Auditor Scheme (2nd edition) dated April 2006, or any amended, revised or replacement guideline.

- (12) **Works As Executed Plan** – A works as executed plan that identifies the area remediated in each relevant stage and the extent of the works undertaken (that includes any encapsulation work) must be prepared by a registered surveyor and be submitted to the Consent Authority with the final Site Validation Report for each relevant stage.
- (13) **Potentially Offensive Odour** - Remediation works must not cause or permit the emission of offensive odour, as defined within the Protection of the Environment Operations Act (**POEO**), to occur beyond the boundary of the development site.
- (14) **Offensive Odour** – Where a Council Authorised Officer or an Authorised Officer (under POEO) deems that offensive odour has occurred beyond the boundary, then the carrying out of remediation works approved by this development consent must cease immediately until the offensive odour has been eliminated or is controlled to the satisfaction of the Authorised Officer.
- (15) **Monthly Environmental Monitoring and Performance Reporting** - The applicant must throughout the entire period of remediation works for each relevant stage and, until the remediation works for each relevant stage have been completed and validated, conduct regular environmental monitoring and prepare and submit to the Council each month a monthly environmental monitoring and performance report.

In addition to help ensuring consent compliance, the report will allow the review of environmental performance of remediation works with respect to the potential levels of odour and noise generation. The assessments must be undertaken by a Qualified Environmental Assessment Officer and be conducted when actual remediation works are at their worst. Monitoring shall be undertaken at the boundaries of the most potentially affected residents / premises located down wind of the remediation works.

The monthly report should include as a minimum:

- (a) Assessment of at least two “grab sample” odour samples (gathered at least two weeks apart) in accordance with “NSW EPA, 2001 Draft Policy: Assessment and Management of Odour from Stationary Sources in NSW, January 2001 and the Technical Notes.”
- (b) At least four attended noise assessments (completed on a weekly basis for a time period of one hour) in accordance with “NSW EPA Industrial Noise Policy”.
- (c) A copy of the complaints register for the month and details of how complaints were addressed and resolved;
- (d) Identification of any non-compliance with the conditions of consent that includes odour and noise.
- (e) Details of additional measures to be implemented to address any non-compliance.
- (f) Details relating to the volumes and types of materials (in tonnes) that have been excavated, sorted and processed as part of the remediation works, and how much waste material (in tonnes) has been disposed of off-site.
- (g) Details of volumes of fill (VENM) material (in tonnes) brought onto the site for each relevant stage.
- (h) A copy of the completed delivery register.

The first report must be submitted to the Consent Authority within one month after the commencement of excavation works that forms part of the remediation works and every month thereafter, or as otherwise agreed in writing by the Consent Authority.

- (16) **Storage and Treatment of Leachate** - Where liquid leachate is extracted from the landfill as a result of remediation works, the leachate is not permitted to be re-used on site for any purpose and must be temporarily stored on site in a suitably enclosed holding tank prior to transport removal off-site to a DECC licensed liquid waste facility. The holding tank must be bunded and not allow the release of odour from the stored leachate into the atmosphere. The transport of the leachate must be undertaken by a DECC licensed transport company. Copies of disposal receipts / dockets must be obtained and be supplied to the Consent Authority as per the Condition for "Monthly Environmental Monitoring and Performance Reporting."
- (17) **Leachate Ponds** - The construction and use of leachate ponds on site is not permitted.
- (18) **Reuse of Effluent (Leachate)** - Once leachate is collected from the landfill site it is not permitted to be reused on site for any other purpose.
- (19) **Notice to Adjoining Owners of Remediation** - The following matters must be satisfied prior to and during remediation:
- (a) The applicant shall give written notice to adjoining land owners and residents seven (7) days prior to the commencement of remediation advising of commencement date;
 - (b) Safe access to and from adjoining buildings shall be maintained at all times;
 - (c) No remediation activity shall cause damage to or adversely affect the structural integrity of any adjoining building;
 - (d) Consideration shall be given to the need for shoring and underpinning, and to changes in soil conditions as a result of the remediation, and appropriate measures implemented;
 - (e) The affects of vibration and concussion on adjoining buildings and their occupants must be minimized;
- Where the surface of an adjoining building is exposed by remediation, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate.
- (20) **Odour Management** - Where contamination materials are determined to be odorous or potentially hazardous, the applicant shall ensure that appropriate controls are implemented to eliminate any hazard or odour impact.
- (21) **Licenses** - It is the responsibility of the applicant / owner / operator to ensure that all relevant licenses are obtained from all appropriate authorities in accordance with relevant legislation requirements prior to the commencement of remediation works.
- (22) **Stormwater Impacts on the Remediation of Stage 4** – During the remediation of the containment cell in Stage 4, an impermeable barrier must be installed in order to prevent infiltration from over land storm water flows in the event of site flooding. In addition, the containment cell area must be protected from storm water infiltration via precipitation at all times during its remediation.
- (23) **Additional Groundwater Testing** –Additional groundwater sampling and testing is to be undertaken to a sufficient depth to ensure sampling and testing

of shallow regional ground water. The results of such testing are to be provided to the site auditor. Sampling and testing results are to be provided to the site auditor 14 days prior to any other works commencing in relation to any stage.

- (24) **Groundwater Assessment and Groundwater Monitoring Results** – The test results for all groundwater assessment and groundwater monitoring samples are to be provided to the Site Auditor within 60 days, (or such other time as varied by the site auditor) of the results becoming available.
- (25) **Amendments to Remediation Action Plan (RAP)** – Prior to works commencing, the site auditor is to confirm that the RAP is adequate to remediate the identified groundwater contamination. If the site auditor is of the opinion that the RAP requires amendment then the applicant is to provide the site auditor with an amended RAP prior to works commencing on any stage, and if required by the site auditor, this must include a Human Health and Environment Risk assessment as referred to in Section 7.4.2 of the RAP URS, 11 June 2008 and if necessary a Section 96 Modification application must be submitted to Council.
- (26) **Prevention of Cross Contamination** – Prior to the issue of any Occupation Certificate being issued for Stage 4 or any part of Stage 4 the applicant must provide sufficient material for the Site Auditor to be satisfied that earlier stages (that have been certified as suitable for the intended use in accordance with RAP URS 11 June 2008 and other documents referred to in condition 1 of part 2 of this consent) have not been recontaminated by site works or adjacent site contamination relating to any complete stages.
- (27) **Section 88B Instrument for Ongoing Management** – Should the site auditor incorporate a condition in any Site Audit Statement that requires ongoing compliance with a management plan for a lot, a Section 88B instrument (Conveyancing Act NSW) is to be registered on that lot prior to any Occupation Certificate being issued.
- (28) **Barrier** – The barrier referred to in Section 7.4.2 of RAP URS 11 June 2008 is not approved by this development consent. Should such a barrier as referred to in Section 7.4.2 of RAP URS 11 June 2008 be deemed necessary, a separate development application must be submitted to Council for assessment and determination.

3.0 - Construction Certificate Requirements

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

- (1) **Construction Certificate Before Work Commences** - This consent does not allow site works, building or demolition works to commence nor does it imply that the plans attached to this consent comply with the specific requirements of Building Code of Australia. Such works must only take place after a Principal Certifying Authority (PCA) has been appointed and a Construction Certificate has been issued.
- (2) **BASIX Certificate** — Under clause 97A(3) of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. In this condition:

Relevant BASIX Certificate means:

- (a) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
- (b) if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- (c) BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000."

A BASIX Certificate must be submitted prior to the issue of the first Construction Certificate for building works for each relevant stage.

- (3) **Additional Salinity Investigations and Management Plan** - A qualified environmental consultant is required to undertake further salinity assessments of the site of each relevant stage to determine if the soils are aggressive to concrete and steel. The assessment is to be undertaken in accordance with the requirements of Department of Infrastructure Planning and Natural Resources Booklet "Site Investigations for Urban Salinity" and be investigated following the completion of the approved remediation works / bulk earthworks for each site within each relevant stage. The depth of sampling must extend (below the ground surface) to the approved depth of development in each site for each relevant stage.

A salinity assessment must be carried out prior to any works being carried out in each relevant stage and prior to the issue of the first Construction Certificate for each relevant stage.

Where the assessment report indicates that soil / groundwater is aggressive to concrete and/or steel then the applicant must prepare and submit to Camden Council a detailed Salinity Management Plan for each relevant stage.

Where a detailed Salinity Management Plan (SMP) is required for the development, the plan prepared for each site for each relevant stage should address the risks posed to all proposed built assets by the saline environment and also address risks posed to the natural environment by the proposed assets. The SMP for each site for each relevant stage is to be submitted to Camden Council prior to the Certifying Authority issuing the first Construction Certificate for each site for each relevant stage.

Where required, the SMP for each relevant stage must address:

- private (including dwellings) and public assets that will be constructed
- major construction activities and associated risks;
- the appropriate management strategies that includes construction requirements to mitigate the risk;
- the person / party responsible for managing the action.

The plan is to be prepared by a suitably qualified Consultant who has recognised expertise in the management of "salinity aggressiveness" and its impacts on construction materials and be approved in writing by the Certifying Authority **prior to the commencement of construction works** in each relevant stage. Following Certifying Authority approval, all recommendations in the SMP must be implemented for each relevant stage.

- (4) **Services - Prior to the issue of the first Construction Certificate for each relevant stage** the following service authority clearances must be obtained and submitted to the Certifying Authority for inclusion in any Construction Certificate application:

- A certificate pursuant to s73 of the *Sydney Water Act 1994* stating that both water and sewerage facilities are available to each allotment in each relevant stage.

Application for such a certificate must be made through an authorised Water Servicing Co-Ordinator.

- A letter from Integral Energy stating that all its requirements and any conditions of this consent for each relevant stage have been satisfied.
- A letter from an approved telecommunications service provider stating that satisfactory arrangements have been made for the provision of underground telephone plant within each site for each relevant stage.

- (5) **Public Utility Service Plans** - Public Utility Service plans must be submitted to the Certifying Authority for inclusion in the first Construction Certificate application for each relevant stage. The plan/s must:-

- be prepared by a designer accredited by a scheme approved by relevant Public Utility Service Authorities,
- be suitable for approval by relevant Public Utility Service Authorities,
- incorporate any relevant conditions associated with this Development Consent,
- recognise all provisions and requirements of the current Streets Opening Conference.

- (6) **Plan of Management - Prior to the issue of the first Construction Certificate for each relevant stage** the Applicant must submit to the Consent Authority for approval operation, maintenance and monitoring manuals for the temporary water quality treatment devices proposed to service the development. The manuals are to include, but not be limited to the following:

- Desilting
- Flocculation
- Sediment removal
- Removal of noxious weeds
- Acceptance of water quality discharge parameters as stated in the Clean Waters Regulations 1972.

The manuals are to be prepared by a suitably qualified professional and make recommendations where water quality does not comply with the Clean Waters Regulations prior to any proposal to discharge from the temporary devices.

- (7) **Works Within Each Relevant Stage** - Design plans for drainage, roads, access ways, earthworks, pavement design, details of line marking and traffic management and all other matters associated with Development Control Plan 2006:

The recommendations of the Salinity Management Plan, Camden Council's Draft Engineering Design Specification — May 2003, and certified by accredited certifiers with Civil Engineering and Subdivisional Geotechnics accreditation

must be submitted to the Certifying Authority for inclusion in any application for the first Construction Certificate for each relevant stage.

- (8) **Landscaping Plan** - Prior to the issue of the first Construction Certificate (CC) for building works for each stage, detailed Landscaping Plans prepared by a qualified landscape architect or qualified landscape designer, must be submitted with the CC application to Council and the Principal Certifying Authority. Council must approve all landscaping works proposed to take place within all public road reserves.

- (9) **Landscaping Maintenance & Establishment Period** - All landscaping works associated with this Consent are to be maintained and successfully established. The landscaping maintenance and establishment works will be for a period of 12 months. The maintenance and establishment period is to commence from the earlier of the issue of the Occupation Certificate for each site of each stage or the Date of Practical Completion.

For the purposes of this Condition of consent the Date of Practical Completion (**DPC**) is that date when the Applicant and the Principal Certifying Authority (PCA) agree that the Landscaping works have been satisfactorily completed as per:

- the approved Landscaping Plans applying to this Consent; and
- the Detailed Landscape Plan.

It is the Applicant's responsibility to arrange a site inspection with the PCA, upon initial completion of the Landscaping works, to determine and agree upon, an appropriate DPC.

At the completion of the landscaping maintenance and establishment period, all areas of lawn and plantings, including any nature strip/road verge areas and garden bed areas, shall have signs of healthy and vigorous growth. Any trees, shrubs, grasses, nature strip/road verge areas, garden areas or lawn areas in a state of decline, damaged or missing are to be replaced or restored to a healthy and vigorous condition.

At the completion of the maintenance and establishment period, the landscaping works must comply with the Detailed Landscape Plan.

Any landscaping works that require repair or replacement are to be successfully repaired or replaced prior to the completion of the landscaping maintenance and establishment period.

- (10) **Detailed Landscape Plan Contents**

The detailed Landscaping Plans must include (but not be limited to):

- All universal access details for all open space areas and public facilities.
- The Detailed Landscaping Plans must be consistent with the Consent approved Landscaping Masterplan.
- The detailed Landscaping Plans must comply with the Development Control Plan (DCP) applicable to this site.
- The detailed Landscaping Plans must be consistent and mirror the Consent approved Landscaping Concept Plans, (Landscaping Plans drawn by Paul Scrivener, Job No 08/1274/DA1, Sheets 1 to 4, Drawn 07/07/08, Issue C).

- All landscape amenity elements.
- Detailed planting schedule, which includes positioning, species listed by botanical and common names, quantities, planting sizes and the estimated size of the plant at maturity.
- That the proposed landscaping is consistent with the Cultural, Ecological, Heritage and existing Amenity of the area.
- That the proposed street trees including but not limited to the road verge are to be dwarf varieties. The species selection and location is to take into account any overhead powerlines and other existing services to satisfy Council's requirements.

(This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).

(11) **Tree Pruning** - Any pruning of trees must be completed with Council Consent and in accordance with the standards, specified in the "Australian Standard of Pruning Amenity Trees - AS 4373-2007".

(12) **Street Trees, Street Tree protective guards and Nature Strip/Road Verge Areas** - Any street trees, tree guards, protective bollards or any area of the nature strip/road verge, which are disturbed, removed, or damaged during the development, construction and the Consent conditioned Landscaping Maintenance and Establishment Period, must be repaired or replaced.

Any repairs or replacements needed to the tree/s, lawn area, bollards, tree guards, nature strip/road verge area are to be completed with the same type, species and maturity and the works carried out prior to the completion of the Landscaping Maintenance and Establishment Period.

(13) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this Consent.

The following procedures shall be strictly observed:

- no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval,
- Pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

(14) **Protection for Existing Trees and Other Landscape Features On Site** - The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

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

- (15) **Transport Mobility Access Plan** — Prior to the issue of the first Construction Certificate for any stage of the approved development, the applicant shall provide to Council and the Roads and Traffic Authority a Transport Mobility Access Plan (**TMAP**) that identifies the demands of pedestrian, cyclist, vehicular and public transport associated with the development and recommends facilities and actions to address these demands to the satisfaction of the NSW Roads and Traffic Authority and the local roads authority.

- (16) **Roads Act 1993 Consent** — Prior to the issue of the first Construction Certificate for each relevant stage consent pursuant to s.193 of the Roads Act 1993 must be obtained from the Roads Authority, Camden Council for the design and construction of all the proposed work in, on or over the road reserves adjacent to the subject site.

The design must include, but not be limited to, plans/documents associated with:

- (a) the construction of kerb and gutter, road shoulder and drainage
- (b) footway formation
- (c) public utility service adjustment or installation
- (d) an Environmental Site Management Plan — it should be noted that the plan required by condition (Management Plan) may also include all aspects associated with this requirement.

The design and subsequent construction of items (a) to (c) above is for the express purpose of providing pedestrian and vehicular facilities as a result of the development.

Further, all such plans and documents associated with the design must be certified by:

- i) persons who are suitably accredited by a scheme approved by the NSW Department of Planning or where no scheme exists,
- ii) persons who are suitably qualified, are specialists and in that regard, currently practicing in that specialist area, or
- iii) in the case of a Public Utility Authority, an appropriately delegated officer of that Authority or accredited person by that Authority,

and be prepared in accordance with Camden Council's Current Engineering Design Specification.

- (17) **Intersection Design** - Prepare a detailed design plan to indicate the feasibility of efficient truck and vehicle movement in and out of the proposed intersections of the development and submitted to Council for approval **prior to the issuing of the first Construction Certificate for each relevant stage**. All roads and intersection must be designed to facilitate the safe turning of the Large Rigid Truck (12.5m) as per AS 2890.2.
- (18) **Drainage Design** - A stormwater management plan is to be prepared **prior to the issue of a the first Construction Certificate relating to site and/or building works** to ensure that the final stormwater flow rate off the site is no greater than the maximum flow rate currently leaving the development site for all storm events. This

plan must be submitted and approved by the Principal Certifying Authority. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties.

- a. The stormwater drainage system must include the existing storm water runoff from the up stream catchment from John Street.
- b. Any stormwater line draining the basement shall be fully located in the road way along with other street drainage at the time of the construction of the roads.

(This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).

(19) **Sub-Floor Drainage** - Sub-floor excavations must be provided with an agricultural pipe and rubble drain not less than 300mm deep nor less than 300mm wide and connected to the building's existing stormwater drainage system.

(20) **Stormwater Detention** - The capacity of the existing stormwater drainage system must be checked to ensure its capability of accepting the additional run-off from this development. If necessary an on site detention system must be provided to restrict stormwater discharges from the site to pre-development flows. The system is to provide for all storms up to and including the 1% AEP event. Engineering details and supporting calculations must be prepared by a qualified Hydrology Engineer and submitted to the PCA for approval **prior to issue of the first Construction Certificate for each relevant stage.**

On completion of the on-site detention system for each relevant stage, Works-as-Executed plans are to be prepared by a registered surveyor or the design engineer and submitted to the Principal Certifying Authority. If Camden Council is not the Principal Certifying Authority, a copy is to be submitted to the Council **prior to the issue of the Occupation Certificate for each relevant stage in which the on-site detention system is built.** The plans are to be certified by the designer and are to clearly make reference to:

- the works having been constructed in accordance with the approved plans,
- actual storage volume and orifice provided,
- the anticipated performance of the system with regard to the design intent.

(21) **Overland Flow Path** – A depression must be formed over the full width and length of the drainage easement to provide a stormwater escape route. The escape route must be designed to have a capacity to carry the difference between a 1:100 year flow and the flow in the pipe. A Restriction as to User must be created on the title of lot/s affected prohibiting the alteration of the surface levels within the drainage easement and limiting permissible fencing across the easement to an open form fence to allow overland flow to be contained within the easement, prior to the first Construction Certificate for any building works.

(22) **Dilapidation Survey** - A photographic dilapidation survey (not more than 30 days old) of existing public roads, drainage reserves, drainage easements and any other existing public infrastructure within the immediate area of the development site must be submitted to Council for inclusion in any application for the first Construction Certificate for each relevant stage.

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

- (23) **Civil Engineering Plans for Works within the Existing Road Reserve** - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with Camden Council's Draft Engineering Design and Construction Specifications — May 2003 and are to be submitted **for approval to the Principal Certifying Authority prior to the first Construction Certificate being issued for each relevant stage.**

Note: Under the Roads Act 1993, only the Council can issue a Construction Certificate for works within an existing road reserve. Under section 109E of the Environmental Planning and Assessment Act 1997, Council must be nominated as the Principal Certifying Authority and has the option of undertaking inspection of physical construction works.

Note: The developer must obtain a Construction Certificate prior to commencement of any physical site works.

All works associated with the development are to be undertaken at no cost to Council.

- (24) **Car Washing Facilities and Sydney Water Approval** – All water and run-off from car wash bays proposed under the BASIX Certificate(s) shall be drained to Sydney Water's sewer. Polluted water shall not be disposed of into the stormwater drainage system. Prior to the issue of the first Construction Certificate for building works for each relevant stage, approval from Sydney Water for car wash bay drainage to their sewerage system shall be submitted to the certifying authority. Drainage plans shall also accurately show the drainage of the car wash areas to the sewer and not the stormwater drainage system.

- (25) **Indigenous or Low Water Use Landscaping - Prior to the issue of a the first Construction Certificate for building works in each relevant stage** all indigenous or low water use landscaped areas as stipulated in the relevant BASIX Certificate(s) shall be shown on final landscaping plans prepared for the each relevant stage.

- (26) **Crime Prevention Through Environmental Design** - The applicant is to submit to Council a schedule of measures proposed to be implemented in the construction of each relevant stage of the development in order to minimise the risk of crime. Details are to be provided prior to the release of the first Construction Certificate for each relevant stage.

The following measures are listed for consideration in each of the relevant stages:

- (i) Security mirrors within corridors and on blind corners;
- (ii) Vandal proof lighting;
- (iii) Directional signage at entry and exit points;
- (iii) A Graffiti Management Plan;
- (iv) Monitoring within basement car parking;
- (v) Electronic access control equipment;
- (vii) Laminated glass windows to retail development.

- (27) **Trees to be Removed** - Prior to the issue of the first Construction Certificate for each relevant stage a plan is to be provided which identifies all existing trees on each site relevant to each relevant stage and shows those trees proposed to be removed.

The trees along the north eastern boundary of Parcel 4 are to be retained and incorporated within an amended landscape plan to be separately approved by Council prior to the issue of the first Construction Certificate for Parcel 4.

- (28) **Roof Mounted Equipment — Prior to the issue of the first Construction Certificate for each relevant stage** Council must be provided with plans which identify all roof mounted equipment including air conditioning units and communication towers. The roof mounted equipment must be designed in a manner which compliments and is integrated into the overall design of the building.

- (29) **Waste Management Plan (Post Construction)** - Prior to the issue of the first Construction Certificate **for building works** for each relevant stage a Waste Management Plan must be submitted to Council documenting the following:

- (i) a step by step outline of the proposed waste management infrastructure and procedures from individual unit/business to removal of waste from site;
- (ii) the type and size of garbage and recycling receptacles to be used;
- (iii) the configuration of receptacles within each waste storage area/room;
- (iv) the volumes of garbage and recycling expected to be generated per unit block. This must be based on the figures in the Department of Environment and Conservation's *Best Practice Guide for Multi-Unit Dwellings* publication found at <http://www.resource.nsw.gov.au/publications.htm#multi-u nit>;
- (v) the educational material, eg signage, which will be provided for residents regarding the use of the waste management system;
- (vii) the ventilation and drainage of waste storage areas in accordance with appropriate Australian Standards;
- (viii) the visual amenity of waste storage areas, such as screening;
- (vix) storage and collection locations clearly identified on a site plan;
- (vx) the activities of collection vehicles including timing, manoeuvrability, traffic movements with turning templates.

Note: The waste management infrastructure and procedures should give appropriate consideration to the safety of residents and service providers, minimising visual, traffic and noise impact, and maximising resource recovery through accessible recycling. The *Best Practice Guide to Multi-Unit Dwellings* provides a helpful guide on these areas.

- (30) **Road Stability** - The detail construction strategy for each basement construction must be submitted to council in order to prevent any damage to the road structure. A Public Road Activity application shall be lodged with appropriate Traffic Control plan for approval from the Council for each of the basement construction activities on the development.

- (31) **Basement Drainage** - The proposed on-site detention facilities and rainwater tank shall be designed and installed to achieve the following:
- (i) an unobstructed overflow path must be created from the OSD tank and rainwater tank to Council's drainage system;
 - (ii) an appropriate strategy should be provided to prevent any backflow of water into the proposed basements from the road drainage system;
 - (iii) any storm water line draining the basement should be fully located in the internal road way along with other street drainage;
 - (iv) any individual water quality facilities which are located in each parcel must be maintained and replaced when required by the Community Association and Strata Corporation in accordance with the Maintenance Manual;
 - (v) an appropriate Restriction to user and Positive Covenant shall be provided in the 88B instrument for the subdivision.
- (This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).**
- (32) **Required Car Parking** - Provision of a minimum of 390 car parking spaces across the entire development site in accordance with Camden Council's Development Control Plan 2006.
- (This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).**
- (33) **Parking Design** - All proposed basement parking must comply with the requirement of the AS 2890.1. In particular disabled parking head room requirement, parking bay width adjacent to obstructions, grades of the ramp and appropriate transitions at the footway facilitates and sight distances for vehicles exiting the basement. Any security shutters shall be located so as to provide that there is no obstruction to pedestrian movement. The disabled parking spaces shall be nominated in the basement. An amended plan covering parking for all units must be provided to council and endorsed by the Private certifier as satisfying the car parking requirements set out in the approved plans prior to the release of the first Construction Certificate for each relevant stage. Wheel stops are to be provided for all parking spaces.
- (34) **Bicycle Facilities** - Bicycle racks shall be provided in appropriate locations for use of visitors and residents with an easy access to the community.
- (35) **Water Quality Management** - A comprehensive strategy for the management of the water quality from the development must be prepared and implemented to achieve the water quality objectives of the Council prior to the issue of the first Construction Certificate for each relevant stage.
- (36) **Structural Engineer's Certificate** - A certificate must be prepared by a practising structural engineer and must be submitted to Council attesting that the building design is capable of withstanding the effects of water and water pressure due to flooding **prior to the first Construction Certificate being issued for each relevant stage**. This relates to each structure in the relevant stage.
- (37) **Flood Study Required** - A flood study prepared by a suitably qualified engineer must be submitted to Council in order to determine the impact of the proposed development on the flood behaviour, levels and velocity of flood and any potential increase of flood hazard or damage to the subject property or others, prior to the first Construction Certificate being issued for site and/or building works. This study must be related to each stage of developments and also to the overall development once it is fully developed.

- (38) **Site Management Plan** – The approved Site Management Plan for remediation and construction for each relevant stage must be included in the application for the first Construction Certificate for each relevant stage.
- (39) **State Environmental Planning Policy No 65 Requirement** - In accordance with the provisions of State Environmental Planning Policy No 65 the following are to be provided to Council prior to the issue of a Construction Certificate for each relevant stage.
- (i) drawings of the proposed development in the context of surrounding development, including the streetscape;
 - (ii) photomontages of the proposed development in the context of surrounding development;
 - (iii) a sample board of the proposed materials and colours of the façade; and
 - (iv) detailed sections of proposed facades.
- (40) **Free Flow Of Water** - The location and design of the proposed doors must allow free access and escape of floodwaters without causing damage to the building. Details shall be evident in the first Construction Certificate application for building works in each relevant stage.
- (41) **Water Resisting Construction** - All external and internal partitions, framework, service and flooring must be constructed using flood compatible material. Details shall be evident in the first Construction Certificate application for building works in each relevant stage.
- (42) **Retaining Walls** - The detail design of the retaining walls at common boundaries and appropriate consent from the adjoining landowner must be submitted to the PCA prior to the issue of the first Construction Certificate building works for each relevant stage. All retaining walls including the footing for the same shall be located wholly within the subject property.
- (43) **Interpretation Plan** - shall be prepared prior to the issue of the first Construction Certificate for building works for each relevant stage. The Plan shall include, but not be limited to, the following opportunities for public interpretation:
- The proposed feature signage wall and sculpture at the corner of Elizabeth and Exeter Streets would contribute to the creation of a landmark entrance to the new site which is a strategy for the Camden High School precinct outlined in the Town Centre Strategy.
 - The opening up of this plaza area would also act as a transitional space between the rural character of the Town Farm and the proposed residential and commercial development on the site.
- (44) **Design Plan** - A design plan for the widening of Exeter Street shall be carried out with appropriate barriers, line marking and signage to prevent parking on the grass verge in consultation prior to issue of the Construction Certificate for building works for each relevant stage of development fronting Exeter Street and work must be completed prior to occupation of each relevant stage.
- (45) **All internal roads**, roundabouts and other facilities must be designed to cater for a minimum of medium truck access. The development must facilitate the maneuvering and entry/exit (in a forward direction) of furniture trucks, fire trucks and other utility vehicles.

This must also include provision for Council's waste collection vehicles in accordance with Council's engineering specifications at those locations where Council's waste collection vehicles may enter the site, undertake waste collection and exit the site. Such work must be completed prior to the issue of the first Construction Certificate for each relevant stage.

- (46) **Acoustic Report** - For the noise protection of future occupants of the proposed dwellings an acoustic report must be submitted to the Consent Authority prior to the issue of the first Construction Certificate for each relevant stage. The report shall represent the development within each relevant stage and recommend suitable attenuation treatments for the buildings within each relevant stage to ensure full compliance with "AS/NZS 2107 — 2000 Acoustics — Recommended design sound levels and reverberation times for building interiors". In addition, the acoustic report must also consider treatments for both private and communal open space to achieve external acoustic amenity in accordance with the NSW DEC's (Formerly EPA) Industrial Noise Policy and Environmental Criteria For Road Traffic Noise.

Note: Where it is not possible to achieve internal noise level compliance in accordance with AS2107: 2000, with the dwelling doors and windows open, then dwellings may require mechanical ventilation (air conditioning) in accordance with the minimum standards prescribed by the Building Code of Australia.

- (47) **Commercial Kitchen Fit out Plans** - Detailed and scaled fit out plans are to be provided for all commercial kitchens and ancillary areas within each relevant stage that demonstrates compliance with Camden Council's Food Premises Code, The Food Act 2003 and the Food Regulation 2004 (Incorporating the Food Standards Code). The plans are to be provided to the PCA for approval prior to the issue of the first construction certificate for each relevant stage.

- (48) **Site Management Plan** – A Site Management Plan for each relevant stage must be submitted to Council prior to the issue of a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following issues as they relate to each relevant stage:

- All matters associated with Council's Erosion and Sediment Control Policy.
- All matters associated with Occupational Health and Safety.
- All matters associated with Traffic Management/Control during remediation, demolition and construction, which should address issues of access of construction traffic, storage of material, location of site office, and parking for workers, use of equipment and other matters which has an impact on the road network or immediate environment.
- All other environmental matters associated with works such as noise control, dust suppression, waste management and the like.

Any construction work which involves access to a public road shall be subject to an approval of a Public Road Activity Application to Council accompanied by a Traffic Control Plan prepared by a RTA accredited Certifier.

- (49) **Detailed Stormwater Drainage Plans** – Detailed stormwater drainage plans must be prepared and submitted to Council and the Principle Certifying Authority with the application for a Construction Certificate for the first building in each

stage. These plans must clearly detail all proposed drainage works/infrastructure (including, but not limited to, permanent and temporary on-site stormwater detention facilities, stormwater overland flow paths and water quality treatment devices) to be installed on the overall development site to cater for stormwater drainage for each building and must be consistent with, and achieve the same outcomes as, the approved concept drainage plan and the Flood Study Report dated June 2008 by Siteplus and the drainage and civil works plans nos. 07318 (C02) (C04) (C05) (C10) (C13) (C14) (C16) (C15) by Siteplus.

- (50) **Basement Drainage (Stage 1)** – The stormwater from the ramps to the basement and floodwater during flood events must be properly collected and connected to the Council's drainage system. The design for this design must incorporate a one-way valve to prevent any floodwaters entering the basement due to flood events which have lower flood heights than the entrance level of the basement.

(This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).

- (51) **Design of Basement Entrance** – The proposed entrance to the basement car park shall be designed with appropriate sight distance in accordance with AS 2890.1.

(This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).

- (52) **Signage for Car Park** – All accessible parking, ramps and turn bays shall be appropriately marked and signposted.

(This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).

4.0 – Section 94 Contributions

EXPLANATORY NOTE

The section 94 calculations which arrive at these section 94 contribution conditions have been prepared on the basis of the existing section 94 contributions plan and adjusted in accordance with the merit assessment of the development. Due to this adjustment made to reflect the merit assessment of the development and the benefit that the development provides to the Camden community, the s.94 conditions and the calculations pertaining thereto should not be used as a precedent.

Prior to the issue of a Construction Certificate for each building, the following Section 94 Contributions must be paid for each building:

- (1) **Building 1**

A contribution must be paid to Council of \$266,265.74 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).

(2) **Building 2**

A contribution must be paid to Council of \$286,747.72 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(This condition was modified by Section 96 Modification 644(2)/2008 on 14 August 2012).

(3) **Building 3**

A contribution must be paid to Council of \$222,952.72 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(4) **Building 4**

A contribution must be paid to Council of \$143,373.86 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(5) **Building 5**

A contribution must be paid to Council of \$223,441.72 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(6) **Building 6**

A contribution must be paid to Council of \$143,373.86 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(7) **Building 7**



A contribution must be paid to Council of \$49,743.89 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(8) **Building 8**

A contribution must be paid to Council of \$143,373.86 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(9) **Building 9**

A contribution must be paid to Council of \$102,409.90 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(10) **Building 10**

A contribution must be paid to Council of \$102,409.90 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(11) **Building 11**

A contribution must be paid to Council of \$196,027.81 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(12) **Building 12**

A contribution must be paid to Council of \$92,168.91 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(13) **Building 13**

A contribution must be paid to Council of \$81,927.92 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(14) **Building 14**

A contribution must be paid to Council of \$102,409.90 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

(15) **Building 15**

A contribution must be paid to Council of \$25,845.55 for Section 94 Contributions as outlined in the Camden Contributions Plan adopted 28 June 2004.

The contribution must be indexed to the Consumer Price Index and paid prior to the issue of a Construction Certificate.

5.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing.

- (1) **Notice of Commencement of Work** - Notice in the form prescribed by the *Environmental Planning and Assessment Regulation 2000* shall be lodged with the Consent Authority (Camden Council) **at least 2 days prior** to commencing building works. The notice shall provide details relating to any Construction Certificate issued by a certifying authority and the appointed Principal Certifying Authority.
- (2) **Construction Access** - Construction access from public places other than roads (reserves, parks, walkways and the like) shall **not** occur without the prior consent of the local roads authority. Monetary bonds may be required to protect assets if access from these places is approved.
- (3) **Signs to be Erected** - Prior to the commencement of any work within each site of each relevant stage a rigid and durable sign (minimum size of 300mm x 400mm) must be displayed within each site of each relevant stage and be clearly visible and legible from the adjoining roadway advising the following:
 - (a) The name, address and telephone number of the PCA.
 - (b) The name of the principal contractor, and a telephone number on which the principal contractor can be contacted at any time.
 - (c) Stating unauthorised entry is prohibited.

The sign must be displayed for the duration of the construction works.

Note: Any such sign is to be maintained while the construction work is being carried out and removed only once the work has been completed.

- (4) **Information Required by Council Prior to Demolition** – The demolisher shall lodge with Council at least forty-eight (48) hours prior to the commencement of work:
- Written notice indicating the date when demolition of the building is to commence.
 - Details of name, license, address and business hours contact number.
 - Copy of the demolisher's current public liability/risk insurance policy indicating cover of at least \$5,000,000.
- (5) **Notice to Adjoining Owners of Demolition** - The following matters must be satisfied prior to and during remediation and demolition in each relevant stage.
- (a) The applicant shall give written notice to adjoining land owners and residents seven (7) days prior to the commencement of demolition advising of commencement date and the details of structures being demolished;
 - (b) Safe access to and from adjoining buildings shall be maintained at all times;
 - (c) No demolition activity shall cause damage to or adversely affect the structural integrity of any adjoining building;
 - (d) Consideration shall be given to the need for shoring and underpinning, and to changes in soil conditions as a result of the demolition, and appropriate measures implemented.
 - (e) The affects of vibration and concussion on adjoining buildings and their occupants must be minimised;
 - (f) Where the surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate.
 - (g) The demolition of below ground walls which support the adjoining ground shall not be undertaken until it is established that demolition will not cause the collapse of the adjoining ground, or effective lateral support is provided to prevent collapse.
- (6) **Drainage Design** - The proposed drainage connection to the Council's system shall be approved and inspected by the Council. The final design shall comply with the Council's Design Specification and shall have a free board of 300mm of any floor level to the overland flow path. All on-site detention systems should be provided with overland flow paths.
- (7) **Evacuation Plan Required** - A detailed plan must be submitted to Council indicating that permanent, fail-safe maintenance free measures are incorporated in the development to ensure that timely, orderly and safe evacuation of people and potential pollutant material from the buildings on-site, should a flood occur. The plans must reflect the each stage of development and also the overall co-ordinated combined system of evacuation as each stage of development is completed.
- (8) **Flood Risk Management Policy** - The design and construction of the development shall be carried out in accordance with the Council's Flood Risk Management Policy.

6.0 - During Construction

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

- (1) **Building Inspections** - The Principal Certifying Authority (PCA) must determine when inspections of critical building components are necessary. The 'principal contractor' for the building works (as defined by the *Environmental Planning and Assessment Act, 1979*) must notify the PCA for the inspection of the building components. Where Camden Council has been nominated as the PCA, the following stages must be inspected and passed prior to proceeding to the subsequent stage of construction.

Note: If Council is appointed as the PCA, the Council agrees to the commencement inspection being combined with the first required inspection.

- (a) **Commencement of Building Works** - When environmental controls are in place.
- (b) **Foundation Preparation** - The foundation material prior to the placement of slab preparation (prior to sand base and plastic membrane).
- (c) **Swimming Pool Excavations** - The foundation material prior to placement of sand bedding, steel reinforcement or fibreglass shell.
- (d) **Pier Holes** - Excavated pier holes prior to pouring of concrete.
- (e) **Strip Footings** - When foundation excavations have been undertaken and steel reinforcement provided, prior to footings being poured with concrete.
- (f) **Slab On Ground** - When steel reinforcement and associated formwork has been provided, prior to the slab being poured with concrete.
- (g) **Formwork and Steel Placement** - When formwork and reinforcement of structural components (such as concrete lintels, beams, columns, walls, swimming pools, etc) have been completed, prior to pouring of concrete.
- (h) **Swimming Pool Coping/Bond Beam** - When reinforcement and formwork for the coping around fibreglass swimming pools has been provided, prior to pouring of concrete.
- (i) **Swimming Pool Fencing** - The swimming pool safety fence prior to filling the pool with water.
- (j) **Wall & Roof Framing** - When the wall and roof frame have been completed (with plumbing and electrical wiring installed), brick work complete and the roof covering fixed, prior to internal lining.
- (k) **Wet Area Flashing** - When wall and floor junctions have been flashed with an approved product, prior to installation of floor/wall coverings. Wet areas include bathrooms, laundries, sanitary compartments, en suites and the like.
- (l) **Drainage Line-work** - When roofwater or stormwater drainage lines have been laid and connection to a street kerb or drainage easement or rubble pit, prior to backfilling of lines.
- (m) **Sewer Line-work** - When external line-work has been laid and connected to the approved wastewater treatment system.

Note: Septic tank(s) excavation must be inspected prior to backfilling.

- (o) **Occupation Certificate (final inspection)** - Upon completion of the development and before occupation or commencement of use.

The *Environmental Planning and Assessment Act 1979* and *Regulation* may prescribe other 'critical stage inspections' of the works. It is recommended that you discuss and confirm all required inspections with the PCA.

Missed critical stage inspections are an offence under the *Environmental Planning and Assessment Act, 1979* , and may prohibit the issue of an Occupation Certificate.

- (2) **Telephone Complaint Line** - The applicant / owner / site Manager must operate during the approved hours of operation a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to remediation and / or construction works undertaken on each relevant stage or from works undertaken in relation to each relevant stage.
- (3) **Excavation And Backfilling** - All excavations and backfilling associated with the erection of demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

- (4) **Protection of Nature strips, Reserves and Trees** - All proposed work in Council's lands shall be done in consultation with the Council's Works Division with minimum disturbance to the land or activities. Where applicable, any nature strip areas, tree shall be protected by tree guards, protective bollards etc. All disturbed areas shall be restored to council's standard. All work is to be designed so that no change is required to the existing bitumen access road within Council's depot site.
- (5) **Compaction (Roads)** - All filling on roadways must be compacted at 100% standard compaction and tested in accordance with Camden Council's Engineering Works Development Control Plan and associated guidelines and AS 1289 by a NATA registered laboratory.
- (6) **Compaction (Allotments)** - Those proposed allotments which are subject to filling must be compacted to 95% standard compaction. The applicant's Geotechnical Engineer must supervise the placing of fill material and certify that the work has been carried out to level 1 responsibility in accordance with Appendix B of AS 3798-1990.
- (7) **Security Fencing** - Any temporary detention, water quality facility and basement exaction areas which are 1.2m below the foot way level shall be enclosed by a 1.8 metre high security fence of a type approved by the Consent Authority (Camden Council). Any such fence is to be suitably maintained and is to remain in place until the facility is de-commissioned or ground is raised to safe level.

7.0 - Prior To Issue Of Occupation Certificate

The following conditions shall be complied with prior to the issuing of Occupation Certificates. The issue of "interim" Occupation Certificates may occur if the Principal Certifying Authority (PCA) is satisfied that outstanding matters will be completed within a reasonable time frame. Additional fees for the issue of interim Occupation Certificates may be applied by the PCA.

- (1) **Occupation Certificate** - An Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of a building within the development. The Principal Certifying Authority must submit a copy of the Occupation Certificate to the Consent Authority (ie. Camden Council) within seven (7) days from the date of determination together with all relevant documentation including the Fire Safety Certificate.

The use or occupation of individual buildings within the approved development must not commence until such time as all the relevant conditions of this development consent have been complied with. The use or occupation of the development prior to compliance with all the relevant conditions of development consent may render the applicant/owner liable to legal proceedings.

Parcel 1 will be remediated and all works within Parcel 1 shall be constructed and certified by the relevant certifying authority prior to the first Occupation Certificate being issued in relation to a building(s) in Parcel 2 or Parcel 3.

Temporary flood free vehicular access will be provided between Parcel 1 and Parcel 3 prior to the first Occupation Certificate being issued in relation to a building(s) in Parcel 3.

- (2) **Seniors Living Covenant** - A covenant prepared pursuant to Section 88E of the Conveyancing Act shall be placed on the title of the land occupied by the "Seniors Living" development to prohibit the occupation of the premises by residents other than:
 - (a) persons over 55 years of age; or
 - (b) persons of any age who have, either permanently or for an extended period, one or more impairments, limitations or activity restrictions that substantially affect their capacity to participate in everyday life.

- (3) **Fire Safety Certificate** — On completion of the building works and prior to occupation of the building the **owner of the building shall furnish** to Council a Fire Safety Certificate for each fire safety measure in the building.

The owner of the building shall then furnish Council with a Fire Safety Statement annually for each Fire Safety Measure in the building.

- (4) **Archival Record** - The buildings and their setting be recorded through photographic archival recording in accordance with the most recently published guidelines set by the Heritage Branch, Department of Planning prior to their demolition.

- (5) **Noise Attenuation Report Compliance** - A compliance report (from the author of the acoustic report) that contains a certifying statement confirming compliance with AS/NZS 2107 — 2000 Acoustics — Recommended design sound levels and reverberation times for building interiors and, compliance with the NSW DEC's (Formerly EPA) Industrial Noise Policy and Environmental Criteria For Road Traffic Noise, must be

submitted to the Consent Authority prior to the issuing of the final Occupation Certificate for each relevant building.

- (6) **Plant and Operational Noise Restriction** - The level of total continuous noise emanating from operation of all the plant or processes in all buildings (LAeq) (measured for at least 15 minutes) must not exceed the background level by more than 5dB(A) when measured at any point on any residential boundary and must also comply with the acoustic criteria contained within Camden Council's Environmental Noise Policy.
- (7) **Commercial Waste Management Plan** - A commercial waste management plan must be provided for all commercial businesses. The Plan is to address all waste generated from the operation of the business and must be signed off by a Company Director and be resubmitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate for the relevant business.
- (8) **Commercial Waste Storage and Labelling** - To ensure compliance with environmental legislation, all waste containers are to be labelled with waste stored in a manner that prevents the escape of pollutants to the environment.
- (9) **General Waste Service Contract** - The business proprietor shall enter into a commercial contract for the collection of trade waste and recycling. A copy of this agreement shall be held on the premises at all times.
- (10) **Swimming Pool Operation and Maintenance** - All swimming pool must be operated and maintained in such a manner so that the pool water meets the applicable chemical and biological criteria stated in the "Department of Health NSW: Public Swimming Pool And Spa Pool Guidelines: June 1996".
- (11) **Wastewater Disposal** - All swimming pool waste water must be disposed of to the Sydney Water sewer.

In areas not serviced with a sewer (such as rural areas), the swimming pool wastewater must not be discharged to a septic tank or on-site sewage management installation, or disposal area.

In non-sewered areas, chlorinated pool wastewater can either be disposed of by:

- (a) discharging to a rubble pit 600mm wide x 600mm deep x 3.0 metres long, located not less than 3.0 metres from any structure or property boundary; or
- (b) to a tail out drain to disperse the water over a large grassed area or paddock, provided that the land fall does not direct water to buildings on the subject or adjoining properties, or create a nuisance to an adjoining property owner.

Saltwater pool wastewater must be disposed of in the manner mentioned in (b) above so that concentrated levels of salt do not form in the vicinity of the rubble pit.

- (12) **Recirculation Systems** - The swimming pool water recirculation and filtration system must comply with *AS1926.3 Water recirculation systems* with regard to the provision of safety measures, to avoid the entrapment of or injury to a young child.

Prior to issue of an Occupation Certificate, a certificate of compliance, or other documentary evidence confirming that the recirculation system and filtration system has

been constructed in accordance with AS1926.3, must be submitted to the Principal Certifying Authority (PCA).

- (13) **Swimming Pool Fence Design** - The swimming pool must be fenced so that the pool is effectively isolated from the dwelling and adjoining lands. The swimming pool fence must comply with the following requirements:
- (a) The swimming pool safety fencing must strictly adhere to the design and location approved with the development consent, and any conditions of the development consent.
 - (b) Fences and gates must strictly comply with *AS1926- 2007 — Swimming pool safety — Part 1: Safety barriers for swimming pools*.
 - (c) Fencing shall have a minimum effective height of 1.2m.
 - (d) All swimming pool gates shall be self-closing and self-latching. All gates must open outwards from the swimming pool enclosure.

The filtration equipment including any cover, housing or pipe work, must not be located within a distance of 900mm from the outside face of the swimming pool safety fencing enclosure, nor within 300mm from the inside of the swimming pool safety fencing enclosure (where footholds are possible).

The swimming pool safety fencing must be installed prior to the swimming pool being filled with water.

The Principal Certifying Authority (PCA), or an accredited certifier must inspect the swimming pool safety fencing.

- (14) **Warning Notice** - A warning notice complying with the provisions of Clause 10 of the Swimming Pools Regulation 2008, must be displayed and maintained in a prominent position in the immediate vicinity of the swimming pool, in accordance with Section 17 of the Swimming Pools Act, 1992 .

The Principal Certifying Authority (PCA) shall ensure that this warning notice is provided and displayed prior to the issue of the Occupation Certificate.

Council also recommends that all owners and/or users of swimming pools obtain a copy of the 'Cardiopulmonary Resuscitation Guideline' known as "Guideline 7: Cardiopulmonary Resuscitation " published in February 2006 by the Australian Resuscitation Council (available through www.resus.org.au).

- (15) **Depth Markers** - Legible and durable depth markers shall be affixed to the swimming pool coping indicating the water depth at the most shallow and deepest portions of the swimming pool. Depth markers are to be installed prior to the issue of an Occupation Certificate.
- (16) **Prohibitions Within Swimming Pool Enclosure** - The area contained within the swimming pool safety fencing enclosure must not be used for other non related activities or equipment, such as the installation of children's play equipment or clothes drying lines.
- (17) **Testing of Pool Water** - The swimming pool water must be tested in accordance with the Department of Health current NSW Public Swimming Pool and Spa Pool

Guidelines. The tests must be carried out in accordance with the applicable frequency, parameters and methods stated in the Guidelines.

- (18) **Stormwater Water Cycle Management Plan** - The collection and flow of stormwater across the boundaries of the development site onto adjoining land must comply with the Water Quality Targets "Table 3.3.9" contained within Camden Council's Engineering Design Specifications (2009). A water cycle management plan that demonstrates compliance with the water quality targets is to be provided to the consent authority (Camden Council) for written approval prior to the issue of the first Construction Certificate for each relevant stage. All relevant water quality treatment devices proposed to allow compliance with water quality targets contained within the approved water cycle management plan must be constructed prior to the issue of any occupation certificate.
- (19) **Ventilation** - Where natural ventilation cannot be adequately achieved for all internal areas adequate natural ventilation shall be provided with a system of mechanical ventilation in accordance with the requirements of the Building Code of Australia and Australian Standard AS1668 Parts 1 and 2.
- (20) **Swimming Pool Compliance Letter** - Where the consent authority is not the Principal Certifying Authority (PCA) an additional inspection of the swim centre must be undertaken by the Consent Authority) prior to the issuing of an Occupation Certificate for each relevant building. A letter is to be issued from the Consent Authority certifying that the swim centre complies with the current NSW Health Public Swimming Pool and Spa Pool Guidelines.
- (21) **Footpath** - A full width pedestrian footpath shall be provided at the frontage of the road prior to occupation of the each stage of development with appropriate connecting footpath to existing footpath in accordance with the Camden Town Centre Master Plan and in consultation with Council's Urban Planner.
- (22) **Street Lighting** - The street lighting along John, Exeter and Elizabeth Streets is to be checked and upgraded to Australia Standard 1158 (latest edition) prior to issue of the first Occupation Certificate for any stage in order to provide safe environment for the residents and other users.
- (23) **Waste Management** – The two approved centralised waste storage areas must be fully constructed and available for use prior to the issue of an Occupation Certificate for any building in Stages 2, 3 and 4 of this development.

8.0 - Subdivision Certificate

The following conditions of consent shall be complied with prior to Council issuing a Subdivision Certificate.

- (1) **Prior to the issue of a Subdivision Certificate** the following service authority clearances must be obtained and submitted to the Principal Certifying Authority:
 - A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water Corporation.
 - Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of

the web site www.sydneywater.com.au then refer to "Water Servicing Co-ordinator" under "Developing Your Land" or telephone 13 20 92.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development/release of the plan of subdivision.

- A letter from Integral Energy stating that all its requirements and any conditions of this consent have been satisfied.
- A letter from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development

If the applicant proposes to provide services within public reserves or laneways, written permission must be received from Camden Council **prior to commencing construction.**

- (2) **Show Easements on the Plan of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.
- (3) **Show Restrictions on the Plan of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.
- (4) **Section 88b Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates, but is not limited to, the following easements and restrictions to user:
 - (a) Easements for services.
 - (b) Easements to drain water.
 - (c) Drainage easements over overland flow paths.
 - (d) Easements for pedestrian/vehicular access.

The instrument must also indicate that Camden Council is the only authority permitted to modify, vary or extinguish such easements and restrictions as to user.

- (5) **Burdened Lots to be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions must also be suitably burdened.
- (6) **Community Title Subdivision Management Statement** – A Community Title subdivision management statement must be prepared and submitted with the application for a Subdivision Certificate.



END OF CONDITIONS

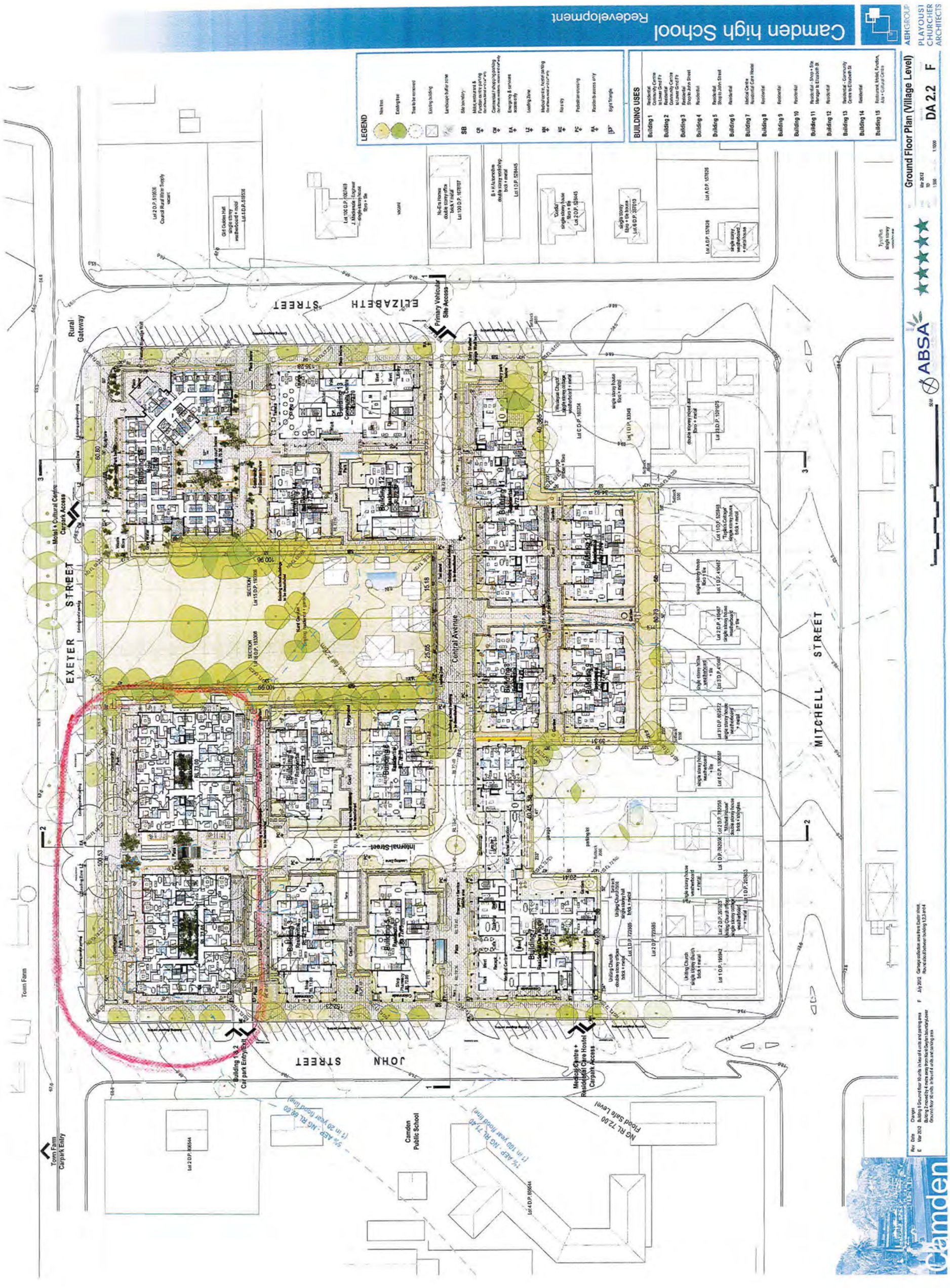
ORD02

RECOMMENDED

That Council approve Section 96 Modification 644(2)/2008 at No 2-14 (Lot 1, DP 806544) John Street, Camden subject to the above draft modified conditions of consent.

ATTACHMENTS

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



ORD02

Attachment 1



ORDINARY COUNCIL

ORD03

ORD03

SUBJECT: SUBDIVISION OF LAND TO CREATE 26 RESIDENTIAL LOTS, 1 RESIDUE LOT AND ASSOCIATED SITE WORKS AT NO 46 (LOT 1, DP 1155727) CROOKSTON DRIVE, CAMDEN SOUTH
FROM: Director, Development and Health
BINDER: Development Applications 2012

DA NO: 443/2012
OWNER: Charina Pty Ltd, Topglove Pty Ltd & Kohli Pty Ltd
APPLICANT: R S Canceri Pty Ltd
ZONING: R2 Low Density Residential and RU1 Primary Production

PURPOSE OF REPORT

The purpose of this report is to seek a determination of a Development Application (DA) for a residential subdivision on this site.

The DA is referred to Council in accordance with its delegations as there is a variation to a development standard within Camden Local Environmental Plan 2010 and four submissions received from the public.

SUMMARY OF RECOMMENDATION

It is recommended that Council approve the DA subject to the draft development consent conditions provided at the end of this report.

BACKGROUND

On 8 May 2012, two DAs 443/2012 (stage 1) and 444/2012 (stage 2) were lodged with Council for residential subdivision of this site.

The DA the subject of this report is DA 443/2012 (stage 1) whilst DA 444/2012 (stage 2) is the subject of a separate report to Council.

The DA was notified for 30 days between 24 May and 22 June 2012 and four submissions were received in objection to the proposal.

The DA has been assessed and is now referred to Council for determination.

THE SITE

The site is known as 46 (Lot 1, DP 1155727) Crookston Drive and is located on the western side of Crookston Drive in Camden South (as shown in Figure 1 below).

The site has an approximate area of 7.5ha, is rectangular in shape and is vacant with the exception of several mature trees and an overhead electricity transmission line which burdens the site. An underground electricity easement also burdens part of the site.

Part of Matahil Creek bisects the site towards its rear rendering much of the western half of the site flood affected. Hayter Reserve is located to the south of the site and Ron Dine Reserve is located to the north.

The site was previously zoned Special Uses School and was previously owned by the NSW Department of Education. Under Camden LEP 2010, the site was rezoned to part R2 Low Density Residential and part RU1 Primary Production.

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



Figure 1: Site Plan

A location plan is provided at the end of this report.

THE PROPOSAL

Development consent is sought for the following:

1. stage 1 residential subdivision of the eastern part of the site to create 26 residential lots ranging between 600.1m² and 788.3m² in area and 1 residue lot; and
2. the construction of new roads, drainage and landscaping.

The proposed residential lots will be the subject of separate applications for dwellings.

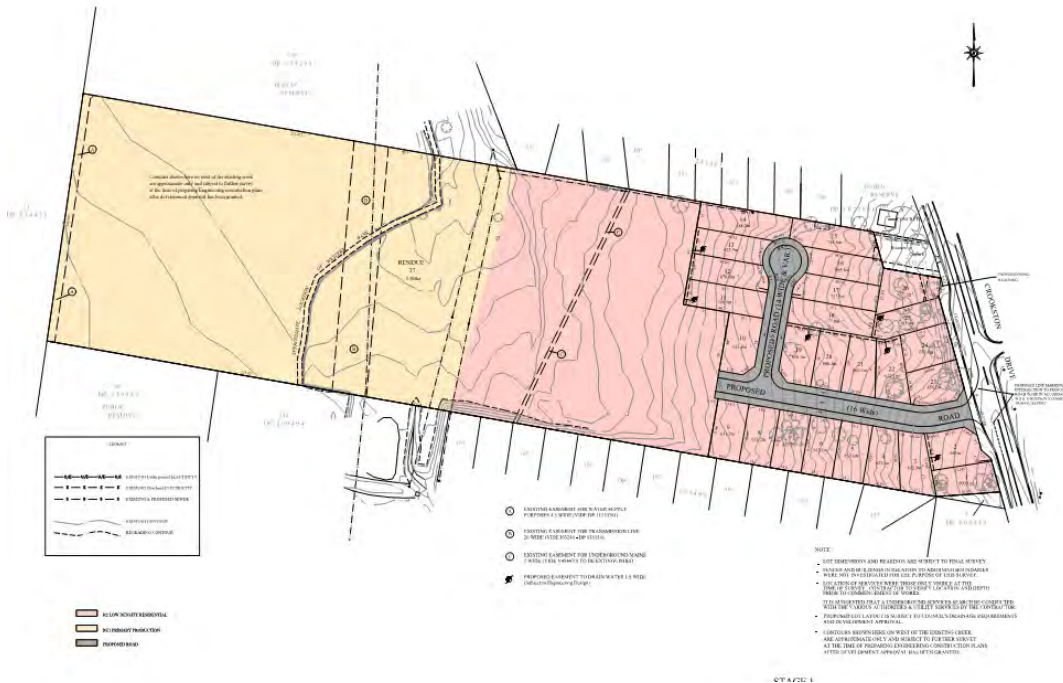


Figure 2: Plan of Proposed Subdivision

A copy of the proposed plan is provided at the end of this report.

NOTIFICATION

The DA was notified for 30 days between 24 May and 22 June 2012 and four submissions were received in objection to the proposal. The issues raised in these submissions are assessed in the “1(d) Any Submissions” section of this report.

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

PLANNING CONTROLS

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

1. State Environmental Planning Policy No 55 – Remediation of Land
2. State Environmental Planning Policy (Infrastructure) 2007



3. Deemed State Environmental Planning Policy No 20 – Hawkesbury/Nepean River
4. Camden Local Environmental Plan 2010
5. Camden Development Control Plan 2011

ASSESSMENT

The following assessment is made in accordance with the requirements of the *Environmental Planning and Assessment Act, 1979*, Section 79C – Evaluation.

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

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

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

The applicant has submitted a contamination assessment for the site in support of this DA. This assessment concludes that the site is not contaminated and is suitable for its intended residential use.

State Environmental Planning Policy (Infrastructure) 2007 (SEPP)

Pursuant to Clause 45 of this SEPP, the DA was referred to Endeavour Energy (Endeavour) as it proposes the subdivision of land that is burdened by an overhead electricity transmission line and an underground electricity easement.

Endeavour has advised that it has no objection to the proposed development subject to conditions which have been incorporated into the draft development consent conditions at the end of this report.

Camden Local Environmental Plan 2010 (LEP)

Permissibility

The land is zoned part R2 Low Density Residential (eastern half of the site) and part RU1 Primary Production (western half of the site). Subdivision of land is permitted with consent in the RU1 and R2 zones.

As a result of this residential subdivision a reside lot (lot 27) will be created at the western half of the site and will have a split zoning of R2 Low Density Residential and RU1 Primary Production.

Zone Objectives

In terms of the development's consistency with the zone objectives, the relevant objectives of the applicable zones include provision to "provide for the housing needs of the community within a low density residential environment" whilst "minimising conflict between land uses within the zone and land uses within adjoining zones".

It is considered that the proposal is compliant with these objectives. The development is for the subdivision of land and works including the construction of roads, drainage and landscaping to provide housing. The development has been assessed and it is not considered that it will cause any conflict with any land uses in adjoining zones.

Lot Sizes – Residential Lots

Pursuant to Clause 4.1 of the LEP, the portion of the site zoned R2 Low Density Residential is subject to a 600m² minimum lot size. The proposed residential lots range between 600.1m² to 788.3m² in area and therefore comply with the minimum lot size.

Furthermore, the proposed residential lot sizes and subdivision pattern are consistent with the lot sizes and subdivision pattern of the surrounding residential area.

Lot Sizes – Residue Lot

The proposed residue lot (lot 27) is partially subject to a minimum lot size of 40ha, however will only have an area of approximately 5.4ha. The applicant has proposed a variation to this minimum lot size pursuant to Clause 4.2 of the LEP which allows for a variation where the undersize lot created will be for the purpose of primary production.

The applicant has requested that Council support this variation on the basis that:

- the residue lot will be largely zoned RU1 Primary Production with the portion that is zoned R2 Low Density Residential subject to the separate DA 444/2012 (stage 2) for residential subdivision; and
- as a result of this stage 2 subdivision the remaining residue lot zoned RU1 could be used for primary production purposes.

The proposed variation to the minimum lot size for the residue lot is supported on the basis that:

- compliance with the 40ha minimum lot size for the proposed residue lot is impossible given that the existing lot is only 7.5ha in area;
- the stage 1 and 2 subdivisions will create a residue lot completely zoned RU1 Primary Production, which could potentially be used for a primary production purpose.
- a departure from the minimum lot size requirement is permitted under the LEP for the purpose of primary production providing a dwelling is not erected on the lot. No dwelling is proposed on this portion of the site. It is a recommended condition of consent that no dwelling be erected on the portion of the land zoned RU1 Primary Production.

Public Utility Infrastructure

In accordance with Clause 6.2 of the LEP, the development will have future access to existing utility infrastructure within Camden South. An existing overhead electricity transmission line currently burdens the site and an application has been lodged with Endeavour to re-route underground power mains through the proposed roads in the subdivision.

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

There are no draft instruments applicable to the assessment of this development.

(1)(a)(iii) The provision of any Development Control Plan

The following parts of the Camden Development Control Plan 2011 (DCP) are relevant and the proposal has been assessed against:

Part B1 – Environmental Management*Part B1.1 – Erosion and Sedimentation*

The proposed development has been designed to incorporate a number of erosion and sediment control measures including sediment boundary fences and barrier fence.

It is recommended development consent conditions that these erosion and sediment control measures be implemented in the construction of this development.

B1.2 – Earthworks

Earthworks will occur in areas of road construction, lot fill and for drainage requirements. The proposed development will not adversely affect the fertility or salinity of the soils present on the site.

Part B1.3 – Salinity Management

A salinity assessment by GeoEnviro Consultancy Pty Ltd concluded that the site is impacted by saline soils and based on the results of their investigation have recommended management strategies during the construction stage of the development and for future dwellings. It is a recommended development consent condition that the development complies with these management strategies.

Part B1.5 – Trees and Vegetation

The development involves the removal of several trees, including eucalyptus and red gum trees. A tree assessment report was prepared in conjunction with the DA. Replacement tree planting is proposed throughout the subdivision.

The tree removal has been assessed by Council's Landscape Officer and is supported to permit the proposed subdivision. It is a recommended development consent condition that the development complies with the proposed tree planting schedule, including planting 25 advanced trees.

Part B1.9 – Waste Management Plan

A waste management plan (WMP) has been submitted with this DA. The WMP details the types of waste which will be generated as a result of the development and identifies the method of disposal.

It is recommended development consent conditions that waste materials generated by the development are disposed of in accordance with the submitted WMP.

Part B1.11 – Flood Hazard Management

The proposed development has provided adequate evacuation and access for pedestrians and vehicles during probable maximum flood events.

Part C4 – Subdivision in Established Residential Area

The proposed development is consistent with the general subdivision controls for subdivision in established residential areas in that:

- all of the proposed lots are at least 15m wide at the building line and deeper than the minimum 27m depth; and
- all corner lots are at least 650m² in area in accordance with the DCP controls;

(1)(a)(iv) The provisions of any Planning Agreement

There are no relevant planning agreements applicable to this site or development.

(1)(a)iv) The provision of the Regulations

The Regulation prescribes several development consent conditions that will be included in any development consent issued for this development.

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

The likely impacts of this development include:

1. Economic impacts

The development will contribute to labour force employment during the development phase whilst the residential population will ultimately contribute to the viability of the local economy.

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

The proposal fits in with the locality in terms of its ability for future dwellings to conform to the relevant development controls, and the site attributes make it conducive to the development in relation to the connection of utility services and infrastructure. Therefore it is considered that this site is suitable for the proposed development.

Furthermore, the proposed residential lot sizes and subdivision pattern are consistent with the lot sizes and subdivision pattern of the surrounding residential area.

(1)(d) Any submissions

The DA was notified for 30 days between 24 May and 22 June 2012 and four submissions were received, all objecting to the proposal.

The following issues were raised in the submissions:

1. A covenant should be placed on the land to allow only single storey development, to alleviate the problem of windows overlooking neighbours backyards and bathrooms.

Officer Comment:

This DA is for the subdivision of land and future development on the new residential lots will be subject to separate applications, either through a DA to

Council or a complying development application under the State Government's Housing Code. These future applications will be assessed against the applicable planning controls including dwelling setbacks, heights etc.

As two storey dwellings are currently permitted in the Camden DCP and the Housing Code, it is not considered reasonable to impose a blanket restriction prohibiting two storey dwellings in this subdivision. Rather, if a DA is received for a two storey dwelling, it will be assessed against the DCP controls and considered in relation to its merits and likely impacts on neighbouring properties.

2. The residue lot should be either dedicated to Council or acquired by Section 94 contributions.

Officers Comment:

Council considered the rezoning of this land in its preparation and adoption of the Camden LEP 2010.

As part of this DA assessment, Council staff have investigated and reviewed the options for acquiring the rear portion of this site (zoned RU1) to allow an extension of the existing open space area.

The applicant has indicated a preparedness to discuss offsetting the Section 94 contributions, however the appropriate mechanism for Council to consider an offer is via a voluntary planning agreement (VPA) from the applicant.

The RU1 zoned land is approximately 3.52 ha in area and significantly flood affected. It is acknowledged that this lot currently provides some connectivity between the adjoining public reserves to the north and south. However, on balance it is recommended that Council not pursue the acquisition of this lot for the following reasons:

- the site is not currently listed or reserved for acquisition in Council's Section 94 Contribution Plan. The current Section 94 contribution for this subdivision (Stages 1 and 2) is approximately \$793,824. Acquiring this site would affect Council's ability to fund other needed infrastructure projects within the area;
- the land has limited value as public open space. There are two significant sites in the immediate vicinity – Ron Dine Reserve to the north and Hayter Reserve to the south, and further open space is not required in this part of the LGA;
- the site has defined limitations due to the location of overhead power lines and Matahil Creek which runs north-south, dissecting the site and leaving the portion to the west difficult to access;
- the creek and related riparian area make the subject residue lot unusable by Council without incurring costs of re-contouring and developing a creek crossing. The impact on the riparian area could be significant; and
- there is an existing cycle route on adjacent local streets that link Hayter and Ron Dine Reserves where there is considerable passive surveillance. Furthermore, the existing reserves host 2 different codes of sport – Soccer and Rugby Union and there is no interrelationship between the two sporting venues. Accordingly, an additional link between them is not warranted.

3. The residue lot is marked for agricultural pursuits, however the prospects of anyone trying to farm the land are remote.

Officers Comment:

The residue lot is zoned RU1 Primary Production and various types of agriculture developments are permitted with and without consent. The land has been sold by the Department of Education and could be used for various uses in accordance with the Camden LEP.

4. Historically Council has maintained this area as an extension of Hayter Reserve and a well used walkway goes over the residue lot and no one in the local community would like to lose the enjoyment that it provides.

Officers Comment:

The subject site is privately owned and no legal public access across it exists despite it historically being used as a public walkway. Council has explored options for acquiring the site and for the reasons stated above it is not recommended that Council acquire this land.

5. The subject site is prone to flooding and often at times of moderate or heavy rainfall there is significant low lying water in this area for several days to weeks. Concerns as to the impact that a development would have to the water creating runoff to the (objectors) property and increasing flooding if there is a disturbance to the natural lay of the land.

Officers Comment:

Concerns about flooding have been assessed as part of this DA. Council staff have reviewed the DA and recommended several consent conditions to ensure that there are no water runoff impacts upon the adjoining properties as a result of the development.

6. What are the plans that the developer has for the residue lot and the impact this could have including associated noise, air, dust and pollution, possible odours, smell and disturbance at night.

Officers Comment:

As part of this DA the applicant has not provided a use for the residue lot. However it is noted that many types of agriculture developments are permitted.

7. Loss of view and privacy currently enjoyed at the rear of the (objector's) property.

Officers Comment:

It is noted that the previous owner of this site was the Department of Education and the original intention for this site was for a school. The proposal is for 26 residential lots and 1 residue lot which is not considered to have any significant adverse view or privacy impacts.

- 8.

Loss of access at the rear gate (objectors) and the fence will have to be replaced to provide greater security.

Officers Comment:

This site is now privately owned and matters relating to dividing fences must be resolved between the new owners and surrounding neighbours.

9. The proposal to build roads, houses and all associated amenities would take a great deal more time and inconvenience would be measured in years not months.

Officers Comment:

Development consent conditions have been recommended to address the potential environment impacts that the proposal may have on the surrounding properties during construction including noise, dust etc.

10. Concerns about the amount of sunlight that will be blocked by any development shading the (objectors) lawn, vegetable garden, pool and solar heating for the pool.

Officers Comment:

This development is for a subdivision of one lot of land into 26 residential lots and one residue lot. Any future dwellings on the proposed residential lots will be subject to separate DAs however it is not anticipated that these future dwellings will have an unreasonable impact upon solar access to neighbouring properties.

11. The added traffic in the morning is a concern.

Officers Comment:

Councils Traffic Engineer has reviewed the DAs for stages 1 and 2 and advises that the development will not result in any unacceptable traffic impacts upon the surrounding road network. The proposed subdivision is relatively small and is not expected to generate significant volumes of additional vehicular traffic.

12. The trees on the subject site are home to a great variety of native animals and the development of roads and houses would greatly impact their habitat.

Officers Comment:

It is not considered that the removal of the trees to facilitate this development would result in any impacts on significant native animal habitats.

13. The owner could fence off the area and deny access so that they don't have any public liability issues.

Officers Comment:

The subject site is privately owned and no legal public access across it exists despite it historically being used as a public walkway. Council has explored options for acquiring the proposed residue lot and does not recommend its purchase.

(1)(e) The Public Interest

It is considered that the public interest will be positively served by the proposed subdivision as it is generally consistent with the relevant LEP and DCP, the desired future character of Camden South and will not result in any unacceptable impacts upon surrounding developments.

CONCLUSION

Council has received two DAs for subdivision on this site. This DA has been assessed in accordance with Section 79C of the *Environmental Planning and Assessment Act 1979* and the public submissions received have been considered.

It is recommended that this DA be approved subject to the draft development consent conditions provided below.

DRAFT CONDITIONS OF CONSENT

1.0 - General Requirements

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

Plan / Development No.	Description	Prepared by	Dated
C20872Land/S1	Landscape Plan of proposed subdivision	R. S Canceri	23 April 2012
C20872swmp/S1	Stormwater Concept Plan and soil and water Management Plan	R. S Canceri	23 April 2012
C20872da/S1	Plan of Proposed Subdivision	R. S Canceri	23 April 2012
All other information submitted with the development application	All other information submitted with the development application	Various	Various

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

- (2) **RU1 Primary Production Land** – No dwelling is to be constructed on land zoned RU1 Primary Production in Camden LEP 2012.
- (3) **Services -**
 - (a) All services within the subdivision shall be underground.
 - (b) All service connections to existing works in Council’s Road Reserve requires a Public Road Activity approval from Council. Connections to existing works within Public Reserve or Drainage Reserve will require owner’s permission (ie, Camden Council).

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

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

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

The location and details of the signage shall be shown on the soil and water management plan prior to the release of the construction certificate.

- (5) **Sewer Access Chambers And Mains -**

(a) No sewer access chambers are to be constructed within the proposed Road Reserves, Public Reserves and Drainage Reserves without prior approval of the Principal Certifying Authority.

(b) No sewer mains are to be constructed within both proposed and existing Public Reserves and Drainage Reserves without prior approval of the Principal Certifying Authority.

- (6) **Landscaping Maintenance and Establishment Period** - Commencing from the Date of Practical Completion (DPC), the Applicant will have the establishment and maintenance responsibility for all hard and soft landscaping elements associated with this Consent.

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

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

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

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards) must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth

At the completion of the maintenance and establishment period, the landscaping works must comply with the approved Landscaping Plans.

- (7) **Endeavour Energy Requirements** – Endeavour Energy has issued requirements as outlined in the letter attached to this consent dated 20 June 2012. These requirements must be fully complied with.
- (8) **Waste Bin Collection Points** - A waste bin collection point must be provided for each residential lot. This area is to be 3 metres long x 0.9 metres wide and allow 3.9 metres clear vertical space to allow for the truck-lifting arm.

The waste bin collection point must clear from the positioning of driveways, tree plantings (or tree canopies), street lighting or other fixtures.
- (9) **Turning Heads** - All turning heads including temporary turning heads are to abide by the dimensions illustrated below (not drawn to scale).
- (10) **Noxious Weeds** - The applicant must fully and continuously suppress and destroy, by appropriate means, any other noxious or environmentally invasive weed infestations that occur during or after subdivision and prior to sale of new lots. New infestations must be reported to Council.
- (11) **Noxious Weed Act 1993** - As per the requirements of the Noxious Weeds Act 1993, the applicant must also ensure at all times any machinery, vehicles or other equipment entering or leaving the site must be cleaned and free from any noxious weed material, to prevent the spread of noxious weeds to or from the property.
- (12) **Maintenance Work** - Maintenance work is to be carried out, involving regular surveys to determine if any species are becoming established through time. Any noxious or environmental weed infestations that occur during subdivision, and prior to sale of the new lots, must be reported to Council and fully and continuously suppressed and destroyed, by appropriate means.
- (13) **Footpath Construction** – A 1.2m wide footpath must be constructed along the entire frontage of this site's Crookston Drive frontage as part of this development. The footpath must be designed and constructed in accordance with Council's Engineering Specifications.

2.0 - Construction Certificate Requirements

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

- (1) **Civil Engineering Plans** - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with the relevant Development Control Plan and Engineering Specifications, and are to be submitted for approval to the Principal Certifying Authority prior to the Construction Certificate being issued.
 - (a) Under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
 - (b) Under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.

- (2) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:
- (a) all matters associated with Council's Erosion and Sediment Control Policy;
 - (b) all matters associated with Workplace Health and Safety;
 - (c) all matters associated with Traffic Management/Control; and
 - (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.

- (3) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.

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

- (4) **Provision of Kerb Outlets** – Where proposed lots grade to an existing/proposed public road, kerb outlets shall be provided in the kerb and gutter adjacent to those lots. Such kerb outlets shall be:
- (a) located within 2m downstream of the prolongation of the lot corner with the lowest reduced level and to the requirements of the Principal Certifying Authority;
 - (b) constructed in accordance with Camden Council's current Engineering Specification/s; and
 - (c) indicated in any design plan submitted to the Certifying Authority for the purposes of obtaining a Construction Certificate.

- (5) **Damage to Public Infrastructure** – All public infrastructure that adjoins the development site on public land shall be protected from damage during construction works.

Public infrastructure includes roadways, kerb and guttering, footpaths, service authority infrastructure (such as light poles, electricity pillar boxes, telecommunication pits, sewer and water infrastructure), street trees and drainage systems.

The applicant shall advise Council, in writing, of any existing damage to Council property before commencement of the development. Where existing damage is present, a dilapidation survey of Council's assets, including photographs (with evidence of date) and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of construction works.

The applicant shall bear the cost of all restoration works to public property damaged during the course of this development. Any damage to public infrastructure will be required to be reinstated to Council's satisfaction prior to the issue of a Final Occupation Certificate.

- (6) **Performance Bond** - Prior to the issue of the Construction Certificate, a performance bond of must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (7) **Geotechnical Report** - The developer must engage an approved geotechnical consultant to prepare a report to be submitted to the Certifying Authority for approval prior to a Construction Certificate being issued. The report must cover, but not be limited to:
 - (a) extent and stability of proposed embankments (particularly those acting as retarding basins);
 - (b) recommended geotechnical testing requirements;
 - (c) required level of geotechnical supervision for each part of the works as defined under AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments;
 - (d) compaction specification for all fill within private subdivisions;
 - (e) the level of risk to existing adjacent dwellings as a result of a construction contractor using vibratory rollers anywhere within the site the subject of these works. In the event that vibratory rollers could affect adjacent dwellings, high risk areas must be identified on a plan and the engineering plans must be amended to indicate that no vibratory roller must be used within that zone;
 - (f) the impact of the installation of services on overall site stability and recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during installation;
 - (g) the preferred treatment of any unstable areas within privately owned allotments;
 - (h) requirement for sub-surface drainage lines;
 - (i) overall suitability of the engineering plans for the proposed development.
- (8) **Turning Facilities** – All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc. shall be designed in accordance with the current edition of AS 2890.2 and in accordance with Camden Council's current Engineering Specifications.
- (9) **Traffic Management Plan** – A Construction Traffic Management Plan is required in accordance with Camden Council's current Engineering Design Specifications.

- (10) **Roads Act 1993 Consent** - Prior to the issue of a Construction Certificate, consent pursuant to s.138 of the *Roads Act 1993* must be obtained from the Roads Authority for the design and construction of all the proposed work in, on or over the road reserves adjacent to the subject site.

The design must include, but not be limited to, plans/documents associated with:

- (a) the construction of kerb and gutter, road shoulder and drainage;
- (b) footway formation;
- (c) public utility service adjustment or installation; and
- (d) an Environmental Site Management Plan.

Further, all such plans and documents associated with the design must be certified by:

- (a) persons who are suitably accredited by a scheme approved by the NSW Department of Planning, or where no scheme exists,
- (b) persons who are suitably qualified, are specialists and in that regard, currently practising in that specialist area, or
- (c) in the case of a Public Utility Authority, an appropriately delegated officer of that Authority or accredited person by that Authority,

and prepared in accordance with Camden Council's current Engineering Design Specifications.

- (11) **Location of Drainage Pits** – Shall be in accordance with Camden Council's current Engineering Design Specifications and Engineering Construction Specifications.
- (12) **Works Adjacent to the Site** – Any proposed activity (not including those of any Public Utility Authority) within any existing public road associated with the site must be approved by the Roads Authority, prior to the issue of any Construction Certificate.

Accordingly, a Public Road Activity (Roadworks) application for the above must be submitted to the Roads Authority. Public Road Activity application forms are available from Council's Customer Service Counter or from Council's internet site <http://www.camden.nsw.gov.au>.

The application shall:

- (a) include supporting information that addresses/details all proposed and related activities,
- (b) include associated plans/documentation,
- (c) be prepared by a persons with experience in civil and structural engineering design,

- (d) be endorsed by a Practising Engineer/s with National Professional Engineering Registration and associated General Areas of Practice in civil and structural engineering.

It should be noted that designs for linemarking and regulatory signage for any proposed/existing public road associated with this subdivision must be:

- (a) included with this application, and
- (b) have prior approval from the Roads Authority.

- (13) **Easement Creation** - Where the disposal of drainage involves the provision of drains across land owned by others and is not within a watercourse, drainage easements must be provided. The width of such drainage easements must be in accordance with Camden Council's current Engineering Specifications. Documentary evidence of creation of the easement/s must be submitted to Council (for information purposes) prior to the issue of a Construction Certificate.

The easement must be obtained over downstream properties and such easement must be registered with the Land and Property Information prior to the release of the Subdivision Certificate or issue of an Occupation Certificate.

- (14) **Inter-Allotment Drainage Construction** – Inter-allotment drainage lines must be installed in accordance with Camden Council's current Engineering Specifications. Inter-allotment drains must be installed after Sydney Water sewerage lines have been installed, where sewer is proposed adjacent to inter-allotment drains.

- (15) **Public Utility Service Plans** – Public Utility Service plans shall be submitted to the Certifying Authority for inclusion in any Construction Certificate application. The plan/s shall:

- (a) be prepared by a designer accredited by a scheme approved by relevant Public Utility Service Authorities,
- (b) be suitable for approval by relevant Public Utility Service Authorities,
- (c) incorporate any relevant conditions associated with this Development Consent, and
- (d) recognise all provisions and requirements of the current Streets Opening Conference.

- (16) **Location of Temporary Water Quality Facilities** - A temporary water quality facility must be provided for the site. The facility may be provided in the following locations:

- (a) within any proposed public road and/or drainage reserve contained within the site,
- (b) within any proposed residue lot contained within the site,
- (c) within any adjoining property that is privately owned. In this regard appropriate easements, pursuant to s.88B of the *Conveyancing Act*

1919, must be registered by the Department of Lands – Land and Property Information, prior to the issue of any Construction Certificate.

- (17) **Location of Permanent Water Quality Facilities** - A permanent water quality facility must be provided for the site. Such a facility must be located within proposed and/or existing public land.
- (18) **Design of “Construction” On-site Detention/Sediment Control Basin** - The design of the “construction” on-site detention/ sediment control basin and water quality facility must be prepared in accordance with the requirements of:
- (a) for sediment control generally, Managing Urban Stormwater – Soils and Construction, Volume 1, 4th Edition, March 2004 as produced by Landcom,
 - (b) Camden Council’s current Engineering Design Specification,
 - (c) and must not concentrate final discharge flows from the facility.

The construction of the on-site detention/sediment control basin must contain an impervious layer to provide water harvesting.

The design must be prepared and certified by an Accredited Certifier and must be submitted to the Certifying Authority for inclusion in any application for a Construction Certificate.

- (19) **Public Risk Insurance Policy** - Prior to the issue of the Construction Certificate, the owner or contractor is to take out Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council road reserve. The policy is to note Council as an interested party and a certificate of currency from the insurer of such policy must be submitted to the Council as evidence of such policy. Where the coverage of such policy expires during the period of construction of works, the policy must be renewed prior to the expiration of the policy and a Certificate of Currency from the insurer provided.

Failure to keep the works insured shall be reason for Council to make the works safe and all costs associated with making the works safe shall be a cost to the owner of the land.

- (20) **Street Alignment Levels** - Prior to the issue of a Construction Certificate, street alignment levels must be obtained from the Roads Authority.

In that regard, a Public Road Activity (Street Alignment Levels) application must be submitted to Council for assessment and determination.

Further, the design and construction of all internal work, within the site must incorporate: -

- (a) Council’s issued Street Alignment Level information, and
 - (b) the provisions of the current edition of AS 2890.1 and/or .2
- (21) **Lots Finished Ground Levels** – Prior to the issue of Construction Certificate, plans must be submitted to Council indicating that all flood effected lots finished ground levels are 300mm above estimate 100 year ARI flood level.

- (22) **Compliance Certificate** - A Compliance Certificate from a suitably qualified and experienced Geotechnical Engineer must be submitted verifying that the works detailed in the geotechnical report have been undertaken under the Engineer's supervision and to the Engineer's satisfaction, and that the assumptions relating to site conditions made in preparation of the report were validated during construction. This certificate must accompany the "Works as Executed" drawings.
- (23) **Soil Classification** - A geotechnical report must be submitted detailing the classification of soil type generally found within the subdivision. A general classification for each lot within the subdivision must be provided and such classifications must be made by a Geotechnical Engineer in accordance with the provisions of SAA AS 2870 "Residential Slabs and Footings". The classification reports must be submitted to Council prior to release of the Subdivision Certificate.
- (24) **Installation of Street Trees and Their Protective Guards and Bollards -**
- (a) The Applicant is advised that 25 advanced *Acmena smithii* nature strip street trees are to be installed as per the Landscaping Plan C20872Land/S2, dated 23/4/2012, drawn by Jason Anderson, Anderson Environmental Consultants P/L. The approved Landscaping Plan drawn by Jason Anderson is to have included an additional 2 more Nature Strip *Acmena smithii* street trees than shown on his Landscaping Plan, which will then produce the required 25 street tree plantings.
- (b) All street trees are to have well constructed tree guard protection installed. A minimum requirement is the installation of at least 3 bollards per street tree. The bollards are to be installed approximately 1m from the main stem of the tree. The bollards are to be sourced in minimum 1.8m length, which will allow for 1.2m above ground exposure and .6m buried support. The bollards are to be timber (or other acceptable composite material) and a minimum 150mm x 150mm width. Timber bollards are to be a durability minimum of H4 CCA.
- (c) All street trees are to have root barrier installation to the kerb.
- (d) Prior to the issue of the Subdivision Certificate, any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored.
- (e) Any repairs, relocations, installations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Subdivision Certificate.

3.0 - Prior To Works Commencing

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

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

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

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

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

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

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

- (3) **Construction of the “Construction” On-site Detention/Sediment Control Basin** - Prior to the commencement of any other subdivision work the “construction” on-site detention/sediment control basin and the associated immediate stormwater drainage system must be constructed:

- (a) in accordance with the approved plans, and
- (b) to the requirements of the Principal Certifying Authority.

Any earth batters associated with such a facility must be compacted and stabilised to ensure that the integrity of the batters is continually maintained.

- (4) **Notice of Commencement of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated ‘principal contractor’ for the building or subdivision works.

- (5) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take

place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.

4.0 - During Construction

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

- (1) **Site Management (No Nuisance Creation)** - The developer must carry out work at all times in a manner which will not cause a nuisance to owners and occupiers of adjacent properties by the generation of unreasonable noise dust or other activity.
- (2) **Fill Material** – For importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

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

For Virgin Excavated Natural Material (VENM):

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

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m³ - 3 sampling locations,
- (f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

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

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

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

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

- (3) **Salinity Management Plan** - All proposed construction works that includes earthworks, imported fill, landscaping, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within the Salinity Management Plan under "Section 9" in the report titled *"Phase 1 Preliminary Contamination and Salinity Investigation – Proposed Residential Subdivision Development Lot 1 DP1155727, No 46 Crookston Drive, Camden South NSW"*, prepared by GeoEnviro Consultancy Pty Ltd, Ref No JC12118A-r1, dated April 2012.

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

Construction period of 4 weeks and under:

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

Construction period greater than 4 weeks:

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

- (5) **Vehicles Leaving the Site** - The contractor/demolisher/construction supervisor must ensure that:
- (a) all vehicles transporting material from the site, cover such material so as to minimise sediment transfer;
 - (b) the wheels of vehicles leaving the site:
 - (i) do not track soil and other waste material onto any public road adjoining the site,
 - (ii) fully traverse the Stabilised Access Point (SAP).

(6) **Subdivision, Building and Demolition Work Hours** - All such work must be restricted to the following hours:

- a) between 7.00am and 6.00pm, Mondays to Fridays (inclusive);
- b) between 8.00am to 5.00pm on Saturdays,

Work is prohibited on Sundays and Public Holidays.

(7) **Survey Marks** - Permanent survey coordination marks must be placed within the subdivision in accordance with the Surveyors Act and Regulations.

(8) **Civil Engineering Inspections** - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following stages of construction:

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

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

(9) **Fencing of the "Construction" On-site Detention/Sediment Control Basin** – Any "construction" on-site detention/ sediment control basin must be enclosed by a 2.1m high security fence of a type approved by the Consent Authority (Camden Council). Any such fence is to be continually maintained and is to remain in place until this facility is removed or reconstructed to a temporary/permanent water quality facility.

(10) **Compaction (Roads)** - All filling on roadways must be compacted in accordance with Camden Council's current Engineering Construction Specifications.

(11) **Compaction (Allotments)** - Those proposed allotments which are subject to filling must be compacted in accordance with Camden Council's current Engineering Construction Specifications. The applicant's Geotechnical Engineer

must supervise the placing of fill material and certify that the work has been carried out to level 1 responsibility in accordance with Appendix B of AS 3798-1990.

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

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

- (13) **Dust Control** - Potential dust sources on-site must be minimised through the maintenance of vegetation cover and the use of water sprays to suppress dust from exposed areas during periods of dry and/or windy weather.
- (14) **Street Trees, their Tree Root Barrier Guards, Protective Guards and Bollards** - During any earthworks and development works relating to this Consent, the Applicant is advised:
- (a) That any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.
 - (b) Any repairs, relocations, reinstallations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Subdivision Certificate.

5.0 - Subdivision Certificate

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

- (1) **Services** - All services (water, sewer, electricity, telephone and gas) to all allotments are to be installed and fully operational prior to the subdivision certificate being issued.
- (2) **Section 88b Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:
- (a) Easement for services.
 - (b) Easement to drain water.

- (c) Drainage easement over overland flow paths.
- (d) Easement for on-site-Detention.
- (e) Easement for water quality.
- (f) Reciprocal right of carriageway. The owners of the subject properties burdened by the Right-Of-Way shall be responsible for on-going maintenance and the Public Liability of the Right-Of-Way.
- (g) Restricted building zone over the 1% flood inundation area of the natural watercourse which prohibits the erection of structures, including fences, the placement of fill and the planting of trees.
- (h) Restriction as to user which defines a restricted building zone.
- (i) Restriction as to user defining minimum floor levels for any lots which have any part of the lot below the 1% AEP flood level. The developer must provide the 1% AEP flood profile of the natural watercourse with superimposed lot boundary location in an electronic form (.pdf and .dwg or equivalent).
- (j) Restriction as to user over any filled lots which stipulates that footings must be designed by a suitably qualified civil and/or structural engineer.
- (k) Restriction as to user over all lots which stipulates that footings must be designed by a suitably qualified civil and/or structural engineer.
- (l) Restriction as to user over sub-surface drainage pipes contained within the building area of allotments.
- (m) Restriction as to user over any lots adjacent to a public reserve stipulating dividing fence type.
- (n) Temporary right of carriageway and services over the frontage lot in favour of the rear lot. Such restriction is to be extinguished whereby the benefiting lot acquires a frontage to a public road.
- (o) Restriction as to user detailing that the disposal of all soil and sillage wastewater from the residential building/s must be by means of an approved Wastewater Treatment System and in accordance with Councils "On-site Sewerage Management Strategy".
- (p) Restriction as to user detailing that no person must alter, remove or destroy any soil, planting or any part of the fence which forms part of the acoustic barrier without the prior approval of the Consent Authority (ie Camden Council) and that the landowners or their assigns must maintain the acoustic barrier in good order at all times. If the acoustic barrier is not maintained to the satisfaction of Camden Council, Council may enter upon the land and carry out the necessary work at full cost to the owner.
- (q) Restriction as to user preventing the alteration of the final overland flow path shape, and the erection of any structures (other than open form

fencing) in the overland flow path without the written permission of Council.

- (r) Restriction as to user on those lots adjacent to the overland flow paths to ensure that the floor level of any habitable room is not less than 600mm above the 1% AEP level, such levels to be detailed on the Section 88b Instrument and related to AHD.
 - (s) Restriction as to user indicating that no buildings must be permitted outside the boundaries of the building envelopes as shown on the approved plans.
 - (t) Restriction as to user directing that the burdened lot must not be developed other than in accordance with the approved plan.
 - (u) Restriction as to user creating an easement for support and maintenance 900mm wide adjacent to the “zero” lot line wall.
 - (v) Restriction as to user on all lots requiring that all works must be built in accordance with the Salinity Management Plan as contained under Salinity Management Plan under “Section 9” in the report titled *“Phase 1 Preliminary Contamination and Salinity Investigation – Proposed Residential Subdivision Development Lot 1 DP1155727, No 46 Crookston Drive, Camden South NSW”*, prepared by GeoEnviro Consultancy Pty Ltd, Ref No JC12118A-r1, dated April 2012. Compliance with the Plan must be demonstrated for each residential development Application.
- (3) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council’s current Engineering Design Specifications.
- (4) **Maintenance Bond** - A maintenance bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works must be lodged with Council prior to the release of the Subdivision Certificate. This bond is to cover the maintenance of civil works constructed during subdivision works and any damage to existing roads, drainage lines, public reserves or other Council property or works required as a result of work not in accordance with Council’s standards, and/or development consent conditions.

The maintenance bond shall be for (12) twelve months or such longer period as determined by Councils engineer, and shall commence on the date of release of the linen plan in the case of subdivision works or the date of the issue of the compliance certificate in the case of development works.

Note 1: In accordance with Council’s current Fees and Charges an administration fee for processing of bonds in the form of cash or bank guarantees is applicable.

Note 2: It should be noted that Council will not refund/release the maintenance bond, unless a suitable replacement bond is submitted.

- (5) **Bond for Final Layer of Asphaltic Concrete** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a monetary bond with Camden

Council for the placement of the final layer of asphaltic concrete wearing course on all proposed public roads within this subdivision.

The bond is to be in the form of cash or an unconditional bank guarantee in favour of Camden Council, and must be equivalent to 130% of the value of the works, including the cost of all reinstatement works, with the estimated cost of such work being determined by reference to Council's current Schedule of Fees and Charges.

The work is to be completed within 5 years from the registration of the Subdivision Certificate/Plan of Subdivision or when Occupation Certificates for dwellings associated with 80% of the lots created by a subdivision adjoining such road have been issued, whichever is earlier.

Camden Council reserves the right to claim against the bond at any time.

Note 1: An administration fee, in accordance with Council's current Schedule of Fees and Charges, is applicable for the processing of bonds.

Note 2: It should be noted that Council will not refund/release the bond until;

- (a) the work has been completed to the requirements of Camden Council, and/or
 - (b) where applicable a suitable replacement bond is submitted.
- (6) **Compliance Certificate** - Prior to the issue of the Subdivision Certificate the applicant must submit to Council documentary evidence/compliance certificate to confirm compliance of all conditions of the subject consent.
- (7) **Value Of Works** - Prior to release of the Subdivision Certificate, the applicant must submit itemised data and value of civil works for the inclusion in Council's Asset Management System. The applicant can obtain from Council upon request, a template and requirements for asset data collection.
- (8) **Lot Numbers and Street Names** - Prior to Issue of a Subdivision Certificate, lot numbers, house numbers and street names must be stencilled on the face of kerb, or in such location as directed by the Principal Certifying Authority.

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

- (a) Lot numbers:
 - (i) White number on **Blue** background located on the prolongation of both common boundaries of each lot.
- (b) House numbers:
 - (i) **Blue** number on white background located adjacent the middle of the lot.
- (c) Street names:

- (i) White lettering on **Blue** background at kerb and gutter tangent points or at such locations as directed by the Principal Certifying Authority.
- (9) **Works as Executed Plan** - Prior to the issue of any Subdivision Certificate, a works-as-executed plan in both hard copy and electronic form (.dwg files or equivalent) in accordance with Camden Council's current Engineering Construction Specifications.
- (10) **Final Layer Asphaltic Concrete (Roads)**- The final asphaltic concrete wearing course layer must not be placed on the carriageway of any road until:
- (a) a Subdivision Certificate has been issued by the Principal Certifying Authority, Camden Council,
 - (b) the Subdivision Certificate/Plan of Subdivision has been registered with the Department of Lands - Land and Property Information,
 - (c) the terms of any bond for such work have been confirmed to be satisfied by the Roads and Maritime Services and Camden Council, and
 - (d) a Public Road Activity (Roadworks) application has been submitted to and approved by the Roads and Maritime Services and Camden Council.
- (11) **Delineation on Plan of Subdivision** – Prior to the issue of any Subdivision Certificate a draft Plan of Subdivision must be submitted to the Principal Certifying Authority (PCA) for approval. The plan shall: -
- (a) indicate 1% AEP contour/s watercourses,
 - (b) indicate public reserves,
 - (c) indicate drainage reserves, the extent of which is determined by 1% AEP, and
 - (d) align with the approved work-as-executed plan.
- The approved draft Plan of Subdivision shall form the basis for a final Plan of Subdivision associated with any application for a Subdivision Certificate, and shall be also provided in electronic form (.dwg format or similar).
- (12) **Incomplete Works** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a bond with Camden Council for the construction of incomplete works, including concrete footpath and/or pedestrian/cycle shared way, in accordance with Camden Council's current Engineering Construction Specifications.
- (13) **Stormwater Destination** – Prior to the issue of the Subdivision Certificate, pit lintels must be labelled with permanent stencilled signs in accordance with Camden Council's current Engineering Design Specifications.
- (14) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be submitted to the Certifying Authority, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.

- (15) **Street Lighting** - Street lighting must be provided within the subdivision in accordance with the relevant Australian standards, Endeavour Energy approval and the satisfaction of the Principal Certifying Authority. All such work must be complete and operative prior to the issue of the Subdivision Certificate.
- (16) **Services** - Prior to the issue of any Subdivision Certificate the following service authority certificates/documents must be obtained and submitted to the Principal Certifying Authority for inclusion in any Subdivision Certificate application:
- (a) a certificate pursuant to s.73 of the *Sydney Water Act 1994* stating that both water and sewerage facilities are available to each allotment.;
- Application for such a certificate must be made through an authorised Water Servicing Co-ordinator.
- (b) a Notification of Arrangements from Endeavour Energy; and
- (c) written advice from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development.
- (17) **Subdivision Certificate Release** - The issue of a Subdivision Certificate is not to occur until all conditions of this consent have been satisfactorily addressed and all engineering works are complete unless otherwise approved in writing by the Principal Certifying Authority.
- (18) **Sydney Water Service Covers** – Prior to the issue of any Subdivision Certificate all Sydney Water service covers ie hydrants, stop valves etc., are to be made clearly identifiable by the installation of coloured raised reflective pavement markers placed at the centreline of the road opposite the hydrant so as to comply with AS2419.
- (19) **Show Easements on the Plan of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.
- (20) **Show Restrictions on the Plan of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.
- (21) **Plot Watercourses** - The developer must chart the natural watercourse on the subdivision.
- (22) **Burdened Lots to be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions must also be suitably burdened.
- (23) **Demolition of Temporary Water Quality Facilities** – Any temporary water quality facility will be made redundant upon the provision of an approved permanent water quality facility. In that regard the temporary water quality facility must be demolished and the area containing the facility reinstated. Any resulting impediment to existing permanent infrastructure, as a result of the

removal of the associated stormwater drainage system is to be rectified to the requirements of Camden Council.

Prior to the commencement of any such demolition all contributing stormwater flows to the facility must be diverted to the permanent water quality facility by way of a stormwater drainage system approved by Camden Council.

- (24) **Damaged Assets** – Any work and public utility relocation within a public place shall incur no cost to Council.
- (25) **Fill Plan** - A Fill Plan shall be submitted to the Principle Certifying Authority (PCA) prior to the issue of any Subdivision certificate. The plan must:
- (a) Show lot boundaries
 - (b) Show road/drainage/public reserves
 - (c) Show street names
 - (d) Show final fill contours and boundaries, and
 - (e) Show depth in filling in maximum 0.5m Increments.

It is to be submitted electronically in Portable Document Format (.PDF) at 150dpi with a maximum individual file size not exceeding 2 megabytes and submitted both on compact disk and an A1 paper plan.

- (26) **Connection to Existing Public Roads** - The proposed road construction must connect with the existing public roads. The connection at such locations must be carried out in accordance with the provisions and requirements of Camden Council's issued Public Road Activity (Roadworks) approval. Further, all such work must be completed to the satisfaction of Council prior to the issue of any Subdivision Certificate.
- (27) **Section 94 Contributions** - Pursuant to Camden Contributions Plan 2011 adopted in April 2012, a contribution must be paid to Council of \$7,110.00 per additional lot or dwelling, total \$184,860.00, for **Open Space, Recreation & Community Land**.

The contribution must be indexed by the methods set out in Paragraph 2.15.2 of the plan and paid Prior to the issue of a Subdivision Certificate.

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

- (28) **Section 94 Contributions** - Pursuant to Camden Contributions Plan 2011 adopted in April 2012, a contribution must be paid to Council of \$9,428.00 per additional lot or dwelling, total \$245,128.00 for **Recreation & Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation & Administration Services**.



The contribution must be indexed by the methods set out in Paragraph 2.15.1 of the plan and paid Prior to the issue of a Subdivision Certificate.

END OF CONDITIONS

ORD03

RECOMMENDED

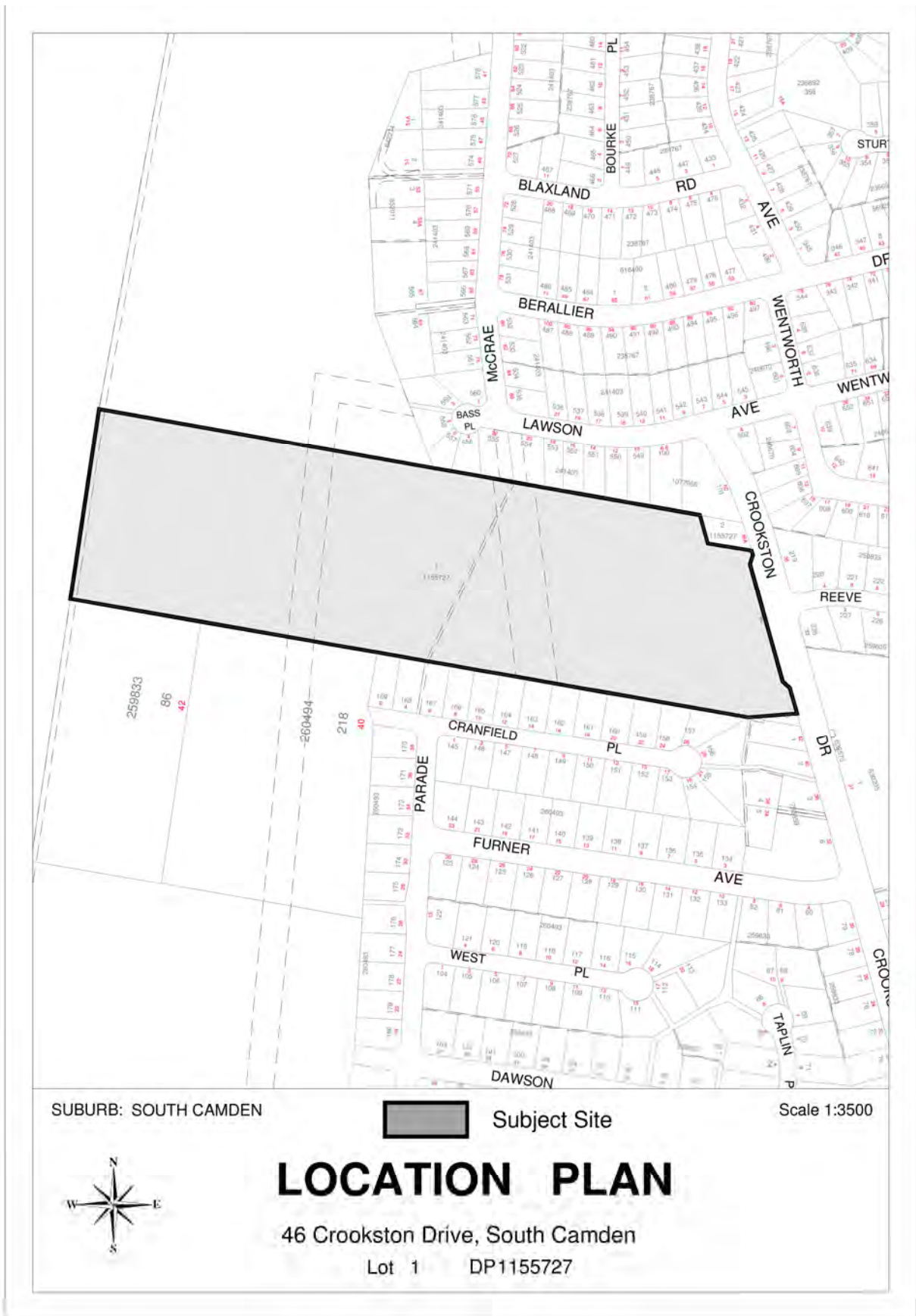
That Council approve Development Application 443/2012 for a residential subdivision at No 46 (Lot 1, DP 1155727) Crookston Drive, Camden South, subject to the draft development consent conditions provided above.

ATTACHMENTS

1. Location plan
2. Subdivision Plan
3. Submissions - *Supporting Document*

ORD03

Attachment 1





ORD04

ORDINARY COUNCIL

ORD04

SUBJECT: SUBDIVISION OF LAND TO CREATE 23 RESIDENTIAL LOTS, 1 RESIDUE LOT AND ASSOCIATED SITE WORKS AT NO 46 (LOT 1, DP 1155727) CROOKSTON DRIVE, CAMDEN SOUTH
FROM: Director, Development and Health
BINDER: Development Applications 2012/ DA 444/2012

DA NO: 444/2012
OWNER: Charina Pty Ltd, Topglove Pty Ltd & Kohli Pty Ltd
APPLICANT: R S Canceri Pty Ltd
ZONING: R2 Low Density Residential and RU1 Primary Production

PURPOSE OF REPORT

The purpose of this report is to seek a determination of a Development Application (DA) for a residential subdivision on this site.

The DA is referred to Council in accordance with its delegations as there is a variation to a development standard within Camden Local Environmental Plan 2010 and four submissions received from the public.

SUMMARY OF RECOMMENDATION

It is recommended that subject to Council supporting DA443/2012 (previous report on this agenda), that Council approve this DA subject to the draft development consent conditions provided at the end of this report.

BACKGROUND

On 8 May 2012, two DAs 443/2012 (stage 1) and 444/2012 (stage 2) were lodged with Council for residential subdivision of this site.

The DA the subject of this report is DA 444/2012 (stage 2) whilst DA 443/2012 (stage 1) is the subject of a separate report to Council.

The DA was notified for 30 days between 24 May and 22 June 2012 and four submissions were received in objection to the proposal.

The application has been assessed and the application is now able to be referred to Council for determination.

THE SITE

The site is known as 46 (Lot 1, DP 1155727) Crookston Drive and is located on the western side of Crookston Drive in Camden South (as shown in Figure 1 below).

The site has an approximate area of 7.5ha, is rectangular in shape and is vacant with the exception of several mature trees and an overhead electricity transmission line which burdens the site. An underground electricity easement also burdens part of the site.

Part of Matahil Creek bisects the site towards its rear rendering much of the western half of the site flood affected. Hayter Reserve is located to the south of the site and Ron Dine Reserve is located to the north.

The site was previously zoned Special Uses School and was previously owned by the NSW Department of Education. Under Camden LEP 2010, the site was rezoned to part R2 Low Density Residential and part RU1 Primary Production.

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



Figure 1: Site Plan

The surrounding area is characterised by low density detached residential dwellings.

A location plan is provided at the end of this report.

THE PROPOSAL

Development consent is sought for the following development:

1. the stage 2 residential subdivision of the western part of the site to create 23 residential lots ranging between 601.1m² and 805.3m² in area and 1 residue lot; and
2. the construction of new roads, drainage and landscaping.

The proposed residential lots will be the subject of separate applications for dwellings.



Figure 2: Plan of Proposed Subdivision

A copy of the proposed plan is provided at the end of this report.

NOTIFICATION

The DA was notified for 30 days between 24 May and 22 June 2012 and four submissions were received in objection to the proposal. The issues raised in these submissions are assessed in the “1(d) Any Submissions” section of this report.

A copy of the submissions are provided with the Business Paper supporting documents.

PLANNING CONTROLS

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

1. State Environmental Planning Policy No 55 – Remediation of Land
2. State Environmental Planning Policy (Infrastructure) 2007

3. Deemed State Environmental Planning Policy No 20 – Hawkesbury/Nepean River
4. Camden Local Environmental Plan 2010
5. Camden Development Control Plan 2011

ASSESSMENT

The following assessment is made in accordance with the requirements of the *Environmental Planning and Assessment Act, 1979, Section 79C – Evaluation*.

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

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

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

The applicant has submitted a contamination assessment for the site in support of this DA. This assessment concludes that the site is not contaminated and is suitable for its intended residential use.

State Environmental Planning Policy (Infrastructure) 2007 (SEPP)

Pursuant to Clause 45 of this SEPP, the DA was referred to Endeavour Energy (Endeavour) as it proposes the subdivision of land that is burdened by an overhead electricity transmission line and an underground electricity easement.

Endeavour has advised that it has no objection to the proposed development subject to conditions which have been incorporated into the draft development consent conditions at the end of this report.

Camden Local Environmental Plan 2010 (LEP)

Permissibility

The land on which this subdivision is proposed is zoned part R2 Low Density Residential (eastern half of the site) and part RU1 Primary Production (western half of the site). Subdivision of land is permitted with consent in the RU1 and R2 zones.

As a result of this residential subdivision, one large lot (lot 224) will be created at the western half of the site zoned RU1 Primary Production.

Zone Objectives

In terms of the development's consistency with the zone objectives, the relevant objectives of the applicable zones include provision to "provide for the housing needs of the community within a low density residential environment" whilst "minimising conflict between land uses within the zone and land uses within adjoining zones".

It is considered that the proposal is compliant with these objectives. The development is for the subdivision of land and works including the construction of roads, drainage and landscaping to provide housing. The development has been assessed and it is not considered that it will cause any conflict with any land uses in adjoining zones.

Lot Sizes – Residential Lots

Pursuant to Clause 4.1 of the LEP, the portion of the site zone R2 Low Density Residential is subject to a 600m² minimum lot size. The proposed residential lots range between 601.1m² to 805.3m² in area and therefore comply with the minimum lot size.

Furthermore, the proposed residential lot sizes and subdivision pattern are consistent with the lot sizes and subdivision pattern of the surrounding residential area.

Lot Sizes – Residue Lot

The proposed residue lot (lot 224) is partially subject to a minimum lot size of 40ha however will only have an area of approximately 3.52ha. The applicant has proposed a variation to this minimum lot size pursuant to Clause 4.2 of the LEP which allows for a variation where the undersize lot created will be for the purpose of primary production.

The applicant has requested that Council support this variation on the basis that:

- as a result of the residential subdivisions of stages 1 and 2, this lot is inevitably created as an undersized lot; and
- as a result of this subdivision the remaining lot zoned RU1 could be used for primary production purposes.

The proposed variation to the minimum lot size for the residue lot is supported on the basis that:

- compliance with the 40ha minimum lot size for the proposed residue lot is impossible given that the existing lot is only 7.5ha in area;
- the stage 2 subdivision creates a lot completely zoned RU1 Primary Production, which could potentially be used for a primary production purpose.
- a departure from the minimum lot size requirement is permitted under the LEP for the purpose of primary production providing a dwelling is not erected on the lot. No dwelling is proposed on this portion of the site. It is a recommended condition of consent that no dwelling be erected on the portion of the land zoned RU1 Primary Production.

Public Utility Infrastructure

In accordance with Clause 6.2 of the LEP, the development will have future access to existing utility infrastructure within Camden South. An existing overhead electricity transmission line currently burdens the site and an application has been lodged with Endeavour to re-route underground power mains through the proposed roads in the subdivision.

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

There are no draft instruments applicable to the assessment of this development.

(1)(a)(iii) The provision of any Development Control Plan

The following parts of the Camden Development Control Plan 2011 (DCP) are relevant and the proposal has been assessed against:

Part B1 – Environmental Management

Part B1.1 – Erosion and Sedimentation

The proposed development has been designed to incorporate a number of erosion and sediment control measures including sediment boundary fences and barrier fence.

It is recommended development consent conditions that these erosion and sediment control measures be implemented in the construction of this development.

B1.2 – Earthworks

Earthworks will occur in areas of road construction, lot fill and for drainage requirements. The proposed development will not adversely affect the fertility or salinity of the soils present on the site.

Part B1.3 – Salinity Management

A salinity assessment by GeoEnviro Consultancy Pty Ltd concluded that the site is impacted by saline soils and based on the results of their investigation have recommended management strategies during the construction stage of the development and for future dwellings. It is a recommended development consent condition that the development complies with these management strategies.

Part B1.5 – Trees and Vegetation

The development involves the removal of several trees, including eucalyptus and red gum trees. A tree assessment report was prepared in conjunction with the DA. Replacement tree planting is proposed throughout the subdivision.

The tree removal has been assessed by Council's Landscape Officer and is supported to permit the proposed subdivision. It is a recommended development consent condition that the development complies with the proposed tree planting schedule, including planting 25 advanced trees.

Part B1.9 – Waste Management Plan

A waste management plan (WMP) has been submitted with this DA. The WMP details the types of waste which will be generated as a result of the development and identifies the method of disposal.

It is recommended development consent conditions that waste materials generated by the development are disposed of in accordance with the submitted WMP.

Part B1.11 – Flood Hazard Management

The proposed development has provided adequate evacuation and access for pedestrians and vehicles during probable maximum flood events.

Part C4 – Subdivision in Established Residential Area

The proposed development is consistent with the general subdivision controls for subdivision in established residential areas in that:

- all of the proposed lots are at least 15m wide at the building line and deeper than the minimum 27m depth; and
- all corner lots are at least 650m² in area in accordance with the DCP controls;

(1)(a)(iv) The provisions of any Planning Agreement

There are no relevant planning agreements applicable to this site or development.

(1)(a)iv) The provision of the Regulations

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

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

The likely impacts of this development include:

1. Economic impacts

The development will contribute to labour force employment during the development phase whilst the residential population will ultimately contribute to the viability of the local economy.

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

The proposal fits in with the locality in terms of its ability for future dwellings to conform to the relevant development controls, and the site attributes make it conducive to the development in relation to the connection of utility services and infrastructure. Therefore it is considered that this site is suitable for the proposed development.

Furthermore, the proposed residential lot sizes and subdivision pattern are consistent with the lot sizes and subdivision pattern of the surrounding residential area.

(1)(d) Any submissions

The following issues were raised in the submissions:

1. A covenant should be placed on the land to allow only single storey development, to alleviate the problem of windows overlooking neighbours backyards and bathrooms.

Officer Comment:

This DA is for the subdivision of land and future development on the new residential lots will be subject to separate applications, either through a DA to Council or a complying development application under the State Government's Housing Code. These future applications will be assessed against the applicable planning controls including dwelling setbacks, heights etc.

As two storey dwellings are currently permitted in the Camden DCP and the Housing Code, it is not considered reasonable to impose a blanket restriction prohibiting two storey dwellings in this subdivision. Rather, if a DA is received for a two storey dwelling, it will be assessed against the DCP controls and considered in relation to its merits and likely impacts on neighbouring properties.

2. The residue lot should be either dedicated to Council or acquired by Section 94 contributions.

Officers Comment:

Council considered the rezoning of this land in its preparation and adoption of the Camden LEP 2010.

Council staff have investigated and reviewed the options for acquiring the rear portion of this site (zoned RU1) to allow an extension of the existing open space area.

The applicant has indicated a preparedness to discuss offsetting the Section 94 contributions, however the appropriate mechanism for Council to consider an offer is via a voluntary planning agreement (VPA) from the applicant.

The RU1 zoned land is approximately 3.52 ha in area and significantly flood affected. It is acknowledged that this lot currently provides some connectivity between the adjoining public reserves to the north and south. However, on balance it is recommended that Council not pursue the acquisition of this lot for the following reasons:

- the site is not currently listed or reserved for acquisition in Council's Section 94 Contribution Plan. The current Section 94 contribution for this subdivision (Stages 1 and 2) is approximately \$793,824. Acquiring this site would affect Council's ability to fund other needed infrastructure projects within the area;
 - the land has limited value as public open space. There are two significant sites in the immediate vicinity – Ron Dine Reserve to the north and Hayter Reserve to the south, and further open space is not required in this part of the LGA;
 - the site has defined limitations due to the location of overhead power lines and Matahil Creek which runs north-south, dissecting the site and leaving the portion to the west difficult to access;
 - the creek and related riparian area make the subject residue lot unusable by Council without incurring costs of re-contouring and developing a creek crossing. The impact on the riparian area could be significant; and
 - there is an existing cycle route on adjacent local streets that link Hayter and Ron Dine Reserves where there is considerable passive surveillance. Furthermore, the existing reserves host 2 different codes of sport – Soccer and Rugby Union and there is no interrelationship between the two sporting venues. Accordingly, an additional link between them is not warranted.
3. The residue lot is marked for agricultural pursuits, however the prospects of anyone trying to farm the land are remote.

Officers Comment:

The residue lot is zoned RU1 Primary Production and various types of agriculture developments are permitted with and without consent. The land has been sold by the Department of Education and could be used for various uses in accordance with the Camden LEP.

4. Historically Council has maintained this area as an extension of Hayter Reserve and a well used walkway goes over the residue lot and no one in the local community would like to lose the enjoyment that it provides.

Officers Comment:

The subject site is privately owned and no legal public access across it exists despite it historically being used as a public walkway. Council has explored options for acquiring the site and for the reasons stated above it is not recommended that Council acquire this land.

5. The subject site is prone to flooding and often at times of moderate or heavy rainfall there is significant low lying water in this area for several days to weeks. Concerns as to the impact that a development would have to the water creating runoff to the (objectors) property and increasing flooding if there is a disturbance to the natural lay of the land.

Officers Comment:

Concerns about flooding have been assessed as part of this DA. Council staff have reviewed the DA and recommended several consent conditions to ensure that there are no water runoff impacts upon the adjoining properties as a result of the development.

6. What are the plans that the developer has for the residue lot and the impact this could have including associated noise, air, dust and pollution, possible odours, smell and disturbance at night.

Officers Comment:

As part of this DA the applicant has not provided a use for the residue lot. However it is noted that many types of agriculture developments are permitted.

7. Loss of view and privacy currently enjoyed at the rear of the (objector's) property.

Officers Comment:

It is noted that the previous owner of this site was the Department of Education and the original intention for this site was for a school. The proposal is for 26 residential lots and 1 residue lot which is not considered to have any significant adverse view or privacy impacts.

8. Loss of access at the rear gate (objectors) and the fence will have to be replaced to provide greater security.

Officers Comment:

This site is now privately owned and matters relating to dividing fences must be resolved between the new owners and surrounding neighbours.

9. The proposal to build roads, houses and all associated amenities would take a great deal more time and inconvenience would be measured in years not months.

Officers Comment:

Development consent conditions have been recommended to address the potential environment impacts that the proposal may have on the surrounding properties during construction including noise, dust etc.

10. Concerns about the amount of sunlight that will be blocked by any development shading the (objectors) lawn, vegetable garden, pool and solar heating for the pool.

Officers Comment:

This development is for a subdivision of one lot of land into 26 residential lots and one residue lot. Any future dwellings on the proposed residential lots will be subject to separate DAs however it is not anticipated that these future dwellings will have an unreasonable impact upon solar access to neighbouring properties.

11. The added traffic in the morning is a concern.

Officers Comment:

Council's Traffic Engineer has reviewed the DAs for stages 1 and 2 and advises that the development will not result in any unacceptable traffic impacts upon the surrounding road network. The proposed subdivision is relatively small and is not expected to generate significant volumes of additional vehicular traffic.

12. The trees on the subject site are home to a great variety of native animals and the development of roads and houses would greatly impact their habitat.

Officers Comment:

It is not considered that the removal of the trees to facilitate this development would result in any impacts on significant native animal habitats.

13. The owner could fence off the area and deny access so that they don't have any public liability issues.

Officers Comment:

The subject site is privately owned and no legal public access across it exists despite it historically being used as a public walkway. Council has explored options for acquiring the proposed residue lot and does not recommend its purchase.

(1)(e) The Public Interest

It is considered that the public interest will be positively served by the proposed subdivision as it is generally consistent with the relevant LEP and DCP, the desired future character of Camden South and will not result in any unacceptable impacts upon surrounding developments.

CONCLUSION

Council has received two DAs for subdivision on this site. This DA has been assessed in accordance with Section 79C of the *Environmental Planning and Assessment Act 1979* and the public submissions received have been considered.

Whilst lodged as separate DAs, this development is dependant upon Council supporting DA443/2012 for stage 1 of the residential subdivision. It is therefore recommended that subject to Council approving DA443/2012, that this DA be approved subject to the draft development consent conditions provided below.

DRAFT CONDITIONS OF CONSENT

1.0 - General Requirements

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

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

Plan / Development No.	Description	Prepared by	Dated
C20872swmp/S2	Stormwater Concept Plan and soil and water Management Plan	R. S Canceri	23 April 2012
C20872Land/S2	Landscape Plan of proposed subdivision	R. S Canceri	23 April 2012
C20872da/S2	Plan of Subdivision	R. S Canceri	23 April 2012
All other information submitted with the development application	All other information submitted with the development application	Various	Various

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

- (2) **RU1 Primary Production Land** – No dwelling is to be constructed on land zoned RU1 Primary Production in Camden LEP 2010.
- (3) **Services** -
 - (a) All services within the subdivision shall be underground.
 - (b) All service connections to existing works in Council’s Road Reserve requires a Public Road Activity approval from Council. Connections to existing works within Public Reserve or Drainage Reserve will require owner’s permission (ie, Camden Council).
- (4) **Pollution Warning Sign** – A sign must be erected at all entrances to the subdivision site prior to work commencing and maintained until the subdivision has reached 80% occupancy. The sign must be constructed of durable

materials and be a minimum of 1200 x 900mm. The wording of the sign must be as follows:-

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

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

The location and details of the signage shall be shown on the soil and water management plan prior to the release of the construction certificate.

(5) **Sewer Access Chambers And Mains -**

(a) No sewer access chambers are to be constructed within the proposed Road Reserves, Public Reserves and Drainage Reserves without prior approval of the Principal Certifying Authority.

(b) No sewer mains are to be constructed within both proposed and existing Public Reserves and Drainage Reserves without prior approval of the Principal Certifying Authority.

(6) **Landscaping Maintenance and Establishment Period -** Commencing from the Date of Practical Completion (DPC), the Applicant will have the establishment and maintenance responsibility for all hard and soft landscaping elements associated with this Consent.

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

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

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

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards) must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth

At the completion of the maintenance and establishment period, the landscaping works must comply with the approved Landscaping Plans.

(7) **NSW Office of Water General Terms of Approval -** The NSW Office of water has issued General Terms of Approval (GTAs) as outlined in the letter attached to this consent dated 13 June 2012. The requirements of these GTAs must be fully complied with.

- (8) **Endeavour Energy Requirements** – Endeavour Energy has issued requirements as outlined in the letter attached to this consent dated 20 June 2012. These requirements must be fully complied with.
- (9) **Waste Bin Collection Points** – A waste bin collection point must be provided for each residential lot. This area is to be 3 metres long x 0.9 metres wide and allow 3.9 metres clear vertical space to allow for the truck-lifting arm.
- The waste bin collection point must be clear from the positioning of driveways, tree plantings (or tree canopies), street lighting or other fixtures.
- (10) **Turning Heads** - All turning heads including temporary turning heads are to abide by the dimensions in the Camden Development Control Plan 2011.
- (11) **Noxious Weeds** – The applicant must fully and continuously suppress and destroy, by appropriate means, any other noxious or environmentally invasive weed infestations that occur during or after subdivision and prior to sale of new lots. New infestations must be reported to Council.
- (12) **Noxious Weed Act 1993** - As per the requirements of the Noxious Weeds Act 1993, the applicant must also ensure at all times any machinery, vehicles or other equipment entering or leaving the site must be cleaned and free from any noxious weed material, to prevent the spread of noxious weeds to or from the property.
- (13) **Maintenance Work** - Maintenance work is to be carried out, involving regular surveys to determine if any species are becoming established through time. Any noxious or environmental weed infestations that occur during subdivision, and prior to sale of the new lots, must be reported to Council and fully and continuously suppressed and destroyed, by appropriate means.
- (14) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with: -
- (a) Camden Council's current Engineering Specifications, and
 - (b) Camden Council's Development Control Plan 2011

It should be noted that designs for line marking and regulatory signage associated with any proposed public road within this subdivision MUST be submitted to and approved by the Roads and Maritime Services, Camden Council prior to the issue of any Construction Certificate

2.0 - Construction Certificate Requirements

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

- (1) **Civil Engineering Plans** - Indicating drainage, roads, access ways, earthworks, pavement design, details of line marking and traffic management details must be prepared strictly in accordance with the relevant Development Control Plan and Engineering Specifications, and are to be submitted for

approval to the Principal Certifying Authority prior to the Construction Certificate being issued.

Note:

- (a) Under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
 - (b) Under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.
- (2) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:
- (a) all matters associated with Council's Erosion and Sediment Control Policy;
 - (b) all matters associated with Workplace Health and Safety;
 - (c) all matters associated with Traffic Management/Control; and
 - (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.
- (3) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.
- The survey must include descriptions of each photo and the date when each individual photo was taken.
- (4) **Provision of Kerb Outlets** – Where proposed lots grade to an existing/proposed public road, kerb outlets shall be provided in the kerb and gutter adjacent to those lots. Such kerb outlets shall be:
- (a) located within 2m downstream of the prolongation of the lot corner with the lowest reduced level and to the requirements of the Principal Certifying Authority;
 - (b) constructed in accordance with Camden Council's current Engineering Specification/s; and
 - (c) indicated in any design plan submitted to the Certifying Authority for the purposes of obtaining a Construction Certificate.
- (5) **Damage to Public Infrastructure** – All public infrastructure that adjoins the development site on public land shall be protected from damage during construction works.

Public infrastructure includes roadways, kerb and guttering, footpaths, service authority infrastructure (such as light poles, electricity pillar boxes, telecommunication pits, sewer and water infrastructure), street trees and drainage systems.

The applicant shall advise Council, in writing, of any existing damage to Council property before commencement of the development. Where existing damage is present, a dilapidation survey of Council's assets, including photographs (with evidence of date) and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of construction works.

The applicant shall bear the cost of all restoration works to public property damaged during the course of this development. Any damage to public infrastructure will be required to be reinstated to Council's satisfaction prior to the issue of a Final Occupation Certificate.

- (6) **Performance Bond** - Prior to the issue of the Construction Certificate, a performance bond of must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (7) **Geotechnical Report** - The developer must engage an approved geotechnical consultant to prepare a report to be submitted to the Certifying Authority for approval prior to a Construction Certificate being issued. The report must cover, but not be limited to:
 - (a) extent and stability of proposed embankments (particularly those acting as retarding basins);
 - (b) recommended geotechnical testing requirements;
 - (c) required level of geotechnical supervision for each part of the works as defined under AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments;
 - (d) compaction specification for all fill within private subdivisions;
 - (e) the level of risk to existing adjacent dwellings as a result of a construction contractor using vibratory rollers anywhere within the site the subject of these works. In the event that vibratory rollers could affect adjacent dwellings, high risk areas must be identified on a plan and the engineering plans must be amended to indicate that no vibratory roller must be used within that zone;
 - (f) the impact of the installation of services on overall site stability and recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during installation;
 - (g) the preferred treatment of any unstable areas within privately owned allotments;
 - (h) requirement for sub-surface drainage lines;

- (i) overall suitability of the engineering plans for the proposed development.
- (8) **Turning Facilities** – All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc. shall be designed in accordance with the current edition of AS 2890.2 and in accordance with Camden Council's current Engineering Specifications.
- (9) **Traffic Management Plan** – A construction Traffic Management Plan is required in accordance with Camden Council's current Engineering Design Specifications.
- (10) **Roads Act 1993 Consent** - Prior to the issue of a Construction Certificate, consent pursuant to s.138 of the *Roads Act 1993* must be obtained from the Roads Authority for the design and construction of all the proposed work in, on or over the road reserves adjacent to the subject site.

The design must include, but not be limited to, plans/documents associated with:

- (a) the construction of kerb and gutter, road shoulder and drainage;
- (b) footway formation;
- (c) public utility service adjustment or installation; and
- (d) an Environmental Site Management Plan.

Further, all such plans and documents associated with the design must be certified by:

- (a) persons who are suitably accredited by a scheme approved by the NSW Department of Planning, or where no scheme exists,
- (b) persons who are suitably qualified, are specialists and in that regard, currently practising in that specialist area, or
- (c) in the case of a Public Utility Authority, an appropriately delegated officer of that Authority or accredited person by that Authority,

and prepared in accordance with Camden Council's current Engineering Design Specifications.

- (11) **Location of Drainage Pits** – Shall be in accordance with Camden Council's current Engineering Design Specifications and Engineering Construction Specifications.
- (12) **Works Adjacent to the Site** – Any proposed activity (not including those of any Public Utility Authority) within any existing public road associated with the site must be approved by the Roads Authority, prior to the issue of any Construction Certificate.

Accordingly, a Public Road Activity (Roadworks) application for the above must be submitted to the Roads Authority. Public Road Activity application forms are

available from Council's Customer Service Counter or from Council's internet site <http://www.camden.nsw.gov.au>.

The application shall:

- (a) include supporting information that addresses/details all proposed and related activities;
- (b) include associated plans/documentation;
- (c) be prepared by a persons with experience in civil and structural engineering design; and
- (d) be endorsed by a Practising Engineer/s with National Professional Engineering Registration and associated General Areas of Practice in civil and structural engineering.

It should be noted that designs for linemarking and regulatory signage for any proposed/existing public road associated with this subdivision must be:

- (a) included with this application; and
 - (b) have prior approval from the Roads Authority.
- (13) **Easement Creation** - Where the disposal of drainage involves the provision of drains across land owned by others and is not within a watercourse, drainage easements must be provided. The width of such drainage easements must be in accordance with Camden Council's current Engineering Specifications. Documentary evidence of creation of the easement/s must be submitted to Council (for information purposes) prior to the issue of a Construction Certificate.

The easement must be obtained over downstream properties and such easement must be registered with the Land and Property Information prior to the release of the Subdivision Certificate or issue of an Occupation Certificate.

- (14) **Inter-Allotment Drainage Construction** – Inter-allotment drainage lines must be installed in accordance with Camden Council's current Engineering Specifications. Inter-allotment drains must be installed after Sydney Water sewerage lines have been installed, where sewer is proposed adjacent to inter-allotment drains.

- (15) **Public Utility Service Plans** – Public Utility Service plans shall be submitted to the Certifying Authority for inclusion in any Construction Certificate application. The plan/s shall:

- (a) be prepared by a designer accredited by a scheme approved by relevant Public Utility Service Authorities,
- (b) be suitable for approval by relevant Public Utility Service Authorities,
- (c) incorporate any relevant conditions associated with this Development Consent, and

- (d) recognise all provisions and requirements of the current Streets Opening Conference.
- (16) **Location of Temporary Water Quality Facilities** - A temporary water quality facility must be provided for the site. The facility may be provided in the following locations:
- (a) within any proposed public road and/or drainage reserve contained within the site,
 - (b) within any proposed residue lot contained within the site,
 - (c) within any adjoining property that is privately owned. In this regard appropriate easements, pursuant to s.88B of the *Conveyancing Act 1919*, must be registered by the Department of Lands – Land and Property Information, prior to the issue of any Construction Certificate.
- (17) **Location of Permanent Water Quality Facilities** - A permanent water quality facility must be provided for the site. Such a facility must be located within proposed and/or existing public land.
- (18) **Design of “Construction” On-site Detention/Sediment Control Basin** - The design of the “construction” on-site detention/ sediment control basin and water quality facility must be prepared in accordance with the requirements of:
- (a) for sediment control generally, *Managing Urban Stormwater – Soils and Construction*, Volume 1, 4th Edition, March 2004 as produced by Landcom,
 - (b) Camden Council’s current Engineering Design Specification,
 - (c) and must not concentrate final discharge flows from the facility.
- The construction of the on-site detention/sediment control basin must contain an impervious layer to provide water harvesting.
- The design must be prepared and certified by an Accredited Certifier and must be submitted to the Certifying Authority for inclusion in any application for a Construction Certificate.
- (19) **Public Risk Insurance Policy** - Prior to the issue of the Construction Certificate, the owner or contractor is to take out Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council road reserve. The policy is to note Council as an interested party and a certificate of currency from the insurer of such policy must be submitted to the Council as evidence of such policy. Where the coverage of such policy expires during the period of construction of works, the policy must be renewed prior to the expiration of the policy and a Certificate of Currency from the insurer provided.
- Failure to keep the works insured shall be reason for Council to make the works safe and all costs associated with making the works safe shall be a cost to the owner of the land
- (20) **Street Alignment Levels** - Prior to the issue of a Construction Certificate, street alignment levels must be obtained from the Roads Authority.

In that regard, a Public Road Activity (Street Alignment Levels) application must be submitted to Council for assessment and determination.

Further, the design and construction of all internal work, within the site must incorporate: -

- (a) Council's issued Street Alignment Level information, and
 - (b) the provisions of the current edition of AS 2890.1 and/or .2
- (21) **Lots Finish Ground Levels** – Prior to the issue of Construction Certificate, plans must be submitted to Council indicating that all flood effected lots finished ground levels are 300mm above estimate 100 year ARI flood level.
- (22) **Compliance Certificate** - A Compliance Certificate from a suitably qualified and experienced Geotechnical Engineer must be submitted verifying that the works detailed in the geotechnical report have been undertaken under the Engineer's supervision and to the Engineer's satisfaction, and that the assumptions relating to site conditions made in preparation of the report were validated during construction. This certificate must accompany the "Works as Executed" drawings.
- (23) **Soil Classification** - A geotechnical report must be submitted detailing the classification of soil type generally found within the subdivision. A general classification for each lot within the subdivision must be provided and such classifications must be made by a Geotechnical Engineer in accordance with the provisions of SAA AS 2870 "Residential Slabs and Footings". The classification reports must be submitted to Council prior to release of the Subdivision Certificate.
- (24) **Installation of Street Trees and Their Protective Guards and Bollards -**
- (a) The Applicant is advised that 25 advanced *Acmena smithii* nature strip street trees are to be installed as per the Landscaping Plan C20872Land/S2, dated 23/4/2012, drawn by Jason Anderson, Anderson Environmental Consultants P/L. The approved Landscaping Plan drawn by Jason Anderson is to have included an additional 2 more Nature Strip *Acmena smithii* street trees than shown on his Landscaping Plan, which will then produce the required 25 street tree plantings.
 - (b) All street trees are to have well constructed tree guard protection installed. A minimum requirement is the installation of at least 3 bollards per street tree. The bollards are to be installed approximately 1m from the main stem of the tree. The bollards are to be sourced in minimum 1.8m length, which will allow for 1.2m above ground exposure and .6m buried support. The bollards are to be timber (or other acceptable composite material) and a minimum 150mm x 150mm width. Timber bollards are to be a durability minimum of H4 CCA.
 - (c) All street trees are to have root barrier installation to the kerb.
 - (d) Prior to the issue of the Subdivision Certificate, any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or

root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored.

- (e) Any repairs, relocations, installations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Subdivision Certificate.

3.0 - Prior To Works Commencing

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

- (1) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point
- (2) **Soil Erosion And Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

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

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

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

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

- (3) **Construction of the “Construction” On-site Detention/Sediment Control Basin** - Prior to the commencement of any other subdivision work the “construction” on-site detention/sediment control basin and the associated immediate stormwater drainage system must be constructed:
 - (a) in accordance with the approved plans, and
 - (b) to the requirements of the Principal Certifying Authority.

Any earth batters associated with such a facility must be compacted and

stabilised to ensure that the integrity of the batters is continually maintained.

- (4) **Notice Of Commencement Of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
- (5) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.

4.0 - During Construction

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

- (1) **Site Management (No Nuisance Creation)** - The developer must carry out work at all times in a manner which will not cause a nuisance to owners and occupiers of adjacent properties by the generation of unreasonable noise dust or other activity.
- (2) **Fill Material** – For importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority. The validation report and associated sampling location plan must:
 - (a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
 - (b) be endorsed by a practising Engineer with Specific Area of Practice in Subdivisional Geotechnics, and
 - (c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

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

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

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m³ - 3 sampling locations,
- (f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

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

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

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

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

- (3) **Salinity Management Plan** - All proposed construction works that includes earthworks, imported fill, landscaping, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within the Salinity Management Plan under "Section 9" in the report titled "*Phase 1 Preliminary Contamination and Salinity Investigation – Proposed Residential Subdivision Development Lot 1 DP1155727, No 46 Crookston Drive, Camden South NSW*", prepared by GeoEnviro Consultancy Pty Ltd, Ref No JC12118A-r1, dated April 2012.
- (4) **Construction Noise Levels** - Noise levels emitted during Construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual.

This manual recommends:

Construction period of 4 weeks and under:

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

Construction period greater than 4 weeks:

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

- (5) **Vehicles Leaving the Site** - The contractor/demolisher/construction supervisor must ensure that:
- (a) all vehicles transporting material from the site, cover such material so as to minimise sediment transfer;
 - (b) the wheels of vehicles leaving the site:
 - (i) do not track soil and other waste material onto any public road adjoining the site,
 - (ii) fully traverse the Stabilised Access Point (SAP).
- (6) **Subdivision, Building and Demolition Work Hours** - All such work must be restricted to the following hours:
- a) between 7.00am and 6.00pm, Mondays to Fridays (inclusive);
 - b) between 8.00am to 5.00pm on Saturdays,
- Work is prohibited on Sundays and Public Holidays.
- (7) **Survey Marks** - Permanent survey coordination marks must be placed within the subdivision in accordance with the Surveyors Act and Regulations.
- (8) **Civil Engineering Inspections** - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following stages of construction:
- (a) prior to installation of sediment and erosion control measures;
 - (b) prior to backfilling pipelines and subsoil drains;
 - (c) prior to casting of pits and other concrete structures, including kerb and gutter, roads, accessways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;
 - (d) proof roller test of subgrade and sub-base;
 - (e) roller test of completed pavement prior to placement of wearing course;
 - (f) prior to backfilling public utility crossings in road reserves;
 - (g) prior to placement of asphaltic concrete;
 - (h) final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

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

- (9) **Fencing of the "Construction" On-site Detention/Sediment Control Basin** – Any "construction" on-site detention/ sediment control basin must be enclosed by a 2.1m high security fence of a type approved by the Consent Authority (Camden Council). Any such fence is to be continually maintained and is to remain in place until this facility is removed or reconstructed to a temporary/permanent water quality facility.
- (10) **Compaction (Roads)** - All filling on roadways must be compacted in accordance with Camden Council's current Engineering Construction Specifications.
- (11) **Compaction (Allotments)** - Those proposed allotments which are subject to filling must be compacted in accordance with Camden Council's current Engineering Construction Specifications. The applicant's Geotechnical Engineer must supervise the placing of fill material and certify that the work has been carried out to level 1 responsibility in accordance with Appendix B of AS 3798-1990.
- (12) **Unexpected Finds Contingency (General)** - Should any further suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material etc) be encountered during any stage of earth works/ site preparation/ construction, then such works must cease immediately until a qualified environmental consultant has been contacted and conducted a thorough assessment. In the event that contamination has been identified as a result of this assessment and remediation is required, site works must cease in the vicinity of the contamination and the Consent Authority must be notified immediately.

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

- (13) **Dust Control** - Potential dust sources on-site must be minimised through the maintenance of vegetation cover and the use of water sprays to suppress dust from exposed areas during periods of dry and/or windy weather.
- (14) **Street Trees, Their Tree Root Barrier Guards, Protective Guards and Bollards** - During any earthworks and development works relating to this Consent, the Applicant is advised:
 - (a) That any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.
 - (b) Any repairs, relocations, reinstallations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and

successful establishment of the trees carried out prior to the issue of the Subdivision Certificate.

5.0 - Subdivision Certificate

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

- (1) **Services** - All services (water, sewer, electricity, telephone and gas) to all allotments are to be installed and fully operational prior to the subdivision certificate being issued.
- (2) **Section 88b Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:
 - (a) Easement for services.
 - (b) Easement to drain water.
 - (c) Drainage easement over overland flow paths.
 - (d) Easement for on-site-Detention.
 - (e) Easement for water quality.
 - (f) Reciprocal right of carriageway. The owners of the subject properties burdened by the Right-Of-Way shall be responsible for on-going maintenance and the Public Liability of the Right-Of-Way.
 - (g) Restricted building zone over the 1% flood inundation area of the natural watercourse which prohibits the erection of structures, including fences, the placement of fill and the planting of trees.
 - (h) Restriction as to user which defines a restricted building zone.
 - (i) Restriction as to user defining minimum floor levels for any lots which have any part of the lot below the 1% AEP flood level. The developer must provide the 1% AEP flood profile of the natural watercourse with superimposed lot boundary location in electronic format (.pdf and .dwg or equivalent).
 - (j) Restriction as to user over any filled lots which stipulates that footings must be designed by a suitably qualified civil and/or structural engineer.
 - (k) Restriction as to user over all lots which stipulates that footings must be designed by a suitably qualified civil and/or structural engineer.
 - (l) Restriction as to user over sub-surface drainage pipes contained within the building area of allotments.
 - (m) Restriction as to user over any lots adjacent to a public reserve stipulating dividing fence type.

- (n) Temporary right of carriageway and services over the frontage lot in favour of the rear lot. Such restriction to be extinguished whereby the benefiting lot acquires a frontage to a public road.
 - (o) Restriction as to user detailing that the disposal of all soil and sullage wastewater from the residential building/s must be by means of an approved Wastewater Treatment System and in accordance with Councils "On-site Sewerage Management Strategy".
 - (p) Restriction as to user detailing that no person must alter, remove or destroy any soil, planting or any part of the fence which forms part of the acoustic barrier without the prior approval of the Consent Authority (ie Camden Council) and that the landowners or their assigns must maintain the acoustic barrier in good order at all times. If the acoustic barrier is not maintained to the satisfaction of Camden Council, Council may enter upon the land and carry out the necessary work at full cost to the owner.
 - (q) Restriction as to user preventing the alteration of the final overland flow path shape, and the erection of any structures (other than open form fencing) in the overland flow path without the written permission of Council.
 - (r) Restriction as to user on those lots adjacent to the overland flow paths to ensure that the floor level of any habitable room is not less than 600mm above the 1% AEP level, such levels to be detailed on the Section 88b Instrument and related to AHD.
 - (s) Restriction as to user indicating that no buildings must be permitted outside the boundaries of the building envelopes as shown on the approved plans.
 - (t) Restriction as to user directing that the burdened lot must not be developed other than in accordance with the approved plan.
 - (u) Restriction as to user creating an easement for support and maintenance 900mm wide adjacent to the "zero" lot line wall.
 - (v) Restriction as to user on all lots requiring that all works must be built in accordance with the Salinity Management Plan as contained under Salinity Management Plan under "Section 9" in the report titled "*Phase 1 Preliminary Contamination and Salinity Investigation – Proposed Residential Subdivision Development Lot 1 DP1155727, No 46 Crookston Drive, Camden South NSW*", prepared by GeoEnviro Consultancy Pty Ltd, Ref No JC12118A-r1, dated April 2012. Compliance with the Plan must be demonstrated for each residential development Application.
- (3) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's current Engineering Design Specifications.
- (4) **Maintenance Bond** - A maintenance bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works must be lodged with Council prior to the release of the Subdivision Certificate. This bond is to cover the maintenance of civil works constructed during subdivision works and

any damage to existing roads, drainage lines, public reserves or other Council property or works required as a result of work not in accordance with Council's standards, and/or development consent conditions.

The maintenance bond shall be for (12) twelve months or such longer period as determined by Council's engineer, and shall commence on the date of release of the linen plan in the case of subdivision works or the date of the issue of the compliance certificate in the case of development works.

Note 1: In accordance with Council's current Fees and Charges an administration fee for processing of bonds in the form of cash or bank guarantees is applicable.

Note 2: It should be noted that Council will not refund/release the maintenance bond, unless a suitable replacement bond is submitted.

- (5) **Bond for Final Layer of Asphaltic Concrete** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a monetary bond with Camden Council for the placement of the final layer of asphaltic concrete wearing course on all proposed public roads within this subdivision.

The bond is to be in the form of cash or an unconditional bank guarantee in favour of Camden Council, and must be equivalent to 130% of the value of the works, including the cost of all reinstatement works, with the estimated cost of such work being determined by reference to Council's current Schedule of Fees and Charges.

The work is to be completed within 5 years from the registration of the Subdivision Certificate/Plan of Subdivision or when Occupation Certificates for dwellings associated with 80% of the lots created by a subdivision adjoining such road have been issued.

Camden Council reserves the right to claim against the bond at any time.

Note 1: An administration fee, in accordance with Council's current Schedule of Fees and Charges, is applicable for the processing of bonds.

Note 2: It should be noted that Council will not refund/release the bond until;

- (a) the work has been completed to the requirements of Camden Council, and/or
 - (b) where applicable a suitable replacement bond is submitted.
- (6) **Compliance Certificate** - Prior to the issue of the Subdivision Certificate the applicant must submit to Council documentary evidence/ compliance certificate to confirm compliance of all conditions of the subject consent.
- (7) **Value Of Works** - Prior to release of the Subdivision Certificate, the applicant must submit itemised data and value of civil works for the inclusion in Council's Asset Management System. The applicant can obtain from Council upon request, a template and requirements for asset data collection.

- (8) **Lot Numbers and Street Names** - Prior to Issue of a Subdivision Certificate, lot numbers, house numbers and street names must be stencilled on the face of kerb, or in such location as directed by the Principal Certifying Authority.

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

- (a) Lot numbers:

(i) White number on **Blue** background located on the prolongation of both common boundaries of each lot.

- (b) House numbers:

(i) **Blue** number on white background located adjacent the middle of the lot.

- (c) Street names:

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

- (9) **Works as Executed Plan** - Prior to the issue of any Subdivision Certificate, a works-as-executed plan in both hard copy and electronic form (.dwg files or equivalent) in accordance with Camden Council's current Engineering Construction Specifications.

- (10) **Final Layer Asphaltic Concrete (Roads)** - The final asphaltic concrete wearing course layer must not be placed on the carriageway of any road until:

- (a) a Subdivision Certificate has been issued by the Principal Certifying Authority, Camden Council,
- (b) the Subdivision Certificate/Plan of Subdivision has been registered with the Department of Lands - Land and Property Information,
- (c) the terms of any bond for such work have been confirmed to be satisfied by the Roads and Maritime Services and Camden Council, and
- (d) a Public Road Activity (Roadworks) application has been submitted to and approved by the Roads and Maritime Services and Camden Council.

- (11) **Delineation on Plan of Subdivision** – Prior to the issue of any Subdivision Certificate a draft Plan of Subdivision must be submitted to the Principal Certifying Authority (PCA) for approval. The plan shall: -

- (a) indicate 1% AEP contour/s watercourses,
- (b) indicate public reserves,
- (c) indicate drainage reserves, the extent of which is determined by 1% AEP, and

- (d) align with the approved work-as-executed plan.

The approved draft Plan of Subdivision shall form the basis for a final Plan of Subdivision associated with any application for a Subdivision Certificate, and also be provided in electronic form (.dwg format or equivalent).

- (12) **Incomplete Works** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a bond with Camden Council for the construction of incomplete works, including concrete footpath and/or pedestrian/cycle shared way, in accordance with Camden Council's current Engineering Construction Specifications.
- (13) **Stormwater Destination** – Prior to the issue of the Subdivision Certificate, pit lintels must be labelled with permanent stencilled signs in accordance with Camden Council's current Engineering Design Specifications.
- (14) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be submitted to the Certifying Authority, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (15) **Street Lighting** - Street lighting must be provided within the subdivision in accordance with the relevant Australian standards, Endeavour Energy approval and the satisfaction of the Principal Certifying Authority. All such work must be complete and operative prior to the issue of the Subdivision Certificate.
- (16) **Services** - Prior to the issue of any Subdivision Certificate the following service authority certificates/documents must be obtained and submitted to the Principal Certifying Authority for inclusion in any Subdivision Certificate application:
- (a) a certificate pursuant to s.73 of the *Sydney Water Act 1994* stating that both water and sewerage facilities are available to each allotment;

for such a certificate must be made through an authorised Water Servicing Co-ordinator.
 - (b) a Notification of Arrangements from Endeavour Energy;
 - (c) written advice from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development.
- (17) **Subdivision Certificate Release** - The issue of a Subdivision Certificate is not to occur until all conditions of this consent have been satisfactorily addressed and all engineering works are complete unless otherwise approved in writing by the Principal Certifying Authority.
- (18) **Sydney Water Service Covers** – Prior to the issue of any Subdivision Certificate all Sydney Water service covers ie hydrants, stop valves etc., are to be made clearly identifiable by the installation of coloured raised reflective

pavement markers placed at the centreline of the road opposite the hydrant so as to comply with AS2419.

- (19) **Show Easements on the Plan of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.
- (20) **Show Restrictions on the Plan of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.
- (21) **Plot Watercourses** - The developer must chart the natural watercourse on the subdivision.
- (22) **Burdened Lots to be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions must also be suitably burdened.
- (23) **Demolition of Temporary Water Quality Facilities** – Any temporary water quality facility will be made redundant upon the provision of an approved permanent water quality facility. In that regard the temporary water quality facility must be demolished and the area containing the facility reinstated. Any resulting impediment to existing permanent infrastructure, as a result of the removal of the associated stormwater drainage system is to be rectified to the requirements of Camden Council.

Prior to the commencement of any such demolition all contributing stormwater flows to the facility must be diverted to the permanent water quality facility by way of a stormwater drainage system approved by Camden Council.

- (24) **Damaged Assets** – Any work and public utility relocation within a public place shall incur no cost to Council.
- (25) **Fill Plan** - A Fill Plan shall be submitted to the Principle Certifying Authority (PCA) prior to the issue of any Subdivision certificate. The plan must:
 - (a) Show lot boundaries
 - (b) Show road/drainage/public reserves
 - (c) Show street names
 - (d) Show final fill contours and boundaries, and
 - (e) Show depth in filling in maximum 0.5m Increments

It is to be submitted electronically in Portable Document Format (.PDF) at 150dpi with a maximum individual file size not exceeding 2 megabytes and submitted both on compact disk and an A1 paper plan.

- (26) **Connection to Existing Public Roads** - The proposed road construction must connect with the existing public roads. The connection at such locations must be carried out in accordance with the provisions and requirements of Camden Council's issued Public Road Activity (Road works) approval. Further, all such

work must be completed to the satisfaction of the Roads and Maritime Services, Camden Council, prior to the issue of any Subdivision Certificate.

- (27) **Section 94 Contributions** - Pursuant to Camden Contributions Plan 2011 adopted in April 2012, a contribution must be paid to Council of \$7,110.00 per additional lot or dwelling, total \$156,420.00, for **Open Space, Recreation & Community Land**.

The contribution must be indexed by the methods set out in Paragraph 2.15.2 of the plan and paid Prior to the issue of a Subdivision Certificate.

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

- (28) **Section 94 Contributions** - Pursuant to Camden Contributions Plan 2011 adopted in April 2012, a contribution must be paid to Council of \$9,428.00 per additional lot or dwelling, total \$207,416.00, for **Recreation & Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation & Administration Services**.

The contribution must be indexed by the methods set out in Paragraph 2.15.1 of the plan and paid Prior to the issue of a Subdivision Certificate.

- (29) **Subdivision Certificate for Stage 1** - Prior to the issue of a Subdivision Certificate for this development, a Subdivision Certificate must be issued for the Stage 1 subdivision as approved by Development Consent 443/2012.

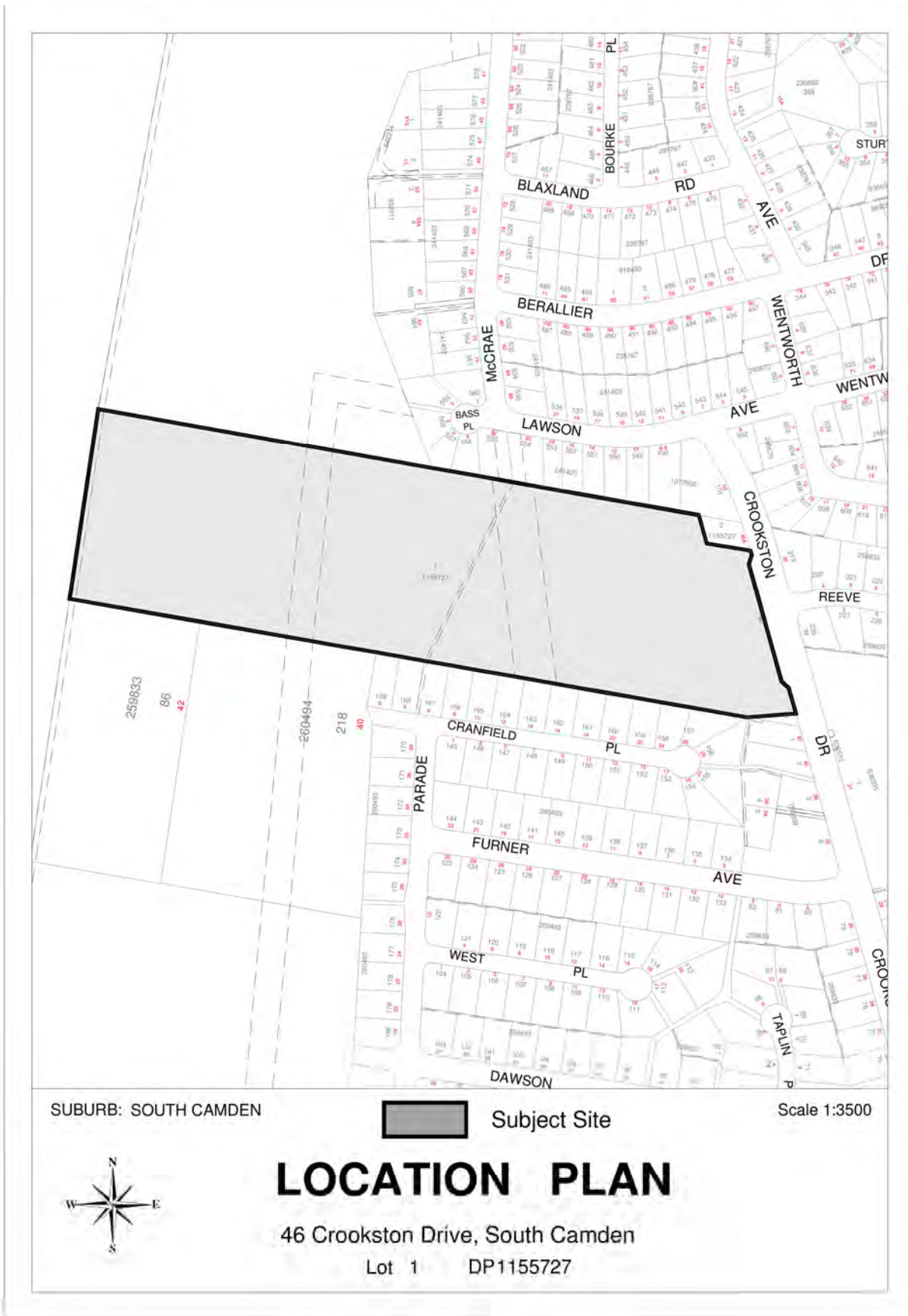
END OF CONDITIONS

RECOMMENDED

That Council approve Development Application 444/2012 for a residential subdivision at No 46 (Lot 1, DP 1155727) Crookston Drive, Camden South subject to the draft development consent conditions provided above.

ATTACHMENTS

1. Location plan
2. Subdivision plan
3. Submissions - *Supporting Document*



ORD04

Attachment 1



ORDINARY COUNCIL

ORD05

ORD05

SUBJECT: CONSTRUCTION OF TWO STOREY ADDITION AT NO 51 (LOT 2 DP 302447) MENANGLE ROAD, CAMDEN

FROM: Director, Development and Health

BINDER: Development Applications 2012 / DA461/2012

DA NO: 461/2012
OWNER: SJ Wilkinson & DR Boone
APPLICANT: D Boone
ZONING: R3 Medium Density Residential

PURPOSE OF REPORT

The purpose of this report is to seek a determination of a Development Application (DA) for the construction of a two storey dwelling addition.

The DA is referred to Council in accordance with its delegations as there remain unresolved issues raised in two submissions received from the public.

SUMMARY OF RECOMMENDATION

It is recommended that Council approve the DA subject to the draft development consent conditions provided at the end of this report.

BACKGROUND

On 14 May 2012, Council received a DA for demolition of an existing carport, garage and weatherboard addition and construction of a new two storey addition to the rear of the original dwelling. The site is located within a Heritage Conservation Area and prior to lodgement the owner sought advice from Council officers on the controls applicable to the site.

The DA was publicly notified between 17 May 2012 and 31 May 2012 and two submissions were received in objection to the proposal.

THE SITE

The site is known as No 51 (Lot 2 DP 302447) Menangle Road, Camden. The site slopes towards the rear, has an area of approximately 1,012m² and is located within the Camden Heritage Conservation Area. There is a public pathway adjacent to the southern boundary of the site.

The land currently contains a traditional style, single storey brick cottage with an attached two storey weatherboard addition to the rear and a free standing garage/carport. The property is surrounded by similar dwellings with single storey appearance to the street and two storey construction to the rear.

A location map is provided at the end of this report.

THE PROPOSAL

Development consent is sought for the demolition of a garage, carport and two storey weatherboard rear addition to allow construction of a new two storey brick addition to the rear of the dwelling.

The proposed 2 storey addition includes a garage and games room on the ground floor and an open plan living area (comprising kitchen, dining and lounge room) on the first floor. A glass walled atrium provides connection between the original dwelling and the new addition.

The applicant has provided a material palette guide indicating that the addition will be constructed of a tiled roof and exposed rustic brown brickwork with neutral colours for the windows, doors and fascia. The atrium responds to a design philosophy to provide a clear link and identification between the old and the new work.

A copy of the proposed plan and elevations is provided at the end of this report. A copy of the floor plan is provided with the Business Papers supporting documents.

NOTIFICATION

Surrounding neighbours were notified of the DA between 17 May and 31 May 2012 and two submissions were received in objection to the proposed development.

The submissions are addressed further under the heading 'Any Submissions' in the assessment section of this report.

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

PLANNING CONTROLS

The following plans and policies have been considered in the assessment of this application:

- Camden Local Environmental Plan 2010 (LEP 2010)
- Camden Development Control Plan 2011 (DCP 2011)

ASSESSMENT

The DA has been assessed in accordance with Section 79C of the *Environmental Planning and Assessment Act, 1979*.

The following comments are made with respect to the critical aspects of the application.

(1)(a) (i) the provisions of any environmental planning instrument

Camden Local Environmental Plan 2010

Under the Camden LEP 2010 the land is zoned R3 Medium Density Residential and is located within the Camden Heritage Conservation Area. The design of the development (including retention of the dwelling) considers the heritage value of the area and meets the objective of the LEP 'to conserve the environmental heritage of Camden'.

Building Height

Clause 4.3 of the LEP provides building standards for this zone which provides a maximum building height of 9.5m. The maximum building height of the proposed extension is 9.413m, to the ridge of the roof.

Floor Space Ratio (FSR)

Clause 4.4 of the LEP allows a maximum floor space ratio (FSR) of 0.5:1. The total gross floor area of the finished building including the first floor area is 320.15m². This achieves a FSR of 0.31:1 which is below the maximum permitted FSR.

Heritage

Clause 5.10 of the LEP is applicable as the site is situated within the Camden Heritage Conservation Area, however is not listed as an individual heritage item nor is it adjacent to any heritage item.

A Statement of Heritage Impact prepared by a qualified heritage consultant was lodged with the DA and concludes:

“The proposed rear addition does not seek to replicate the heritage styles of architecture within the conservation area instead intends to compliment the existing residence with its domestic proportions and simple form.

By following the natural topography and cutting into the rear of the property the addition will not rise above the existing front residence. As a result, it will be less visible when viewed from Menangle Road and will retain the single storey appearance to the street front.

The new roof level, pitch and form will be similar to that of the front residence.”

To reduce the impact of the new work on the heritage character of the streetscape the applicant has sought to design an addition which would be located to the rear of the existing building following the sloping contours down the site.

In accordance with the requirements of Clause 5.10(4) of the LEP, consideration has been given to the effect of the development on the Heritage Conservation Area. The new work retains the principal dwelling, has minimal visual impact when viewed from the street and maintains the traditional residential aspect of Menangle Road.

(1)(a) (ii) the provisions of any draft environmental planning instrument

There is no relevant draft environmental planning instrument applying to the land.

(1)(a) (iii) the provisions of any development control plan

Camden Development Control Plan 2011

The proposed development has been assessed against Part D2 ‘Residential Development’ which provides controls related to the rear addition including setbacks, FSR and privacy.

A summary of these controls is provided as follows:

DCP	Control	Compliance
Setbacks	<ul style="list-style-type: none"> • Rear – min. 6 m for 2 storey • Side - min. 0.9m • Walls along side boundary setbacks to be articulated in the form of windows, wall return or architectural features. 	<p>Complies - Rear setback approximately 30m</p> <p>Complies – Side setback (north) 0.947m</p> <p>Complies - Side setback (south) 3.94m south</p> <p>Complies</p>
Floor Space Ratio	<ul style="list-style-type: none"> • Maximum FSR 0.5:1 	<p>Complies</p> <p>Proposed FSR 0.31:1</p>
Privacy	<ul style="list-style-type: none"> • No direct overlooking of neighbours main living and private open space. • Highlight windows and privacy screen to be provided. 	<p>Complies subject to condition of consent for privacy screens.</p>
Building Height	<ul style="list-style-type: none"> • Max. 9.5m 	<p>Complies – 9.413m</p>

The proposed development is considered to comply with the relevant requirements of the DCP.

(1)(a) (iia) the provisions of any planning agreements

There are no planning agreements relating to this proposal.

(1)(a) (iv) the provisions of the Regulations

The Regulations do not specify any matters that are applicable to this development.

(1)(b) the likely impacts of the development

Section 79C requires Council to consider the likely impact of a development such as the environmental impacts on both the natural and built environments as well as the social and economic impacts on the locality.

The residential development is an acceptable land use, which is permitted within the zone and compatible with the surrounding residential area. The social impacts of the proposed development are deemed to be appropriate for the locality.

(1)(c) the suitability of the site for the development

The site is considered to be suitable for the development. There are no factors associated with the site that preclude the intended development.

(1)(d) any submissions received

The application was publicly notified between 17 May and 31 May 2012 and two submissions were received. The issues raised in the submissions are as follows:

- *New work not 'in period'*

Officer comment:

In designing the proposed rear addition, the applicant sought advice from Council officers and a heritage consultant to achieve a design appropriate for the existing dwelling and the locality.

It is not the intent of the development to mimic the federation style of the existing dwelling which in its self has been modified over time and included the addition of a new roof and the removal of chimneys. Rather, the development seeks to provide a quality design in terms of height, roof pitch and fabric which when viewed from the street would be subservient in design and sympathetic to the character of the existing dwelling. The effect of the development on the Heritage Conservation Area is considered satisfactory.

- *Prominent two storey development*

Officer Comment:

The proposed addition is to the rear of the existing dwelling and complies with the building standards provided under the LEP and DCP including the maximum building height of 9.5m. Further, it will replace an existing two storey addition and will be consistent with existing development within the vicinity of the site.

- *Impact on trees on adjoining properties, in particular, on the adjoining northern property.*

Officer Comment:

There is an existing tree located near the adjoining boundary to the north. Council's Landscape Officer has inspected the site and is satisfied that the proposed work is acceptable and is unlikely to have an adverse impact on any trees on adjoining properties.

It is noted that the garage to be demolished is setback 350mm from the northern boundary, whilst the proposed building work is setback 939mm from the northern boundary, providing a greater setback distance to the tree.

- *Loss of privacy*

Officer comment:

The subject and adjoining site to the north both have upper level balconies at the rear of the dwellings.

To address privacy, the proposed rear addition provides highlight windows facing north and south to avoid direct overlooking of adjoining properties.

Furthermore, in response to the neighbours concerns in relation to loss of privacy, the applicant has agreed to install privacy screens on the northern and southern ends of the rear balcony as well as angled louvres on the upper portion of the glass

atrium facing north. These measures have been included in the draft conditions of consent.

It is considered that these measures will maintain the neighbour's privacy.

- *The increased size of the new development compared to the existing building creates inadequate breathing space between neighbouring buildings.*

Officer Comment:

Whilst the proposal is larger in area than the existing addition, the proposal complies with Council's requirements including setback, FSR and height requirements. Furthermore, the proposed addition provides for articulation within the design, that provides variation in separation distances between neighbouring properties.

- *The notification plans are not identical to the plans used for Council's determination, in particular, plan numbering.*

Officer Comment:

It is not uncommon for DA notification plans to not match the overall plan numbering, as the DA notification plans do not include a full set of all DA plans.

Council's DCP requires the following information to be provided in notification letters:

- a clear drawing of the proposal;
- the location, height and external configuration of proposed buildings or structures; and
- a drawing showing existing and proposed buildings/extensions.

The DA notification plans provided the above information.

- *Increase in footprint, height of building and visual impact*

Officer Comment:

The proposal satisfies Council's LEP and DCP controls. The walls of the addition have been articulated to avoid the appearance of a long bland expanse and are purposely designed to avoid impacting on the neighbours' privacy.

- *Loss of views*

Officer Comment:

The subject and adjoining sites enjoy district views towards the rear (west). In some directions, these views are restricted by existing trees and structures.

Whilst the proposed addition will extend further towards the rear of the site than the existing building, the impact of the development on the views from neighbouring properties is marginal and the primary view towards the west will not be impacted.

- *Vehicle access and impact of the driveway on the adjacent property*

Officer Comment:

There is an existing driveway along the northern boundary of the site which provides vehicle access to the existing carport and garage.

The applicant proposes to retain the existing driveway, however should it need to be replaced it would be constructed in accordance with the Australian Standard for residential driveways and located in the same area as the existing driveway. It is intended for private use and is not intended for commercial or heavy vehicles.

- *Addition appears as a commercial facility*

Officer Comment:

The proposed rear addition is of exposed brick construction and tiled roof to match the original dwelling. The design is sympathetic to the existing dwelling and is considered an improved design outcome to the existing weatherboard addition which is to be demolished.

The rooms within the addition are residential in nature, including living areas and a games room. The applicant has not proposed any commercial use of the premises.

(1)(e) the public interest

Overall, this development is considered to be within the public interest. It represents the planned and orderly development of the site within an existing residential area.

CONCLUSION

Council has received a DA for the demolition of a garage, carport and two storey weatherboard addition and the construction of a new two storey addition to the rear of the dwelling at No 51 (Lot 2 DP 302447) Menangle Road, Camden.

The application has been assessed in accordance with the provisions of Section 79C of the *Environmental Planning and Assessment Act, 1979*, Local Environmental Plan 2010 and Development Control Plan 2011. Public notification was conducted and subsequent submissions have been considered and addressed in this report.

Upon completion of the assessment it has been determined that the development fully complies with the relevant legislation and is a satisfactory development of the land.

This DA is recommended to Council for approval, subject to the draft development consent conditions shown below.

DRAFT CONDITIONS OF CONSENT

1.0 - General Requirements

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

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:
 - Architectural plans prepared by Habitat Home Designs, dated 6 December 2011, Issue 2, Sheets 01 – 13;

- Statement of Environmental Effects, prepared by Distinctive Living Design, dated May 2012, Revision A;
- Schedule of Finishes, dated 8/2/2012
- BASIX Certificate;
- Statement of Heritage Impact, prepared by Stedinger Associates, dated November 2011.

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

- (2) **Building Code Of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (3) **Historical Significance** – Given the location of the subject site and its proximity to other sites and buildings of historical significance, no alterations to the external appearance of the building including painting must be carried out unless the prior written approval of Camden Council has been obtained.

2.0 - Construction Certificate Requirements

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

- (1) **Privacy Screens** – Permanently fixed 1.8m high privacy screens shall be provided to the northern and southern sides of the first floor balcony as follows:
 - the screens must not have any openings more than 30mm wide; and
 - the total area of all openings shall be less than 30 per cent of the surface area of the screen when viewed in elevation.

Details of the screens shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

- (2) **Privacy Louvers** – The upper portion of the glass atrium shall be provided with privacy louvers.

Details shall be provided to the Certifying Authority for consideration prior to the issue of the Construction Certificate.

3.0 - Prior To Works Commencing

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

- (1) **Sydney Water Approval** – Prior to works commencing, the approved development plans must also be approved by Sydney Water.
- (2) **Erection of Signs** – Shall be undertaken in accordance with Clause 98A of the *Environmental Planning and Assessment Regulation 2000*.
- (3) **Toilet Facilities** - Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (4) **Notice Of Commencement Of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
- (5) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (6) **Soil Erosion And Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

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

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

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

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

- (7) **Demolition Australian Standard** - Demolition of the building shall be carried out in accordance with the requirements of Australian Standard AS2601:2001 - Demolition of Structures.
- (8) **Demolition WorkCover NSW Notifications and Permits** - All demolition work must be notified to WorkCover NSW at least seven (7) days before work starts in accordance with Clauses 333 and 345 of the Occupational Health and Safety Regulation 2001.

Demolition work must not begin until a WorkCover NSW stamped copy of the notification has been received and is displayed on site for inspection by any interested party.

- (9) **Information Required Prior to Demolition** - The demolisher shall lodge with Camden Council or the Principal Certifying Authority at least 48 hours prior to the commencement of demolition work the following details:
- (a) written notice indicating the date when demolition of the building is to commence;
 - (b) copy of the demolition licence and details of name, address and business hours contact telephone number;
 - (c) a copy of the applicable asbestos licence (if required for demolition works involving asbestos);
 - (d) copy of the WorkCover NSW permit for the demolition works;
 - (e) copy of the WorkCover NSW stamped notification form including any asbestos removal notification.

4.0 - During Construction

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

- (1) **Survey Report (Peg Out)** - The building must be set out by a registered Land Surveyor. A Survey Report detailing the siting of the building in relation to the allotment boundaries shall be submitted to the Principal Certifying Authority (PCA) prior to the placement of any concrete.
- (2) **Fill Quality** – Any fill material brought in for the construction of the development must only contain uncontaminated soil, clay, shale or rock. No effluent, garbage or trade waste, including building or demolition waste, must be included in the fill. The extent and depth of filling must only occur in accordance with the approved plans and any other conditions of the Development Consent. Evidence of the certification of the fill as uncontaminated shall be provided to the Principal Certifying Authority.
- (3) **Thermal Insulation** – The development must be provided with wall and ceiling insulation, (including any wall between living areas and any garage), to conserve energy for the purposes of heating and cooling.

The minimum ratings required are:

Ceilings R3.5
Walls R1.5

Where installations are performed by an insulation company, a certificate of installation must be submitted to the Principal Certifying Authority (PCA) verifying the installation and required "R" ratings.

- (4) **Hours of Work** – The hours for all construction and demolition work are restricted to between:
 - (a) 7.00am and 6.00pm, Monday to Friday (inclusive);

- (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
 - (c) work on Sunday and Public Holidays is prohibited.
- (5) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:
- (a) the delivery of material shall only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 4.00pm on Saturdays;
 - (b) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site;
 - (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
 - (e) a waste control container shall be located on the development site.
- (6) **Surface Drainage** – To prevent surface water from entering the building:
- (a) the floor level for slab on ground construction shall be a minimum of 150mm above finished ground level for habitable rooms;
 - (b) seepage and surface water shall be collected and diverted clear of the building by a sub-surface/surface drainage system;
 - (c) the control of surface water drainage shall in all respects comply with the *Building Code of Australia (Class 1 and Class 10 Buildings)*;
 - (d) where a rainwater tank is required on the site, all surface water drainage lines shall be connected to the outlet overflow drainage line from the rainwater tank.
- (7) **Shoring and Adequacy of Adjoining Property** - Shall be in accordance with Clause 98E of the *Environmental Planning and Assessment Regulation 2000*.
- (8) **Protection of Public Places** – If the work involved in the erection or demolition of a building:
- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (b) building involves the enclosure of a public place,
- a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

- (9) **Roofwater to Existing System** – All roofwater from the subject building(s) shall be connected to the existing stormwater or rainwater drainage system.

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

- (10) **BASIX Certificate** – Under clause 97A of the *Environmental Planning & Assessment Regulation 2000*, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled.

In this condition:

- (a) relevant BASIX Certificate means:
- (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under Section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - (ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and
- (b) BASIX Certificate has the meaning given to that term in the *Environmental Planning & Assessment Regulation 2000*.

5.0 - Prior To Issue Of Occupation Certificate

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

- (1) **Privacy Screens** – The first floor balcony privacy screens shall be maintained and retained for the life of the balcony.
- (2) **Installation of Privacy Screens** – The balcony privacy screens shall be completed prior to the issue of any Occupation Certificate for the addition.
- (3) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

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

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

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

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

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

END OF CONDITIONS

ORD05

RECOMMENDED

That Council approve Development Application 461/2012 for the demolition of a two storey addition and garage and the construction of a two storey addition at No 51 (Lot 2 DP 302447) Menangle Road, Camden subject to the draft Development Consent conditions shown above.

ATTACHMENTS

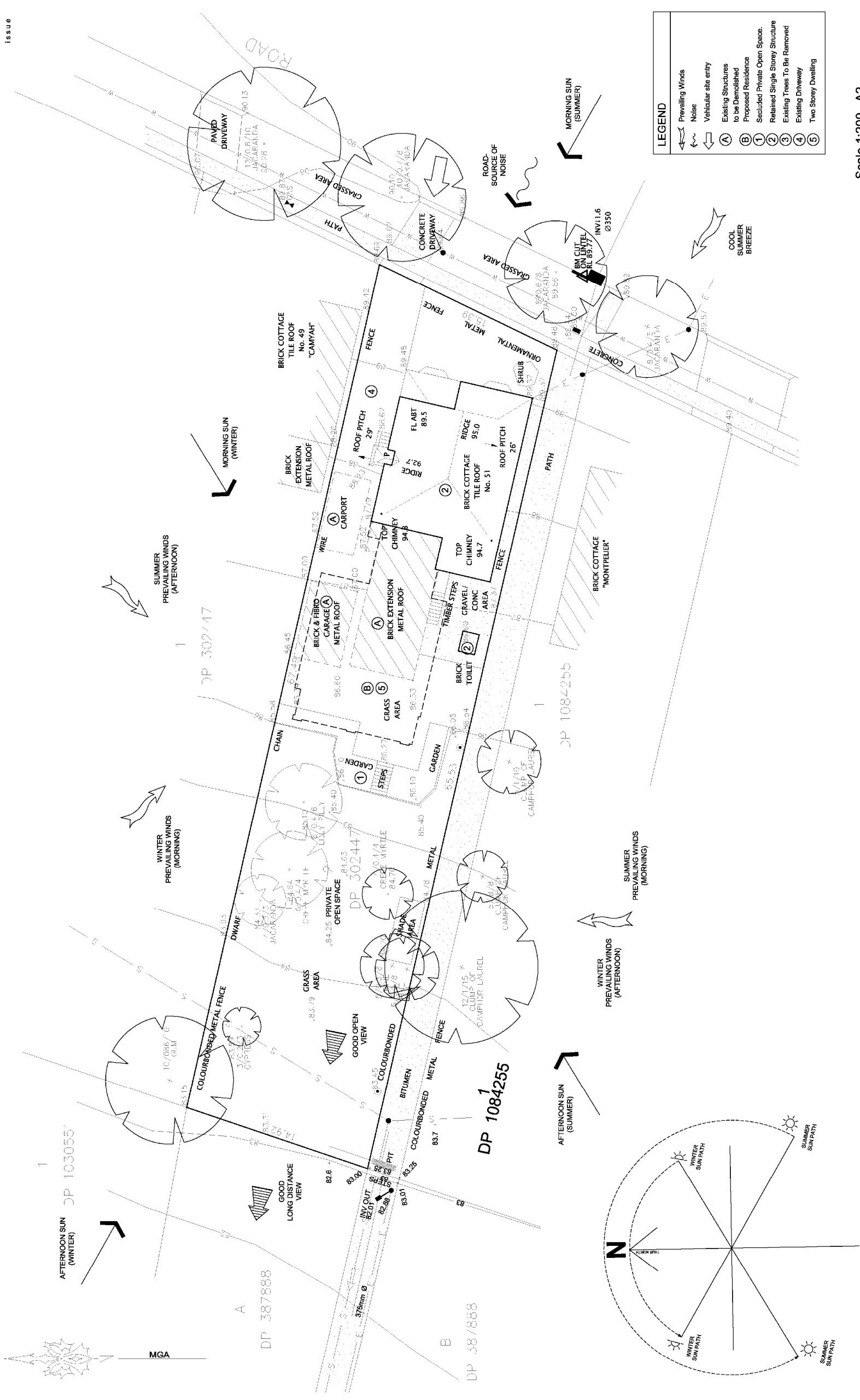
1. Location plan
2. Proposed Plans
3. Floor Plans - *Supporting Document*
4. Submissions - *Supporting Document*



ORD05

Attachment 1

02
ISSUE



Scale 1:200 - A2

02
sheet

6th December 2011
DO NOT SCALE

Boone & Wilkinson
Lot 2 DP 3 0 2 4 4 7

Project: Proposed
Alterations & Additions

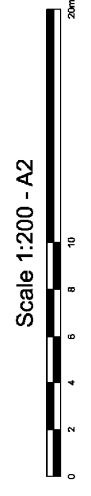
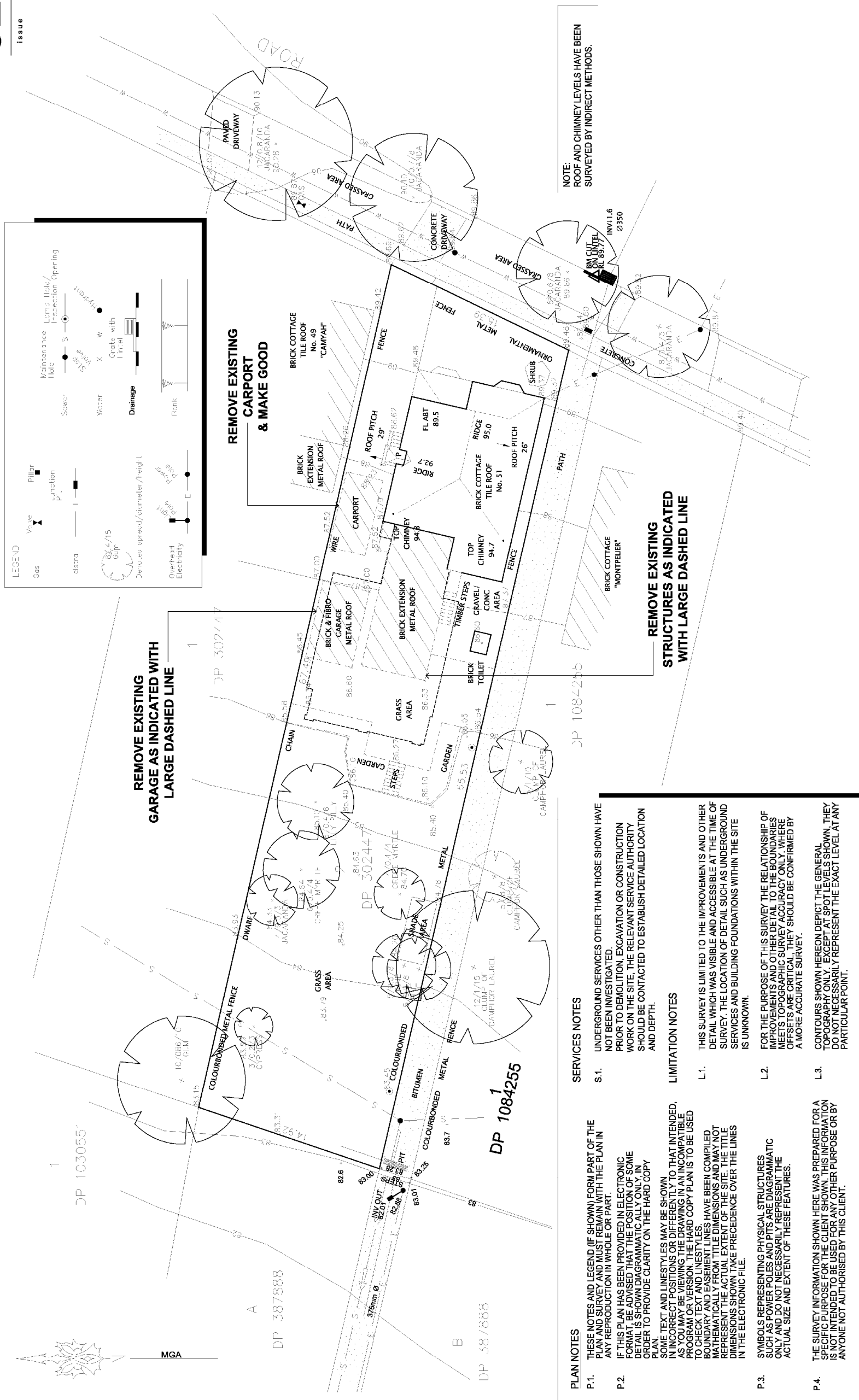
Site Analysis Plan
51 Menangle Road, Camden

Suite 9 / 115 Argyle Street, Camden
P.O. Box 1291 Camden, NSW 2670
02 4655 9353 0405 641 441
adam@habitat.homedesigns.com.au

habitat
HOME DESIGNS

ORD05

Attachment 2



PLAN NOTES

P.1. THESE NOTES AND LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.

P.2. IF THIS PLAN HAS BEEN PROVIDED IN ELECTRONIC FORMAT, BE ADVISED THAT THE POSITION OF SOME DETAIL IS SHOWN DIAGRAMMATICALLY ONLY IN ORDER TO PROVIDE CLARITY ON THE HARD COPY PLAN. SOME TEXT AND LINES MAY BE SHOWN IN INCORRECT POSITIONS OR DIFFERENTLY TO THAT INTENDED, AS YOU MAY BE VIEWING THE DRAWING IN AN INCOMPATIBLE PROGRAM OR VERSION. THE HARD COPY PLAN IS TO BE USED TO CHECK TEXT AND LINES.

P.3. BOUNDARY AND EASEMENT LINES HAVE BEEN COMPILED MATHEMATICALLY FROM TITLE DIMENSIONS AND MAY NOT REPRESENT THE ACTUAL EXTENT OF THE SITE. THE TITLE DIMENSIONS SHOWN TAKE PRECEDENCE OVER THE LINES IN THE ELECTRONIC FILE.

P.4. SYMBOLS REPRESENTING PHYSICAL STRUCTURES SUCH AS POWER POLES AND PITS ARE DIAGRAMMATIC ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE AND EXTENT OF THESE FEATURES.

P.5. THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THIS INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORISED BY THIS CLIENT.

SERVICES NOTES

S.1. UNDERGROUND SERVICES OTHER THAN THOSE SHOWN HAVE NOT BEEN INVESTIGATED. PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION WORK ON THE SITE, THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

LIMITATION NOTES

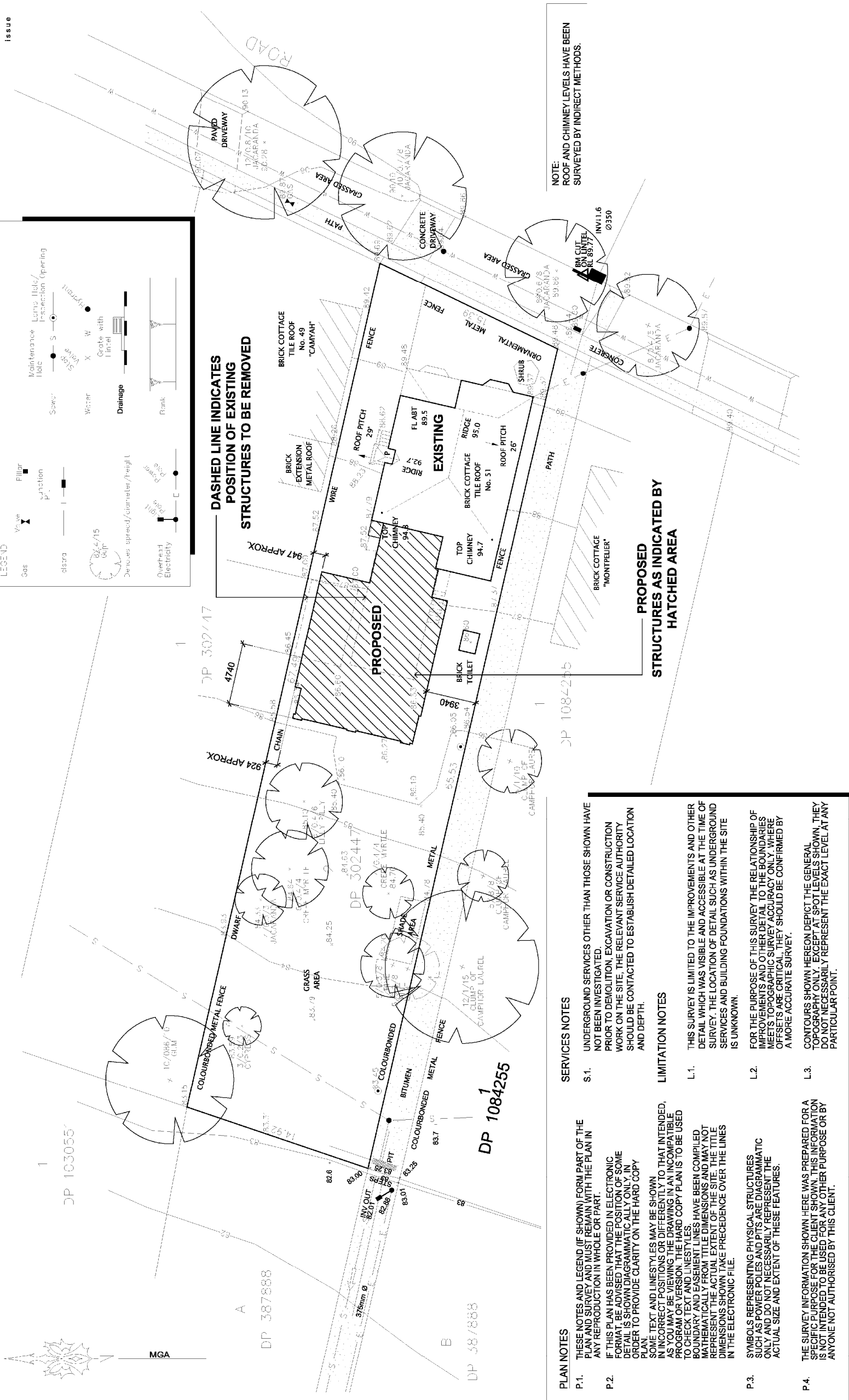
L.1. THIS SURVEY IS LIMITED TO THE IMPROVEMENTS AND OTHER DETAIL WHICH WAS VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY. THE LOCATION OF DETAIL SUCH AS UNDERGROUND SERVICES AND BUILDING FOUNDATIONS WITHIN THE SITE IS UNKNOWN.

L.2. FOR THE PURPOSE OF THIS SURVEY THE RELATIONSHIP OF IMPROVEMENTS AND OTHER DETAIL TO THE BOUNDARIES MEETS TOPOGRAPHIC SURVEY ACCURACY ONLY. WHERE OFFSETS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY A MORE ACCURATE SURVEY.

L.3. CONTOURS SHOWN HEREON DEPICT THE GENERAL TOPOGRAPHY. SPOT HEIGHTS ARE SHOWN, THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.

LEGEND

Gas	Valve	Filler	Maintenance	Long Hilt/
45373	45373	45373	Flate	Inspection (Springing)
			Sewer	Stone
			Water	Grate with
				Final
				Drainage
				Frank
				Devices spread/circumfer/height
				Overhead
				Electricity



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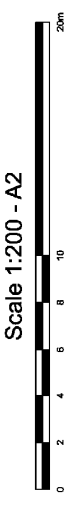
LIMITATION NOTES

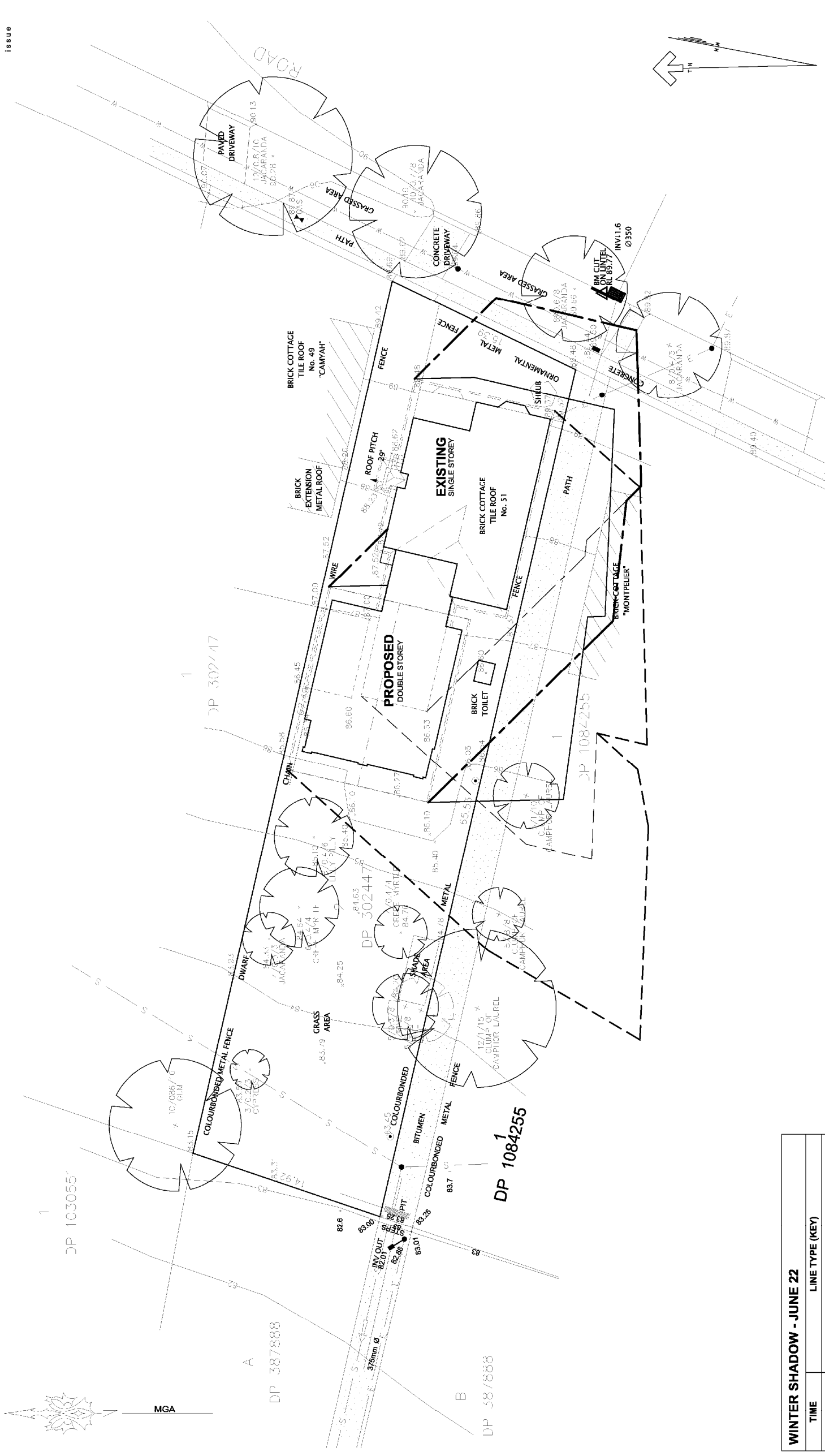
L.1. THIS SURVEY IS LIMITED TO THE IMPROVEMENTS AND OTHER DETAIL WHICH WAS VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY. THE LOCATION OF DETAIL SUCH AS UNDERGROUND SERVICES AND BUILDING FOUNDATIONS WITHIN THE SITE IS UNKNOWN.

L.2. FOR THE PURPOSE OF THIS SURVEY THE RELATIONSHIP OF IMPROVEMENTS AND OTHER DETAIL TO THE BOUNDARIES MEETS TOPOGRAPHIC SURVEY ACCURACY ONLY. WHERE OFFSETS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY A MORE ACCURATE SURVEY.

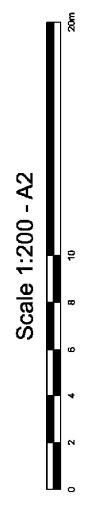
L.3. CONTOURS SHOWN HEREON DEPICT THE GENERAL DOORNECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.

NOTE: ROOF AND CHIMNEY LEVELS HAVE BEEN SURVEYED BY INDIRECT METHODS.

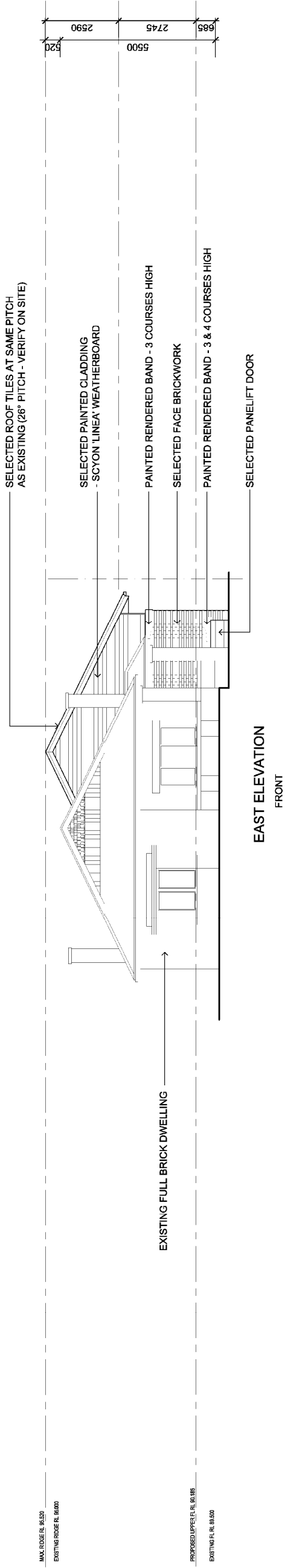




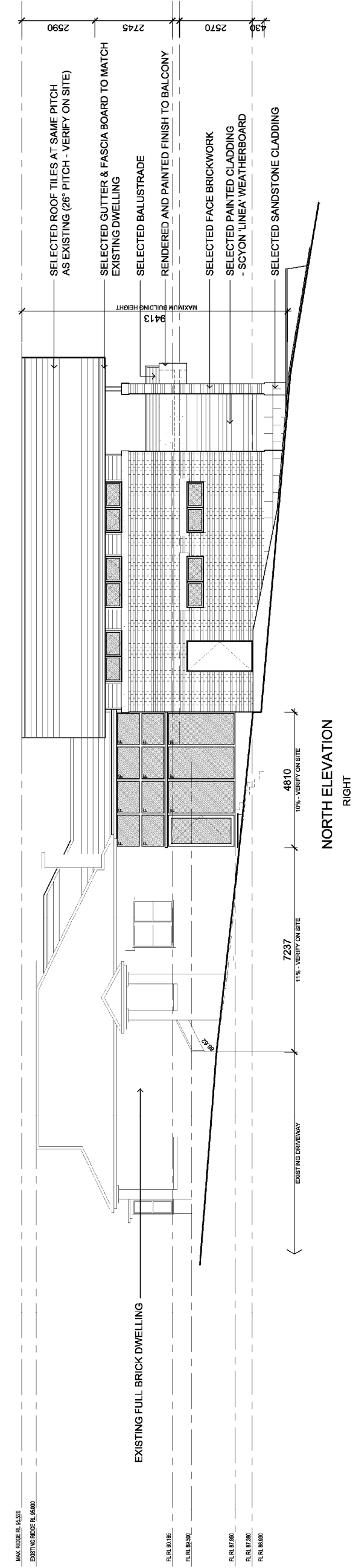
WINTER SHADOW - JUNE 22	
TIME	LINE TYPE (KEY)
9:00 am	---
12:00 noon	- - -
3:00 pm	---



02
ISSUE

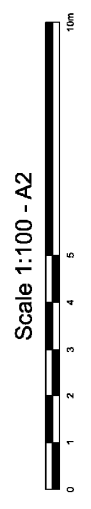


EAST ELEVATION
FRONT



NORTH ELEVATION
RIGHT

IMPORTANT NOTES:
ALL LEVELS ARE DETERMINE BY THE EXISTING FINISHED FLOOR LEVEL OF EXISTING DWELLING - VERIFY ON SITE
V.O.S. = VERIFY ON SITE



habitat
HOME DESIGNS

Suite 9 / 115 Argyle Street, Camden
P.O. Box 1291 Camden, NSW 2670
02 4655 9353 0405 641 441
adam@habitat.homedesigns.com.au

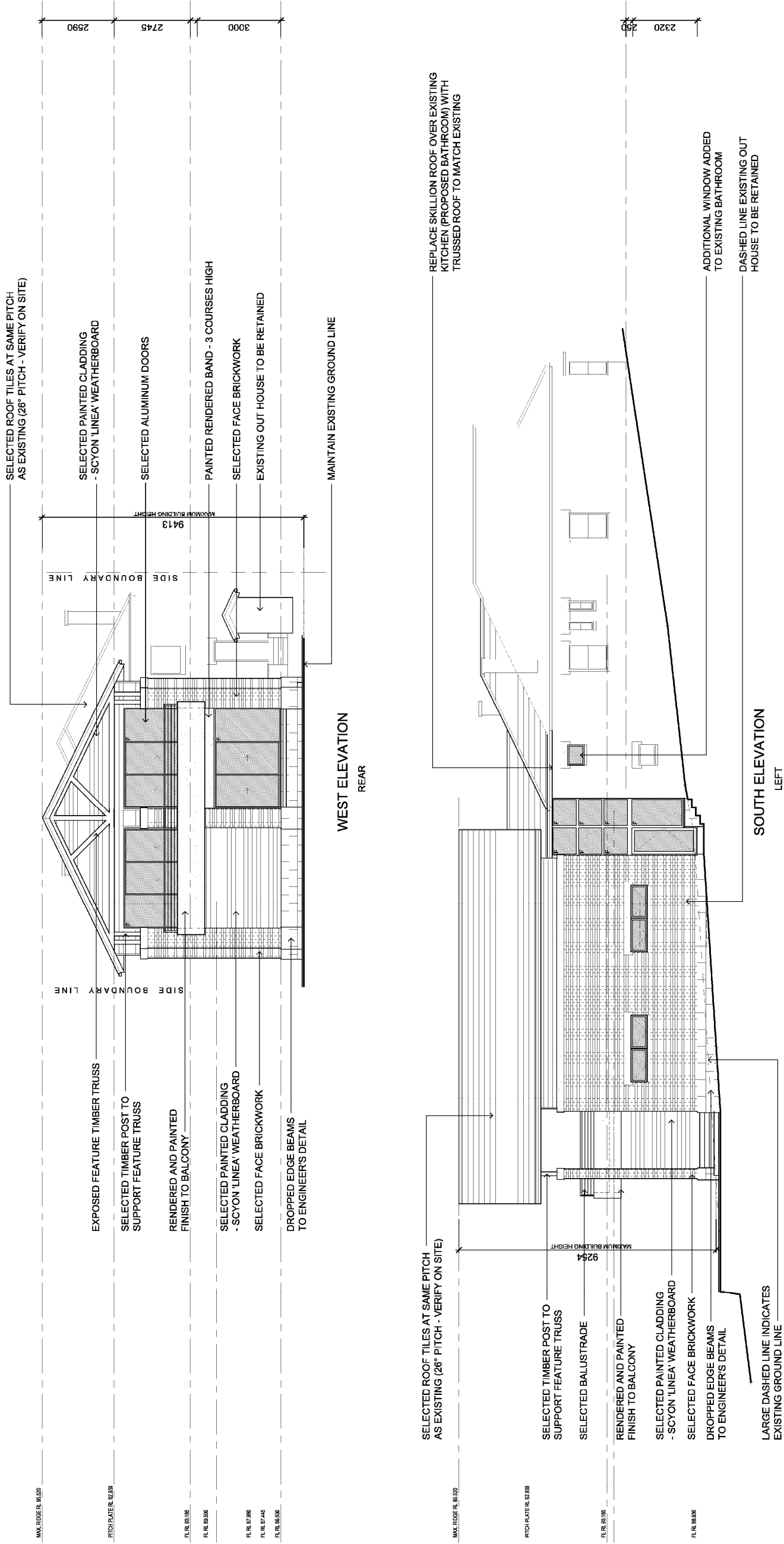
Project: Proposed
Alterations & Additions

Boone & Wilkinson
Lot 2 DP 3 0 2 4 4 7

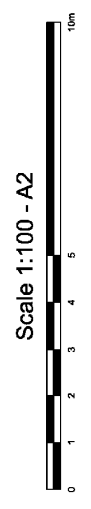
51 Menangle Road, Camden

6th December 2011
DO NOT SCALE

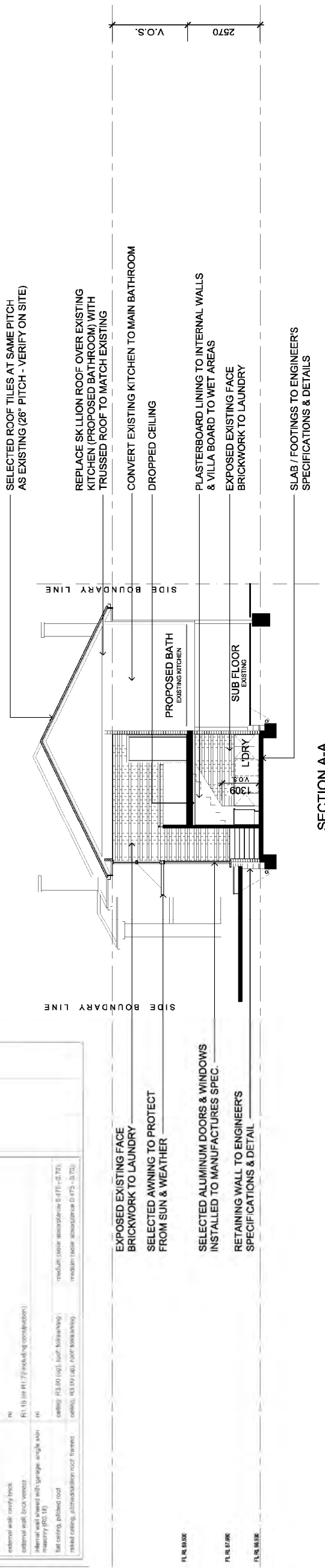
08
sheet



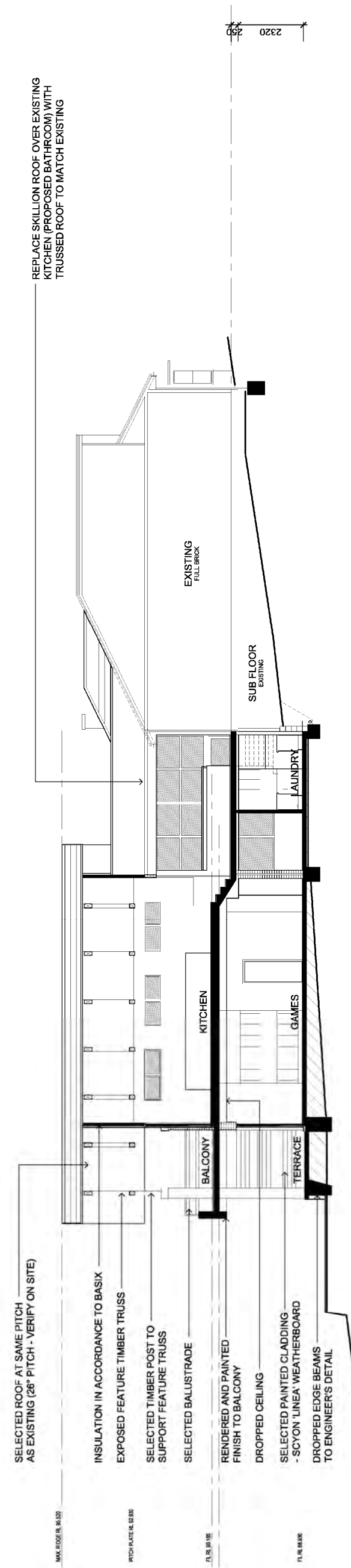
IMPORTANT NOTES:
 ALL LEVELS ARE DETERMINE BY THE EXISTING FINISHED FLOOR LEVEL OF EXISTING DWELLING - VERIFY ON SITE
 V.O.S. = VERIFY ON SITE



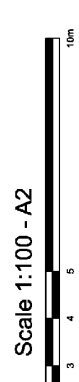
Construction	Additional Insulation (R-value)	Other specifications
concrete slab on ground floor	R1	
suspended floor above garage (framed) (R0.7)	R1	
external wall cavity brick	R1.15 (or R1.7) (including construction)	
internal wall shared with garage, single skin masonry (R0.18)	R0.18	
flat ceiling, polished roof	R0.18	
rigid ceiling, polystyrene roof framed	R0.18 (or R0.18) / roof transparency	medium solar absorptance 0.175 - 0.175, medium solar absorptance 0.175 - 0.175



SECTION A-A



SECTION B-B





ORD06

ORDINARY COUNCIL

ORD06

SUBJECT: STAGED SUBDIVISION TO CREATE 34 BUSINESS DEVELOPMENT LOTS INCLUDING ROAD CONSTRUCTION, DRAINAGE, RIPARIAN CORRIDOR WORKS, LANDSCAPING AND ASSOCIATED SITE WORKS AT NO 650 (LOT 74, DP 1154772) CAMDEN VALLEY WAY, GLEDSWOOD HILLS

FROM: Director, Development and Health

BINDER: Development Applications 2012/ DA 277/2012

DA NO: 277/2012

OWNER: Gregory Hills Corporate Park Pty Ltd

APPLICANT: Gregory Hills Corporate Park Pty Ltd

ZONING: B5 Business Development

PURPOSE OF REPORT

The purpose of this report is to seek a determination of a Development Application (DA) for a business development subdivision.

The DA is referred to Council in accordance with its delegations as there remain unresolved issues in submissions from the public and non-compliances with the Turner Road Development Control Plan 2007.

SUMMARY OF RECOMMENDATION

It is recommended that Council approve this DA subject to the draft development consent conditions provided at the end of this report.

BACKGROUND

The DA was lodged with Council on 20 March 2012. The DA underwent a preliminary assessment and a request for additional information was issued to the applicant seeking clarification on a number of issues and the provision of additional reports.

The DA was notified to surrounding landowners for a period of 14 days from 19 April 2012 to 3 May 2012. During this notification period two submissions were received (both objecting to the proposal).

Following a detailed assessment of the proposal, a number of issues were identified by Council staff in relation to incomplete drawings, non-compliances with the Turner Road Development Control Plan 2007 (DCP) and issues raised by Transgrid in relation to works proposed within an existing electricity easement.

Council met with the applicant and requested a number of changes be made to the development. These changes included the provision of maintenance access to South Creek, extension of cul-de-sac heads to accommodate sufficient turning paths for vehicles, provision of cycle and pedestrian paths in accordance with the DCP requirements, provision of cross sections to ascertain the visual impacts of the retaining wall, a Fill Management Plan and compliance with the Indicative Layout Plan (ILP) within the DCP.

The applicant subsequently provided amended plans and reports in support of the proposed development on 6 June 2012. The application was then renotified for a period of 10 days from 18 to 28 June 2012 to surrounding landowners (including those that had previously made submissions). As a result, two submissions were received (both from the previous submitters and both objecting to the proposal).

The application has been assessed and is referred to Council for determination.

THE SITE

The site is known as No 650 (Lot 74, DP 1154772) Camden Valley Way, Gledswood Hills. The site is located in the Turner Road Precinct of the South West Growth Centre and forms a considerable part of the precinct's employment area.

The site is irregular in shape, is largely vacant with a sewage pumping station located in the north-western corner and has an area of approximately 29.7ha. The site is burdened by a number of easements including an electricity easement located on the north-eastern corner of the site and a Sydney Water easement located on the south-western corner of the site.

Camden Valley Way bounds the site to the west and Gregory Hills Drive bounds the site on its southern boundary. From the southern boundary along Gregory Hills Drive, the site slopes downwards approximately 3.4m towards the north to South Creek. South Creek forms the northern boundary with future residential development planned to the north and east of the site.

The subject DA relates to a considerable part of the larger Turner Road employment area. It is envisaged that the overall employment area will contain a wide range of employment generating businesses including 40,000m² of bulky goods floor space and 3,500m² of retail floor space with service and business development adjacent to Camden Valley Way and Gregory Hills Drive. A significant part of the employment area is also zoned for industrial and storage development.

The surrounding area contains the Smeaton Grange industrial estate to the south-west, with Currans Hill residential suburb to the south-east. To the east and north-east lies the Sydney Catchment Authority upper canal. On the opposite side of Camden Valley Way to the north-west and west is the Oran Park Precinct of the South West Growth Centre, as well as the Harrington Grove release area.

A location plan is provided in Attachment 1 at the end of this report.

THE PROPOSAL

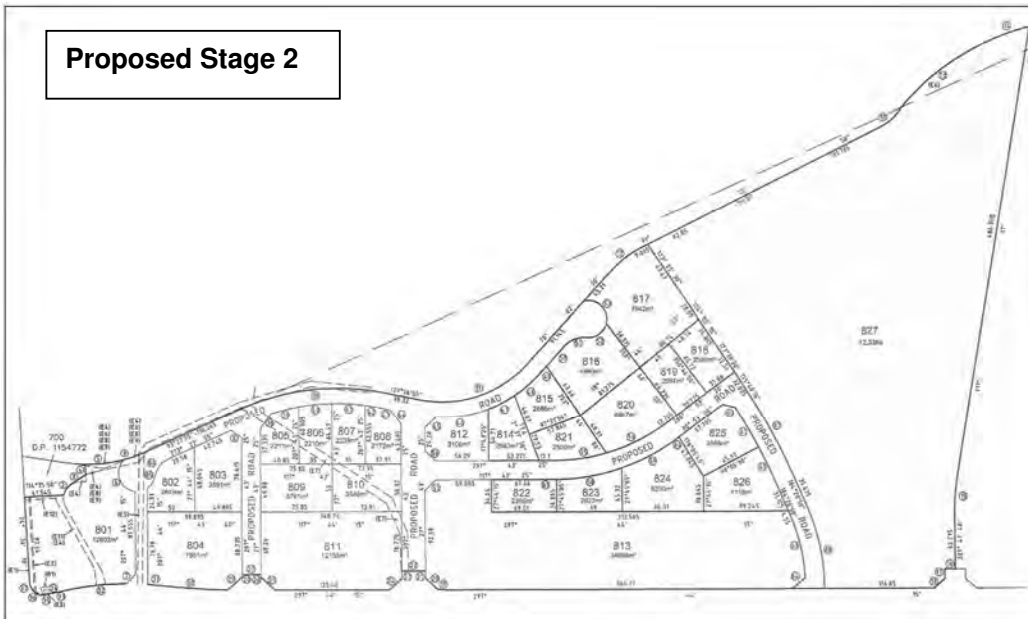
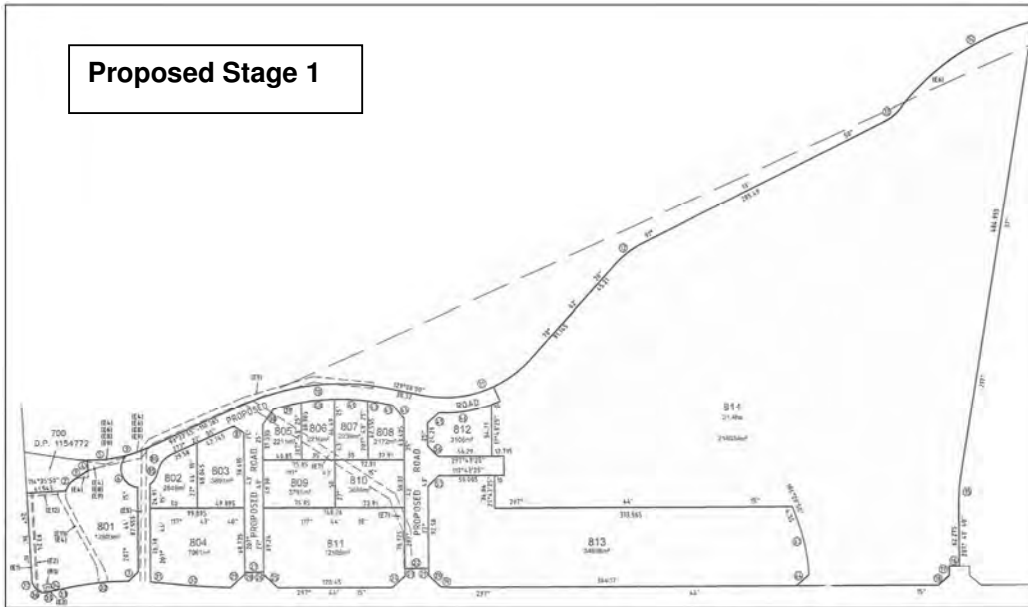
Development consent is sought to subdivide this site into 32 business development lots and two residue lots. The development proposes three separate stages incorporating the following:

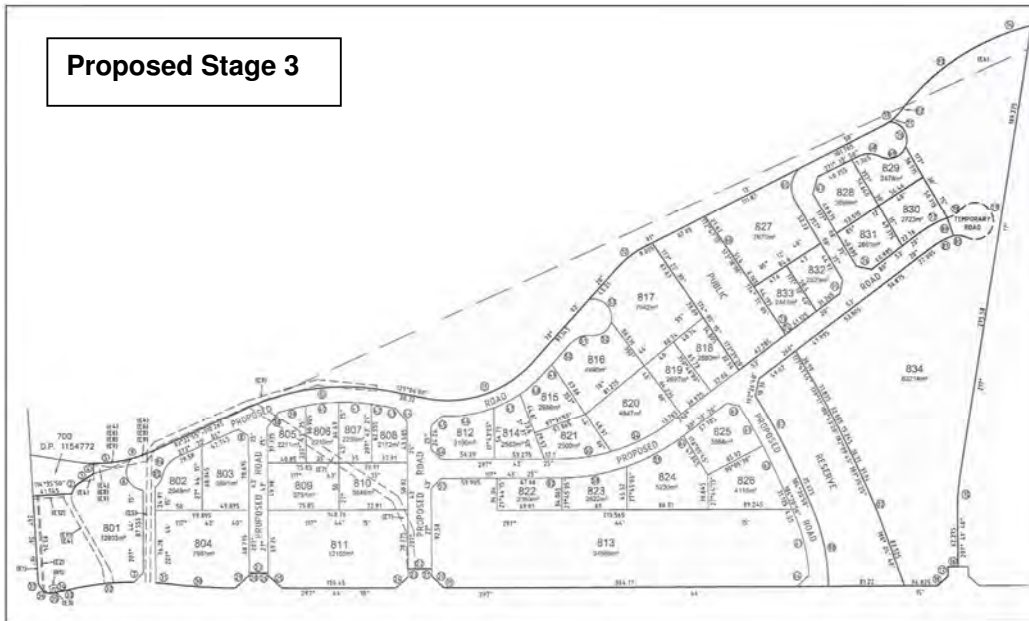
- Stage 1 with an area of 93,533m²:
 - 12 business development lots (lots 801 to 812); and
 - 1 residue lot (lot 813)
- Stage 2 with an area of 30,725m²:

ORD06

- 13 business development lots (lots 814 to 826)
- Stage 3 with an area of 86,615m²:
 - 7 business development lots (lots 827 to 833); and
 - 1 residue lot (lot 834); and
- Construction of 6 internal roads, riparian works, landscaping and associated site works.

No buildings or signage are proposed under this DA. All proposed buildings and signage will be subject to future DAs.





A copy of the proposed final plans is provided in Attachment 2 at the end of this report.

NOTIFICATION

The application was publicly notified from 19 April 2012 to 3 May 2012. During this notification period, two submissions were received (both raising objections to the proposal).

Following the submission of amended plans and reports to Council on 6 June 2012, the proposed development was renotified for a period of 10 days from 18 June to 28 June 2012 to surrounding landowners. As a result of this renotification, two submissions were received (these submissions were from objectors who had previously lodged submissions during the initial notification period). The issues raised in these submissions are assessed in the “1(d) Any Submissions” section of this report.

A copy of the submissions are provided with the Business Paper supporting documents.

PLANNING CONTROLS

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

1. State Environmental Planning Policy (Sydney Region Growth Centres) 2006
2. State Environmental Planning Policy No 55 – Remediation of Land
3. Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
4. Turner Road Development Control Plan 2007

ASSESSMENT

The following assessment is made in accordance with the requirements of the *Environmental Planning and Assessment Act, 1979*, Section 79C – Evaluation.

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

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

Permissibility

The site comprises a mixed zoning with a large portion of the site zoned B5 Business Development and an area of land zoned RE2 Private Recreation pursuant to the SEPP. The proposed subdivision and associated works are permissible with development consent in these zones.

Zone Objectives

It is considered that the proposed development complies with the objectives of the relevant zones. The B5 Business Development zone seeks “to enable a mix of business and warehouse uses and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres” and to “provide for a wide range of employment generating development”.

The proposed subdivision is considered to be generally consistent with the relevant objectives in that it will help facilitate a wide range of employment generating development (including business, industrial and warehouse uses) and will supplement the existing uses within the Turner Road Precinct.

Further, the overall development site has the ability to provide a variety of future industrial/business development opportunities through the further subdivision of proposed residue lots within B5 Business Development lands.

Additionally, the RE2 Private Recreation zone objectives seek to “protect and enhance the natural environment for recreational purposes”, to “preserve and maintain the natural values of core riparian areas” and to “allow development where it can be demonstrated that the development will not destroy, damage or have any other adverse effect on those values”.

The development proposes the re-design and stabilisation of the existing stream bed within South Creek along with revegetation works which will add to the natural values of the riparian area and enhance the natural environment for recreational purposes. It is therefore considered that the proposed development is consistent with the objectives of the RE2 zone.

Lot Sizes

The proposed lots will exceed the minimum 2,000m² lot size stipulated in the SEPP with lots ranging from 2,210m² to 12,155 m².

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

In accordance with the SEPP, the applicant has submitted a detailed Phase 2 contamination assessment of the site. Council staff have reviewed this report and agree with its conclusions which state that the site is not contaminated and is suitable for its intended industrial/business development use. The proposed development is therefore consistent with the relevant provisions of the SEPP.

Deemed State Environmental Planning Policy No 20 – Hawkesbury/Nepean River

It is considered that the aims and objectives of this policy will not be prejudiced by this development and there will be no detrimental impacts upon the Hawkesbury/Nepean River system as a result of it.

A number of control measures are proposed during construction to manage soil and erosion on site. These measures include sediment fencing, provision of catch drains following the alignment of permanent bio-swales and the provision of temporary sediment basins.

It is considered that these measures will provide appropriate stormwater quantity and quality control and will protect the integrity of the Hawkesbury/Nepean River catchment. It is also a recommended development consent condition that water quality treatment devices are provided as part of the development to ensure an appropriate level of water quality is achieved for stormwater run-off from this site.

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

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

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

The following parts of the Turner Road Development Control Plan 2007 (DCP) are relevant and the proposal has been assessed against:

2.0 – The Turner Road Precinct

The proposed subdivision is generally in accordance with the DCP's Indicative Layout Plan (ILP). It is considered that the proposed subdivision will facilitate urban development that meets environmental sustainability objectives, protect and enhance South Creek and will create a walkable neighbourhood with good access to public transport.

It is also considered that the proposed subdivision is generally consistent with the objectives of Sections 2.4 and 2.5 and that their achievement will not be prejudiced by this development.

3.0 – Access and Movement

The proposed subdivision is considered to be acceptable in terms of this part of the DCP on the basis that:

- The street network is generally in accordance with the DCP has been provided including a slip lane which will provide access to proposed residue lot 813.
- The road cross sections are consistent with the DCP controls regarding road cross section.
- Turning heads with sufficient turning radii will be provided subject to the recommended draft development consent conditions.
- Street tree planting has been provided along all roads and is consistent with the requirements of the DCP.

6.0 – Environmental Management

Waterfront Land Works

The applicant has submitted a civil engineering design in support of the proposed development. Council staff have reviewed this design and consider it appropriate to manage the stormwater run-off generated by the subdivision.

The works proposed within riparian land as part of this application include re-design and stabilisation of the stream bed, revegetation works and a culvert crossing. The proposed works have been assessed and are considered to be consistent with the Oran Park and Turner Road Waterfront Land Strategy 2009 (the Strategy).

Additionally, a masonry retaining wall and footpath is also proposed within the vegetative buffer along the South Creek tributary on the eastern side of the site. The Strategy states that the vegetative buffer may accommodate open space uses providing these uses do not exceed 40% of the area of the vegetative buffer. The proposed works are considered to be consistent with this requirement.

Bulk Earthworks

Due to the slope of the proposed site, bulk earthworks involving cut of 33,500m³ of material and fill of approximately 456,500m³ are proposed. The resultant balance of 423,000m³ of material will be sourced externally. The applicant has provided a Fill Management Plan which outlines imported material acceptance criteria, geotechnical and salinity requirements, approval of source site and final validation of imported fill processes. Council staff have assessed the Fill Management Plan, agree with the recommendations therein and recommend that compliances with it is a development consent condition.

6.2 – Flooding and Water Cycle Management

As detailed in the “Deemed State Environmental Planning Policy No.20: Hawkesbury/Nepean River” section of this report, the applicant has submitted a Stormwater Management Strategy which demonstrates that the development’s drainage system will achieve the water quality criteria adopted by the Turner Road DCP.

Given the proposed lots will incorporate 500mm freeboard to the 100 year flood level in accordance with Council’s Engineering Specifications, the development is considered to be acceptable in terms of Section 6.2.

6.3 – Salinity and Soil Management

The applicant has submitted a Salinity Assessment of the subdivision site and a Salinity Management Plan in support of the DA. These documents make several recommendations on how the proposed subdivision and future buildings on the proposed lots can be constructed in order to minimise the impact of saline soils. Council staff have reviewed these documents, agree with the recommendations therein and recommend that compliance with them be made a development consent condition.

As noted, it is also a recommended development consent condition that appropriate sediment and erosion control measures are put in place prior to works commencing on

the subject site. This will help minimise the potential discharge to surrounding properties.

6.6 – Bush Fire Hazard Management

The subject site is mapped as bushfire prone land on its south western and north eastern corners. The applicant has submitted a Bush Fire Protection Assessment which has been assessed by the Rural Fire Service (RFS). The RFS have recommended a number of conditions be imposed relating to water and utilities provision and operational access. It is a recommended development consent condition that the proposed development complies with the conditions set out by the RFS to ensure sound management of bush fire prone areas.

6.8 – Contamination Management

As detailed in the “State Environmental Planning Policy No 55 – Remediation of Land” section of this report, the applicant has submitted a detailed Phase 2 Contamination Report of the subject site which states that the site is not contaminated and is therefore suitable for its proposed intended use.

Part B3: Turner Road Employment Area

3.2 – Subdivision

Lot Size

A range of lot sizes (approximately 2,2010m² to 12,155m²) will be provided and no irregular lots with narrow street frontages are proposed.

Lot Orientation

The proposed lots have been orientated so that future buildings can face the street, thereby providing the potential for significant passive surveillance opportunities and a high degree of visual articulation. Additionally, a number of proposed lots front a proposed road that adjoins a riparian corridor. These lots allow for the provision of an attractive and active frontage to the riparian corridor and will further provide additional passive surveillance of the riparian corridor.

3.3 – Movement Network

Stormwater detention and run-off

The detention and treatment of stormwater run-off from the proposed road network will be provided via lot based detention which will provide for compensatory storage for the adjacent road frontage including Gregory Hills Drive.

As detailed in the “Deemed State Environmental Planning Policy No.20: Hawkesbury/Nepean River” section of this report, the applicant has submitted a Stormwater Management Strategy which demonstrates that the development’s drainage system will achieve the water quality criteria adopted by the Turner Road DCP.

Movement Network Plan

A copy of the DCP's Movement Network Plan is provided as Attachment 3 to this report.

The proposed development generally complies with the DCP's Movement Network Plan with the exception of two DCP variations. The variations are described and assessed below:

DCP Variation 1

The proposed Subdivision Plan (and specifically Stages 2 and 3) are not strictly in accordance with the Movement Network Plan shown in the DCP. Specifically, the road adjacent to the South Creek corridor and adjacent public reserve have been deleted.

It is considered that there is value in maintaining a road adjacent to South Creek and the public reserve one side as it provides surveillance of the riparian area. It is recommended that a condition of consent be imposed requiring that the Stage 2 Plan be modified to comply with the movement network plan.

On the basis that the road is provided on one side in Stage 2, the variation to Stage 3 is considered acceptable. There are controls within the DCP to require articulation and setback to future buildings that will adjoin the public reserve.

It is therefore recommended that Council support this variation in part.

DCP Variation 2

The DCP shows the provision of one 2.5m shared path on one side of proposed road No. 5. The development instead proposes the provision of a 1.8m path on both sides of proposed road No. 5.

It is considered that the provision of two separate paths is acceptable in that it provides sufficient pedestrian and cycle connectivity and allows greater permeability to the proposed development.

Additionally the reduced width of the path from 2.5m to 1.8m is considered acceptable in that as proposed road No. 5 is a road in a business development area, it is expected to have less pedestrian/vehicular traffic using it and therefore the potential for conflicts on the narrower path width will be minimal. This reduced width of path is also consistent with the Austroads road design guidelines for this type of road.

Consequently it is recommended that Council support this DCP variation.

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

There are no relevant planning agreements applicable to this site or development.

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

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

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

The likely impacts of this development have been assessed and include:

Traffic Generation

The applicant has submitted a Traffic Report for consideration in support of this application. This report has been assessed and it is considered that the proposed subdivision and potential development thereon will not generate an unreasonable amount of additional vehicular traffic upon the surrounding road network.

The Traffic Report demonstrated that the proposed road network can cater for the expected traffic generation volumes produced by the development. The Roads and Maritime Services (RMS) has also concurred with the findings of the Traffic Report and is supportive of the proposed development subject to a number of conditions which have been included as draft development consent conditions.

Therefore the development's traffic generation is not considered to have any significant impacts. The conditions proposed by the RMS have been included in the draft development conditions outlined at the end of this report.

Potential Flooding Impacts on subject site and adjacent properties

The applicant has submitted a detailed Stormwater Management Strategy and a South Creek Flooding Impact Report which has been assessed by Council staff. The detention and treatment of stormwater run-off from the proposed road network will be provided via lot based detention which will provide for compensatory storage for the adjacent road frontage including Gregory Hills Drive. This has been assessed by Council staff and is considered to be in accordance with Council's Engineering Specifications.

Further, the South Creek flood modelling and analysis demonstrates that impact of potential flooding on the subject site is minimal and acceptable. The modelling undertaken further illustrates that there is no impact on the adjacent residential lands to the east and north of the subject site. Council staff have assessed this modelling and are satisfied that there are no negative flooding impacts on adjacent lands as a result of this development.

Visual Impacts of proposed Development

As noted, no buildings are proposed under this development application. However, Council requested a number of cross sections to be provided in order to ascertain the potential visual impacts of the proposal on surrounding uses including R1 General Residential lands located on the northern side of the site and the previously approved Central Hills Business Park located on the southern side of Gregory Hills Drive.

These cross sections illustrate that the proposal, and in particular the future levels of each lot, will result in a negligible impact on surrounding land uses. In particular it is noted that the riparian corridor is located between the site and the adjacent residential lands to the north which provides a setback of approximately 100m.

Safer by Design Considerations

Safer by Design principles have been considered during the assessment of this development. The proposed design and layout of the proposed business development lots complies with the principles of Crime Prevention Through Environmental Design in that the use of landscape treatment and fencing reinforces and delineates private and public space, pedestrian access ways adjoining lots provides casual surveillance and

the provision of legible shared pedestrian/cycle paths will reduce the potential for user conflict.

Other significant issues include flood implications on adjacent lands and having assessed these issues it is considered that such matters can be appropriately controlled and mitigated by development consent conditions.

Once finished, the proposed subdivision will provide industrial/business development lots, roads and services. The likely negative impacts from the finished development include traffic impacts and noise. These have been assessed and are not considered to be unreasonable.

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

This land has been identified suitable for and zoned business development in order to permit its industrial/business development. This development will achieve the objectives of this zone and is consistent with the objectives and controls of the applicable DCP for the area. No unreasonable environmental impacts will result for the carrying out of the proposed development. It is on this basis that the land is considered to be suitable for this development.

(1)(d) Any submissions

As a result of two public notification periods, two submissions were received (two from the first notification period and two on the second notification period both from the same two objectors). The submissions raised issues which are summarised as follows:

1. The proposed driveway crossings into lot 813 are not in accordance with Section 3.1 of the Turner Road Development Control Plan 2007, Control 14 in that lot 813 does not contain the Turner Road Neighbourhood Centre therefore making this proposed access contrary to the DCP control.

Officer Comment

The proposed development currently shows a slip lane which provides direct access to proposed lot 813. This slip lane is consistent with Part B3, Figure 3 – Movement Network Plan in that it shows the provision of a slip lane allowing direct access to lots fronting Gregory Hills Drive. However, Council's Traffic Engineer has raised concerns with the length of the proposed slip lane and it is a recommended development consent condition that the slip lane is reduced with entry/exit points located 100m east of the eastbound stop line at the Gregory Hills Drive/Proposed road No. 2 intersection and 100m to the west of the start of the westbound right turn bay at the Gregory Hills Drive/proposed road No.4 intersection.

2. Proposed road No.3 precludes the location of a pump station from being located in its intended and agreed position in line with the existing pipe infrastructure within Gregory Hills Drive.

Officer Comment:

The subject site is not restricted by any easements/restrictions indicating the possible location of this pump station. Council staff have contacted Sydney Water who advised that a future pump station could be located within proposed lot 813 and that this would meet its servicing requirements.

The proposed development will be subject to the requirement of obtaining a Section 73 Compliance Certificate from Sydney Water which will detail any requirements Sydney Water may have for it.

3. Concern relating to the quantum of fill being imported on to the site and the importance of providing adequate soil and erosion control measures.

Officer Comment:

As noted, the applicant has submitted a detailed Fill Management Plan which outlines imported material acceptance criteria, geotechnical and salinity requirements, approval of source site and final validation of imported fill processes.

Council staff have assessed the Fill Management Plan and recommend the imposition of conditions of consent to ensure compliance with the Management Plan. Additionally, a number of control measures are proposed during construction to manage soil and erosion on site. These measures include sediment fencing, provision of catch drains following the alignment of permanent bio-swales and the provision of temporary sediment basins.

4. The proposed development is located within the newly formed suburb of Gledswood Hills and is therefore not located within Gregory Hills as the development name suggests.

Officer Comment:

No signage is proposed as part of this DA however Council staff would not support the provision of any advertising/signage application which makes reference to Gregory Hills given that the proposed development is located within Gledswood Hills.

5. The alignment of the proposed Hermitage Way is incorrect in that it differs from the location of the relevant planning instruments that apply to it.

Officer Comment:

When originally lodged, the development proposed the half road construction of the Hermitage Way with the remaining half to be constructed by the adjacent landowner. However, as negotiations with adjacent landowners are no longer ongoing, the construction of the Hermitage Way now forms part of a residue lot which will be the subject of a separate DA.

6. The Stormwater Management Strategy highlights significant risk to the adjoining property to the east as a result of the proposed development.

Officer Comment:

The applicant has submitted a Stormwater Management Strategy and a South Creek Flooding Impact Report which has been assessed by Council's engineers. The detention and treatment of stormwater run-off from the proposed road network will be provided via lot based detention which will provide for compensatory storage for the adjacent road frontage including Gregory Hills Drive.

On-site detention (OSD) and water quality treatment is proposed for each lot. This includes additional OSD to compensate for future road runoff. The allocation and

amount of OSD required per lot is proportional over the site having regard to the extent of road frontage each lot is allocated.

The South Creek flood modelling and analysis demonstrates that impact of potential flooding on the subject site is minimal and acceptable. The modelling undertaken further illustrates that there is no impact on the adjacent residential lands to the east of the subject site. Council staff have assessed this modelling and are satisfied that there are no negative flooding impacts on adjacent lands as a result of this development.

7. The basin identified in the Indicative Layout Plan (ILP) of the Turner Road DCP and within the Contributions Plan in the north east corner is absent from the proposed development.

Officer Comment:

The ILP shows a proposed wetland/bioretention located on the north-eastern portion of the subject site. However, this portion of land forms part of a residue lot which will be the subject of a separate DA. The provision of this wetland/bioretention will be assessed as part of a future DA.

8. Lot based detention is only provided for all storms up to the 10 year Average Recurrence Interval (ARI) but does not provide for storms up to the 100 year ARI.

Officer Comment:

Lot based detention will be provided for all storms up to the 100 year ARI as this is a requirement of Council's Engineering Specifications.

9. The impacts on the South Creek riparian corridor and upstream neighbours resulting from the proposed retaining wall are unacceptable in their current form.

Officer Comment:

The flood modelling demonstrates that the impact of the development is minimal and acceptable. The Stormwater Strategy submitted in support of the proposed development demonstrates that there is no impact on adjacent land. Council staff have reviewed this strategy and concurs with its findings. Therefore, the impacts of the proposed retaining wall will not impact on adjacent residential lands to the east of the subject site.

10. The extensive filling proposed and the encroachment into the vegetation buffer at the western end of the proposed development creates unacceptable upstream flow impacts

Officer Comment:

The South Creek flood modelling and analysis demonstrates that impact of potential flooding on the subject site is minimal and acceptable. The modelling undertaken further illustrates that there is no impact on the adjacent residential lands to the east of the subject site. Council staff have assessed this modelling and are satisfied that there are no negative flooding impacts on adjacent lands as a result of this development.

11. It is further noted that the GHD study prepared for the NSW Growth Centres Commission in relation to the Turner Road precinct planning identifies numerous locations for detention/bioretention systems.

Officer Comment:

Whilst it is noted that the original GHD study prepared for the Turner Road precinct identified a number of potential locations for wetland/bioretention systems, the adopted Turner Road Indicative Layout Plan does not fully reflect these locations. The subject site is currently identified as having a wetland/bioretention system located on its north eastern corner. As previously noted, this wetland/bioretention system is located in a residue lot which will be subject to a separate DA. The proposed development does not rely on the provision of the wetland/bioretention system and can therefore function without it being provided at this stage.

12. The treatment of the riparian corridor is not consistent with the DCP, ILP or the OPTR Waterfront Land Strategy.

Officer Comment:

The development was referred to the NSW Office of Water who noted that the proposed development is generally in accordance with the Oran Park Turner Road Waterfront Land Strategy 2007 (the Strategy). Council staff have also assessed the proposed development in terms of compliance with the Strategy, the Turner Road DCP and the ILP and is satisfied that all relevant controls and objectives have been met.

13. The shared pathway required as per the DCP is inconsistent in that the DCP illustrates a proposed pathway on the south side of South Creek in order to provide access and amenity for future population on the eastern side of the proposal.

Officer Comment:

The proposed shared path is located within the riparian corridor which is not within the boundaries of the subject site. This pathway will be provided by adjacent landowners subject to a separate DA.

14. The Plans provided indicate that the proposed internal road layout is inconsistent with the Movement Network Plan (MNP) as shown in the Turner Road DCP.

Officer Comment:

As previously set out, the proposed development has provided an internal road layout that is generally in accordance with the MNP. A DCP variation is proposed in relation to proposed road Nos. 6 and 7 and has been assessed in this report. The MNP shows a continuous local street running along the southern side of South Creek. It is considered that the proposed variation will not result in any adverse traffic related impacts and Council therefore supports the proposed variation in this instance.

15. Lots fronting the Hermitage Way should not be allowed to have heavy vehicle access

Officer Comment:

The proposed development currently shows a residue lot fronting the Hermitage Way. All future DAs to subdivide this residue lot will need to comply with Section B3, Figure 3 which illustrates that no heavy vehicle (lot access) is to be provided to a large portion of land fronting the Hermitage Way.

(1)(e) The Public Interest

This development is considered to be within the public interest as it represents the planned and orderly development of the land. The proposed subdivision and associated works are consistent with the relevant objectives and controls of the applicable SEPP and DCP and will not result in any unreasonable environmental impacts. The development will result in the controlled and managed development of the land that will satisfactorily fulfil the objectives of its zones.

CONCLUSION

Council has received a DA for a business development subdivision of this site. The DA has been assessed in accordance with Section 79C of the *Environmental Planning and Assessment Act 1979* and the public submissions received have been considered.

It is recommended that this DA be approved subject to the draft development consent conditions provided below.

DRAFT CONDITIONS OF CONSENT

1.0 - General Requirements

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

Plan / Development No.	Description	Prepared by	Dated
DA-101, DA-102 Rev. D	Cover Sheet, Notes	Mott MacDonald	6 June 2012
DA-103 Rev. E	Legend	Mott MacDonald	7 June 2012
DA-104 Rev. D	Boundaries and Easement Plan	Mott MacDonald	6 June 2012
DA-105, DA-106 Rev. E	Existing Conditions, Arrangement Plan	Mott MacDonald	7 June 2012
DA-107 to DA-114 Rev. D	Subdivision Plan, Cross-Sections, Easement Plan	Mott MacDonald	6 June 2012
DA-115, DA-116 Rev. E	Easement Sections	Mott MacDonald	7 June 2012
DA-117, DA-201 to DA-202 Rev. D	Easement Section, Soil and Erosion	Mott MacDonald	6 June 2012
DA-301 Rev. E	Earthworks	Mott MacDonald	3 July 2012
DA-302 to DA-304 Rev. D	Pavement Details, Site Grading Plan	Mott MacDonald	6 June 2012
DA-305, DA-307, DA-310 Rev. F	Site Grading	Mott MacDonald	12 June 2012
DA-306 Rev. D	Site Grading	Mott MacDonald	6 June 2012

DA-308, DA-309 Rev. E	Site Grading	Mott MacDonald	7 June 2012
DA-311 Rev. D	Staging Plan	Mott MacDonald	6 June 2012
DA-312 Rev. E	Traffic Control	Mott MacDonald	7 June 2012
DA-401 to DA-404 Rev. D	Surface Treatment	Mott MacDonald	6 June 2012
DA-405 to DA-407 Rev. E	Surface Treatment	Mott MacDonald	7 June 2012
DA-408, DA-501 to DA-505, DA-601 to DA-604	Concrete Detail, Road Sections, Stormwater Drainage	Mott MacDonald	6 June 2012
DA-605 Rev. F	Stormwater Drainage	Mott MacDonald	12 June 2012
DA-606, DA-607 Rev. E	Stormwater Drainage	Mott MacDonald	7 June 2012
DA-608 to DA-613 Rev. D	Stormwater Drainage, Water Quality	Mott MacDonald	6 June 2012
DA-604 Rev. E	Creek Layout	Mott MacDonald	7 June 2012
DA-615 to DA-616, DA-701 to DA-702, DA-801 to DA-807, DA-901 to DA-903 Rev. D	Creek Sections, Sewer, Turning Paths, Intersection Layout Plan	Mott MacDonald	6 June 2012
64246_DP Sheets 1 to 3 Rev. I	Subdivision Plan		4 June 2012
Proj. 76510.00	Fill Management Protocol	Douglas Partners	May 2012
Proj. 76510.01	Phase 2 Contamination Assessment	Douglas Partners	February 2012
301222-120606 Rev. C	Civil Engineering Design Report	Mott MacDonald	June 2012
301222-120313 Rev. 3	South Creek Flooding Impact	Mott MacDonald	March 2012
300122-120626 Rev. C	Traffic Impact and Parking Assessment Report	Mott MacDonald	June 2012
300122-120718 Rev. A	Supplementary Traffic Report	Mott MacDonald	July 2012
301222-120606 Rev. C	Stormwater Management Strategy	Mott MacDonald	June 2012
11WOLECO-0051 Version 2	Bushfire Protection Assessment	EcoLogical Australia	24 April 2012
11WOLECO-0051 Version 2	Bushfire Assessment and Vegetation Management Plan	EcoLogical Australia	24 April 2012
	Weed Eradication Plan	EcoLogical Australia	5 July 2012
11100 DA01 to DA08 Rev. A	Landscape and Subdivision Master Plan	De Angelis Taylor Architects	24 February 2012
-	Sketch 1 – Geometric Layout	RMS	-

ORD06

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

- (2) **Nature Strip Street Tree Installation Maintenance and Establishment Period** - Commencing from the Date of Practical Completion (DPC), the Applicant will have the establishment and maintenance responsibility for the Consent approved Street Tree installation landscaping.

The 12 month maintenance and establishment period will include the Applicant's responsibility for the successful establishment, care and repair of all street tree installations.

The Date of Practical Completion (DPC) is taken to mean the initial successful installation of all street trees.

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

At the completion of the 12 month landscaping maintenance and establishment period all the nature strip areas, street trees, street tree protective guards and their bollards must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth

At the completion of the maintenance and establishment period, the street tree installations must comply with the approved Landscaping Plans. (Landscaping Plans, drawing Nos DA06 to DA08, Job No 11100, drawn by De Angelis Taylor & Associates, Issue A, dated 24/2/2012, applicable to this Consent)

- (3) **Waterfront Areas Landscaping Maintenance & Establishment Period** - All Waterfront Landscaping works associated with this Consent are to be installed, successfully established and maintained as per the Growth Centres Waterfront Land Strategy 2009, the approved Works Plan (WP) and Vegetation Management Plan (VMP) applicable to this Consent (VMP dated 15/2/2012, prepared by Eco Logical, Project No 11WOLECO-0051, Job No 10SUTECO-0072, prepared for Gregory Hills Development Company P/L, Version 1)

The Applicant will be responsible for the administration, implementation, monitoring, reporting and success of the Waterfront Areas Landscaping Rehabilitation, Maintenance and Establishment strategies as detailed in the applicable VMP during this period.

The maintenance and establishment period will be for 5 years or till such time as the Consent Authority (i.e. Camden Council) is satisfied that the outcomes stated in Part 3 (3.2) of the Waterfront Land Strategy have been successfully achieved. Part 3.2 applies to Outcomes for Category 2 Watercourses (Terrestrial and Aquatic Habitat). Category 2 Outcomes are required for this designated area of Waterfront land.

The 5-year Maintenance and Establishment Period is to commence from the Date of Practical Completion (DPC).

Practical Completion is taken to mean initial completion of all civil works, soil preparation and treatment, initial weed control and initial completion of all planting, grass installation, installation of erosion controls and mulching.

The DPC is that date when the Applicant, the Office of NSW Water (Dept. of NOW) and the Consent Authority (i.e., Camden Council) agree that the Waterfront Landscaping and Rehabilitation works have been satisfactorily completed, as per the approved Landscaping Plans, agreements with the Consent Authority (i.e. Camden Council), Waterfront Land Strategy requirements, Works Plans and Vegetation Management Plans (VMP's) applying to this Consent and Construction Certificate (CC).

It is the Applicant's responsibility to arrange a site inspection with the Consent Authority (i.e. Camden Council) upon initial completion of the waterfront works, to determine and agree upon, an appropriate DPC.

At the completion of the maintenance and establishment period, all areas of the waterfront works shall have signs of healthy and vigorous growth. Any plantings, or other areas of revegetation or rehabilitation that are in a state of decline, damaged or missing are to be replaced and established to a healthy, safe and vigorous condition.

For Council to accept the future maintenance for the subject site, the waterfront works must comply with the approved Landscaping Plans, Works Plan and applicable VMP.

Any waterfront works that require repair or replacement are to be repaired or replaced prior to the completion of the 5-year maintenance and establishment period.

- (4) **Landscaping and Rehabilitation Installation, Establishment and Maintenance Costs** - The applicant will be responsible for all costs involved with the landscaping and rehabilitation works, including (but not limited to) civil works, installation, establishment and maintenance. The costs involved will include (but not limited to) such items as electricity, traffic control costs and water usage.
- (5) **Protection of Adjoining Bushland and Waterfront Areas** - To limit the potential for damage to the adjoining Bushland areas and Waterfront areas, the adjoining boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works. As well as the fencing prior to any earthworks commencing, other protection measures must be completed in accordance with the standards as specified in AS 4970-2009 Protection of Trees on Development sites.

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

- (6) **Services** -
 - (a) All services within the subdivision shall be underground.
 - (b) All service connections to existing works in Council's Road Reserve requires a Public Road Activity approval from Council. Connections to

existing works within Public Reserve or Drainage Reserve will require owners permission (i.e. Camden Council).

- (7) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with: -
- (a) Camden Council's current Engineering Specifications, and
 - (b) Turner Road Development Control Plan 2007

It should be noted that designs for line marking and regulatory signage associated with any proposed public road within this subdivision MUST be submitted to and approved prior to installation.

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

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

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

The location and details of the signage shall be shown on the soil and water management plan prior to the release of the construction certificate.

- (9) **Sewer Access Chambers and Mains** -
- (a) No sewer access chambers are to be constructed within the proposed Road Reserves, Public Reserves and Drainage Reserves without prior approval of the Principal Certifying Authority.
 - (b) No sewer mains are to be constructed within both proposed and existing Public Reserves and Drainage Reserves without prior approval of the Principal Certifying Authority.
- (10) **Driveways** - Driveway fronting Lot 813 – Driveways shown fronting Lot 813 on Gregory Hills Drive are not approved as part of this development consent. Any works in this location are subject to a separate approval.
- (11) **Earthworks** – Earthworks shown within Lot 834 (on Drawing No 301222C-DA301) are not approved as part of this development consent. Any works in this location are subject to a separate approval.
- (12) **Modifications to Existing Intersections** – Modification to the existing intersections along Gregory Hills Drive is to be minimised and subject to Roads Authority Approval.

- (13) **Design of Traffic Facilities** – All traffic facilities are to be designed in accordance with Australian Standards, Austroads and the Camden Council Engineering Specification.
- (14) **Noxious and Environmental Weed Control** - Noxious and environmental weed control must be carried out in accordance with the vegetation management plan prepared by ecological Australia.
- (15) **Weed Management** - The applicant must fully and continuously suppress and destroy, by appropriate means, any other noxious or environmentally invasive weed infestations that occur during or after subdivision and prior to sale of new lots. New infestations must be reported to Council.
- (16) **Noxious Weeds Act 1993** - As per the requirements of the Noxious Weeds Act 1993, the applicant must also ensure at all times any machinery, vehicles or other equipment entering or leaving the site must be cleaned and free from any noxious weed material, to prevent the spread of noxious weeds to or from the property.
- (17) **Maintenance** - Maintenance work is to be carried out, involving regular surveys to determine if any species are becoming established through time. Any noxious or environmental weed infestations that occur during subdivision, and prior to sale of the new lots, must be reported to Council and fully and continuously suppressed and destroyed, by appropriate means.
- (19) **Water and Utilities** – Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
- (20) **Access** – Public road access must comply with section 4.1.3(1) of 'Planning for Bush Fire Protection 2006'.
- (21) **Site Activities** - All activities associated with the development must be carried out within the boundaries of the site, and must be carried out in an environmentally satisfactory manner as defined under section 95 of the Protection of the Environment Operation Act 1997.
- (21) **Signalised Intersection** – The geometric layout of the fourth leg of the signalised intersection of Gregory Hills Drive/Road No.2 must be constructed in accordance with Sketch 1 – Geometric layout.
- (22) **Proposed Roads** – All proposed road within the subject site must be designed and constructed in accordance with Austroads and Council's requirements.
- (23) **Proposed Road No 8** – Proposed road no 8 as shown on DWG No: 301222C-DA107 Revision D is not approved as part of this development application. This road must be removed from the development and land which it would have been located on made part of the adjoining lots.

An overland flowpath must be constructed in the location where road no.8 would have been to convey all flows from the low point in Gregory Hills Drive to South Creek. It must be designed in accordance with Camden Council's Engineering Specifications, ensuring adjoining land is above the 1% AEP event plus freeboard, and wholly contained within an easement to drain water.

- (24) **Slip Lane / Service Lane** – The slip lane / service lane to Gregory Hills Drive must be reduced with entry / exit points located 100 metres east of the eastbound stopline at the Gregory Hills Drive / Road No. 2 intersection and 100 metres to the west of the start of the westbound right turn bay length taper to the Gregory Hills Drive / Road No. 4 intersection.
- (25) **B-Double Access** – An application for B-double access will be required in accordance with the RTA Route Assessment Guidelines for Restricted Access Vehicles.
- (26) **Pram Ramp Crossings** – Pram ramp crossings at intersections (general locations) must be located to minimise pedestrian carriageway crossing distances.
- (27) **Pedestrian Refuge Island** – The removal of the pedestrian refuge island at the Gregory Hills Drive / Road No 1 intersection is not approved.
- (28) **Lighting** – On-site and on-street lighting is to be designed in accordance with AS1158 – Lighting for Roads and Public Spaces.
- (29) **Extension of Proposed Road No 6 (Stage 2)** - Proposed Road No 6 must be extended to the east through proposed Lot 818 to the edge of the adjacent riparian corridor. The road must then be extended to the south through proposed Lot 819, along the edge of the adjacent riparian corridor, and connect into proposed road No 5 in accordance with Figure 3, Movement Network Plan of the Turner Road Development Control Plan 2007.

2.0 - Construction Certificate Requirements

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

- (1) **Civil Engineering Plans** - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with the relevant Development Control Plan and Engineering Specifications, and are to be submitted for approval to the Principal Certifying Authority prior to the Construction Certificate being issued.

Note:

- (a) Under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
 - (b) Under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.
- (2) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:

- (a) all matters associated with Council's Erosion and Sediment Control Policy;
- (b) all matters associated with Workplace Health and Safety;
- (c) all matters associated with Traffic Management/Control; and
- (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.
- (e) contingency measures for environmental incidents and protection of South Creek

- (3) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.

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

- (4) **Performance Bond** - Prior to the issue of the Construction Certificate, a performance bond of 10% value of civil works must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (5) **Traffic Management Procedure** - Traffic management procedures and systems must be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems. Such procedures and systems must be in accordance with AS 1742.3 1985 and to the requirements and approval of Council (and the Roads and Maritime Services). Plans and proposals must be approved by Council (and the Roads and Maritime Services) prior to the Construction Certificate being issued.
- (6) **Stormwater Catchment Plan and Calculations** – The extent of the stormwater catchment, including that outside the site, must be shown on the engineering plans and accounted for in the calculations. The contributing catchment area at any point must be defined by the limits from where surface runoff will make its way, either by natural or manmade paths, to this point.
- (7) **Site Filling** - Where filling is proposed, provision is to be made to ensure that no water is ponded on any of the development lots or adjoining land. If filling is to be placed against adjoining property, provision is to be shown on the plans for the interface of batters to merge with the natural surface a minimum of 1m within the development to permit the free passage of water away from the adjoining land.
- (8) **Inter-Allotment Drainage** – Inter-allotment drainage lines must be designed and constructed to service lots that do not grade naturally to the road drainage system. A drainage connection junction pit and pipe stub must be provided to all lots within the proposed subdivision.
- (9) **Retaining Walls** - All retaining walls must be certified by a suitably qualified Structural Engineer. Retaining walls shall incorporate all necessary easements for

support and maintenance or be designed to transfer any loads so that no adjoining property is burdened or restricted by the presence of the retaining wall.

Adequate provisions must also be made for surface and subsurface drainage. Any water collected shall be diverted to, and connected to a stormwater disposal system.

- (10) **Vehicle and Pedestrian Safety Barriers** - Safety barriers for roads, road embankments and retaining walls are to be provided in accordance with Camden Council's Engineering Specifications.
- (11) **Maintenance Access** - Provision for access of Council maintenance vehicles shall be incorporated into the design of all stormwater facilities, water quality structures and watercourse channels.
- (12) **Drainage Easements** - Drainage easements are to be created within the site in locations where stormwater is concentrated and discharged from adjoining lands other than existing easements, existing or proposed roads or natural watercourses.
- (13) **Works and Access on Adjoining Land** - No works or access to the site is to be carried out on/from adjoining properties without the written permission of the owner/s. For any works or access on adjoining land, proof of the consent of the affected landowners must be supplied to Council prior to the issue of a Construction Certificate.
- (14) **Stormwater Detention** - The capacity of the existing stormwater drainage system must be checked to ensure its capability of accepting the additional runoff from this development. If necessary an on-site detention system must be provided to restrict stormwater discharges from the site to pre-development flows in accordance with Camden Council's current Engineering Design Specifications.

On completion of the on-site detention system, Works-as-Executed plans are to be prepared by a Registered Surveyor or the Design Engineer and submitted to the Principal Certifying Authority. If Camden Council is not the Principal Certifying Authority, a copy is to be submitted to the Council prior to the issue of the Occupation Certificate. The plans are to be certified by the Designer and are to clearly make reference to:

- (a) the works having been constructed in accordance with the approved plans,
- (b) actual storage volume and orifice provided,
- (c) the anticipated performance of the system with regard to the design intent.

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

- (a) Restriction as to user indicating that the on-site detention basin must be maintained at all times to a level sufficient to ensure efficient operation of the basin, and that the Consent Authority (i.e. Camden Council) must have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable

notice (but at any time and without notice in the case of an emergency) to:

- (i) view the state of repair of the basin;
 - (ii) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date of receipt by the proprietor of written notice from the Council requiring remedy of a breach of the terms of this covenant, taken steps to remedy the breach, and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith upon demand.
- (b) Restriction as to user indicating that the on-site detention basin must not be altered, or removed in part, or structures erected thereon without the prior consent of Council.
- (15) **Permanent Water Quality Facilities** - The design of the water quality facilities must be prepared in accordance with the requirements of the Turner Road DCP and Camden Councils Engineering Specifications.
- (16) **Desilting Dams or Creeks** - A Geotechnical Report must be submitted detailing works required to desilt any existing dams or creek beds in conjunction with the engineering drawings prior to the Construction Certificate being issued. Such report must be prepared by a suitably qualified and experienced Geotechnical Engineer.
- (17) **Design of Intersection** - The intersection of Gregory Hills Drive and proposed Road No 2 must be designed and constructed in accordance with Austroads, RMS's supplements, RMS' Traffic Signal Design Manual and other Australian Standards, and endorsed by a suitably qualified practitioner.

The certified copies of traffic signal design and civil design plans as well as swept path analysis must be submitted to the RMS for consideration and approval prior to the release of a Construction Certificate by the Principal Certifying Authority (PCA) and commencement of any road works.

RMS fees for administration, plan checking, signal works inspection and project management must be paid by the developer prior to the commencement of works.

The existing Works Authorisation Deed (WAD) for the abovementioned traffic signal and civil works should be revisited. Any revised WAD will need to be executed prior to the RMS assessment of the detailed traffic signal design plans. A Construction Certificate must not be released by the PCA until such time the WAD is executed.

- (18) **Construction Traffic Management Plan** – A construction traffic management plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control must be submitted to the PCA and referred to RMS for review prior to the issue of a construction certificate.

3.0 - Prior To Works Commencing

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

- (1) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point
- (2) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

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

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

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

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

- (3) **Notice of Commencement of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
- (4) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (5) **RMS Drainage System** – Should there be any changes to RMS drainage system, detailed design plans and hydraulic calculations of the stormwater drainage system are to be submitted to the RMS for approval prior to the commencement of any works.

4.0 - During Construction

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

- (1) **Vehicles Leaving the Site** - The contractor/demolisher/construction supervisor must ensure that:
 - (a) all vehicles transporting material from the site, cover such material so as to minimise sediment transfer;
 - (b) the wheels of vehicles leaving the site:
 - (i) do not track soil and other waste material onto any public road adjoining the site,
 - (ii) fully traverse the Stabilised Access Point (SAP).

- (2) **Civil Engineering Inspections** - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following stages of construction:
 - (a) prior to installation of sediment and erosion control measures;
 - (b) prior to backfilling pipelines and subsoil drains;
 - (c) prior to casting of pits and other concrete structures, including kerb and gutter, roads, accessways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;
 - (d) proof roller test of subgrade and sub-base;
 - (e) roller test of completed pavement prior to placement of wearing course;
 - (f) prior to backfilling public utility crossings in road reserves;
 - (g) prior to placement of asphaltic concrete;
 - (h) final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

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

- (3) **Subdivision, Building and Demolition Work Hours** - All such work must be restricted to the following hours:
 - a) between 7.00am and 6.00pm, Mondays to Fridays (inclusive);
 - b) between 8.00am to 5.00pm on Saturdays.

Work is prohibited on Sundays and Public Holidays.

- (4) **Compaction (Roads)** - All filling on roadways must be compacted in accordance with Camden Council's current Engineering Construction Specifications.

- (5) **Compaction (Allotments)** - Those proposed allotments which are subject to filling must be compacted in accordance with Camden Council's current Engineering Construction Specifications. The applicant's Geotechnical Engineer must supervise the placing of fill material and certify that the work has been

carried out to level 1 responsibility in accordance with Appendix B of AS 3798-1990.

- (6) **Compliance with Fill Management Plan** – The importation and placement of fill must comply with the requirements of the Fill Management Protocol, Proposed Commercial subdivision Lot 701, DP 1154772, Gregory Hills Drive Gledswood Hills prepared by Douglas Partners, Project 76510.02 dated May 2012.
- (7) **Importation of Fill** - All Fill material to be imported onto the site must be approved by a suitably qualified Environmental Consultant in accordance with the fill Management Protocol, Proposed Commercial subdivision Lot 701, DP 1154772, Gregory Hills Drive Gledswood Hills prepared by Douglas Partners, Project 76510.02 dated May 2012, prior to acceptance of the material.
- (8) **Fill Assessment Reporting Requirements** – All fill assessment reports (including those where material is considered not suitable for importation onto the development site) assessed under the approved Fill Management Protocol, prepared by Douglas Partners, Project 76510.02 dated May 2012, must be provided to the Consent Authority (Camden Council) on a monthly basis to facilitate an audit for compliance with the Fill Management Protocol.
- (9) **Unexpected Finds Contingency** - Should any further suspect materials identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material etc) be encountered during any stage of earth works/ site preparation/ construction, then such works must cease immediately until a qualified environmental consultant has been contacted and conducted a thorough assessment. In the event that contamination has been identified as a result of this assessment and remediation is required, site works must cease in the vicinity of the contamination and the Consent Authority must be notified immediately.

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

- (10) **Salinity Management** - All bulk earthworks including the cut and fill on site shall be carried out in accordance with "Report on Salinity Investigation and Management Plan, proposed subdivision lot 701 in DP 1154772 Gregory Hills Drive, Gledswood Hills, project 76510.00 dated May 2012 prepared by Douglas Partners.
- (11) **Offensive Noise, Dust, Odour and Vibration** - Bulk earthworks work shall not give rise to offensive noise or give rise to dust, odour, vibration as defined in the Protection of the Environment Operations Act 1997" when measured at the property boundary.
- (12) **Construction Noise** - That noise from the bulk earthworks/construction activities associated with the development shall have regard to the guidelines contained in the NSW, EPA, Environmental Noise Control Manual chapter 171, that is
 - (i) Construction periods of 4 weeks and under:

The LA10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background (LA90) noise level by more than 20dB(A) when assessed to any sensitive noise receiver.

- (ii) Construction periods greater than 4 weeks and not exceeding 26 weeks:

The LA10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background (LA90) noise level by more than 10dB(A) when assessed to any sensitive noise receiver.

- (13) **Location of Stockpiles** - Stockpiles of soil should not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. Stockpiling shall only occur within the bounds of the defined site.
- (14) **Removal Of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill / rubbish / asbestos, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer www.environment.nsw.gov.au/waste/envguidlns/index.htm). Once assessed, the materials will be required to be disposed to a licensed waste facility suitable for the classification of the waste with copies of tipping dockets supplied to Council.
- (15) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's current Engineering Design Specifications prior to any filling/bulk earthworks and maintained for the full period of works.

5.0 - Subdivision Certificate

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

- (1) **Maintenance Bond** - A maintenance bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works must be lodged with Council prior to the release of the Subdivision Certificate. This bond is to cover the maintenance of civil works constructed during subdivision works and any damage to existing roads, drainage lines, public reserves or other Council property or works required as a result of work not in accordance with Council's standards, and/or development consent conditions.

The maintenance bond shall be for (12) twelve months or such longer period as determined by Council's engineer, and shall commence on the date of release of the linen plan in the case of subdivision works or the date of the issue of the compliance certificate in the case of development works.

Note 1: In accordance with Council's current Fees and Charges an administration fee for processing of bonds in the form of cash or bank guarantees is applicable.

Note 2: It should be noted that Council will not refund/release the maintenance bond, unless a suitable replacement bond is submitted.

- (2) **Bond for Final Layer of Asphaltic Concrete** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a monetary bond with Camden Council for the placement of the final layer of asphaltic concrete wearing course on all proposed public roads within this subdivision.

The bond is to be in the form of cash or an unconditional bank guarantee in favour of Camden Council, and must be equivalent to 130% of the value of the works, including the cost of all reinstatement works, with the estimated cost of such work being determined by reference to Council's current Schedule of Fees and Charges.

The work is to be completed within 5 years from the registration of the Subdivision Certificate/Plan of Subdivision or when Occupation Certificates for dwellings associated with 80% of the lots created by a subdivision adjoining such road have been issued (whichever is the earlier).

Camden Council reserves the right to claim against the bond at any time.

Note 1: An administration fee, in accordance with Council's current Schedule of Fees and Charges, is applicable for the processing of bonds.

Note 2: It should be noted that Council will not refund/release the bond until:

- (a) the work has been completed to the requirements of Camden Council, and/or
- (b) where applicable a suitable replacement bond is submitted.

- (3) **Footpath Construction Bond** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a monetary bond with Camden Council for the construction of a concrete footpath and/or pedestrian/cycle shared way. This applies only where such a Facility is located in existing and/or proposed public land.

The bond is to be in the form of cash or an unconditional bank guarantee in favour of Camden Council, and must be equivalent to 200% of the value of the works, including the cost of all reinstatement works, with the estimated cost of such work being determined by reference to Council's current Schedule of Fees and Charges.

The work is to be completed within 5 years from the registration of the Subdivision Certificate/Plan of Subdivision or when Occupation Certificates for dwellings associated with 80% of the lots created by a subdivision adjoining such road have been issued (whichever is the earlier).

Camden Council reserves the right to claim against the bond at any time.

Note 1: An administration fee, in accordance with Council's current Schedule of Fees and Charges, is applicable for the processing of bonds.

Note 2: It should be noted that Council will not refund/release the bond until:

- (a) the work has been completed to the requirements of Camden Council, and/or
 - (b) where applicable a suitable replacement bond is submitted.
- (4) **Value of Works** - Prior to release of the Subdivision Certificate, the applicant must submit itemised data and value of civil works for the inclusion in Council's Asset Management System. The applicant can obtain from Council upon request, a template and requirements for asset data collection.
- (5) **Works as Executed Plan** - Prior to the issue of any Subdivision Certificate, a works-as-executed plan in both hard copy and electronic form (.dwg files or equivalent) in accordance with Camden Council's current Engineering Construction Specifications.
- (6) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be submitted to the Certifying Authority, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (7) **Street Lighting** - Street lighting must be provided within the subdivision in accordance with the relevant Australian standards, Endeavour Energy approval and the satisfaction of the Principal Certifying Authority. All such work must be complete and operative prior to the issue of the Subdivision Certificate.
- (8) **Services** - Prior to the issue of any Subdivision Certificate the following service authority certificates/documents must be obtained and submitted to the Principal Certifying Authority for inclusion in any Subdivision Certificate application:
 - (a) a certificate pursuant to s.73 of the *Sydney Water Act 1994* stating that both water and sewerage facilities are available to each allotment;

Application for such a certificate must be made through an authorised Water Servicing Co-ordinator.
 - (b) a Notification of Arrangements from Endeavour Energy;
 - (c) written advice from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development.
- (9) **Show Easements on the Plan of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.
- (10) **Show Restrictions on the Plan of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.
- (11) **Plot Watercourses** - The developer must chart the natural watercourse on the subdivision and flood levels.

- (12) **Section 88b Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:
- (a) Easement for Services.
 - (b) Easement to Drain Water.
 - (c) Drainage easement over Overland Flowpaths.
 - (d) Easement for On-Site-Detention.
 - (e) Easement for Water Quality.
 - (f) Easement for Support

- (13) **Burdened Lots to be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions must also be suitably burdened.

- (14) **Fill Plan** - A Fill Plan shall be submitted to the Principle Certifying Authority (PCA) prior to the issue of any Subdivision certificate. The plan must :

- (a) Show lot boundaries
- (b) Show road/drainage/public reserves
- (c) Show street names
- (d) Show final fill contours and boundaries, and
- (e) Show depth in filling in maximum 0.5m Increments

It is to be submitted electronically in Portable Document Format (.PDF) at 150dpi with a maximum individual file size not exceeding 2 megabytes and submitted both on compact disk and an A1 paper plan.

- (15) **Construction of Permanent Water Quality Facilities** – A permanent water quality facility must be constructed: -
- (a) in accordance with the approved plans,
 - (b) to the requirements of Camden Council,
 - (c) when Occupation Certificates for dwellings associated with 80% of the lots have been issued.

Any earth batters associated with such a facility must compacted and stabilised to ensure that the integrity of the batters is continually maintained.

- (16) **Modified “Construction” On-site Detention/Sediment Control Basin and Water Quality Facility, Operation, Maintenance and Monitoring Manual** - Prior to the completion of the modified “construction” on-site detention/sediment

control basin and water quality facility, an Operation, Maintenance and Monitoring Manual must be submitted to the Principal Certifying Authority for approval.

The Manual must be prepared by a suitably qualified professional in accordance with the requirements of Managing Urban Stormwater – Soils and Construction, Volume 1, 4th Edition, March 2004 as produced by Landcom and must provide detailed information regarding the following:

- (a) method of desilting
- (b) method of removal of sediment and gross pollutants
- (c) method of removal of noxious weeds.

Water quality sampling should be undertaken for all relevant water quality parameters contained within the approved “Water Cycle Master Plan”. Samples are to be taken from the inlet point of the “on-site detention / sediment Control Basin” and the outlet point of the “Water Quality Facility”.

The frequency of sampling for each facility must include quarterly sampling. Where prolonged drought conditions exist and water is unavailable for testing on a quarterly basis then a minimum of 4 samples must be taken (within a 12 month period) when water is available with a minimum of 2 months between sampling periods.

Water quality sampling and monitoring results/reports are required and must be submitted to the Council within one (1) month after each complete quarterly sampling period.

- (17) **Bond for the Decommissioning of the Modified “Construction” On-site Detention/ Sediment Control Basin and Water Quality Facility** - Prior to the issue of any Subdivision Certificate a bond for:

- (a) the conversion of the modified “construction” on-site detention/sediment control basin and water quality facility to a temporary/permanent water quality facility, and/or
- (b) the removal of the modified “construction” on-site detention/ sediment control basin and water quality facility and reinstatement of the area in accordance with the approved plan

must be lodged with Camden Council.

The bond:

- (a) applies only where such a facility is located in existing and/or proposed public land,
- (b) has been determined at an amount of \$50,000, and
- (c) will be retained by Council until:
 - (i) such works have been completed in accordance with the approved plans and to the requirements of Council,

- (ii) a permanent water quality facility has been provided in a public infrastructure location approved by Council, and
- (iii) the completion of such work has been confirmed, in writing, by Council.

- (18) **Permanent Water Quality Facility Operation, Maintenance and Monitoring Manual/s** - Prior to the issue of any Subdivision Certificate, Operation and Maintenance and Monitoring Manual/s for the permanent water quality facilities must be submitted to the Principal Certifying Authority for approval.

The manuals must be prepared by a suitably qualified professional in accordance with the requirements of the water quality criteria contained within the approved Water Cycle Master Plan and must provide detailed information regarding the following processes and estimated costs:

- (a) vegetation management
- (b) removal of noxious weeds
- (c) replacement of filter medium
- (d) water quality

Sampling - water quality sampling should be undertaken for all relevant Water quality parameters contained within the approved "Water Cycle Master Plan". Samples are to be taken from the inlet point of the "on-site detention / sediment Control Basin" and the outlet point of the "Water Quality Facility".

Frequency - The frequency of sampling for each facility must include quarterly sampling. Where prolonged drought conditions exist and water is unavailable for testing on a quarterly basis then a minimum of 4 samples must be taken (within a 12 month period) when water is available with a minimum of 2 months between sampling periods.

Discussion of sampling results - A comparison of results with respect to the level of compliance with water quality targets/ criteria will be required and include recommendations for corrective action where non-compliance is determined.

In that regard the manual must indicate that water quality sampling and monitoring report/s must be submitted to Camden Council at the commencement of monitoring and six (6) months after the initial sampling.

Methodology for attainment of the required water quality discharge parameters - Methodology/measures are required to ensure that the subject temporary facilities remain functional/operational until such time as they are decommissioned and replaced/reconstructed as a permanent water quality facility.

- (19) **Demolition of Temporary Water Quality Facilities** – Any temporary water quality facility will be made redundant upon the provision of an approved permanent water quality facility. In that regard the temporary water quality facility must be demolished and the area containing the facility reinstated. Any resulting impediment to existing permanent infrastructure, as a result of the

removal of the associated stormwater drainage system is to be rectified to the requirements of Camden Council.

Prior to the commencement of any such demolition all contributing stormwater flows to the facility must be diverted to the permanent water quality facility by way of a stormwater drainage system approved by Camden Council.

- (20) **Lot Numbers and Street Names** - Prior to Issue of a Subdivision Certificate, lot numbers, house numbers and street names must be stencilled on the face of kerb, or in such location as directed by the Principal Certifying Authority.

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

(a) Lot numbers:

- (i) White number on **Blue** background located on the prolongation of both common boundaries of each lot.

(b) Street names:

- (i) White lettering on **Blue** background at kerb and gutter tangent points or at such locations as directed by the Principal Certifying Authority.

- (21) **Stormwater Destination** – Prior to the issue of the Subdivision Certificate, pit lintels must be labelled with permanent stencilled signs in accordance with Camden Council's current Engineering Design Specifications.

- (22) **Validation Report** - Prior to the issue of Subdivision Certificate, a validation report prepared by a suitably qualified environmental consultant shall be submitted to the Consent Authority for review and approval certifying that all importation of fill material to the site complied with the requirements of the fill management Protocol prepared by Douglas Partners, Project 76510.02 dated May 2012.

- (23) **Services** - All services (water, sewer, electricity, telephone and gas) to all allotments are to be installed and fully operational prior to subdivision certificate being issued.

- (24) **Section 94 Contributions Stage 1** - Pursuant to **Oran Park and Turner Road Precincts Contributions Plan** adopted in February 2008, a contribution must be paid to Council of \$62,377 for **Transport Management**.

The contribution must be indexed by the methods set out in Paragraph 2.14 of the plan and paid prior to the issue of a Subdivision Certificate.

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

- (25) **Section 94 Contributions Stage 2** - Pursuant to **Oran Park and Turner Road Precincts Contributions Plan** adopted in February 2008, a contribution must be paid to Council of \$117,015 for **Transport Management**.

The contribution must be indexed by the methods set out in Paragraph 2.14 of the plan and paid prior to the issue of a Subdivision Certificate.

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

- (26) **Section 94 Contributions Stage 3** - Pursuant to **Oran Park and Turner Road Precincts Contributions Plan** adopted in February 2008, a contribution must be paid to Council of \$77,489 for **Transport Management**.

The contribution must be indexed by the methods set out in Paragraph 2.14 of the plan and paid prior to the issue of a Subdivision Certificate.

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

- (27) **Special Infrastructure Contribution** - The applicant must obtain a Certificate from the NSW Department of Planning stating that the Special Infrastructure Contribution determined in accordance with Section 94EE of the Environmental Planning and Assessment Act 1979, and the Growth Centres Special Infrastructure Practice Note for this proposal has been paid. This Certificate must be presented to the Principle Certifying Authority (PCA) prior to the issue of any Subdivision Certificate.

Information on the Special Infrastructure Contribution can be found at the Department of Planning's website www.gcc.nsw.gov.au. To obtain an estimate of the Special Infrastructure Contribution that may be payable for the application please e-mail infrastructurecontribution@gcc.nsw.gov.au.

- (28) **Signalised Intersection** – No subdivision certificate is to be released until the signalised fourth leg on Gregory Hills Drive at Road 2 intersection is fully constructed and operational.

- (29) **Stage 3** – The subdivision certificate for Stage 3 must not be released until such time that the fourth leg to the signalised intersection of Gregory Hills Drive/Road 1101/Road 1701 (North Spine Road as shown on part 3.1 Figure 5 of the Turner Road Development Control Plan 2007) is fully constructed and operational.

- (30) **Street Trees, their Tree Root Barrier Guards, Protective Guards and Bollards** – During any earthworks, and development works relating to this Consent, the Applicant is advised:

- (a) That any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed,

relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.

- (b) Any repairs, relocations, reinstallations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Subdivision Certificate.

(31) Installation of Street Trees and Their Protective Guards and Bollards –

- (a) The Applicant is advised that nature strip street trees are to be installed as per Consent approved Landscaping Plans (Drawing Nos DA06 to DA08, Job No 11100, drawn by De Angelis Taylor & Associates, Issue A, dated 24/2/2012, applicable to this Consent).
- (b) All street trees are to have well constructed tree guard protection installed. A minimum requirement is the installation of at least 3 bollards per street tree. The bollards are to be installed approximately 1m from the main stem of the tree. The bollards are to be sourced in minimum 1.8m length, which will allow for 1.2m above ground exposure and .6m buried support. The bollards are to be timber (or other acceptable composite material) and a minimum 150mm x 150mm width. Timber bollards are to be a durability minimum of H4 CCA.
- (b) All street trees are to have root barrier installation to the kerb in accordance with Camden Council Design Engineering Specifications.
- (c) Prior to the issue of the Subdivision Certificate, any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored.
- (d) Any repairs, relocations, installations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Subdivision Certificate.

END OF CONDITIONS

RECOMMENDED

That Council approve Development Application 277/2012 for a staged business development subdivision at No 650 (Lot 701, DP 1154772) Camden Valley Way subject to the draft development consent conditions provided above.

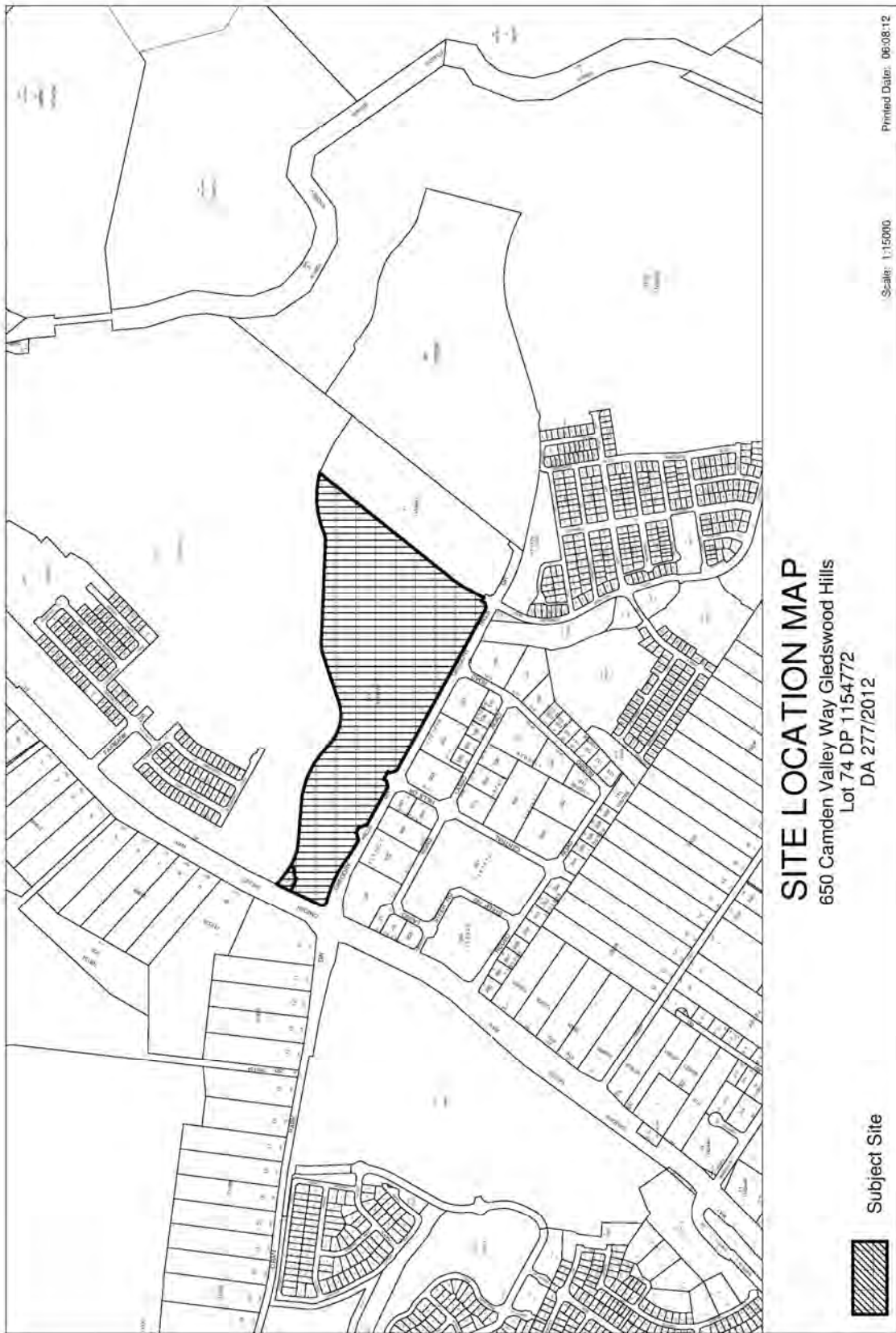
ATTACHMENTS

1. Location plan
2. Proposed plan
3. Movement Network Plan



ORD06

4. Submissions - *Supporting Document*



ORD06

Attachment 1

Turner Road Precinct Development Control Plan 2007



Figure 3: Movement Network Plan



ORD07

ORDINARY COUNCIL

ORD07

**SUBJECT: PROPOSED RENAMING OF PART OF COBBITTY ROAD, ORAN PARK
- RESULT OF PUBLIC EXHIBITION**

FROM: Director, Development and Health

BINDER: Naming of Roads

PURPOSE OF REPORT

The purpose of this report is to advise Council of the results of the public exhibition of the proposed renaming of Cobbitty Road between The Northern Road and Oran Park Drive to **Dan Cleary Drive**.

A location plan is provided at the end of the report.

BACKGROUND

On 27 March 2012, Council considered a Notice of Motion on the proposed renaming of part of Cobbitty Road, at Oran Park. At that time various suggestions were considered.

At the meeting of 12 June 2012, Council considered this matter and resolved to:

- i. endorse the new road name within this report;*
- ii. proceed with the new road naming process detailed in this report; and*
- iii. be provided with a further report detailing the results of the 30 day public exhibition period.*

Dan Cleary was born at Third Avenue, Hoxton Park in 1898. The Cleary family owned timber businesses and Dan later owned truck and earth moving equipment in Camden.

The Cleary family has provided their approval to part of Cobbitty Road being renamed Dan Cleary Drive.

MAIN REPORT

The naming of roads is legislated under the *Roads Act 1993*. Council has followed the procedure required under the Roads Regulation 2008 in respect to giving public notice of the proposed road names.

A notice was placed in a local newspaper on 27 June 2012 advising of the 30 day exhibition period and inviting written submissions on the proposed road name. In addition, Council advised relevant agencies including Australia Post, the Registrar-General and the Surveyor-General.

NOTIFICATION

During the exhibition period, 1 submission was received. **A copy of the submission is provided with the Business Paper supporting documents.**

The issues raised in the submission are as follows:

1. *The change of name will cause confusion to many people, including local residents.*

Officer Comment:

Once signage is erected it is not likely that the renaming of Cobbitty Road between Oran Park Drive and the Northern Road will create confusion. Rather, it is anticipated that the renaming will assist drivers and local residents by resolving the current confusion arising from Cobbitty Road's fragmentation by the Northern Road.

2. *It appears the road name has been done to appease the developer of Oran Park.*

Officer Comment:

The renaming of part of Cobbitty Road to Dan Cleary Drive was not initiated by the developer of Oran Park. The matter was initiated by Council following a Notice of Motion considered at the Council meeting on 27 March 2012.

If Council resolves to proceed with the renaming, a notice will be placed in the Government Gazette and in a local newspaper. In addition, relevant agencies will be advised including Australia Post, the Register-General, the Surveyor-General and Roads and Maritime Services (RMS).

On publication in the Government Gazette, the road name can be officially used.

CONCLUSION

The new road name has been assessed by Council officers in accordance with the criteria of the Geographical Names Board (GNB). The name satisfies the guidelines for the naming of roads.

Council has followed the procedure required in respect of giving public notice of the proposed road name. The road name has been exhibited for 30 days and one (1) submission was received and addressed above.

This matter is now reported to Council with a recommendation to proceed with the renaming of part of Cobbitty Road between The Northern Road and Oran Park Drive.

RECOMMENDED

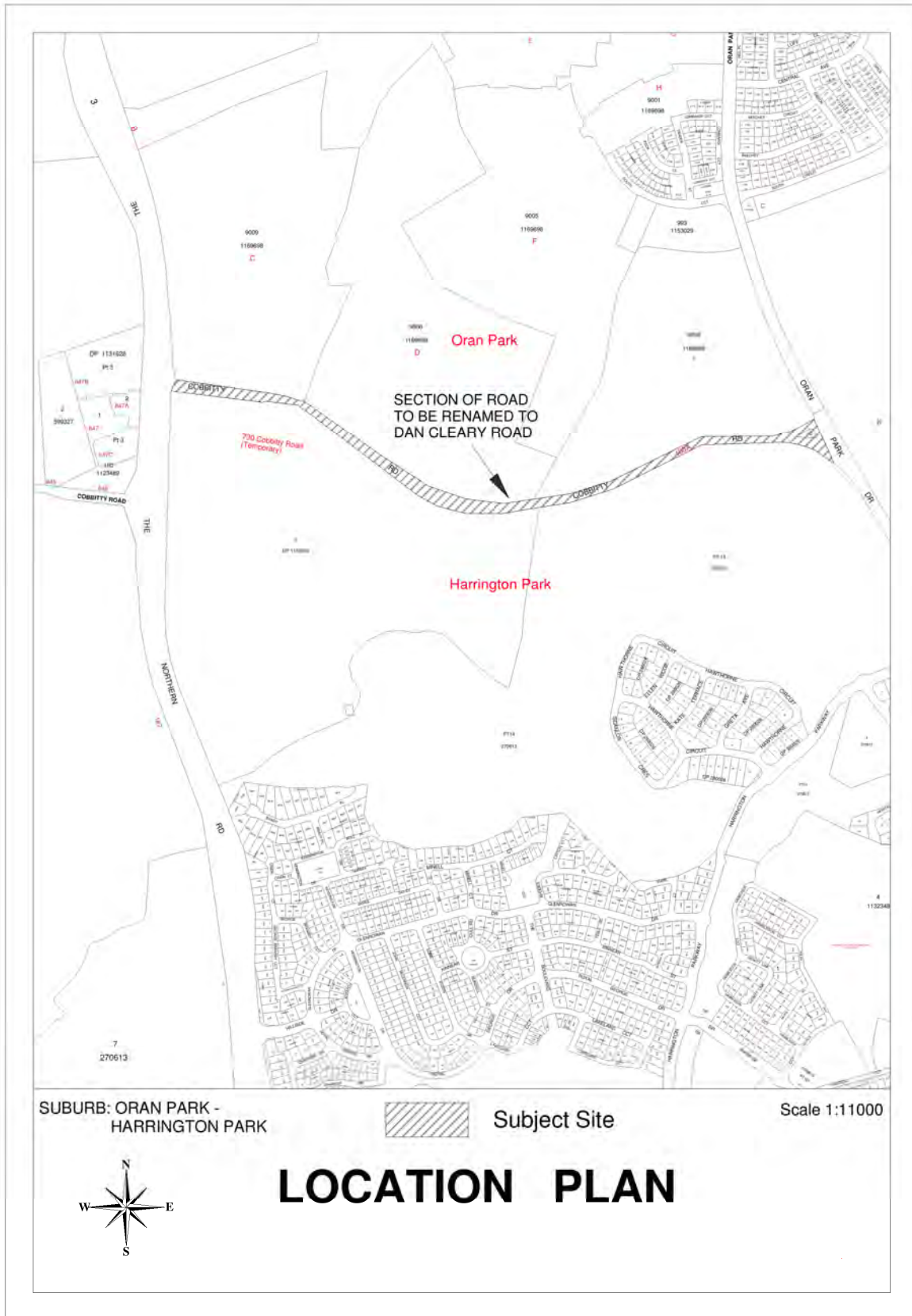
That Council:

- i. approve the renaming of Cobbitty Road between The Northern Road and Oran Park Drive to Dan Cleary Drive;**
- ii. publish the approved name in the NSW Government Gazette and in the local paper; and**
- iii. inform Australia Post, the Registrar General, Surveyor General and the RMS of the approved name.**

ATTACHMENTS

ORD07

1. Location Plan
2. Cleary Family History - *Supporting Document*
3. Submission - *Supporting Document*



ORD07

Attachment 1

ORDINARY COUNCIL

ORD08

**SUBJECT: DRAFT GLEDSDOOD HILLS VOLUNTARY PLANNING AGREEMENT
EXPLANATORY NOTE**

FROM: Director Governance

BINDER: Turner Road

PURPOSE OF REPORT

The purpose of this report is to seek a Council resolution to adopt an amended explanatory note for the draft Gledswood Hills Voluntary Planning Agreement (VPA) prior to proceeding to public exhibition of the VPA.

BACKGROUND

At the meeting of 24 July 2012 Council considered a report on the VPA and Explanatory Note and resolved as follows:

That Council:

- i. notes the outcome of the exhibition of the draft amendment to the Turner Road DCP 2007 and the Indicative Layout Plan for the Gledswood Hills site;*
- ii. endorses the draft Voluntary Planning Agreement and Explanatory Note;*
- iii. publicly exhibits the draft Voluntary Planning Agreement and Explanatory Note for a period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act and Regulation ; and*
- iv. requires a further report be provided to Council detailing the results of the exhibition of the draft VPA and to adopt the amendment to the DCP and ILP applying to the land.*

The role of the Explanatory Note is to provide a 'plain English' explanation and summary of the content, functionality and intent of the VPA. The preparation of an Explanatory Note is regulated by Clause 25E of the *Environmental Planning and Assessment Regulation 2000*.

Following a review of the original Explanatory Note reported to Council on 24 July 2012, the proponent has requested that minor amendments be made to ensure that the Explanatory Note comprehensively and accurately reflects the intent of the VPA. This will ensure that any person reading the Explanatory Note will be fully informed of the intentions of the VPA, and will also ensure that the Explanatory Note is fully compliant with Clause 25E of the *Environmental Planning and Assessment Regulation 2000*.

MAIN REPORT

The amendments to the Explanatory Note are summarised as follows:

- Updating the description of the proposed development so that it is identical to that contained in the VPA;
- Deleting the paragraph relating to the amendment of the Turner Road Development Control Plan 2007 and Indicative Layout Plan (DCP and ILP) and

its relationship to the VPA, as the VPA does not contain any clauses related to the DCP and ILP amendment;

- Clarifying the objectives of the VPA;
- Clarifying the effect of the VPA; and
- Minor grammatical changes.

It is emphasised that the changes to the explanatory note are consistent with the content of the VPA as adopted by Council on 24 July 2012, and no changes to the VPA are proposed.

Both council officers and council's solicitor have reviewed the minor amendments and agree they are legitimate and pertinent to the subject matter.

A copy of the amended Explanatory Note is included as **Attachment 1 to this report**.

CONCLUSION

The amended Explanatory Note clarifies the intent and effect of the VPA and ensures that any person reading the Explanatory Note will be fully informed of what the VPA entails. The amended Explanatory Note fully reflects the VPA adopted by Council for public exhibition on 24 July 2012 and no changes to the VPA are proposed. The amended Explanatory Note is fully compliant with Clause 25E of the *Environmental Planning and Assessment Regulation 2000*.

RECOMMENDED

That Council:

- adopts the amended Explanatory Note which forms Attachment 1 to this report; and**
- exhibits the amended Explanatory Note along with the draft VPA previously adopted by Council on 24 July 2012 for the purposes of public exhibition.**

ATTACHMENTS

1. Amended Explanatory Note

ORD08

Attachment 1

Environmental Planning and Assessment Regulation 2000
(Clause 25E)

Explanatory Note

Draft Planning Agreement

Under s93F of the *Environmental Planning and Assessment Act 1979*

Parties

Camden Council ABN 31 117 341 764 of 37 John Street Camden, NSW 2150
(Council)

and

SH Camden Valley Pty Limited ABN 37 137 331 376 **As trustee for the SH Camden Valley Unit Trust** ABN 46 767 052 801 of 68 Waterloo Road Macquarie Park NSW 2113 (**SH Camden Valley**)

Description of the Land to which the Draft Planning Agreement Applies

Lot 1 DP 547127, Lot 3 DP 619850, Lots 2000, 2025, 2075, 2076 and 2077 DP 1161618 (**the Land**)

Description of Proposed Development

The development of the Land for urban purposes, including:

- (a) subdivision of the Land to accommodate approximately 1,200 dwellings;
- (b) establishment of a road, utilities and stormwater management network, including the construction of a creek crossing over South Creek;
- (c) the provision of various types of open space and creation of recreation areas;
- (d) the rehabilitation and embellishment of the South Creek riparian corridor;
- (e) the construction and use of buildings, including buildings for the purposes of residential accommodation and commercial premises within the meaning of the *Standard Instrument (Local Environmental Plans) Order 2006*; and
- (f) development authorised by the Existing Development Consents.

but does not include the construction or use of certain secondary dwellings.

ORD08

Attachment 1

Summary of Objectives, Nature and Effect of the Draft Planning Agreement

Objectives of Draft Planning Agreement

Some of the assumptions made in the course of the preparation of the *Oran Park and Turner Road Precincts Section 94 Contributions Plan* about the development of the Land may no longer be appropriate.

Accordingly, the objective of the draft Agreement is to provide a mechanism for the Landowner to make Development Contributions that are more in-line with the development applications that are likely to be made in relation to the Land.

Nature of Draft Planning Agreement

The draft Agreement is a draft planning agreement under s93F of the *Environmental Planning and Assessment Act 1979 (Act)* between the Council and SH Camden Valley. The draft Agreement is a voluntary agreement under which Development Contributions (as defined in clause 1.1 of the draft Agreement) are to be made by the Landowner for various public purposes (as defined in s93F(3) of the Act).

Effect of the Draft Planning Agreement

In summary, the draft Agreement:

- Defines 'Landowner' to mean: SH Camden Valley although the identity of the Landowner may change if the Land is sold;
- Provides that the Landowner is under no obligation to make the Development Contributions to the Council until:
 - the Existing Development Consents applying to some lots within the development are modified by replacing the existing conditions of consent relating to the payment of section 94 contributions with new conditions relating to the Agreement; or
 - Development Consent is granted after the date of the Agreement to any part of the development subject to a condition requiring the Agreement to be entered into and the development consent is physically commenced.
- excludes the application of s 94 and s94A of the Act to the Development but does not exclude s94EF,
- requires the Landowner to make certain Development Contributions in conjunction with the carrying out of the Development:
 - in accordance with Schedule 2 of the Agreement, and
 - as otherwise expressly provided by the Agreement.
- such Development Contributions comprising:
 - works, land dedications and monetary contributions set out in Schedule 2 of the Agreement;
 - maintenance of the embellished riparian land at South Creek for a period of five (5) years after completion.

- requires the Council to apply Development Contributions made under the Agreement towards the specified public purpose for which they were made unless the Council considers that the public interest would be better served by applying the Development Contribution towards another purpose;
- requires the Landowner to provide the Council with a security for the completion of the South Creek crossing at a rate of \$14,083.12 per hectare of Final Lot Area created;
- requires the Landowner to provide the Council with a security for the Satoyama Open Space at a rate of \$42,041.77 per hectare of Final Lot Area created less \$500,000 per hectare of the Satoyama Open Space that have been completed;
- requires the Landowner to provide the Council with a security for the completion of works as required by Schedule 2 for each Stage of the Development if the date for the completion of the work is deferred under clause 11;
- provides for the Landowner to rectify defects in Works;
- is to be registered on the title to the Land (but not Final Lots or Service Lots) subject to the Landowner gaining the consent of relevant parties;
 - allows the Landowner to initiate the removal of registration over Final Lots; or
 - Superlots subject to the provision of an appropriate security and other safeguards;
- if the Agreement is not registered on the land - imposes restrictions on the Developer selling or transferring the Land or part of the Land other than Final Lots or Service Lots or assigning its interest under or novating the Agreement, without Council's consent and unless it is not in breach of the Agreement,
- provides for two dispute resolution methods for a dispute under the agreement, being expert determination and mediation,
- provides that the Agreement is governed by the law of New South Wales, and
- makes provision in relation to GST payable under *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Assessment of the Merits of the Draft Planning Agreement

The Planning Purposes Served by the Draft Planning Agreement

The draft Agreement provides for the provision of local infrastructure:

- to meet the demands generated by the Development for new public infrastructure, and
- to mitigate the potential impacts of the Development.

The draft Agreement will:

- provide for appropriate management of potential environmental impacts arising from the Development,

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Attachment 1

- enable the subject Land to be developed in a timely and efficient manner to promote residential housing development, and
- provide for the dedication of roads and other land for public purposes.

The draft Agreement provides a reasonable means of achieving the above planning purposes because it appropriately balances the interests of the parties while promoting the public interest.

How the Draft Planning Agreement Promotes the Public Interest

The draft Agreement facilitates the carrying out of riparian corridor works which will improve the local environment.

The draft Agreement also facilitates the timely construction of the South Creek crossing that will provide for the long term future traffic management needs of the area.

The draft Agreement also facilitates the delivery of local parks, playgrounds, playspaces including a central Satoyama Open Space corridor to provide recreation opportunities.

The draft Agreement also facilitates the delivery of a comprehensive water cycle management network throughout the development to provide drainage and flood mitigation functions.

The draft Agreement also facilitates the payment of settle-up cash contributions which are to be used for open space and recreation, community, and transport management facilities.

The draft Agreement makes provision for the Landowner to make development contributions towards the cost of public amenities and public services to meet the demand created by the Development. This enables the subject land to be developed in a timely and efficient manner to promote residential housing development, which in turn promotes the following objectives of the *Environmental Planning and Assessment Act, 1979* as contained in s5 of that Act:

- promotes and co-ordinates the orderly and economic use and development of the land,
- achieves the provision of land for public purposes,
- achieves the provision and co-ordination of community services and facilities, and
- provides increased opportunities for public involvement and participation in environmental planning and assessment.

For Planning Authorities:

Development Corporations - How the Draft Planning Agreement Promotes its Statutory Responsibilities

N/A

Other Public Authorities – How the Draft Planning Agreement Promotes the Objects (if any) of the Act under which it is Constituted

N/A

Councils – How the Draft Planning Agreement Promotes the Elements of the Council's Charter

The draft Agreement promotes the following two elements of the Council's Charter under s8(1) of the *Local Government Act 1993*:

- *To provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively.*
- *To properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development.*

These elements of the Council's Charter are promoted through the provision or improvement of various public facilities the need for which is created by the Development, including the South Creek crossing, cycleways, water cycle management, embellishment of riparian land and new recreation facilities.

All Planning Authorities – Whether the Draft Planning Agreement Conforms with the Authority's Capital Works Program?

All Capital Works are as a consequence of the Development and are to be provided by the Landowner in-kind. As such, the draft planning agreement conforms with Council's Capital Works Program.

All Planning Authorities - Whether the agreement, amendment or revocation specifies that certain requirements of the agreement must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued?

The draft Agreement specifies that certain requirements of the Agreement must be complied with before the issue of a subdivision certificate (i.e. the carrying out and completion of certain work and/or the provision of appropriate security).

The draft Agreement does not specify any requirements that must be complied with before a construction certificate or occupation certificate is issued.

The table in Schedule 2 to the draft Agreement sets out lot thresholds for certain works (including recreation facilities, land embellishment, cycleways and the construction of the South Creek crossing), land dedications and monetary contributions and has effect under clause 8. These provisions should be read in conjunction with clause 11, which provides for the deferral of work, subject the provision of appropriate security.

Clause 24 of the draft Agreement requires the Landowner to provide security for certain works before the issuing of Subdivision Certificates in relation to certain specified Net Developable Area thresholds.

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The Landowner may request, and Council may, in its absolute discretion agree to a variation of the development contributions, provided that the variation does not result in the sum of the overall contribution values and the variation is generally consistent with the intended objectives and outcomes of the draft Agreement.

The Landowner may request, and the Council may, in its absolute discretion, agree to a variation to some or all monetary development contributions (other than the administration monetary contributions) such that the contributions are not linked to the number of Final Lots developed on the Land.

Attachment 1



ORDINARY COUNCIL

ORD09

ORD09

SUBJECT: CAMDEN LOCAL ENVIRONMENTAL PLAN 2010 (AMENDMENT NO. 19) - RECLASSIFICATION OF LANDS

FROM: Director Governance

BINDER: Amendment No. 19 - Reclassification of Lands

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to submit a Planning Proposal to the Department of Planning and Infrastructure (DPI) for the reclassification of various Council owned sites throughout the Local Government Area (LGA) from 'Community' to 'Operational' land. The Planning Proposal also seeks to rectify the reference to land for a local heritage item and insert an additional local provision into the Camden Local Environmental Plan 2010 (LEP).

BACKGROUND

In accordance with Clause 25 and 26 of the *Local Government Act 1993* (LG Act 1993), all land within Council ownership is required to be classified as either Community or Operational Land. The classifications of these lands ultimately determine how Council operates the land.

Operational Land has no restrictions other than those which apply to any piece of land (e.g. easements, restrictions to user, etc.). However, Community Land is generally reserved for public use and restrictions required by the LG Act 1993 apply to the land.

Community Land:

- cannot be sold;
- cannot be leased, licensed or any other estate granted over the land for more than 21 years; and
- must have a plan of management prepared for it.

The classification of land in accordance with the LG Act 1993 is classified by one of the following means:

1. by resolution of Council, prior to or within 3 months of when the land is acquired; or
2. by a Local Environmental Plan prepared under the Environmental Planning and Assessment Act 1979; or
3. by operation of the Local Government Act –
 - a. applies to certain land controlled by Council at 1 July 1993, or
 - b. where Council has since acquired land and there is no resolution to classify the land.

MAIN REPORT

Council has prepared a Planning Proposal for submission to the DPI to undertake the reclassification of Council owned lands from Community to Operational land. The purpose of the reclassification of each of the sites varies. The following details the lands subject to the reclassification and a brief description on the purpose of the reclassification:

- Camden Town Farm
 - Lot 1 in Deposited Plan 532049 – 75A Macquarie Grove Road, Camden
 - Lot 2 in Deposited Plan 532049 – 40 Exeter Street, Camden
 - Lot A in Deposited Plan 337924 – 75 Macquarie Grove Road, Camden

Whilst Council resolved to classify the above lands as 'Operational' at the time that it was acquired, the requirement to formally notify the public of its operational status was overlooked. This planning proposal will allow the existing and intended use of the land, as outlined in the Camden Town Farm Master Plan, to be carried out on the site with the correct classification. The Camden Town Farm Master Plan is presented within the Planning Proposal provided as **Attachment 1 to this report**.

- Elizabeth Park – Narellan Vale
 - Part Lot 2 in Deposited Plan 1138792 – Waterworth Drive, Narellan Vale

Allow the reclassification to Operational land in order for Council to undertake a consolidation of the subject and adjoining lands. The consolidation will allow a Community centre to be constructed on the site.

- Mount Annan Leisure Centre
 - Lot 53 in Deposited Plan 857052 – 156A Waterworth Drive, Mount Annan
 - Lot 1101 in Deposited Plan 884135 – 363 Welling Drive, Mount Annan

Allow the reclassification to Operational land in order for Council to consolidate the site currently occupied by the Mount Annan Leisure Centre. The consolidation of land will allow Council to undertake planned development and expansion of the site to meet the demands of the Community.

- Smeaton Grange – Topham Road
 - Lot 3513 in Deposited Plan 830128 – 55 Topham Road, Smeaton Grange

Whilst Council resolved to classify the above lands as 'Operational' at the time that it was acquired, the requirement to formally notify the public of its operational status was overlooked. This planning proposal will allow the existing and intended use of the land to be carried out on the site with the correct classification.

Camden Town Farm

The Camden Town Farm was dedicated to Council in 2003, as a bequest through the will of Miss L Davies for the benefit and enjoyment of the residents of Camden. In

2007, a master plan was adopted for the guidance of use and development of the Camden Town Farm in accordance with Miss Davies' wishes.

The subject site has since operated as a Community garden, a site for a regular farmers/produce market and a site for grazing cattle. However, in order to achieve the objectives and undertake the uses listed in the adopted Master Plan, the site requires a reclassification of the land from Community to Operational lands.

Notwithstanding the reclassification, the Planning Proposal also seeks amend the property description of the Camden Town Farm within Schedule 5 of the LEP 2010 to the correct property description to that which is listed above. The Camden Town Farm also inserts an additional local provision into the LEP 2010, which will allow the use of the farm to be undertaken in accordance with the adopted Camden Town Farm Master Plan in addition to the uses permissible within the Land Use Table.

All of the above information is contained in the draft Planning Proposal provided as **Attachment 1 to this report**.

Public Exhibition

It is proposed that the Planning Proposal will be publicly exhibited for a period of 28 days following receipt of a favourable Gateway Determination from the DPI. During the public exhibition period, relevant public agencies will also be contacted and given the opportunity to comment on the Planning Proposal. In this regard, it is proposed that the Rural Fire Service, Sydney Metro Airports and the Mine Subsidence Board will be directly consulted.

The Planning Proposal will be advertised in the local newspaper, with the public exhibition material available at the following locations:

- Narellan Customer Service Centre and Narellan Library, Queen Street, Narellan (Hard Copy).
- Camden Customer Service Centre and Camden Library, John Street, Camden (Hard Copy).
- Council's website for the length of the exhibition period (Electronic Copy).

The reclassification of land, in any instance, requires a public hearing to take place and conducted by an independent professional in accordance with Section 32 of the *Local Government Act 1993*. In 21 days following the exhibition period, a public hearing will be held for the Community to ask questions or present a case in support or objection to the reclassification of the lands. At the conclusion of the public hearing, a report is prepared by the facilitator of the public hearing for Council's consideration which details any submissions to the reclassification of land.

The outcomes of the public agency consultation, the public exhibition and the public hearing will be reported to Council at the conclusion of the exhibition period.

CONCLUSION

The classification of public owned land ultimately determines how that land is operated and used by Council. The reclassification of the lands, which are the subject of the Planning Proposal, allow Council to operate the land as originally intended. The Planning Proposal also contains the amendment of a property description and the addition of an additional local provision for the Camden Town Farm.

The Planning proposal, should a favourable Gateway Determination be received from the DPI, will be publicly exhibited and consultation with public agencies will be undertaken.

RECOMMENDED

That Council:

- i. support the Planning Proposal for the reclassification of lands within Council ownership;**
- ii. submit the Planning Proposal to the Department of Planning and Infrastructure for a Gateway Determination;**
- iii. upon receipt of a favourable Gateway Determination:**
 - a. consult relevant public authorities in accordance with the terms of the determination;**
 - b. publicly exhibit (including notification and advertising) the Planning Proposal in accordance with the terms of the determination and the *Environmental Planning and Assessment Regulation 2000*; and**
 - c. appoint a facilitator to chair and conduct a public hearing for the reclassification of the lands in accordance with the Gateway determination, *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979*; and**
- iv. prepare a further report for Council's consideration at the conclusion of the public exhibition period addressing:**
 - a. any submissions received from the public in relation to the Planning Proposal;**
 - b. any submissions received from the state government agencies in relation to the Planning Proposal; and**
 - c. the report prepared by the facilitator of the public hearing held for the reclassification of lands which are the subject of the Planning Proposal.**

ATTACHMENTS

1. Planning Proposal

Amendment No. 19 – Reclassification of Lands



CAMDEN COUNCIL

PLANNING PROPOSAL

Amendment No. 19 – Reclassification of Lands

August 2012

Version 1 – 14 August 2012

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Attachment 1

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Attachment 1

Amendment No.19 – Reclassification of Lands

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Background

Camden Local Environmental Plan 2010 (LEP 2010) was gazetted on 3 September 2010 and became the principal planning instrument covering land use and zoning in the Camden Local Government Area (LGA). The adoption of the LEP 2010 was a 'best fit' transition from the superseded Camden LEP's in an attempt to maintain a 'status quo' from the old to the new LEP.

Council, in its attempts to carry out the intended outcomes of each site primarily require a reclassification of lands from 'community' to 'operational' land. The following sites subject to this planning proposal include:

Camden Town Farm

- Lot 1 in Deposited Plan 532049 – 75A Macquarie Grove Road, Camden
- Lot 2 in Deposited Plan 532049 – 40 Exeter Street, Camden
- Lot A in Deposited Plan 337924 – 75 Macquarie Grove Road, Camden

The Camden Town Farm was dedicated to Council in 2003, as a bequeath from the will of Miss L Davies for the benefit and enjoyment of the residents of Camden. In 2007, a Master Plan was adopted for the guidance of use and development of the Camden Town Farm in accordance with Miss Davies wishes.

The subject site has since operated as a community garden and a site for grazing cattle. However, in order to achieve the objectives and undertake the uses listed in the adopted Master Plan, the site requires a reclassification of the land from community to operational land.

At the time of transfer of the land to Council ownership, a resolution was made to classify the land as operational land. In accordance with Section 34 of the *Local Government Act 1992*, the classification must be advertised for 28 days within three months of the transfer of title into Council ownership notifying the public of Council's decision to classify the land. The process to notify the public of Council's decision to classify the land subsequently overlooked, hence this planning proposal being prepared to reclassify the land to operational land as initially intended.

Elizabeth Park – Narellan Vale

- Part Lot 2 in Deposited Plan 1138792 – Waterworth Drive, Narellan Vale

Council's reference to the Elizabeth Park site in Narellan Vale refers to a small portion of land located at the eastern boundary of the subject site. The land as a whole is currently operating as a public reserve, serving the community of Narellan Vale.

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Attachment 1

Amendment No.19 – Reclassification of Lands

Since 2005, adjoining land owners – the Baptist Churches of NSW Property Trust, has approached and been in discussion with Council to construct a community centre over the adjoining (owned by the Baptist Churches of NSW Property Trust) and subject lands. These discussions have progressed to a point that the land subject to reclassification is to be consolidated into the adjoining lot to cater for the construction of the community centre and its ancillary development. In this regard, the initial step in the process is to reclassify the land to operational land so the plan of consolidation can be registered with the Land and Property Information.

Mount Annan Leisure Centre

- Lot 53 in Deposited Plan 857052 – 156A Waterworth Drive, Mount Annan
- Lot 1101 in Deposited Plan 884135 – 363 Welling Drive, Mount Annan

Council acquired Lot 53 in 2010, where at the time of transfer was dedicated as public reserve classified as community land. The Council report did not address the classification of land and therefore, no resolution was made to classify it as operational land.

Lot 1101 was consolidation of its parent lots (Lot 51 and 52 DP 857052) which was registered in 1999. There are no known Council records which detail if both of the parent lots were classified as operational land. At the time of consolidation, the land would carry forward as community land if no resolution was made to classify the land as operational. Therefore, as a precautionary approach, this planning proposal seeks to reclassify this lot as operational land as it was originally intended.

The future aspirations of these sites, as a whole, is to undertake small additions to the existing Mount Annan Leisure Centre to serve the increasing demand from the community. In order to undertake the planned expansion of the development, the subject lots will need to be consolidated. In this regard, the initial step in the process is to reclassify the land to operational land so the plan of consolidation can be registered with the Land and Property Information.

Smeaton Grange – Topham Road

- Lot 3513 in Deposited Plan 830128 – 55 Topham Road, Smeaton Grange

Council acquired this site in 2001, where at the time of transfer a Council resolution was made to dedicate this as operational land. In accordance with Section 34 of the Local Government Act 1992, the reclassification must be advertised for 28 days within three months of the transfer of title into Council ownership notifying the public of Council's decision to reclassify the land. The process to notify the public of Council's decision to reclassify the land subsequently overlooked, hence this planning proposal being prepared to reclassify the land to operational land as initially intended.

Amendment No.19 – Reclassification of Lands

Locality Maps for the above properties subject to the reclassification to operational lands are provided as **Attachment A** to this planning proposal.

Part 1 – Objectives or Intended Outcomes

This planning proposal seeks to reclassify four (4) sites within the Camden Local Government Area (LGA), amend the LEP 2010 to introduce a clause where uses of Camden's Town Farm can be carried out in accordance with its adopted Master Plan, and correct the reference to lots that are listed as a heritage item within Schedule 5 of the LEP 2010.

This planning proposal will allow the intended outcomes of each of the subject sites to be achieved. The following is a brief description of each sites intended outcome:

Camden Town Farm

- Reclassify the land from community to operational land to permit the intended uses of the land to be carried out in accordance with the adopted Master Plan. A copy of the adopted Camden Town Farm Master Plan is provided as **Attachment B**.

Elizabeth Park – Narellan Vale

- Reclassify the land from community to operational land to undertake a consolidation of the subject and adjoining lands. The consolidation will allow a community centre to be constructed on the consolidated site.

Mount Annan Leisure Centre

- Reclassify the land from community to operational land to consolidate the site currently occupied by the Mount Annan Leisure Centre. The consolidation of land will allow council to undertake planned development and expansion of the site to meet the demands of the community.

Smeaton Grange – Topham Road

- The initial advertising period to reclassify the land to operational land was overlooked. This planning proposal will reclassify the land from community to operational land which will allow the existing and intended use of the land to be carried out on the site with the correct classification.

Amendment No. 19 – Reclassification of Lands

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Attachment 1

Part 2 – Explanation of provisions

Explanation of provisions for each of the subject sites are provided under the following relevant headings:

Camden Town Farm

The Camden Town Farm lands are subject to reclassification, introduction of an additional local provision and amendment to the heritage items description of lands in Schedule 5 of LEP 2010. This will require the following amendments to the LEP 2010:

Reclassification – Insert into Part 2 of Schedule 4 the following:

Column 1	Column 2	Column 3
Locality	Description	Any Trusts etc. not Discharged
Camden	Lot 2, DP 532049, 40 Exeter Street; Lot 1, DP 532049, 75A Macquarie Grove Road; Lot A, DP 337924, 75 Macquarie Grove Road	Nil

Additional Local Provision – Insert into Part 7 the following:

7.9 Camden Town Farm

- (1) This clause applies to land identified as Lot 2, DP 532049, Lot 1, DP 532049, and Lot A, DP 337924 known as Camden Town Farm;
- (2) The carrying out of development on land to which this clause applies may be carried out:
 - (a) with development consent in accordance with the adopted Camden Town Farm Master Plan, and
 - (b) if the adopted Camden Town Farm Master Plan so provides—without development consent,

in accordance with the conditions (if any) specified in the adopted Camden Town Farm Master Plan in relation to that development.
- (3) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

Amendment No.19 – Reclassification of Lands

Description of Lands – amend Item I26 of Schedule 5 to read:

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item No
Camden	Camden Town Farm (including cottage, dairy, milking parlor, barn, rustic storage sheds and out buildings, fences and views to Nepean River and hinterland)	40 Exeter Street	Lots 1 and 2, DP 532049; Lot A, DP 337924	Local	I26

Elizabeth Park – Narellan Vale

The Elizabeth Park Narellan Vale site is only subject to reclassification under this Planning Proposal. This will require the following amendments to the LEP 2010:

Reclassification – Insert into Part 2 of Schedule 4 the following:

Column 1	Column 2	Column 3
Locality	Description	Any Trusts etc. not Discharged
Narellan Vale	Part Lot 2, DP 532049, 40 Exeter Street – as shown edged blue on the Land Reclassification (Part Lots) Map	Nil

Due to only part of the subject site that is being reclassified, this will require the preparation of a new Land Reclassification (Part Lots) Map. The new map titled 1450_COM_RPL_013_010_20120814 is provided as **Attachment C**.

Amendment No.19 – Reclassification of Lands

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Mount Annan Leisure Centre

The Mount Annan Leisure Centre site is only subject to reclassification under this Planning Proposal. This will require the following amendments to the LEP 2010:

Reclassification – Insert into Part 2 of Schedule 4 the following:

Column 1	Column 2	Column 3
Locality	Description	Any Trusts etc. not Discharged
Mount Annan	Lot 53, DP 857052, 156A Waterworth Drive; Lot 1101, DP 884135, 363 Welling Drive	Nil

Smeaton Grange – Topham Road

The Smeaton Grange site is only subject to reclassification under this Planning Proposal. This will require the following amendments to the LEP 2010:

Reclassification – Insert into Part 2 of Schedule 4 the following:

Column 1	Column 2	Column 3
Locality	Description	Any Trusts etc. not Discharged
Smeaton Grange	Lot 3513, DP 830128, 55 Topham Road	Nil

Attachment 1

Part 3 – Justification**Section A – Need for the planning proposal.****1. Is the planning proposal a result of any strategic study or report?**

The planning proposal is not a result of any strategic study or report. The proposed amendments to the Camden LEP 2010 identified within this Planning Proposal have been identified by Council Staff and are considered minor in nature.

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

It is considered that the planning proposal provides the best way of achieving the objectives and intended outcomes.

3. Is there a net community benefit?

Given the minor nature of the matters contained within this planning proposal, it is not considered that a Net Community Benefit Test is required. The matters addressed by this planning proposal will provide the community with new and improved community facilities.

Section B – Relationship to strategic planning framework.**4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The planning proposal is consistent with both the draft South Western Regional strategy and the Sydney Metro Strategy.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with Camden Council's Strategic Plan Camden 2040.

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6. Is the planning proposal consistent with applicable state environmental planning policies?

The Camden Town Farm creates an additional local provision, which is land within an existing rural zone. In this regard, Clause 7 of State Environmental Planning Policy (Rural Lands) 2008 is applicable which reads:

7 Rural Planning Principles

The Rural Planning Principles are as follows:

- (a) *the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,*
- (b) *recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,*
- (c) *recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,*
- (d) *in planning for rural lands, to balance the social, economic and environmental interests of the community,*
- (e) *the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,*
- (f) *the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,*
- (g) *the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,*
- (h) *ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.*

Despite the introduction of an additional local provision that permits the development of this land in accordance with an adopted Master Plan, the primary production values and objectives of the rural landscape are maintained. The vision of the Camden Town Farm Master Plan is that the 'farm will be developed and maintained primarily for agricultural, tourism and educational purposes'.

Strategies to achieve the vision for the Camden Town Farm are:

- 1. *Foster Agricultural pursuits and activities*
- 2. *Facilitates tourism and visitation*
- 3. *Integrate educational uses and activities*
- 4. *Establish best practice environmental management*

Amendment No.19 – Reclassification of Lands

5. Portray history of farm

The vision and strategies for the Camden Town Farm foster an agricultural and educational focus, which caters for the community interest. The Master Plan provides an environmentally responsive approach to the planning of the site sympathetic to its heritage and its past agricultural values. It is considered that the planning proposal is consistent with the rural planning principles outlined within Clause 7 of the SEPP (Rural Lands) 2008.

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

The planning proposal is consistent with applicable Ministerial Directions as explained in **Attachment D**.

Section C – Environmental, social and economic impact.**8. 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?**

There is no likelihood of any adverse affect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this planning proposal.

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

There are no likely environmental effects as a result of this planning proposal.

10. How has the planning proposal adequately addressed any social and economic affects?

There are no likely social or economic effects as a result of this planning proposal.

Section D – State and Commonwealth interests.**11. Is there adequate public infrastructure for the planning proposal?**

Not applicable.

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Attachment 1

Amendment No.19 – Reclassification of Lands

12. What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?

Due to the Elizabeth Park and Mount Annan Leisure Centre sites being located within the Campbelltown Mine Subsidence precinct, consultation with the Mine Subsidence Board is required should the planning proposal receive a gateway determination.

The Camden Town Farm also contains bushfire prone lands and portions of its lands within Australian Noise Exposure Forecast (ANEF) and Obstacle Limitation Surface (OLS) zones. In this regard, consultation with the Rural Fire Service and Sydney Metro Airports is required should the planning proposal receive a gateway determination.

In this regard, consultation will be undertaken with the following public authorities:

- Mine Subsidence Board;
- Rural Fire Service; and
- Sydney Metro Airports.

Amendment No.19 – Reclassification of Lands

Part 4 – Community Consultation

The matters dealt with in this planning proposal are of a minor nature, and do not result in any adverse impacts upon the community. Due to the nature of the amendments, it is considered that an exhibition period of 28 days is appropriate for this planning proposal. As a result of the reclassification of community lands to operational lands, a public hearing will also take place 21 days after notification to the community. The public hearing will be conducted by an independent professional in accordance with Section 32 of the *Local Government Act 1993*.

The Elizabeth Park and Mount Annan Leisure Centre sites are located within the Campbelltown Mine Subsidence precinct. In this regard, consultation will be undertaken with the Mine Subsidence Board during the public exhibition period.

Consultation with the Rural Fire Service will also be undertaken during the public consultation period given that the Camden Town Farm contains land which is subject to bush fire hazards.

Consultation with Sydney Metro Airports will be undertaken during the public consultation period given that the Camden Town Farm contains portion of its land within ANEF and OLS zones.

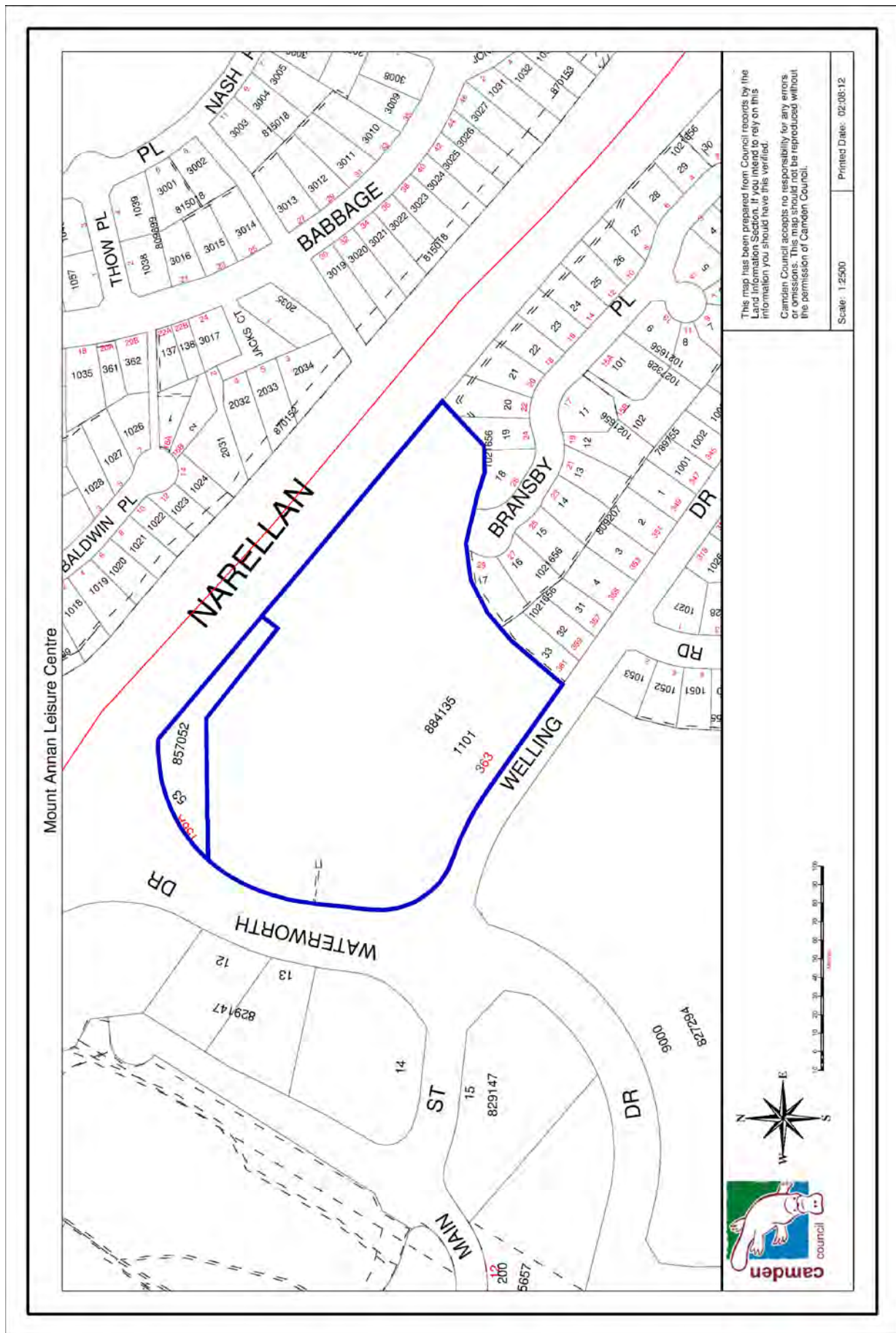
A report will be submitted to Council at the conclusion of the community consultation period notifying of any submissions received in relation to this planning proposal.

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Amendment No.19 – Reclassification of Lands

Attachment A – Locality Maps

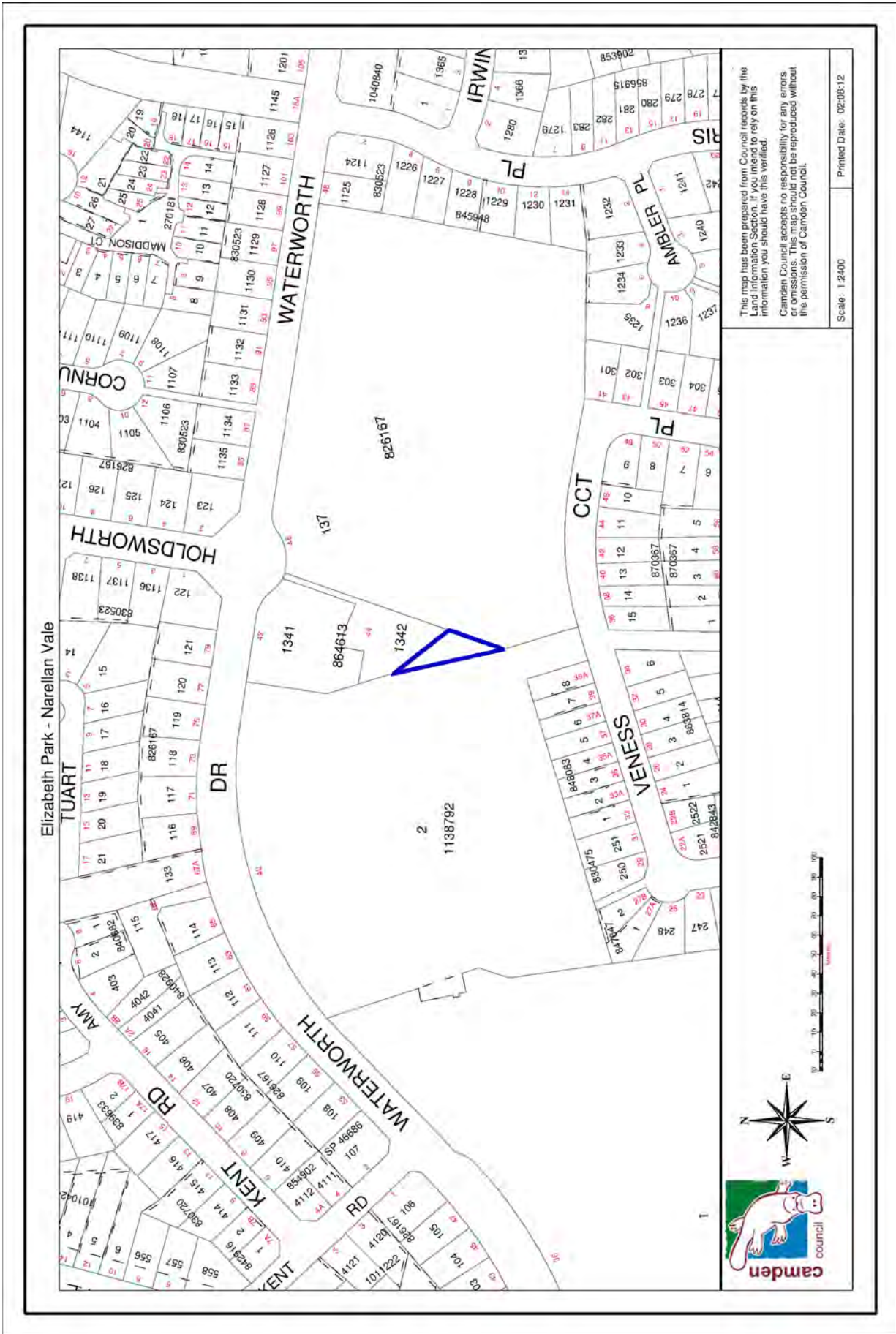
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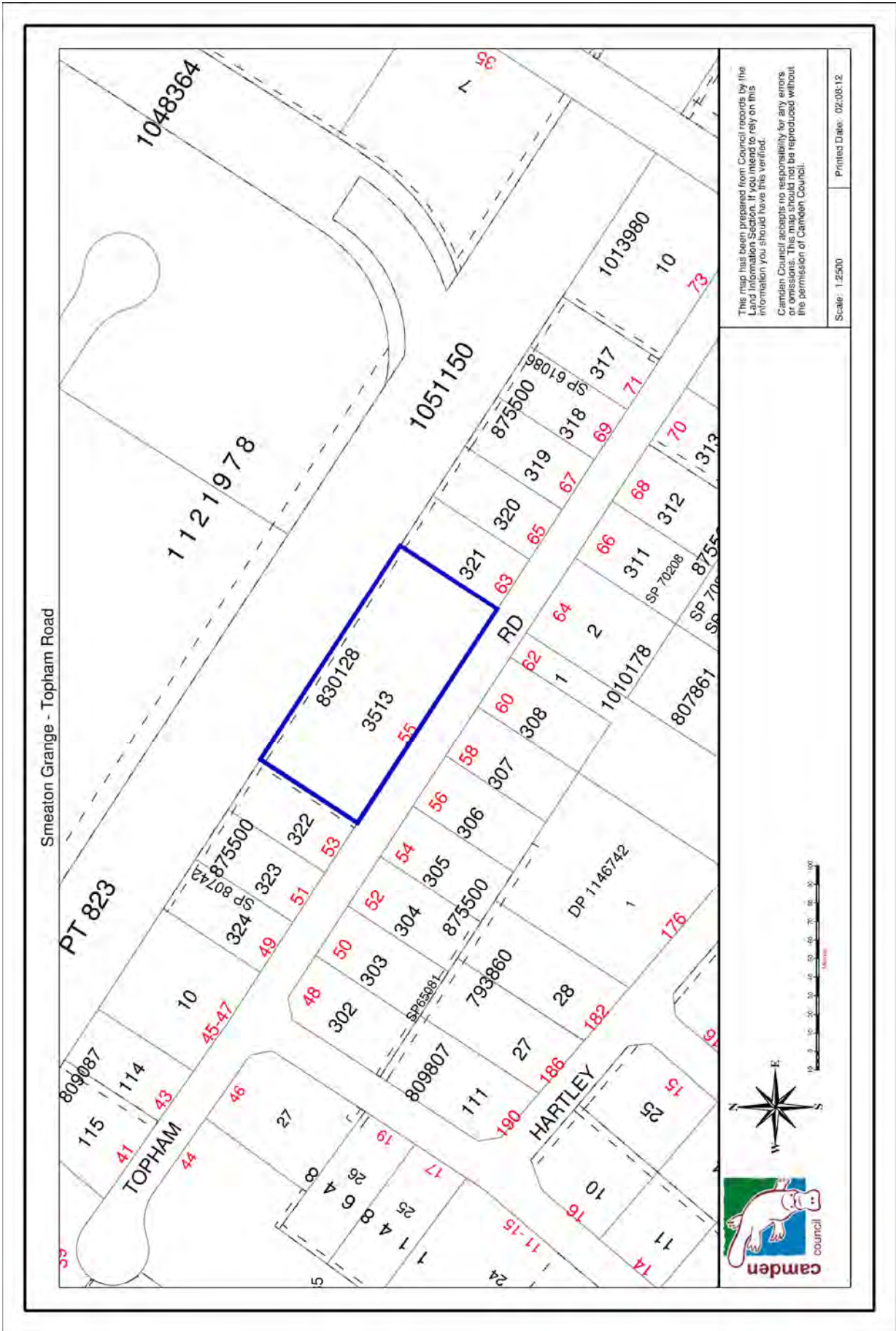
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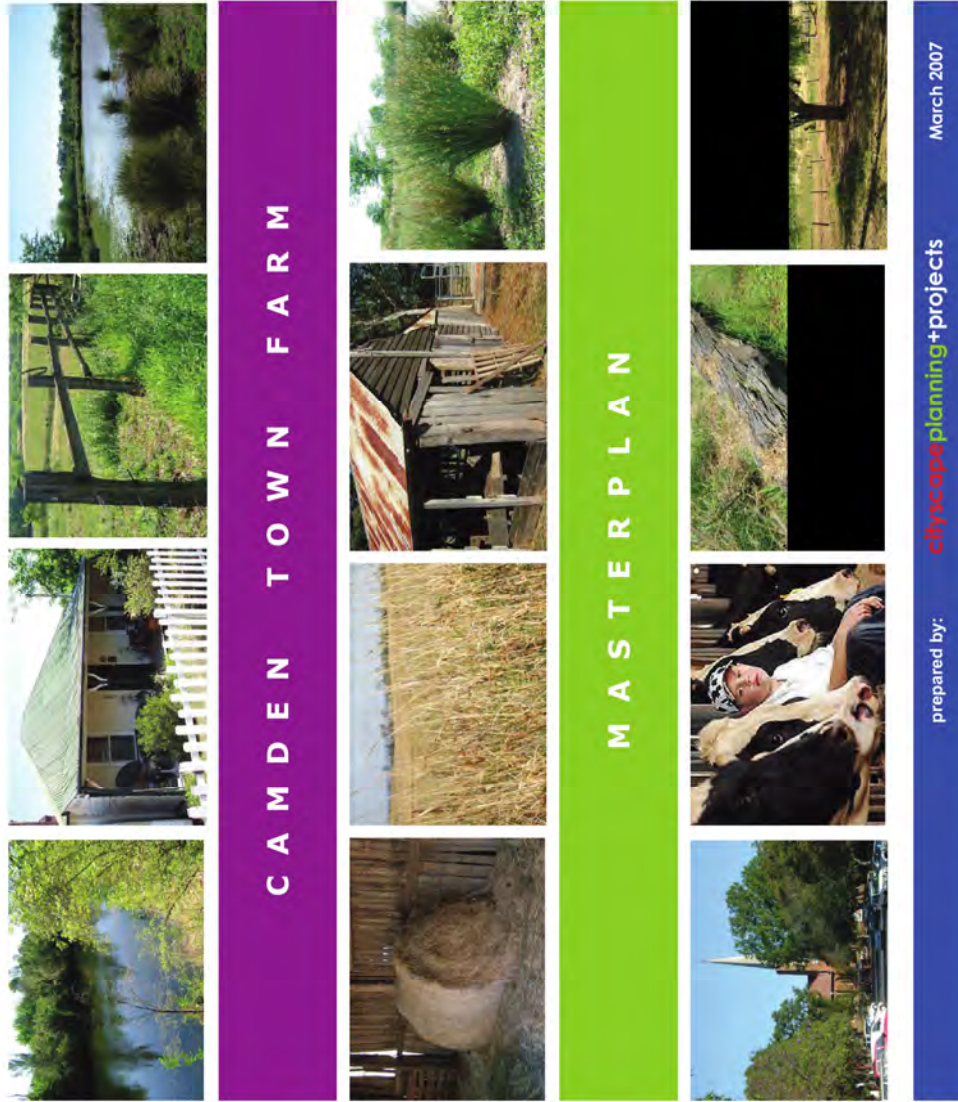
Attachment B – Camden Town Farm Master Plan

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This report dated 9 March, 2007, and represents a submission for the Camden Town Farm and is to be used for that purpose solely and for Camden Council (the client) exclusively. No liability is extended for any other use or to any other party. Whilst the report is derived in part from our knowledge and expertise, it is based on the conditional prevailing at the time of the Report and upon the information provided by the client.

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Camden Town Farm Masterplan

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1.0 PRELIMINARY

- o Introduction
- o Purpose of Plan
- o Regional Context I
- o Local Context
- o Vision
- o Strategies
- o Design Workshop
- o Key land use and activities

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Figure 1: Camden Town Farm



1.1 INTRODUCTION

One of Camden's most colourful identities, the late Llewella Davies, bequeathed the Camden Town Farm to Council. Miss Davies, the last of her family to reside on the family dairy in Exeter Street, Camden, had always maintained that the property would be left to the people of Camden for their benefit and enjoyment. True to her word when Llewella passed away, aged 98, the property was officially transferred to Council.

In giving responsibility for the property to Council on behalf of the community, Miss Davies preference was that the farm should continue to be used as a working dairy farm, if this was not possible then she favoured agricultural pursuits in the form of a working model farm to enable the community to see such a farm in operation at close hand. Alternatively if neither of these options proved feasible the farm should be used for the grazing of livestock or passive recreation.

An image of the Camden Town Farm is provided at Figure 1.

1.2 PURPOSE OF PLAN

Cityscope Planning + Projects has been engaged by Camden Council to prepare a Masterplan for the Camden Town Farm.

The Camden Town Farm Masterplan will provide Council and the Town Farm Management Committee with a clear graphical portrayal of the key elements of the farm precinct, including potential activities and developments, their functional relationships and activity impacts

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Camden Town Farm Masterplan

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Figure 2: Regional Context

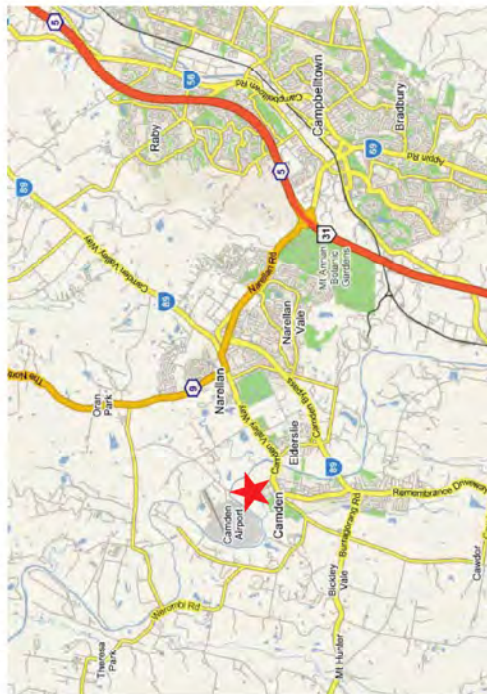


Figure 3: Location of Site



1.3 REGIONAL CONTEXT

Camden forms part of the Macarthur region located approximately 65 km southwest of the Sydney CBD. Figure 2 provides an image of the local area and depicts the regional context of the Farm.

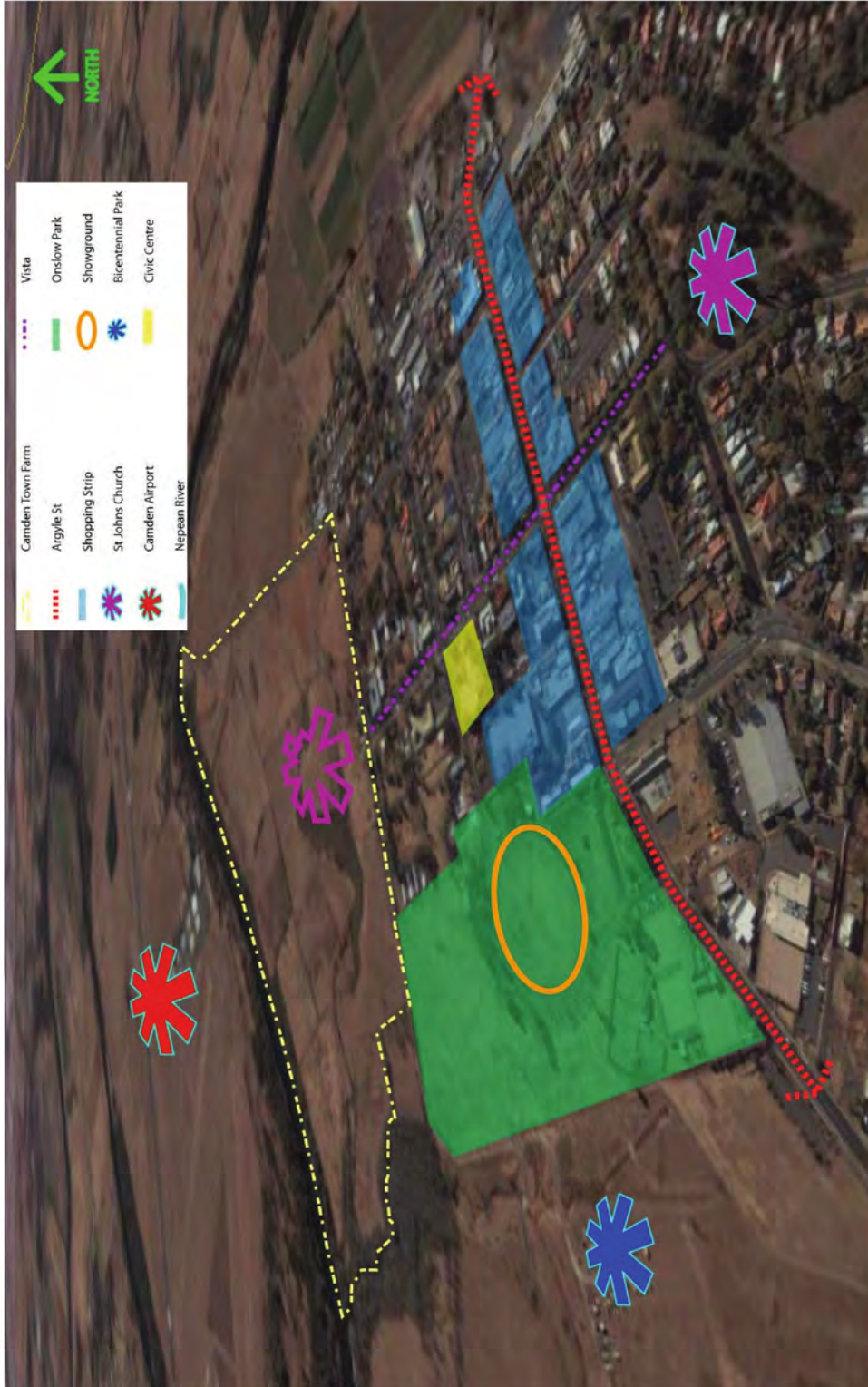
1.4 LOCAL CONTEXT

The Farm remains a significant property on the northern fringe of the township. The farm has operated as a working dairy for over a hundred years and remains a highly valued asset for the local community.

Located in Exeter Street, the fifty-four (54) hectare property is also bounded by Macquarie Grove Road and the Nepean River.

Figure 3 provides an image of the site that identifies its location in proximity to the Camden Township. Figure 4, provides a more detailed analysis of the sites local context with regard to key features of the Camden Township.

Figure 4: Local Context



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1.5 VISION

Camden Council has appointed a Community Management Committee to examine all possible options for the future use and development of the farm.

The following represents both Councils and the Committee's vision for the farm:

"The farm will be developed and maintained primarily for agricultural, tourism and educational purposes. It will be operated and managed in a sustainable manner that retains its unique character and encourages and facilitates community access, participation and visitation".

1.6 STRATEGIES

The following strategies were also developed by the Committee to assist in advancing the vision:

1. Foster Agricultural pursuits and activities
2. Facilitates tourism and visitation
3. Integrate educational uses and activities
4. Establish best practice environmental management
5. Portray history of farm

1.7 DESIGN WORKSHOP

A design workshop was held with the Committee to assist in the development of the masterplan. This workshop proved tremendously useful in helping to determine the spatial arrangements of future farm activities and landuses.



Design Workshop with Community Management Committee

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1.8 KEY LAND USES + ACTIVITIES

The Farm Management Committee has identified a broad range of future land uses and activities that should be explored as part of the future master planning of the site. These activities are identified below and are considered to be consistent with the vision and strategies developed by the Farm Management Committee.

- Grow feed crops
- Demonstration herds
- Event Area
- Exhibition Space
- Recreational Fishing
- Community garden
- Growers market
- Dairy Museum
- Educational space
- Agri-forestry
- Walking, bicycle + horse trails
- Café
- Retail outlet
- Picnic + BBQ area
- Car park

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Camden Town Farm Masterplan

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2.0 SITE ANALYSIS

- o Nepean River
- o Drainage
- o Vegetation
- o Fencing
- o Farm buildings

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2.1 NEPEAN RIVER

The Nepean River forms the North-western boundary of the site as shown in the image provided at Figure 5.

The River is a large body of water that represents the primary natural drainage line both in the local areas and the broader region. As such there are significant constraints as to the type of activities and development that can occur within proximity to the River Corridor.

Matahil Creek is a tributary of the Nepean River and forms the western boundary of the site.

Flooding (1% AEP) from these watercourses extends across the entire site and beyond and clearly represents a major site constraint to future development.

Figure 5: Nepean River



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Figure 6: Site Drainage



2.2 DRAINAGE

The site receives stormwaters from the Camden Township which enter from both the south eastern corner and end of John St and then drain across the central areas of the site until it ultimately enters the Nepean River at the western extremity of the site.

The drainage line is generally represented as open, low-lying grass swales and the extent of these are depicted at Figure 6. However, the central areas of the site have formed as a wetland. The significance of this wetland is recognised by its listing on the relevant schedule to Sydney Regional Environmental Plan No. 20 (Hawkesbury – Nepean River (No. 2, 1997)). Images of the wetland are provided below.



2.3 VEGETATION

Much of the natural vegetation on the site has been cleared as part of farming activities. However, significant remnant vegetation occurs along the River Corridors that define the western and northern boundaries of the site. The central area of the site also accommodates endemic wetland type species.

The remainder of on site vegetation extends across the site in a lineal manner, following fence line and road verges. There are also clusters or trees and shrubs provided in the curtilage of the farmhouse and outbuildings. Images of site vegetation are provided below, whilst its location is provided at Figure 7. Much of the vegetation located on fence line and within the farm house curtilage are exotic type species typically associated with farming activity and period type plantings.

The site also accommodates significant weed problems particularly along the Nepean River Corridor. The wetland has a significant Alligator Weed infestation.

The northern corner of the site also has undergone a significant Bushland regeneration project sponsored by both Camden Council and National Heritage Trust.

Figure 7: Vegetation



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Figure 8: Fencing



2.4 FENCING

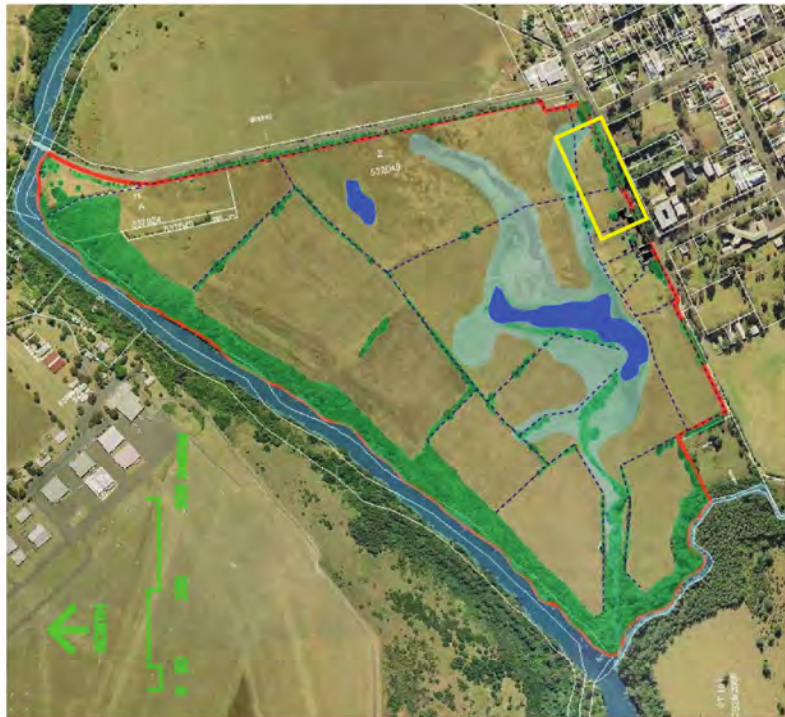
Fence lines on the site not only provide habitat opportunities for flora and fauna but define areas of differing farming activity and pattern of usage of the site. The location of the fence lines are provided at Figure 8.

In this respect the fence lines presence continue to portray the historic farming use of the site and help interpret how that farming was undertaken.

Images of the diverse fences and gates that exist across the site are provided below.



Figure 9: Farm Buildings Cluster



2.5 FARM BUILDINGS

The site accommodates a cluster of buildings located in proximity to Exeter St. The location of this clustered arrangement of buildings is identified at Figure 9 and includes a farm cottage, a dairy shed for milking of cows and a variety of farm outbuildings and sheds.

The cottage is the only building currently listed on the Schedule to Councils Heritage LEP, however, further detailed examination and analysis would be likely to reveal that the entire cluster of building together with the broad farm landscape presents environmental and cultural heritage value of the Camden Township and LGA.

Figure 10 over page provides a more fine grained view of this building cluster together with photos of the individual buildings.

Consideration should be given to the listing of this cluster of buildings as a heritage item within Councils LEP.



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Figure 10: Farm Buildings Cluster Detail



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3.0 DESIGN PRINCIPLES

- o Integrity
- o Zoning
- o Diversity
- o Tourism
- o Flexibility
- o Integration

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3.1 INTEGRITY

A key theme that must underpin all future planning and use of the site is to ensure that future development maintains the integrity of the traditional farm activity and land use patterns as well as the sites environmental resources and their on going sustainability.

A performance indicator of the success of such a design theme would be that a future visitor to the site, would not only recognise but immediately identify the site as the Camden Town Farm because it retained and enhanced the integrity

of the sites environmental features, built forms, fence lines, farming activities and cultural heritage values.

The fundamentals of any future masterplan for the site should therefore reflect the existing use and appearance of the site as represented by the aerial photo and site plan at Figure 11 below.

Figure 11: Site Plan



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3.2 ZONING

The zoning of farming activities and land use patterns across a site represents a traditional farming practice. It is applied by farmers as a means of ensuring efficient energy inputs as part of the farm management.

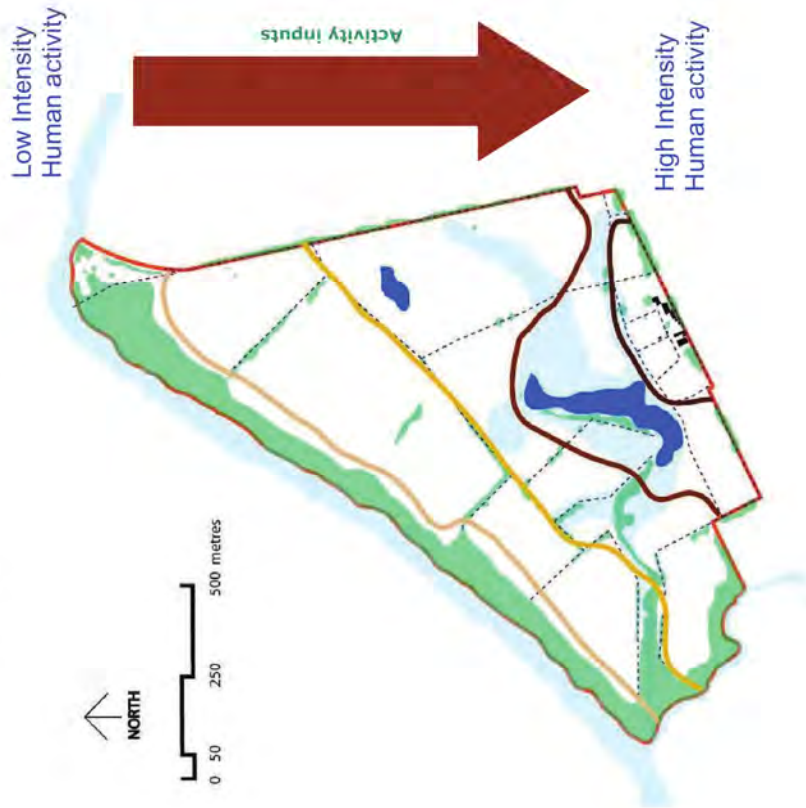
This practice has been applied during past use of the site and should continue to be applied as a design theme that informs future planning and use of the Camden Town Farm.

Zones should therefore be applied across the site on the basis of differing levels of human activity that each requires. Those activities associated with the greatest human interventions or inputs should therefore occur within close proximity to the farm cottage and its associated cluster of outbuildings, whilst those activities demanding decreasingly lesser human inputs or activity occurring at the northern extremity the site.

This design theme is represented at Figure 12.

A description of each zone and the type of activities that each should accommodate is provided overpage and at Figure 13.

Figure 12: Zoning Intensity Plan



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ZONE 1: This zone accommodates the sites most significant environmental features represented as the Nepean River and its associated riparian ecosystems and is also located at the greatest distance from the farm cottage and its associated activity intensity zone.

Accordingly, these lands should be set aside for the conservation of those valuable environmental resources and only experience rehabilitation or passive type recreation activities.

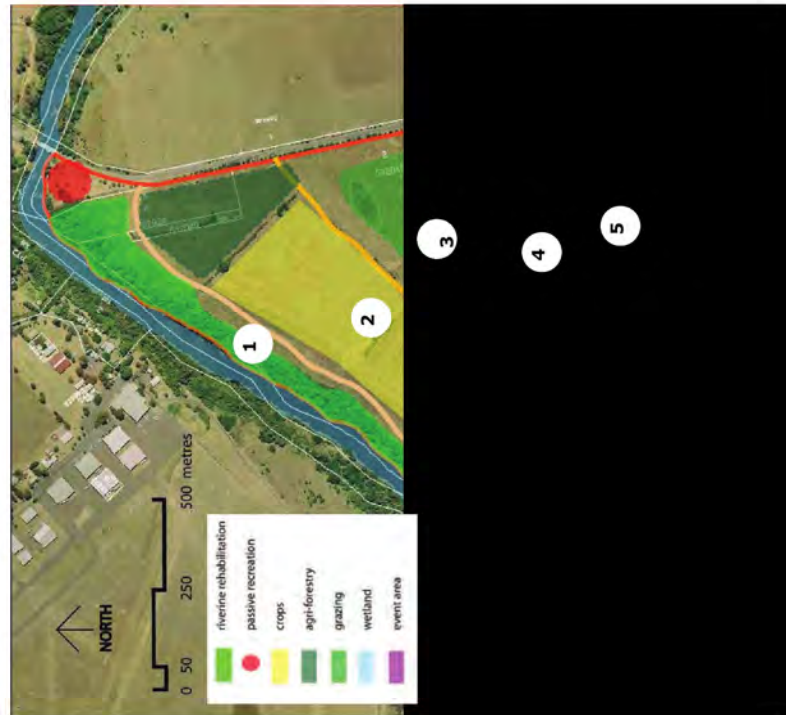
ZONE 2: This zone will continue to accommodate cropping activities as this reflects current usage of the site and only requires occasional or seasonal human interventions of any significant scale, eg. sowing or harvesting. Crops options will continue to focus on livestock feed such as hay, but may also see the establishment of an agri-forestry which can occur at the zones western extent, as this allows for an extension of the existing rehabilitation project works that have occurred in the northern extent of the site.

ZONE 3: This central zone of the site should remain available for the continued grazing of livestock as it reflects current patterns of use of the site and is conveniently located to allow for the more frequent resource demands associated with the management of livestock.

ZONE 4: This zone is closely located to the farm cottage and the sites urban interface and therefore allows for the introduction of more intensive activities such as display and exhibition spaces. The zone also accommodates the wetland which will require intensive management in terms of weed and carp removal and water quality management practises.

ZONE 5: This zone accommodates the cottage and out-building cluster. Given its location adjacent to the sites urban interface, it is the best placed location to attract those significant activity generators, inclusive of tourist and retail experiences identified at section 1.8 of this report.

Figure 13: Farm Zoning Plan



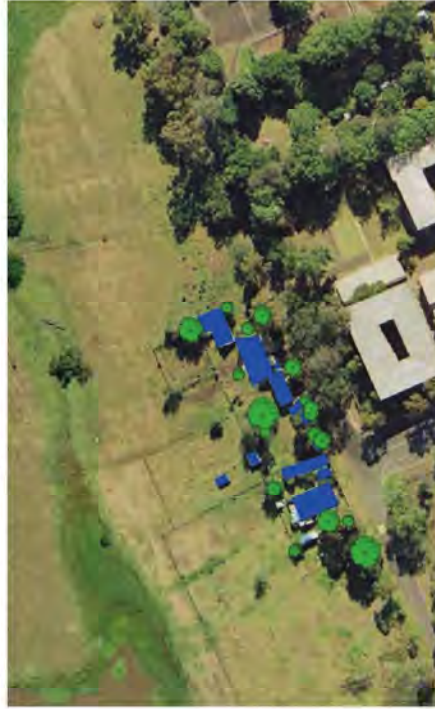
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3.3 DIVERSITY

The third design theme is diversity and relates to both the diversity of use that is inherently associated with traditional farming practises and the vision and strategies developed by the Farm Management committee which seeks to encourage community participation tourism activity on site.

The previous section of the report identified that the focus of these diverse activities should occur within Zone 1 represented below at Figure 14. This section of the report, therefore seeks to accommodate the balance of the diverse array of activities, identified at section 1.8 of the report, within that zone utilising site responsive design principles as the primary organising element of that process.

Figure 14: Zone 1 - Building Cluster



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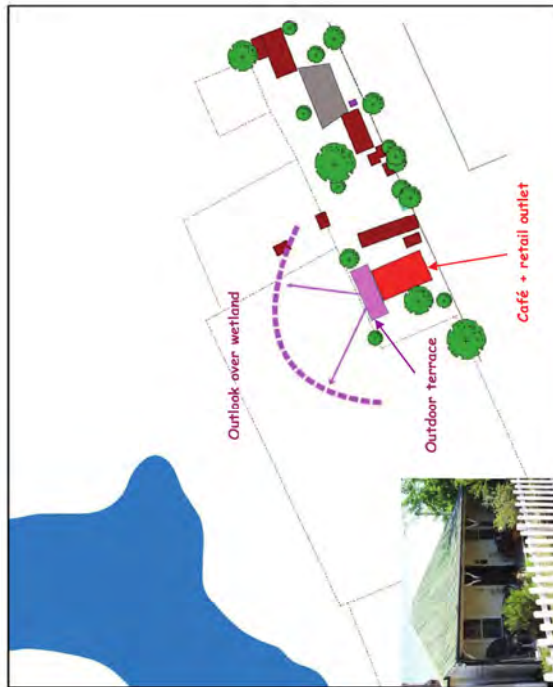
3.3.1 COTTAGE CAFÉ

The creation of retail spaces and or café type experiences on site represents a key opportunity to attract tourists and generate revenues for the site.

The farm cottage is considered to be the best location for that activity given that it is the most accessible location within the site being conveniently located to Exeter St and the township, and therefore increases patronage opportunities.

The cottage can also be readily converted for such a land use, as reflected by the existence of similar type activities in cottage building throughout the broader town area. Limited adaptive works will also allow for the establishment of an outdoor terrace area at the rear of the site that takes advantage of expansive and highly scenic views across the wetlands and distant farm zones. This is demonstrated at Figure 15.

Figure 15: Cottage Café



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3.3.2 LIVING MUSEUM

Central elements of the strategic vision for the farm call for it to portray the history of the farm and provide educational spaces. The cluster of outbuildings located in the eastern curtilage area of the farms cottage provides an ideal opportunity to allow such initiatives to be realised. This area is demonstrated at Figure 16.

Understanding of the role these buildings play in the sites farming history can be provide through, not only their conservation, but through the provision of interpretive information boards, fit-out with traditional farm tools and equipment, guided tours and demonstration of the building use through milking displays etc.

Figure 16: Living Museum



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3.3.3 DEMONSTRATION HERDS

The provision of spaces for demonstration herds also allows for a portrayal of the farms history.

Whilst the demonstration herds may initially focus on dairy type livestock, it may ultimately extend to a broader array of livestock reflective of contemporary farming practises.

The demonstration herd would be able to graze within Zone 2, however, could be readily displayed in existing yard areas located immediately adjacent to the cluster of outbuildings to allow for greater access and visibility. These yard spaces are demonstrated at Figure 17 and would allow for easy viewing of livestock by tourists and visitors to the site.

Figure 17: Demonstration Herds



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3.3.4 ANIMAL FARM NURSERY

Animal nurseries and petting zoo facilities are extremely popular elements of agricultural shows, fetes, and City Farm locations. The sites farming and particularly its livestock history, makes it well placed to provide such a facility as an integrated element of the broader farm layout.

Such a facility need not be a long term or even permanent element of the site, as it requires limited built infrastructure and can be established for key events or tourist periods.

However, regardless of its permanent or temporary nature, the nursery should be co-located with the demonstration herds given the synergy of those two activities and proximity of access to other elements of the site.

Figure 18: Animal Farm Nursery



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3.3.5 COMMUNITY GARDEN

Community Gardens are an increasingly important community building and gathering locations within urban environments. The establishment of such a garden on site would therefore clearly be consistent with the strategic initiatives of fostering agricultural pursuits and promoting local community visitation and access.

The elevated lands that run along the Exeter St frontage are some of the most fertile and best drained areas of the site and thereby best suited to the type of crop production that could be expected to be associated with a community garden. The proposed location for these gardens is provided at Figure 19.

This location also allows ready access for members of the community as well as the potential to share use of the adjacent farm buildings, and provides good accessibility to the new public toilet facility.



Figure 19: Community Gardens



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3.3.6 FARMGATE SALES

The use of the site for community gardens will produce crops that could be made available for sale from the site.

Farmgate sales, potentially with an organic branding, could generate significant visitation to the site, generate additional revenues and provide significant compatibilities with the other proposed activities on site, together with satisfying the broader vision and strategies for the Town farm.

The produce could be sold on a regular or even permanent basis from within the existing outbuildings on site. These buildings are identified below and also at Figure 20.





Figure 20: Farmgate Sales

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3.3.7 EVENTS AREA

The provision of display areas on site for the accommodation large events and exhibitions inclusive of dog shows, sheep trials or even non related events such as themed car exhibitions or concerts will allow for the site to attract large scale crowds that can generate significant revenues and confirms the sites role as a key focus area of the local and regional communities.

The southern perimeter of the site provides large, flat and unencumbered lands that are well suited to the accommodation of events of this type. This locations proximity to the adjacent showground area will also allow for the synergies of that similar facility to be captured.

Figure 21 provides an image of the proposed location for the event and display area.



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Figure 21: Event + Display Area



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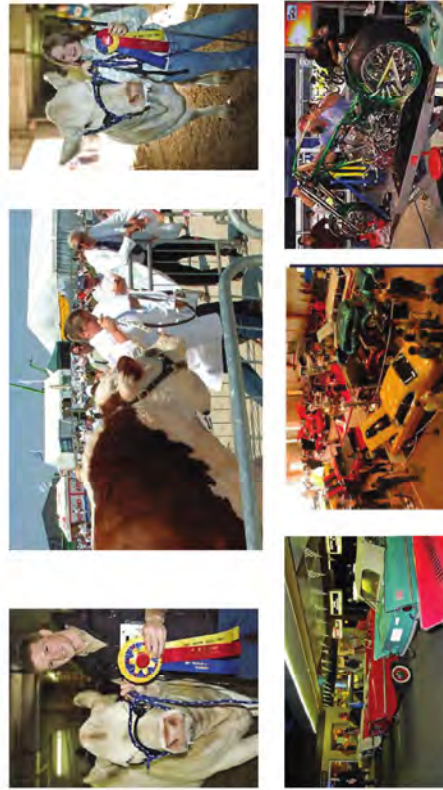
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3.3.8 EXHIBITION HALL

Should the site be able to capitalise on its potential to host large scale events, then there may be some longer term demand and feasibility for the injection of capital to establish a large exhibition type hall on site. Such a facility should clearly be located adjacent to the outdoor event area, so it can operate in tandem with that adjoining use.

An ideal location for that future facility is identified at Figure 22.



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Figure 22

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Figure 22: Exhibition Hal

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3.3.9 BBQ + PICNIC AREA

The scenic qualities of the site, inclusive of the outlook over the wetland, also creates an ideal opportunity to attract picnic and BBQ type visitation to the site that could complement the other tourism type related activities that are being sought to be located on site.

Relatively limited infrastructure or facilities is required to promote the site for such a use. An ideal location for such facilities is identified at Figure 23 as it allows for easy access from Exeter St and provides scenic views over the wetland and distant farm areas.

This location would be in addition to another similar opportunity previously identified for passive recreation facilities at the northern most extent of the site.

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Figure 23: BBQ + Picnic Hall



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Figure 24: Car Parking



3.3.10 CAR PARKING

The introduction of a diverse array of new land uses and activities clearly necessitates the provision of parking areas on site to cater for the parking demand of those new site visitors.

Parking areas must be both convenient and accessible; however, they must also be sited and developed in a manner to maintain the cultural integrity of the site.

The most frequent and highest demand use of the site could be expected to be that associated with the patronage of the Cottage Café. A parking area should therefore be located in close proximity to that facility. Figure 24 demonstrates a parking area of approximately 15 spaces located in close proximity to the café. This location also ensures that the parking areas do not interrupt the quality views and outlook to the broader farm landscape as viewed from Exeter and John Streets. Construction and finishing the parking area in gravel overlain on road base would also limit the visual impact of the car park and respect the heritage values of this precinct.

A large overflow parking area could also be provided adjacent to that car park as demonstrated at Figure 24 to accommodate larger crowds and patronage attracted the adjacent event and exhibition precinct.



3.8 TOURISM

All successful tourist facilities employ a site planning methodology that seeks to take visitors on a journey through the facility, with that journey structured to provide the following experiences:

Arrival Experience: A bold introduction to the site through a landmark or gateway entry that signals the tourist arrival to the facility and heightens their excitement and anticipation for the forthcoming experience.

Story-telling Experience: Generally provided utilising a variety of tools including showcasing, guided tours, interpretation and demonstration of the values that underpin the site.

Climax Experience: As the tourist nears the end of their journey, they are provided with a showcase of the key attraction or feature of the site that will create a memorable and lasting impression of their visit.

Take-home Opportunity: Capitalising on the effective story telling and climatic experiences, this last stage gives the tourist an opportunity to 'take-home' a part of that story and journey with them through purchasing souvenirs etc.

This same site methodology should underpin site planning of the Camden Town Farm. In this regard, the arrival experience can be created by removing the existing lean-to type shed and associated shrubbery located east of the Cottage. This shed and shrubbery are recent additions to the site (1970's) and therefore have no intrinsic value. Their removal would up views to the broader site from the Exeter and John St location and provide a legible, obvious and attractive arrival experience for visitors.

The story telling experience can then be provided through guiding visitors through the living museum, demonstration herds, and community gardens, before climaxing at displays of milking dairy cows.

The take home opportunity could be dually represented as both the opportunity to purchase organically grown farm produce or the souvenirs and memorabilia at the cottage café.

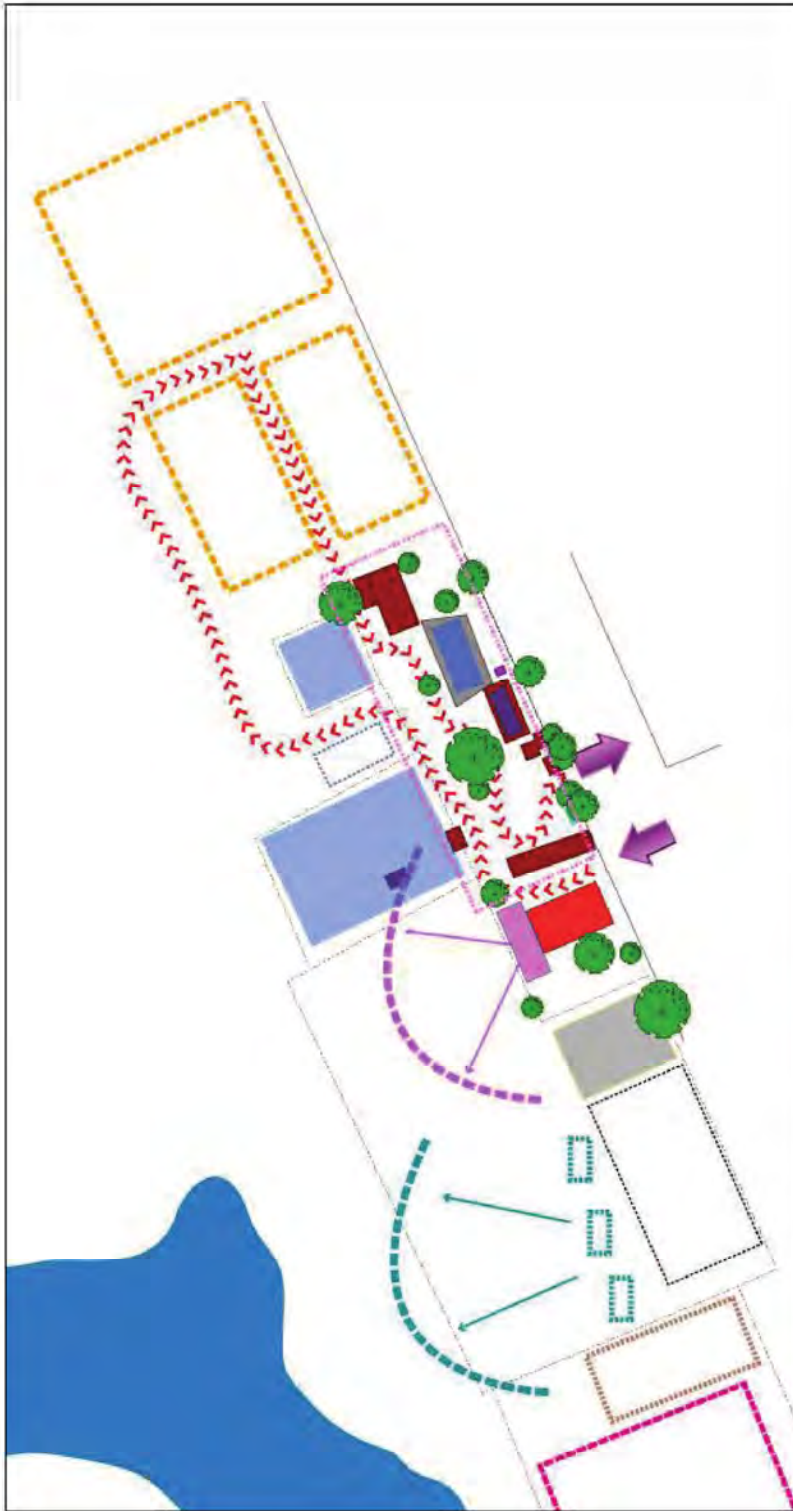
The pathway of this journey is demonstrated at Figure 25, whilst figure 26 also shows the pathway extending to take in walkway around the wetland area.

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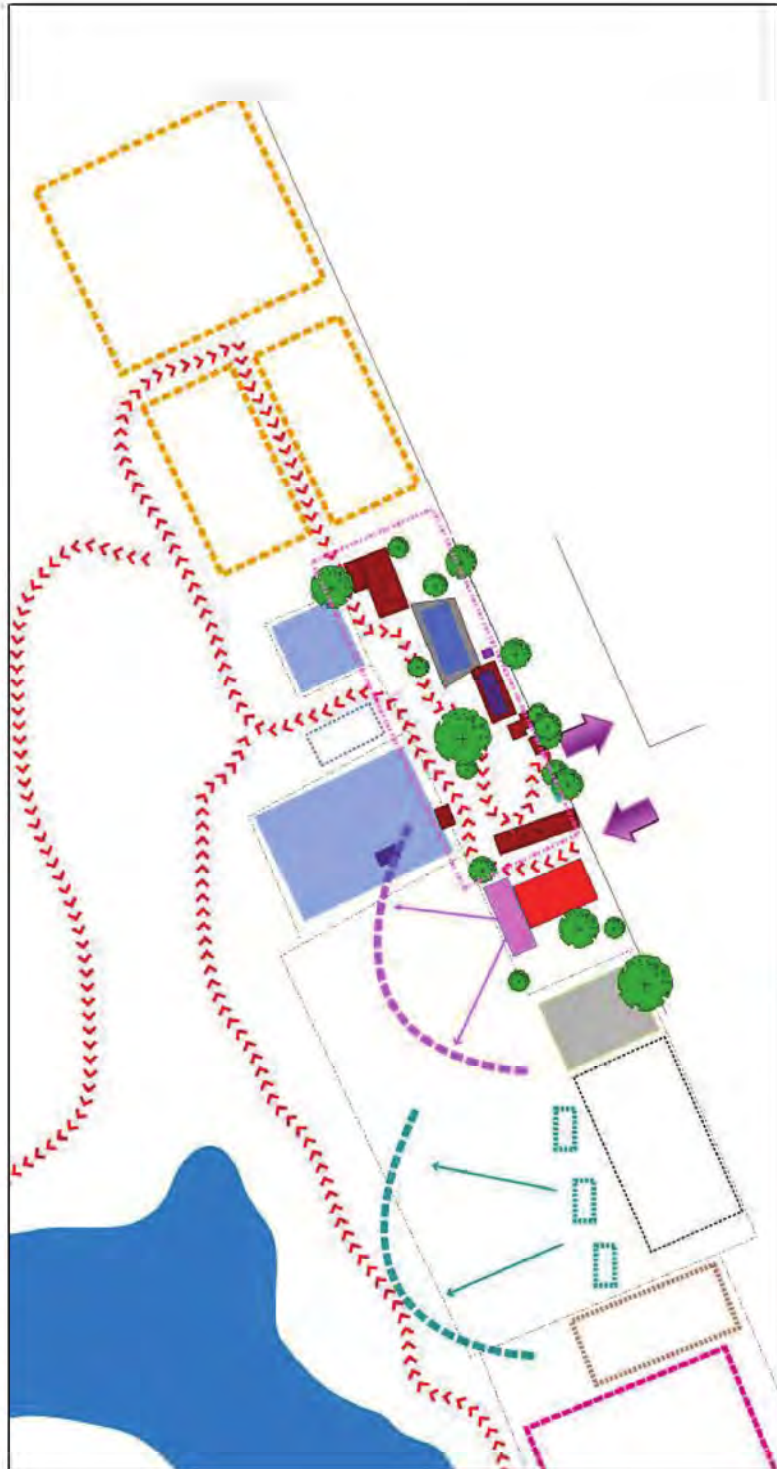


Figure 25: Tourist Journey



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Figure 26: Tourist Journey Extension



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3.6 FLEXIBILITY

Flexibility is a traditional core theme of all farm practises and site planning, as it allows sites to capitalise on seasonal variations that arise. Subsequently, flexibility in site planning is the fifth design theme that should underpin master planning for the Camden Town Farm.

Flexibility will be represented in the masterplan in the following ways:

3.6.1 COMMUNITY MARKETS OVERLAY

Camden currently hosts a regular community market that specialises in locally grown farm produce. This market is currently run within the road reserve in close proximity to the Camden Town Farm, however, there is some agreement that this is a sub-optimum location.

The establishment of a community garden on site, together with the strategic initiatives of promoting agricultural activity would identify the Camden Town Farm as an ideal location to host this event.

The open yard area centred around the cluster of outbuildings represents an ideal location for such an activity and would require no new infrastructure or facilities as such activities generally provide their own temporary 'overlay'. Existing sheds at that location could even be utilised for stalls.

Figure 27 provides an image that demonstrates the ideal location for the community market stalls. Should the event prove to be successful then it could readily extend its footprint to the west and even include exhibition spaces as demonstrated at Figures 28.

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Figure 27: Community Market Overlay



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Figure 28: Community Market Overlay Extension



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3.4.2 VEHICULAR ACCESS

The provision of a new vehicular access route through the site will provide future flexibility in the ability of all zones within the site to change and adapt over time.

This route need not necessarily be provided as a fully sealed road but could simply be a graded or two wheel track, not dissimilar to existing vehicle access ways currently on site.

The route of the proposed vehicular access way is defined at Figure 29.

Figure 29: Vehicle Access



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Figure 30: Flexible Built Forms



3.6.3 FLEXIBLE BUILT FORMS

Flexibility in farm use should also be represented in the built forms that would accompany any development of the site.

All new buildings should be able to accommodate a wide range of activities, inclusive of animal pens, market stalls, and picnic or BBQ shelters.

These buildings should also embody traditional Australian, rural architecture elements and should also recognise that the entire site is flood prone.

Examples of such buildings that would meet the above criteria are provided at Figure 30 and include structures that are currently found in the adjacent Onslow Park.

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Figure 31: Extended Bicycle and Pedestrian Paths



3.7 INTEGRATION

The Camden Town Farm is ideally placed to integrate itself with the broader township. This integration would be mutually beneficial to both the town farm and township itself, because of shared tourism opportunities.

Some integration of the township with the surrounding environs currently occurs with both pathways and cycle ways currently provided throughout the township and past the front door of the site.

Further integration could be significantly enhanced by extending the pathway and cycleway into the site as shown at Figure 31. Figure 32 provides a more detailed example of how this pathway could be represented on the site.

There is also scope for these pathways to also serve local 'hay' or horse ride tours of the farm and township, with the Town Farm being the starting and finishing point of that ride.



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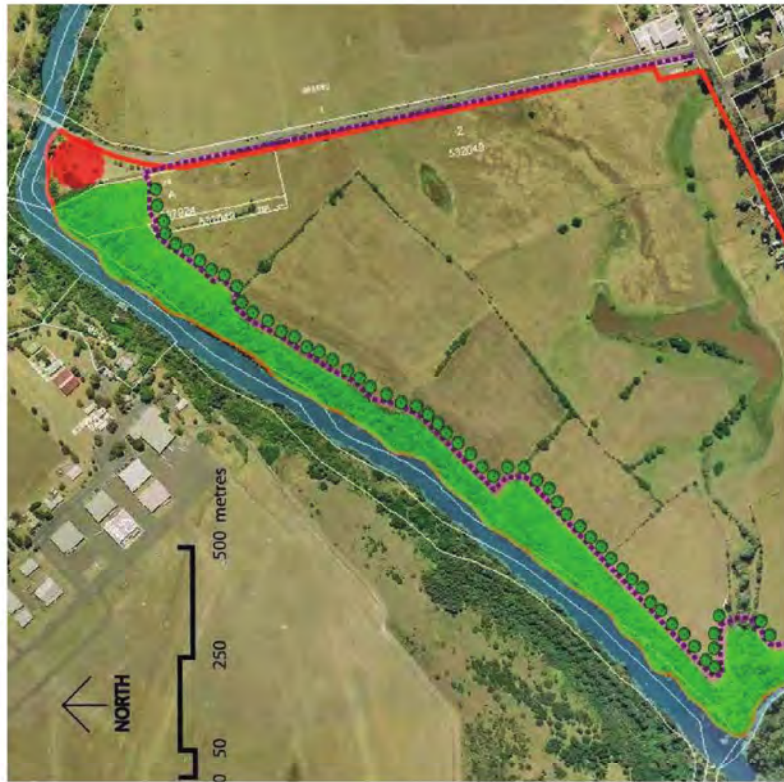


Figure 32: Detail Pathway Extension

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Camden Town Farm Masterplan

4.0 MASTERPLAN

The Camden Town Farm Masterplan is represented at Figure 33

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Camden Town Farm Masterplan

Figure 33: Camden Town Farm Masterplan



Amendment No. 19 – Reclassification of Lands

Attachment C – Land Reclassification (Part Lots) Map

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Environmental Planning and Assessment Act 1979

Camden Local Environmental Plan 2010 (Amendment No. 19)

Camden Council
37 John Street
Camden, NSW 2570

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
NIL	NIL

The following map sheets are adopted:

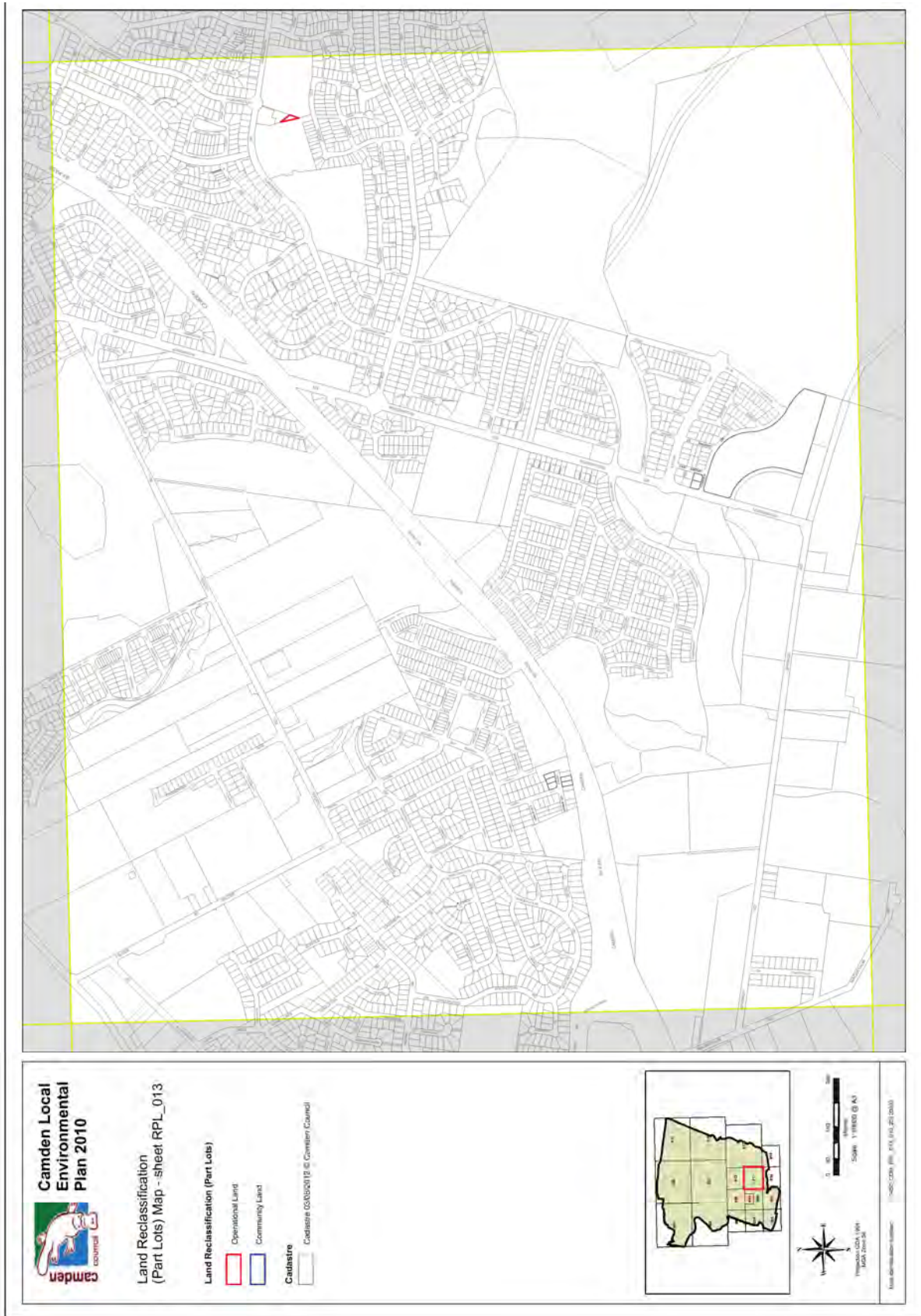
Map Sheet	Map Identification Number
Reclassification (Part Lots) Map	
RPL_013	1450_COM_RPL_013_010_20120803

Certified

Chris Lalor
(Acting) Manager Strategic Planning 08/03/2012

Minister for Planning

Attachment 1



ORD09

Attachment 1

ORD09

Amendment No.19 – Reclassification of Lands

Attachment D – Applicable section 117 directions

Attachment 1

Amendment No.19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
1. Employment and Resources			
1.1 Business and Industrial Zones	The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres.	A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.	This direction is applicable as the Smeaton Grange site is located within the business and industrial zones. This planning proposal is for the reclassification of land, which does not propose the alteration to the location or total potential floor space area of any business or industrial zones. It is considered that this planning proposal is consistent with the objectives of this direction.
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	A planning proposal must: (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.	This direction is applicable as the Camden Town Farm is located within the RU1 – Primary Production zone. The proposal intends to insert an additional local provision to develop and allow the intended use of the lands to achieve its planned potential as

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Amendment No. 19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
1.5 Rural Lands	The objectives of this direction are to: (f) protect the agricultural production value of rural land, (g) facilitate the orderly and economic development of rural lands for rural and related purposes.	(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village). A planning proposal to which clauses 3(a) or 3(b) apply must be consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008.	described in the adopted Camden Town Farm Master Plan. the uses proposed within the Camden Town Farm Master Plan are generally low scale, agricultural and community related uses. This is applicable only to the lands of the Camden Town Farm and not the RU1 zone as a whole. This direction is applicable as the Camden Town Farm is located within a rural zone. It is considered that the planning proposal is consistent with the rural planning principles outlined within Clause 7 of the SEPP (Rural Lands) 2008. please refer to Part 3 – Question 6 for justification.
2. Environment and Heritage			
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places	This direction is applicable as the Camden Town Farm is listed as a local heritage item under the LEP 2010. The planning proposal is consistent with the objectives of this direction as the proposal does not permit or prohibit development that would adversely impact the heritage significance of the site. Furthermore, any development on the subject lands require an assessment against Clause 5.10 of the LEP 2010 prior to the development or use of the site for that purpose.

Amendment No.19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		<p>that are protected under the National Parks and Wildlife Act 1974, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</p>	
3. Housing, Infrastructure and Urban Development			
<p>3.1 Residential Zones</p>	<p>The objectives of this direction are:</p> <p>(h) to encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(i) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(j) to minimise the impact of residential development on the environment and resource lands.</p>	<p>A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p>	<p>This direction applies as the Elizabeth Park and Mount Annan Leisure Centre sites are located within the R2 – Low Density Residential zone.</p> <p>Although the subject sites are located within the residential zone, the proposed reclassification of the sites from community to operational land will have no adverse impact on the existing residential densities as the sites are an existing community facility.</p>
<p>3.5 Development Near Licensed</p>	<p>The objectives of this direction are:</p> <p>(a) to ensure the effective and safe</p>	<p>In the preparation of a planning proposal that sets controls for the development of</p>	<p>This direction is applicable as the Camden Town Farm is located partially within an ANEF and OLS</p>

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Amendment No. 19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
Aerodromes	<p>operation of aerodromes, and</p> <p>(b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and</p> <p>(c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p>	<p>land in the vicinity of a licensed aerodrome, the relevant planning authority must:</p> <p>(a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome,</p> <p>(b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth,</p> <p>(c) for land affected by the OLS:</p> <p>(i) prepare appropriate development standards, such as height, and</p> <p>(ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome</p> <p>(d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.</p>	<p>zone from Camden Airport.</p> <p>The Planning proposal proposes an additional local provision for the town farm to cater for development and uses of the land in accordance with the Camden Town Farm Master Plan. Whilst the planning proposal does not rezone land, it permits sensitive land uses in proximity to the ANEF and OLS zones. However, the Master Plan prescribes development zones that permit the uses and development throughout the site, which the erection of any building is located external to the mapped ANEF zones.</p> <p>Nonetheless, as outlined within the planning proposal, consultation will be undertaken with Sydney Metro Airports during the public exhibition period</p>

Amendment No.19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
<p>4. Hazard and Risk</p> <p>4.2 Mine Subsidence and Unstable Land</p>	<p>The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</p>	<p>When preparing a planning proposal that would permit development on land that is within a Mine Subsidence District a relevant planning authority must:</p> <p>(a) consult the Mine Subsidence Board to ascertain:</p> <ul style="list-style-type: none"> (i) if the Mine Subsidence Board has any objection to the draft Local Environmental Plan, and the reason for such an objection, and (ii) the scale, density and type of development that is appropriate for the potential level of subsidence, and <p>(b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under (4)(a)(ii), and</p> <p>(c) include a copy of any information received from the Mine Subsidence Board with the statement to the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction</p>	<p>This direction is applicable due to the Elizabeth Park and Mount Annan Leisure Centre sites are located within the Campbelltown Mine Subsidence District.</p> <p>As outlined within the planning proposal, consultation is required with the Mine Subsidence Board, which will be undertaken during the public exhibition period.</p>

Attachment 1 **ORD09**

Amendment No.19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
<p>4.3 Flood Land Prone</p>	<p>The objectives of this direction are:</p> <p>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>of section 57 of the Act.</p> <p>A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).</p> <p>A planning proposal must not contain provisions that apply to the flood planning areas which:</p> <p>(c) permit development in floodway areas,</p> <p>(d) permit development that will result in significant flood impacts to other properties,</p> <p>(e) permit a significant increase in the development of that land,</p> <p>(f) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or</p> <p>(g) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in</p>	<p>This direction is applicable due to the Camden Town Farm being located within the 1 in 100 Year flood zone.</p> <p>The introduction of an additional local provision provides development and uses to be carried out in accordance with the Camden Town Farm Master Plan. It is noted that the Master Plan is responsive to the flooding site constraint, which specifically prescribes development sitings and uses that will create no impact on the flood levels, flows or risk to human life.</p>

Amendment No.19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
<p>4.4 Planning for Bushfire Protection</p>	<p>The objectives of this direction are:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p>	<p>floodways or high hazard areas), roads or exempt development.</p> <p>In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.</p> <p>A planning proposal must:</p> <p>(a) have regard to Planning for Bushfire Protection 2006,</p> <p>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</p> <p>(c) ensure that bushfire hazard reduction is not prohibited within the APZ.</p> <p>A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <p>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:</p> <p>(i) an Inner Protection Area bounded by a perimeter road or reserve</p>	<p>This direction is applicable due to the Camden Town Farm containing bushfire prone land along its northern boundary.</p> <p>The introduction of an additional local provision provides development and uses to be carried out in accordance with the Camden Town Farm Master Plan. As outlined within the planning proposal, consultation is required with the Rural Fire Service, which will be undertaken during the public exhibition period.</p> <p>It is noted that the Master Plan is responsive to the bushfire prone land, which details development sitings and uses that are compatible and responsive to the known risk. The controls on the development and uses are detailed within the Camden Town Farm Master Plan.</p>

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Amendment No. 19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		<p>which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and</p> <p>(ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,</p> <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may</p>	

Amendment No.19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area.	
6. Local Plan Making			
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	A planning proposal must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: (i) the appropriate Minister or public authority, and (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and (c) not identify development as designated development unless the	Development occurring as an indirect result of this planning proposal does not generate any additional need to obtain concurrence, consultation or referral to the Minister or any public authority.

Attachment 1 **ORD09**

Amendment No.19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	<p>relevant planning authority:</p> <p>(i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and</p> <p>(ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.</p>	<p>This direction applies due to an additional local provision being provided for the Camden Town Farm lands.</p> <p>The planning proposal introduces an additional local provision that will allow for the development and use of the land to be carried out as per the adopted Camden Town Farm Master Plan.</p>

Amendment No.19 – Reclassification of Lands

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		<p>requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>A planning proposal must not contain or refer to drawings that show details of the development proposal.</p>	
<p>7. Metropolitan Planning</p>			
<p>7.1 Implementation of Metropolitan Strategy</p>	<p>The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.</p>	<p>Planning proposals shall be consistent with:</p> <p>(a) the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010 ("the Metropolitan Plan").</p>	<p>The proposal is consistent with the NSW Government's Metropolitan Strategy 2036 published in December 2010.</p>



ORD10

ORDINARY COUNCIL

ORD10

SUBJECT: REQUEST FOR ADDITIONAL SPONSORSHIP OF 2012 GOULBURN TO CAMDEN CYCLE CLASSIC - MACARTHUR COLLEGIANS CYCLING CLUB INC
FROM: Director Governance
BINDER: Sponsorship

PURPOSE OF REPORT

The purpose of this report is for Council to consider a request from Macarthur Collegians Cycling Club Inc for additional sponsorship of the 2012 Goulburn to Camden Cycle Classic.

BACKGROUND

The Goulburn to Camden Cycle event started in 1902 and is New South Wales oldest cycling race (it predates the Tour De France) and continues to be a major event on the Australian Cycling calendar. The event is organised by the Macarthur Collegians Cycling Club.

Since its inception, the event has continued to grow with over 300 cyclists participating in the event, hundreds of thousands of dollars being donated to charities including Kids of Macarthur, Starlight Children's Foundation, Bear Cottage and the Ben Mikic Foundation to name a few. Simon Poidevin (international Rugby Union identity) is the event ambassador and will join thousands of spectators on route and at the finish line to cheer on the riders.

This year the event is again expected to attract some of the best riders from across the country. It is also expected that there will be a number of related charity rides concluding in Camden on the same day, bring further participants to the town.

MAIN REPORT

The Macarthur Collegians Cycling Club Inc has requested Council give consideration to providing additional financial support in 2012 for the Goulburn to Camden Cycle Classic by providing \$5,000 to assist the Club in marketing and promotion of the event and Camden, as well as the traditional in-kind support of \$1,500. **A copy of the request is provided with the Business Paper Supporting Documents.**

The Macarthur Collegians have also requested through the Camden Festival Committee that their Development Application and Traffic Management Plan fees be waived. This equates to \$547 for the Development Application and \$92.40 for the Traffic Management Plan fee.

Council has traditionally contributed \$3,000 towards the event, \$1,500 cash from the Tourism budget and \$1,500 in-kind sponsorship in the form of advertising.

The Club has advised that if successful in obtaining the additional funding from Council, the money will be allocated to promoting Camden and the event locally and nationally through several mediums, including television, radio and print.



This year the event will be held on Sunday 16 September, starting in Goulburn and again finishing in Camden in conjunction with the Narellan Lions Spring Fair.

The Goulburn to Camden Cycle classic has also recently received a State Government grant of \$30,000.

FINANCIAL IMPLICATIONS

It should be noted that no money has been allocated in the 2012/13 budget for this additional sponsorship. Council may wish to utilise monies from its Consolidated Ward Funds, of which \$28,200 is available for use (as at 14 August 2012).

It should also be noted that Council has adopted a balanced budget for 2012/13. This additional funding request, if not funded from Consolidated Ward Funds, would result in council being in a temporary budget deficit position, at least until the next quarterly budget review (September Review).

It is further noted that as the Macarthur Collegians Cycle Club has now enlisted the help of Narellan Lions Club to organise the Street Fair component of the event in place of a professional event management company, the Camden Festival Committee will now be liable to pay the \$1,520 Public Road Activity Fee to enable this component of the event to occur.

GENERAL COMMENTS

Given the increase in sponsorship requests over the past 12 months, it may be appropriate for council to develop a general policy to deal with these types of requests. This policy would be developed with input from councillors to ensure there is sufficient clarity around what types of requests would be eligible for funding consideration but also allow councillors sufficient flexibility to exercise appropriate discretion where necessary.

This request should be considered in the broader context of what council already contributes to events such as the Camden Festival, Australia Day and the Narellan Rhythms Festival. Council already allocates tens of thousands of dollars per annum towards these and other events.

CONCLUSION

It is considered that the Goulburn to Camden Cycle Classic is a worthwhile community event and additional funding provided by Council would help increase the events profile within the community and the Australian Cycling calendar.

RECOMMENDED

A matter for Council to determine.

ATTACHMENTS

1. Supporting Documents - Request from Macarthur Collegians Cycling Club Inc - *Supporting Document*



ORD11

ORDINARY COUNCIL

ORD11

SUBJECT: REQUEST FOR ADDITIONAL FUNDING FOR 2012 LIGHT UP CAMDEN CELEBRATIONS - CAMDEN LIGHT UP FESTIVAL COMMITTEE
FROM: Director Governance
BINDER: Request for Funding

PURPOSE OF REPORT

The purpose of this report is to advise Council of the Camden Light Up Festival Committee's gratitude for the monetary support of the 2011 Light Up Camden Celebrations and to advise Council of a request for additional funding towards this year's Light Up Camden Celebrations.

BACKGROUND

Each year Argyle Street, Camden plays host to the annual Light Up Camden event that celebrates the start of the Christmas season by turning on the main street Christmas Tree lights. Council has annually donated \$5,000 from the Public Relations budget towards this event which is organised by Camden Light Up Committee. Last year the Committee also requested an additional donation of \$3,000 that was granted and funded through Consolidated Ward Funds.

MAIN REPORT

In 2011 Council donated \$5,000 from the Public Relations budget as well as an additional \$3,000 from Consolidated Ward Funds. In 2011 the event was cancelled due to inclement weather.

Correspondence was received from the Chairperson of the Light Up Camden Festival Committee (a sub committee of the Camden Chamber of Commerce) on 4 July 2012 outlining the changes to this year's event as well as a request for \$20,000 cash sponsorship and offering the option of co-branding of the event. **A copy of the request is provided with the Business Paper Supporting Documents.**

Council currently has a \$5,000 allocation in the Public Relations budget to be donated to the Light Up Camden event.

It should be noted that a separate request from the Narellan Chamber of Commerce for funding of a Christmas event has also been submitted to Council. Due to the rapid growth of the Camden LGA it is possible that similar requests may be received in the future and as such Council may wish to consider the option of a signature event in the Camden LGA. Examples of this are the City of Sydney's Children's Concert and Tree Lighting event in Martin Place, which is the only event of its type in the Sydney LGA.

The Light Up Camden celebration has been running for a number of years and brings together a large cross section of the community to celebrate the start of the Christmas season.

GENERAL COMMENTS

Given the increase in sponsorship requests over the past 12 months, it may be appropriate for council to develop a general policy to deal with these types of requests. This policy would be developed with input from councillors to ensure there is sufficient clarity around what types of requests would be eligible for funding consideration but also allow councillors sufficient flexibility to exercise appropriate discretion where necessary.

This request should be considered in the broader context of what council already contributes to events such as the Camden Festival, Australia Day and the Narellan Rhythms Festival. Council already allocates tens of thousands of dollars per annum towards these and other events.

FINANCIAL IMPLICATIONS

No additional money has been allocated in the 2012/13 budget for this increase in sponsorship. Council may wish to utilise monies from their Consolidated Ward Funds, of which \$28,200 is available for use (as at 14 August 2012).

It should also be noted that Council has adopted a balanced budget for 2012/13. This additional funding request, if not funded from Consolidated Ward Funds, would result in council being in a temporary budget deficit position, at least until the next quarterly budget review (September Review).

CONCLUSION

It is considered that the Light Up Camden celebration is a worthwhile community event and additional funding provided by Council will help increase the events profile within the community.

RECOMMENDED

A matter for Council to determine.

ATTACHMENTS

1. Request for Funding - Camden Light Up Committee - *Supporting Document*



ORD12

ORDINARY COUNCIL

ORD12

SUBJECT: REQUEST FOR FUNDING FOR 2012 INAUGURAL CHRISTMAS IN NARELLAN EVENT

FROM: Director Governance

BINDER: Request for Funding

PURPOSE OF REPORT

The purpose of this report is to consider a request for funding of the inaugural 'Christmas in Narellan' event being organised by the Narellan Chamber of Commerce.

BACKGROUND

The Narellan Chamber of Commerce, together with Narellan Town Centre have decided to stage a community Christmas event 'Christmas in Narellan' and have approached Council for both cash and in-kind sponsorship.

MAIN REPORT

The Christmas in Narellan Committee has proposed the following activities for the event:

- A Christmas tree (approx. 6m x 2.7m) will be erected with electric decorative lighting and professional landscape design,
- A display of powered Christmas decorations and banners on street power poles along both sides of Camden Valley Way, between Richardson Road and Narellan Road,
- A range of family Christmas activities and entertainment such as Carols by Candlelight, visit by Santa and community performances.

The Committee has requested the following sponsorship from Council:

- \$20,000 cash sponsorship for the inaugural year and \$10,000 for 2013 and 2014,
- Provision of labour and resources for connection of power to street pole for decorations,
- Waiving of processing and application fees relating to the event,
- Provision of insurance coverage for the event noting 'Christmas in Narellan' on Camden Council's current insurance policy,
- Provision of a staff member to assist the organising committee in event management activities and annual co-ordination of the event.

A copy of the request is provided with the Business Paper Supporting Documents.

It should be noted that a separate request from the Camden Light Up Committee for the funding of a Christmas event has also been submitted to Council. Due to the rapid growth of the Camden LGA it is possible that similar requests may be received in the future and as such Council may wish to consider the option of a signature event in the Camden LGA. Examples of this are the City of Sydney's Children's Concert and Tree Lighting event in Martin Place, which is the only event of its type in the Sydney LGA.

INSURANCE

Council's Public Liability Insurance can only cover Council, its employees and registered volunteers. It can never cover another entity or business. Council is free to jointly organise events with other parties, however all registered associations or businesses must provide their own liability insurance.

Council cannot enter into a contractual agreement with another party to assume liability for another operation.

RESOURCES

Unfortunately due to limited resources, the provision of staff and equipment to assist with the event would be extremely difficult and may impact on Council's current service level to the community. In addition, Council does not have the requisite skills or authority for connection of power to street poles for decoration.

FINANCIAL IMPLICATIONS

It should be noted that no money has been allocated in the 2012/13 budget for this request for sponsorship. Council may wish to utilise monies from their Consolidated Ward Funds, of which \$28,200 is available for use (as at 14 August 2012).

It should also be noted that Council has adopted a balanced budget for 2012/13. This additional funding request, if not funded from Consolidated Ward Funds, would result in council being in a temporary budget deficit position, at least until the next quarterly budget review (September Review).

The request for future years would need to be considered in framing future budgets (2013/14 and beyond).

GENERAL COMMENTS

Given the increase in sponsorship requests over the past 12 months, it may be appropriate for council to develop a general policy to deal with these types of requests. This policy would be developed with input from councillors to ensure there is sufficient clarity around what types of requests would be eligible for funding consideration but also allow councillors sufficient flexibility to exercise appropriate discretion where necessary.

This request should be considered in the broader context of what council already contributes to events such as the Camden Festival, Australia Day and the Narellan Rhythms Festival. Council already allocates tens of thousands of dollars per annum towards these and other events.

CONCLUSION

It is considered that the concept of a 'Christmas in Narellan' type celebration is a worthwhile community event and additional funding provided by Council would help establish the inaugural event.

RECOMMENDED

A matter for Council to determine.

ATTACHMENTS

1. Request for Funding - Narellan Chamber of Commerce - *Supporting Document*



ORDINARY COUNCIL

ORD13

ORD13

SUBJECT: DELIVERY PROGRAM SIX MONTH REPORT JANUARY TO JUNE 2012

FROM: Director Governance

BINDER: Integrated Planning and Reporting

PURPOSE OF REPORT

To report Council's progress on its Delivery Program for the period January to June 2012.

BACKGROUND

The Integrated Planning and Reporting (IP&R) amendments to the Local Government Act came into effect in October 2009. All NSW councils were required to nominate into a group for compliance with the legislative amendment, being June 2010, June 2011 or June 2012. Camden Council elected to join Group 2 for compliance, and adopted the necessary elements of the IP&R requirements in June 2011.

These elements included Council's Community Strategic Plan, Camden 2040 (adopted 14 December 2010), its four year Delivery Program and Resourcing Strategy (comprising a Long Term Financial Plan, Workforce Plan and Asset Management Strategy and Plans), adopted 14 June 2011.

Councils are required to report progress on the Delivery Program each six months. A copy of the second six month report, covering the period January to June 2012, is included as **Attachment 1 to this report**.

As the election approaches, Council is required to report progress in implementing Camden 2040 since its adoption in December 2010. Camden Council has made significant achievements in the face of large-scale urban and population growth, and will be reported in the End of Term Report which will be tabled at the meeting of 28 August 2012.





MAIN REPORT

The report is based on the thirty Local Services that are contained within the Delivery Program. It highlights how Council has performed against its Success Indicators that are contained within the Delivery Program, as well as the many activities that have been undertaken during the period.

Each Local Service has two sets of indicators, and is reported as follows:

1. *Delivery Program Success Indicators*

These indicators are intended to provide information about how the service as a whole is performing in meeting its objectives outlined in the Delivery Program. These indicators each have a target assigned to them, and a "traffic light" approach has been used to provide an "at-a-glance" idea of the areas in which Council is meeting its targets, and those areas where further attention is required.

	Target met or exceeded
	Progress made towards target
	Requires attention
	No data currently available

Comparative data has been provided where possible to enable measurement against the target. There are some indicators for which no comparative data is yet available, so there are a number of indicators that were unable to be measured for this report.

Comment is provided for the indicators which received a “red” traffic light indicating further attention is required.





2. Activities Indicators

These indicators report on the progress of the activities that are detailed within the Delivery Program for each Local Service. The performance and progress in these indicators is typically provided in a more commentary fashion. These activity indicators also highlight Council’s many achievements.

Performance Against Targets Over the Six Month Period

1. All Indicators

There are 94 Success Indicators in total contained in the Delivery Program. The following table provides a breakdown of these indicators by their status for both six month periods in the 2011/12 financial year.

		July to December 2011	January to June 2012
	Target met or exceeded	49%	60%
	Progress made towards target	16%	7%
	Requires attention	10%	11%
	No data currently available	25%	22%

This result shows that overall Council has improved its performance between the two periods, with a large increase in targets being achieved.

2. Movement Towards or Away from Target

Based on our results in the previous reporting period (July to December 2011), a number of Delivery Program Success Indicators moved either towards or away from the target. This means that the indicator changed in the second six month period.

The following table presents a snapshot of the indicators which changed in the January to July 2012 period. Indicators that “achieved the target” are those that had not met the target in the July to December 2011 period, and those that “moved away from target” are those that had met the target in the previous period.

<i>Indicators that Achieved the Target</i>	<i>Indicators that Moved Away from Target</i>
Waste diverted from landfill	Non-complying premises (food shops and skin penetration)
Percentage of companion animals at the pound that can be identified through microchip	Onsite sewage management systems are operating satisfactorily
Instances of food borne disease	Council utilises natural resources more efficiently
Number of participants in environmental education programs	Approved traffic management projects are completed on time
Per capita amount of garbage collected	Local Disaster Management Plan is current
Swimming pool usage	
Feedback from community events	
Library circulation	
Staff undertaking compulsory training	
Staff turnover	
Camden Council is regarded as a good place to work	

Commentary in relation to the indicators that have moved away from target is provided in the attached report.

Whilst it is not possible to draw conclusions from changes between two six month periods, particularly that some of the indicators can be influenced by other factors, these movements are highlighted so that performance can begin to be monitored over time.

It is positive to note that whilst five indicators moved away from target, eleven moved towards and met their target.

3. Areas for Continuing Attention

The indicators that have remained “red” in this period are as follows:

- Community satisfaction with Council’s role in Urban and Rural Planning (2011 data - next data due in 2013)
- Visitors to the Visitor Information Centre
- Sportsfield use requests
- Community satisfaction with Council’s role in Management of Emergency Events (2011 data - next data due in 2013)
- Buildings and Infrastructure Renewals Ratio (based on 2010/11 financial reports, 2011/12 reports currently being prepared)

Comment is provided within the **attached report** regarding each of these indicators.

4. Key Activities and Achievements

The Delivery Program Activity Indicators provides detail of the range of work that has been carried out across the organisation in the period. Following is a snapshot of some of the key activities and achievements that were undertaken between January and June 2012.

- Council achieved a satisfaction score from the community of 7.14 out of 10 (survey conducted September 2011). This continues to be a higher score than other comparable metropolitan councils.
- Council continues to have efficient turnaround times for development assessments, at an average of 29 days, which is well below our target of 40 days or less. Council continues to perform better than other Growth Centre Councils on this target.
- Leppington North, which will be a major centre in the South West, was placed on consultation during the period and is now awaiting gazettal from the State Government.
- Council has commenced preparation of an Infrastructure Delivery Strategy to improve the delivery, funding and timing of key local and regional infrastructure, in partnership with State and Federal agencies.
- The community achieved an increase in the diversion of waste away from landfill during the period, at 71% compared to 65.5% in the previous period. In addition, the community generated less waste in this period, decreasing from 224.56kg per capita to 214.54kg per capita.
- There has been an increase in the percentage of animals that were found to be microchipped when impounded, which assists greatly in their successful return to their owners.
- Wayne Gardner Oval in Oran Park has been completed under the Voluntary Planning Agreement by the Developer and is due to be handed over to Council in the coming year.
- Council conducted a range of sustainability education initiatives during the period, including 6 storytime sessions with up to 50 children at each, Earth Hour inspired Artisan and Designer Market with 26 stallholders and an estimated 300 visitors and a Preschool Visit with recycling truck with 34 children and 3 adults.
- Visitation to the Visit Macarthur website doubled during this period due to increased promotion.

- A range of State Road upgrades were announced or progressed during the period, which has involved significant lobbying and advocacy by Council. These include upgrade to Narellan Road to 3 lanes, completion of upgrade to Camden Valley Way between Cowpasture Road and Narellan Road by 2016, and parts of Bringelly Road to coincide with the South West Rail Link project. Designs have been completed and tenders advertised for the Camden Bypass Intersection, Richardson Road and Link Road.
- Springs Road was reopened during the reporting period following the roads upgrade from rural to urban standard.
- The upgrade of Lodges Road, Elderslie is also nearing completion.
- Council conducted a range of community programs and events which were well-attended, including learner driver log book runs (100 participants), child restraint fittings (76), workshops at the Camden Town Farm Community Garden (30 attendees), Thursday night outreach (150 young people), and Youth Week Events had 1,313 young people attending.
- Council secured \$806,000 in grant funding to address road “black spots” to be spent during the 2012/13 year.
- Council’s facilities continued to be well-utilised, including 175,035 visits to the Mt Annan Leisure Centre; 25,737 visits to Camden Pool; 8,099 competitors and 32,368 spectators at the Bicentennial Equestrian Park in 2011; 369 children are enrolled in Family Day Care; 1897 new library members and 134,672 library resources issued.
- Council has committed to the 2011/12 Waste and Sustainability Improvement Payment (WaSIP) program and in addition has received \$317,822 under the program for new enhanced sustainability initiatives. Council to date has completed the following initiatives - Camden Pool blanket installation, Camden Pool solar heating installation, preparation of a Strategic Waste Management Plan, a Renewable Energy Options Study, Sustainable Camden Communities, Energy and Water Audit of Council premises, Narellan Library energy saving installations, Energy Management Plan and Climate Change Risk Assessment.
- Council’s staff turnover decreased during the period, and continues to be lower than average for other urban councils. In addition, Council conducted a Staff Wellbeing Survey which received a 72% positive rating from staff.

Improvements Needed to the Report

As reported in the previous Six Month Report, there are a number of improvements that continue to be needed to ensure that Council’s Success Indicators are meaningful and accurate measures of performance.

Given that Integrated Planning and Reporting is still new to the NSW Local Government industry, indeed 2011/12 was Camden Council’s first year under the new Delivery Program requirements, it is to be expected that a process of learning and refinement will take place over the coming few years.

The most significant opportunity for review and improvement to Council's Integrated Planning and Reporting documents will take place following the election, at which time the new Council is required to adopt new plans for its four year term.

CONCLUSION

This report presents Council's performance and achievements in implementing its Delivery Program for the period January to July 2012.

There have been a number of positive results during this six month period, including a significant increase in the proportion of Success Indicators that are achieving the set target, and a range of important activities and achievements, as outlined.

Council has made significant achievements in relation to its Delivery Program, in face large-scale urban and population growth, and these will be further outlined in the End of Term Report which will be tabled at the Council meeting of 28 August 2012.

This report precedes the End of Term Report which will highlight the achievements that have been made in implementing the Community Strategic Plan, Camden 2040, during this Council term.

RECOMMENDED

That Council:

- i. note the report; and**
- ii. publish the report on the Council website to allow community access**

ATTACHMENTS

1. Six Month Delivery Report Jan to June 2012

camden council

Camden 2040 Delivery Program
Six Month Report January to June 2012

*Transforming Community
Vision into Action*

Camden Council 37 John Street, Camden PO Box 183, Camden 2570 P: 02 4654 7777 F: 02 4654 7829
E: mail@camden.nsw.gov.au • www.camden.nsw.gov.au

ORD13

Attachment 1

Attachment 1

ORD13

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Introduction

Council's Delivery Program details the range of activities that Council undertakes in order to deliver its part of *Camden 2040* – the long term strategic vision and plan for the Camden area.

Council is required to report its performance in these activities to the community on a six-monthly basis - July to December, and then January to June of each year.

Council measures its performance in these activities through the use of indicators, which give an idea of whether Council is making progress towards achieving its stated objectives, and where further attention is required.

This is Council's second report under the new Integrated Planning and Reporting requirements, with the first six month's performance reported to Council in March 2012. The report contains the results from the first six month period (July to December 2011) to enable comparison and commence the monitoring of performance over time.

This report represents a different approach to how this organisation measures and reports its performance to the community. Whilst this is considered to be a good "first step" towards a more accessible and transparent way of reporting, Council also recognises that there is room for improvement in the indicators and measures it uses to understand its performance. It is also expected that future reports will provide more useful information once data can be compared over a period of time.

Council reports the achievements in implementing the Community Strategic Plan – Camden 2040 – in an End of Term Report, which is tabled at the last meeting of the sitting Council (28 August 2012) and then reported to the community through the Annual Report in November.

Enquiries regarding this report can be directed to Council's Corporate Planner on 4654 7777.

Camden Council Delivery Program Six Month Report January to June 2012

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How to Read this Report

This report is structured in the same way as Council's Delivery Program, based on the 30 Local Services that Council delivers.

Each Local Service within the Delivery Program has two sets of indicators.

1. **Delivery Program Success Indicators** - these are indicators which give an idea of how the service is performing as a whole in meeting its objectives outlined in the Delivery Program.

These indicators have targets assigned to them, which is a quick and simple way to understand which areas Council is performing well in, and those which need further attention. This report includes a trend indication, based on comparison with the results from the previous period.

	Target met or exceeded
	Progress made towards target
	Requires attention
	No data currently available

Comment is provided following each set of indicators where a result is "red" and/or where the trend from the previous period has improved to meet target or declined away from the target.

2. **Activities Indicators** - these report on progress of activities that are detailed within each of Council's 30 Local Services in the Delivery Program. These measure the various work, programs, tasks and projects that Council undertakes within each service area.

The performance and progress in these indicators is provided in an explanatory, or text, format.

Highlights

Community Satisfaction with Council

During the period July to December 2011 Council conducted its bi-annual phone survey of residents to understand the community's satisfaction with Council and its services. When asked to rate Council's overall performance, 85% of residents indicated that they were satisfied, and 72% said they were very satisfied. This resulted in a mean score of 7.14 out of 10, which is on par with the result achieved last time the survey was conducted in 2009.

Camden continues to perform well in terms of its community satisfaction ratings compared to other councils throughout Sydney and NSW. The next community satisfaction survey will be conducted in 2013.

Staff Satisfaction with Council

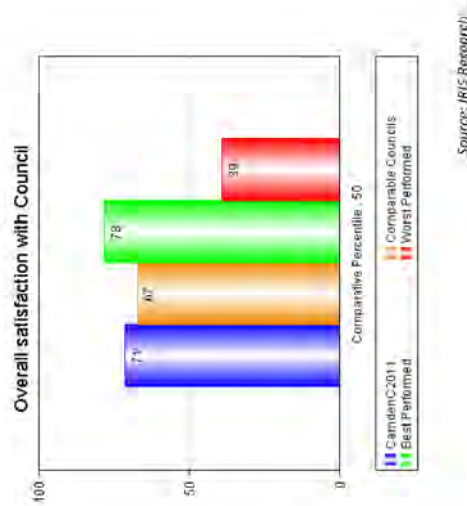
During this reporting period Council conducted a survey of its employees called the "Workplace Wellbeing Index". 83% of Council's workforce chose to participate in this survey. Some highlight results are that::

- 72% of employees regard Camden Council as "a good place to work"
- 72% of staff feel that they are personally aligned to the organisation's stated mission and values
- 71% of staff believe they have adequate access to training and development opportunities
- 75% of employees feel motivated to do their jobs well
- 77% of employees feel confident to discuss issues that impact on their work with their manager

This survey is intended to be conducted every two years to enable Council to monitor its workplace wellbeing over time, and the effectiveness of actions that are put in place to address the issues raised in the survey.

Growth in the Period January to June 2012

- Council assessed a total value of \$242 million worth of development
- The total number of rate assessments in the Camden Local Government Area increased by 1.7%, or 383 in total, which was a slightly lower percentage growth as the previous period (2.5%).
- Domestic waste services increased 1.8% in the period, a slight reduction from 2.5% in the previous period.
- Council's staffing numbers (full time equivalent) rose to 286 which is an increase of 4.4%.







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Summary – Performance Against Targets Over the Year

1. All Indicators

There are 94 Success Indicators in total contained in the Delivery Program. The following table provides a breakdown of these Indicators by their status for both six month periods in the 2011/12 financial year.

	July to December 2011	January to June 2012
 Target met or exceeded	49%	50%
 Progress made towards target	16%	7%
 Requires attention	10%	11%
 No data currently available	25%	22%

This is result shows that overall Council has improved its performance between the two periods, with a large increase in targets being achieved.

2. Movement Towards or Away from Target

Based on our results in the previous reporting period (July to December 2011), a number of Delivery Program Success Indicators moved either towards or away from the target. This means that the indicator changed in the second six month period.

The following table presents a snapshot of the indicators which changed in the January to July 2012 period. Indicators that "achieved the target" are those that had not met the target in the July to December 2011 period, and those that "moved away from target" are those that had met the target in the previous period.

Based on our results in the previous reporting period (July to December 2011), a number of Delivery Program Success Indicators moved either towards or away from the target. The following table presents a snapshot of these results:

<i>Indicators that Achieved the Target</i>	<i>Indicators that Moved Away from Target</i>
Waste diverted from landfill	Non-complying premises (food shops and skin penetration)
Percentage of companion animals at the pound that can be identified through microchip	Onsite sewage management systems are operating satisfactorily
Instances of food borne disease	Council utilises natural resources more efficiently
Number of participants in environmental education programs	Approved traffic management projects are completed on time
Per capita amount of garbage collected	Local Disaster Management Plan is current
Swimming pool usage	
Feedback from community events	
Library circulation	
Staff undertaking compulsory training	
Staff turnover	
Camden Council is regarded as a good place to work	

Whilst it is not possible to draw conclusions from changes between two six month periods, particularly that some of the indicators can be influenced by other factors, these movements are highlighted so that performance can begin to be monitored over time.

It is positive to note that whilst five indicators moved away from target, eleven moved towards and met their target.

3. Areas for Continuing Attention

The indicators that have remained "red" in this period are:

- Community satisfaction with Council's role in Urban and Rural Planning (2011 data - next data due in 2013)
- Visitors to the Visitor Information Centre
- Sportsfield use requests
- Community satisfaction with Council's role in Management of Emergency Events (2011 data - next data due in 2013)
- Buildings and Infrastructure Renewals Ratio (based on 2010/11 financial reports, 2011/12 reports currently being prepared)

Comment is provided within the body of the report regarding each of these indicators.

Camden Council Delivery Program Six Month Report January to June 2012

Attachment 1

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Snapshot - Key Activities and Achievements

- Council continues to have efficient turnaround times for development assessments, at an average of 29 days, which is well below our target of 40 days or less. This result is particularly pleasing given the high level of demand this places on Development as the Camden area grows.
- Leppington North, which will be a major centre in the South West, was placed on consultation during the period and is now awaiting gazettal from the State Government.
- Council has commenced preparation of an Infrastructure Delivery Strategy to improve the delivery, funding and timing of key local and regional infrastructure, in partnership with State and Federal agencies.
- The community achieved an increase in the diversion of waste away from landfill during the period, at 71% compared to 65.5% in the previous period. In addition, the community generated less waste in this period, decreasing from 224.56kg per capita to 214.54kg per capita.
- There has been an increase in the percentage of animals that were found to be microchipped with impounded, which assists greatly in their successful return to their owners. There was also a per capita decrease in the number of animals euthanased during this period.
- Wayne Gardner Oval in Oran Park has been completed under the Voluntary Planning Agreement by the Developer and is due to be handed over to Council in the coming year.
- Council conducted a range of sustainability education initiatives during the period, including 6 storytime sessions with up to 50 children at each, Earth Hour inspired Artisan and Designer Market with 26 stallholders and an estimated 300 visitors and a Preschool Visit with recycling truck with 34 children and 3 adults.
- Visitation to the Visit Macarthur website doubled during this period due to increased promotion.
- A range of State Road upgrades were announced or progressed during the period, which has involved significant lobbying and advocacy by Council. These include upgrade to Narellan Road to 3 lanes, completion of upgrade to Camden Valley Way between Cowpasture Road and Narellan Road by 2016, and parts of Bringelly Road to coincide with the South West Rail Link project. Designs have been completed and tenders advertised for the Camden Bypass Intersection, Richardson Road and Link Road.
- Springs Road was reopened during the reporting period following near-completion of its upgrade from rural to urban standard.
- Council conducted a range of community programs and events which were well-attended, including learner driver log book runs (100 participants), child restraint fittings (76), workshops at the Camden Town Farm Community Garden (30 attendees), Thursday night outreach (150 young people), and Youth Week Events had 1,313 young people attending.
- Council secured \$806,000 in grant funding to address road "black spots" over the 2012/13 year
- Council's facilities continued to be well-utilised, including 175,035 visits to the Mt Annan Leisure Centre; 25,737 visits to Camden Pool; 8,099 competitors and 32,368 spectators at the Bicentennial Equestrian Park in 2011; 369 children are enrolled in Family Day Care; 1897 new library members and 134,672 library resources issued.
- Council has committed to the 2011/12 Waste and Sustainability Improvement Payment (WaSIP) program and in addition has received \$317,822 under the program for new enhanced sustainability initiatives. Council to date has completed the following initiatives - Camden Pool blanket installation, Camden Pool solar heating installation, preparation of a Strategic Waste Management Plan, a Renewable Energy Options Study, Sustainable Camden Communities, Energy and Water Audit of Council premises, Narellan Library energy saving installations, Energy Management Plan and Climate Change Risk Assessment.
- Council's staff turnover decreased during the period, and continues to be lower than average for other urban councils. In addition, Council conducted a Staff Wellbeing Survey which received a 72% positive rating from staff.

Key Direction 1 – Actively Managing Camden’s Growth

What is Actively Managing Camden’s Growth?

Managing growth determined under the State Government’s Metropolitan Strategy will be the most important issue and focus for Council and its various partners in the coming three decades.

The community of Camden does not want to lose the character of this area that they so highly value - its rural setting, country town feel, and the lifestyle associated with these. Achieving a balance between large population increases and keeping the valued characteristics of Camden as it is now will be an ongoing tension and challenge over the coming decades.

However with growth will come significant new opportunities in terms of infrastructure, services, employment, housing choice, and economic benefits. The community is concerned to see public transport, roads, infrastructure, parks and recreational facilities, and the effective management of development as priorities as the area undergoes this growth.

To manage this growth Council has identified three key principal services that will play an important role in managing this growth over the next four years. These are Development Control, Heritage Protection, and Urban and Rural Planning.

Local Service 1.1 – Development Control

What is Development Control?

Development Control aims to provide development consent assessment and certification services for building construction, occupation and subdivision.

Report on Delivery Program Success Indicators

Local Service 1.1: Development Control					
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12
The Community is Satisfied with Council’s Role in Development Control	Community Satisfaction Survey	Maintained or Improved		6.15 in 2011 compared to 5.9 in 2009, however the question changed between surveys due to the review of the services list so direct comparison is not available.	
				This result will be reported following the next community satisfaction survey in 2013	

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Development assessments are completed in a timely fashion	Turnaround times for development assessments	40 days or less	●	29 Day Average Whilst comparative data for the period is not yet available, Council's performance average during the period 2010/11 was 31 days compared to the Growth Councils' average of 42.3 days.	29.19 day average. This result is particularly pleasing given the Development pressures currently being experienced as a result of growth within Camden.
Construction certificates are provided in a timely fashion	Turnaround times for construction certificates	28 days or less	●	23 Day Average	28 day average. This result is particularly pleasing given the Development pressures currently being experienced as a result of growth within Camden.

Report on Delivery Program Activities

Local Service 1.1 : Development Control

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Assessment of Development Applications	Receive, assess and determine development applications. Exercise delegations and report to Council as required by Council policy	Processing timeframes	The Development Branch assessed Development Applications within the target average of 40 Days with an average of 29 days.	The Development Branch assessed Development Applications within the target average of 40 Days with an average of 29 days.
	Introduction of a quality management system	Value of DAs processed	The Development Branch assessed a total value of \$231m worth of development.	The Development Branch assessed a total value of \$242m worth of development in the period.
Certification of Construction Certificates	Receive, assess and determine applications.	Introduction	The Development Branch has commenced developing a quality management system. The aim is to have the system audited in the 2 nd half of 2012.	The Development Branch has substantially developed a quality management system. The system has been reviewed by an auditor and changes to the system are currently being made from feedback received.
	Update aerial mapping	Program completed	The Development Branch assessed Construction Certificates at the target average of 23 days.	The Development Branch assessed Construction Certificates at the target average of 28 Days.
GIS Mapping			The Development Branch has ensured that aerial mapping is up to date.	The Development Branch has ensured that aerial mapping is up to date.

Local Service 1.2 – Heritage Protection

What is Heritage Protection?

This service aims to protect Camden’s heritage through management of development, education for property owners, and conservation of heritage properties. This will include exploring a range of adaptive reuse opportunities and unique conservation strategies.

Report on Delivery Program Success Indicators

Local Service 1.2: Heritage Protection						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Heritage Protection	Community Satisfaction Survey	Maintained or Improved		No statistically significant change between 2009 and 2011		No statistically significant change between 2009 and 2011 - the next community satisfaction survey will be conducted in 2013
Significant Camden sites are under active protection/management	Properties of heritage significance listed in LEP	Stays the same or Increases		The number of heritage listings has remained unchanged in this period		The number of heritage listings has remained unchanged in this period

Attachment 1 ORD13

Report on Delivery Program Activities

Local Service 1.2: Heritage Protection

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Advice and Assistance	Provide advice and assistance with respect to heritage sites		Customer enquiries are provided with a response within 5 days, with follow up contact as required to address the matter.	General customer enquiries are provided with a response within 48 hours. Complex customer enquiries are provided with a response within 5 days.
	Establish a customer service evaluation system to inform future Delivery Program Reporting	To be identified and included in future DP reporting	A range of work was commenced in this period to improve heritage information available to customers, including preparation of fact sheets and a Development Approval checklist. Commencement of an evaluation system for customer service will take place during the first half of 2012.	Commencement of an evaluation system for customer service is still being developed.
Development Assessment	Review development applications where heritage sites are affected and provide technical support	To be identified and included in future DP reporting	Comments have been provided within 2 weeks unless extensions have been negotiated for complex matters	Comments have been provided within 2 weeks unless extensions have been negotiated for complex matters.

Local Service 1.3 – Urban and Rural Planning

What is Urban and Rural Planning?

This service aims to plan for and manage new growth areas and existing land uses. This includes assessing and funding impact of growth through development contributions plans.

Report on Delivery Program Success Indicators

Local Service 1.3: Urban and Rural Planning

Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Urban and Rural Planning	Community Satisfaction Survey	Maintained or Improved		5.8 in 2011 compared to 6.1 in 2009, which represents a statistically significant reduction in community satisfaction		5.8 in 2011 compared to 6.1 in 2009, which represents a statistically significant reduction in community satisfaction – next survey to be conducted in 2013
Land use plans are current	LEP and DCP are reviewed annually	Annual review completed		Three housekeeping reviews of the Camden LEP have been undertaken. Amendments 1 & 6 are currently awaiting gazettal. Amendment 14 is currently being prepared. A housekeeping review of the DCP will be reported to Council for public exhibition early 2012.		6 Planning Proposal are awaiting gazettal. 3 other Planning Proposals have been submitted to Council and are yet to be considered. Amendment 14 housekeeping proposal is also be undertaken by Council staff. Various DCP amendments have been completed and are being considered to incorporate any changes due to gazetted Planning Proposals.

Comment

As previously reported, Urban and Rural Planning experienced a decrease in the community satisfaction score since the survey was last conducted in 2009. This is likely to reflect the community's continuing concern about the impact of urban growth on the Camden area, which has been determined through the State Government's South

Attachment 1 ORD13

West Growth Centre. Council continues to work closely with a range of partners to ensure that high quality environmental, community and economic outcomes are achieved throughout the South West Growth Centre. Trend data will be available in following Council's Customer Satisfaction Survey in 2013.

Report on Delivery Program Activities

Local Service 1.3: Urban and Rural Planning				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Development Contributions	Prepare, maintain and review Development Contribution Plans. Negotiate with developers for the delivery of local infrastructure	75% of VPAs are executed within 12 months of receipt of proposal	VPAs have been executed within 12 months of receipt, except in complex negotiations where time has been extended by agreement. All VPAs have been reported to Council within 12 months of receipt for exhibition purposes.	All VPAs have been reported to Council within 12 months of receipt. Only one VPA was not executed within 12 months of the offer being received. The delay was caused by the original offer not containing sufficient information. The VPA was executed within 9 months of a sufficiently detailed offer being received.
		90% of WIKAs are executed within 6 months of receipt of proposal	Target is being met, where WIKAs received are executed.	100% of completed WIKAs have been completed within 6 months of receipt.
Land Use Planning	Review of Developer Contribution Plans	Adopted by Council	Review of Camden Contributions Plan 2004 completed, Draft Camden Contributions Plan 2011 adopted by Council and with Minister of Planning for review prior to final implementation. Draft CP includes repeal of redundant CP's and consolidation of other CP's.	Camden Development Contributions Plan 2011 now in force. Contributions Plan No.8 repeal has been agreed to by Council and comes into effect in August. Brief prepared for review of Oran Park and Turner Road Contributions plan.
	Prepare Development Contributions Policy and Procedures Manual	Adopted by Council	Development Contributions and VPA Implementation Manuals currently being developed.	VPA Implementation Policy prepared. Works in kind Policy being prepared and reported to SMT and Council.
	Protect Camden Town and associated scenic and cultural landscapes.	Minor planning proposals completed within 12 months of receipt	3 minor planning proposals were received during the period, with completion anticipated for within 12 months of receipt.	2 minor Planning Proposals gazetted. 3 minor and 1 housekeeping Planning Proposals waiting gazettal. 2 minor and 1 housekeeping Planning Proposals being processed within Council.

Camden Council Delivery Program Six Month Report January to June 2012

	<p>Prepare Local Environmental Plans and Rezoning to deliver desired planning outcomes and to manage land use conflict</p>	<p>Major planning proposals completed within 2 years of receipt</p>	<p>3 major planning proposals were received during the period, including Narellan Town Centre expansion and Glenlee.</p>	<p>2 major Planning Proposals waiting gazettal (including the El Caballo Blanco Gledswood site and Elyard Gardens site). 3 major Planning Proposals being processed within Council (includes landturn, Glenlee and Carrington sites).</p>
	<p>Plan for population growth by mapping growth and ensuring growth responses are incorporated in Council plans</p>		<p>Work has commenced to develop a system to monitor population growth using existing internal systems.</p>	<p>Work continuing on the development of a mapping system. Information will be added once an area is rezoned and once Masterplans are completed.</p>
	<p>Establish a customer satisfaction evaluation system to inform future Delivery Program reporting</p>		<p>Commencement of an evaluation system for customer service will take place during the first half of 2012.</p>	<p>Development of evaluation system for customer service is in the process of being developed</p>
	<p>Ongoing review and preparation of best practice development controls to ensure the delivery of quality outcomes</p>	<p>Additional success targets identified and included in future DP reporting</p>	<p>Housekeeping reviews of LEP and DCP are in progress. Policy and Procedures being developed for LEP and DCP amendments</p>	<p>A Resource Manual is in final draft form. This manual consists of: a Planning Proposal Policy and Planning Proposal Project Template; and a DCP Policy and DCP Project Template. Sample documents for both processes are also included in the manual.</p>
<p>Growth Areas Planning</p>	<p>Plan new precincts in partnership with the State Government and developers to ensure timely delivery of land release</p>	<p>Delivery of key infrastructure in a timely manner</p>	<p>Council is continuing to work in partnership with the State Government and key stakeholders to deliver new precincts in a timely manner and appropriate form. New Precincts released this year are on track and include, Catherine Fields South (Part Precinct), East Leppington and Leppington. Precinct Planning complete for Leppington North (Major Centre) and now working towards finalisation of precinct.</p>	<p>Catherine Fields (Part) Precinct and East Leppington Precinct are ready for exhibition (expected mid July). Leppington North (Major Centre) to be gazetted in August. Council continues to work in partnership with the State Government and internal/external stakeholders to deliver the release of the precincts in a timely and appropriate manner. Infrastructure Needs are identified in precinct planning. Draft Section 94 Plans are in place for Leppington North and Catherine Fields (Part) Precinct. Infrastructure Delivery Plans for each precinct have also been prepared.</p>

Key Direction 2 – Healthy Urban and Natural Environments

What is are Healthy Urban and Natural Environments?

Camden's natural and built environments are the "setting" for all aspects of life and are essential for sustaining the health, wellbeing and prosperity of the people who live here.

The natural environment encompasses all living and non-living things, occurring both naturally and as a result of human activities. It includes the natural assets and resources such as air, water, fuel and biodiversity, the interactions and processes between these resources and both positive and negative impacts from human existence.


The built or urban environment is the human-made surroundings that provide the physical setting for human activity and enables private, economic and community life to function effectively and healthily.

Local Service 2.1 – Waste Services

What is Waste Services?

This service aims to provide waste collection and disposal services for domestic and commercial waste along with and organic and recycling services to the community of Camden

Report on Delivery Program Success Indicators

Local Service 2.1 : Waste Services					
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12
The Community is Satisfied with Council's Role in Waste Services	Community Satisfaction Survey	Maintained or Improved		8.65 in 2011 compared to 8.2 in 2009, which represents a significant increase in community satisfaction	
				8.65 in 2011 compared to 8.2 in 2009, which represents a significant increase in community satisfaction - this result will be reported following the next community satisfaction survey in 2013	

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Report on Delivery Program Activities

Local Service 2.1: Waste Services

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Collection and Disposal	To achieve Waste Diversion targets set by NSW State Government - WARR Act	Total of combined waste streams diverted from landfill exceeds 66% by 2014	65.5% of total waste streams generated by the Camden community were diverted away from Landfill during the first half of the 2011/12 financial year.	71% of total waste streams generated by the Camden community was diverted away from Landfill during the second half of the 2011/12 financial year.
	Waste minimisation policy and programs	The successful development and delivery of Policies and Programs	Waste Minimisation Strategy is in draft form for completion in first half 2012.	Waste Minimisation Strategy is in draft form and more work is required to finalise the document in second half of the 2012 year.
	Development and implementation of Community Waste Education Strategy	Community Waste Education Strategy adopted	A Draft Community Waste Education Strategy has been developed as part of the Waste Minimisation Strategy and it is anticipated that consultation will commence in the second half of 2012.	A Draft Community Waste Education Strategy has been developed as part of the Waste Minimisation Strategy and it is anticipated that consultation will commence in the second half of 2012.
	The collection and transfer of residual waste, recyclables and garden organics	Turnaround time for missed bins	During the period the bin collection rate was 95%. 100% of bins not collected first round were collected within 2 working days of Council being notified.	During the period the bin collection rate was 95%. 100% of bins not collected first round were collected within 2 working days of Council being notified.

Local Service 2.2 – Regulating the Use of Public Areas

What is Regulating the Use of Public Areas?

This service aims to regulate and manage the private use of public areas, parking, street vendors, signage, illegal dumping, cats and dogs

Report on Delivery Program Success Indicators

Local Service 2.2 : Regulating the Use of Public Areas						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Regulating the Use of Public Areas	Community Satisfaction Survey	Maintained or Improved		7.03 in 2011 compared to 6.8 in 2009, which represents a significant increase in community satisfaction		7.03 in 2011 compared to 6.8 in 2009, which represents a significant increase in community satisfaction - this result will be reported following the next community satisfaction survey in 2013
Companion animals are appropriately identified	Percentage of impounded animals that are identified through microchip and / or registration	Increasing		Between 2010 and 2011 there has been a 23% increase in dogs not microchipped and a 1% decrease in cats not microchipped.		Dogs entering the pound: in the last reporting period 57.1% of dogs were microchipped, and this increased in this reporting period to 61.5%. Cats entering the pound: in the last reporting period 2% of cats were microchipped compared to a increase in this reporting period to 5%.

Report on Delivery Program Activities

Local Service 2.2: Regulating the Use of Public Areas			
Activity	Council's Role	Success Indicators	January to June 2012
Regulation, enforcement and monitoring activities in public areas	Prompt response and appropriate action in regards to dog attacks, stray animals and noise complaints	Average turnaround time on investigations	Of the 24 complaints of dangerous dogs and dog bite all investigations were commenced within the service standard of 6 hours.

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Education and awareness of residents in regards to the microchipping and registration of dogs and cats	A reduction in the per capita number of stray animals which are not microchipped	Between 2010 and 2011 there has been a 23% increase in dogs not microchipped and a 1% decrease in cats not microchipped.	Dogs entering the pound: in the last reporting period 42.9% of dogs were not microchipped compared to a decrease in this reporting period to 38.5%. Cats entering the pound: In the last reporting period 98% of cats were not microchipped compared to a decrease in this reporting period to 95%.
Promote and encourage residents to utilise the "adopt a pet" program through a range of strategies, including regular advertising	Decrease in the per capita number of animals euthanased at Council's pound facilities	Between 2010 and 2011 there has been a 0.34% decrease in animals euthanased at Council's pound.	Dogs: In the last reporting period there were 0.073% per capita of dogs euthanased compared to a decrease in this reporting period of 0.022% per capita. Cats: In the last reporting period there were 0.084% per capita of cats euthanased compared to a increase in this reporting period of 0.16% per capita.

Local Service 2.3 – Public Health

What is Public Health?

This service aims to provide the community with protection from infectious disease by carrying out safety inspections for food preparation and sale areas, skin penetration businesses and carry out onsite air-conditioning inspections, sewerage management, septic tank inspection and noise investigation.

Report on Delivery Program Success Indicators

Local Service 2.3: Public Health					
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12
The Community is Satisfied with Council's Role in Public Health	Community Satisfaction Survey	Maintained or Improved		7.48. First time measured in 2011 so no comparison possible.	
Instances of food borne disease decrease	Instances of food borne disease	Decreasing		Increase from 1 to 3 instances of food borne disease.	

Number of non-complying premises are decreasing (food and skin penetration)	Number of improvement notices issued	Decreasing	There were 4 Improvement Notices issued in this period compared to 10 within the same period last year.	There were 5 improvement notices issued during this reporting period compared to 4 in the last reporting period.
Onsite sewage management systems are operating satisfactorily	Number of approvals to operate issued	Increasing	The number of approvals to operate has increased from 26 to 31.	25 approvals to operate were issued during this period.

Comment

- There was a small increase in the number of improvement notices issued to non-complying premises. Ongoing work will continue to inspect and educate premises about their obligations for the delivery of safe food to the public. Given the increase in population of the LGA, the number of food shops continues to increase. This indicator will need to be reviewed to better reflect this growth.
- The number of approvals to operate onsite sewage management systems fell in this period, due to high workloads, and once again ongoing work will continue to inspect and educate owners of properties with these systems.

Report on Delivery Program Activities

Local Service 2.3: Public Health				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Public Health Inspections	Inspect and investigate food premises, skin penetration premises and air conditioning installations	Percentage of regulated premises inspected twice a year	Food shops –68% were inspected once within this period, which is behind target. Skin Penetration premises – 42% inspected within this period which is close to target as these are only due to be inspected once per year.	In this reporting period 32% of food shops had a primary routine inspection and when combined with the 68% inspected in the last reporting period making a total of 100% being inspected in the 12 month period. An additional 35% of premises which comprised high risk premises had a second inspection. In this reporting period 47% of skin penetration premises were inspected and when combined with the 42%

More natural areas are under active management	Percentage of natural areas within Council's ownership that are being actively managed	Increasing	Council is currently in the process of implementing systems to identify new natural areas that are being dedicated to Council but being managed under Planning Agreements. It is anticipated that once this system is in place, and following the completion of the Biodiversity Strategy, this indicator will be able to be reported.	Council is currently in the process of implementing systems to identify new natural areas that are being dedicated to Council but being managed under Planning Agreements. It is anticipated that once this system is in place, and following the completion of the Biodiversity Strategy, this indicator will be able to be reported.
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Report on Delivery Program Activities

Local Service 2.4: Protection of the Natural Environment				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Bush Fire Hazard Reduction	Reducing hazards in public areas including rural roadside hazard reduction maintenance programs	Hectares treated per annum	A total of 12.5 hectares continue to be treated	A total of 12.5 hectares continue to be treated
Stormwater Management	Monitoring of Water Quality, including the Nepean River	Water quality standards are maintained	Water Quality monitoring contract has been let. Results for monitoring will be available in June 2012. Council has continued to raise awareness amongst the community in regards to stormwater pollution	During the period, Council engaged KAB NSW to deliver 'in the Bin' and 'Catchment Action' modules from the Enviromentors program to seven schools within the LGA.
	Community education and awareness in regards to stormwater pollution	Study and Plan completed	Flood study report has been completed and adopted at Council's meeting of the 8th November 2011. As a result residents within the affected areas have been informed of the adopted report and its results.	Public Consultation for flooding information commenced. Tender has been awarded and the final Flood Risk Management Plan for the Upper South Creek will be available within 12 months.
Upper South Creek Floodplain Management Study and Plan				

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Bushcare Maintenance	Supporting and facilitating volunteers of Bushcare groups, preparation of plans of management for natural areas, community education programs such as Stream Watch	Mapping completed	As a result of grant funds being made available, Council is now in a position to carry out updated mapping for the Nepean River area. This work is proposed to be completed towards the end of 2012	Tender process commenced, these will close in August. The work is planned to take approx 6 to 12 months to complete.
	Number of visits		Number of volunteers - 25, total volunteer hours - 378. Draft Plan Of Management for (future) Richardson Rd Reserve, prepared by consultants, Draft POM Rheinbergers Hill - Heritage report to be reported to Council.	Number of volunteers - 25, total volunteer hours - 331.5. Preparation for National Tree Day completed for John Peat and River Road Reserves.

Local Service 2.5 – Parks and Playgrounds

What is Parks and Playgrounds?

This service plans and constructs new parks and playgrounds and ensures parks and playgrounds are clean and safe for the community of Camden.

Report on Delivery Program Success Indicators

Local Service 2.5: Parks and Playgrounds.						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Parks and Playgrounds	Community Satisfaction Survey	Maintained or improved	●	7.1 - First time measured in 2011 so no comparison possible	●	7.1 - First time measured in 2011 so no comparison possible. Next result in 2013.
Children have places to play	Number of parks and playgrounds per 1000 children	Stays the same or increases	●	Whilst Council did not increase its number of parks in the area, new parks and playgrounds delivered by developers in new release areas will be reported at year end. No progressive data is made available by Developers.	●	Council does not currently have access to data from developers on new parks and open space areas.

Condition of parks and playgrounds	Condition of parks and playgrounds infrastructure	Maintained or improved from previous assessment	Condition of parks and playground have been maintained at the same agreed service level.	Condition of parks and playground have been maintained at the same agreed service level.
Report on Delivery Program Activities				
Local Service 2.5: Parks and Playgrounds				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Parks Planning	Planning future parks spaces, sportsfields and playground facilities that meet the needs of our current and future community	Number of plans adopted	Draft Wayne Gardner Reserve Plan of Management completed for public exhibition	Draft documents exhibition period completed. When facilities handed over to Council report will be presented for adoption of Plan of Management and lease terms. Rhenbergers Cottage Conservation Advice report completed. Input provided to Plan of Management for William Howe Regional park
		Percentage of residents who are within walking distance of a park or playground		Input provided to strategic plans for Leppington, Spring Farm and Oran Park release areas.
Parks Maintenance	Maintain parks, sportsfields, playground equipment, landscapes, facilities and infrastructure	Percentage of programs completed	Overall maintenance programs are on target, 88% of the 6 months program was completed. Cyclic maintenance programs for parks, landscapes and sportsfields are on target. Asset and infrastructure maintenance within sportsfields and playground are at expected levels of completion.	All cyclic maintenance work for parks, landscapes and sportsfields were completed for the year. General maintenance and repair work were undertaken within expected level.

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	Provision of new playgrounds, facilities and infrastructure in new residential areas	Percentage of programs completed	Works in Kind and Voluntary Planning Agreements have been negotiated by Council for delivery of new playgrounds, facilities and infrastructure in all new release areas. New landscaping and amenities building has been completed at Wandarrah Reserve.	Wayne Gardner Oval is available for use and will be handed over to Council in the coming year. Work is also underway planning fields provided by developers through agreements.
Construction - Parks and Playgrounds	Belgenny Reserve Stormwater Harvesting	Works completed on time and within budget	Works are underway and on track to be completed on time and within budget.	Works were completed on time and within budget.
	Completion of new sportsfields and amenities in Oran Park - Wayne Gardner Reserve	Works completed on time and within budget	Works have been completed by Developers.	Completion of amenities/changeroom building by Developer is still in progress.
	Continuation of playground replacement program under the Community Infrastructure Renewal Program	Works completed on time and within budget	These works are scheduled to be completed in the period of 1 January to 30 June 2012.	Replacement of play equipment was delayed, completion is expected in July 2012.
	Commence design and concept studies for sportsfields - Elderslie development area	Works completed on time and within budget	Preliminary work has commenced and will continue in the period of 1 January to 30 June 2012.	Work has been delayed but will proceed in 2012/13.

Local Service 2.6 – Environmental Activities

What is Environmental Activities?

This service aims to develop and implement environmental policy and educate residents on environmental issues.

Report on Delivery Program Success Indicators

Local Service 2.6: Environmental Activities						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Environmental Activities	Community Satisfaction Survey	Maintained or Improved		6.63 - First time measured in 2011 so no comparison possible.		6.63 - First time measured in 2011 so no comparison possible. Next results in 2013.
The community is generating less waste	Percentage garbage (red lid bins) of total waste per capita	Decreasing		Per capita percentage of garbage increased by 3.8% from 216.26Kg to 224.56Kg. Garbage per capita has increased over the past 10 years, which is a general internal trend as economies grow and consumption has increased (ABS).		A per capita decrease from 224.56kg per Capita to 214.54Kg
Households are not consuming more water	Household water consumption per dwelling	Stays the same or decreases		Information obtained from Sydney Water shows that the average house hold in Camden LGA consumed is 214kl in 2010/11 slightly above Sydney average of 211kl. Where the average unit consumed 179kl in 2010/11 below the average 189kl. In the previous year Camden residents had consumed 242kl compared to Sydney average of 223kl and Camden Units /flat consumed 137 kl compared to Sydney's average of 155kl. Hence overall there has been a reduction in water consumption.		Information obtained from Sydney Water shows that the average house hold in Camden LGA consumed is 214kl in 2010/11 slightly above Sydney average of 211kl. Where the average unit consumed 179kl in 2010/11 below the average 189kl. In the previous year Camden residents had consumed 242kl compared to Sydney average of 223kl and Camden Units /flat consumed 137 kl compared to Sydney's average of 155kl. Hence overall there has been a reduction in water consumption.

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Council utilises natural resources more efficiently	Water and energy (electricity and gas) consumption	Decreasing on same period previous years		Overall Council's energy consumption is reducing by 40 kWh from the previous period, or 8%.	In 2011/2012 Council consumed 4,036.675kWh in comparison to 3,869,911 in 2010/2011 which is a 4.13% increase.
The community is becoming more educated about sustainability	Number of participants in environmental education programs	Maintained or improved		Council has continued to educate the community about sustainability through events such as the Living Macarthur Nature Photography Competition where we received 330 entries from 96 entrants (46 of these entrants where from the Camden LGA). National Water Week had 20 people attend. 5 Workshops were held at the MCSL, with 84 people attending.	Through the Macarthur Sustainable Schools Network, Organisation for the Sustainable Schools Expo 2012 has commenced; in the period there were 6 Sustainability/Environmental Education Themed (SEET) Storytime sessions with up to 50 children at each; Earth Hour inspired Artisan and Designer Market with 26 stallholders and an estimated 300 visitors; 1 Preschool Visit with recycling truck with 34 children and 3 adults

Comment

Council's energy consumption increased by 4.13% from 2010/11 to 2011/12. This indicator needs to be reviewed as it is to be expected that Council's energy consumption will increase as it provides increased services to a larger community. An indicator reflecting Council's energy consumption per capita may be a better indication. A review of Council's indicators will occur as part of the preparation of the next 4 Year Delivery Program for 2013/14 onwards.

Report on Delivery Program Activities

Local Service 2.6: Environmental Activities					
Activity	Council's Role	Success indicators	July to December 2011	January to June 2012	
Environmental Policy	Develop good practice, contemporary policies to minimise impacts from residents and visitors on Camden's environment	Policies are updated annually	No policies required updating during the reporting period.	No policies were updated during the reporting period.	
Environmental Education Awareness	A range of educational and awareness programs to schools and other community groups	Number of schools and community groups visited	Council has continued to participate in the Sustainable Schools Network, organising events such as the Sustainable Schools Expo in which 9 sessions where	Through the Macarthur Sustainable Schools Network, organisation for the Sustainable Schools Expo 2012 has commenced; in the period there were 6	

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			<p>conducted and 400 people attended. 20 people attended the National Water Week. 15 people attended the Twilight Walk & Talk. Narellan Rhythms Festival urban tree give away 600. Schools Expo - 8 schools participated with 8 students at each.</p>	<p>Sustainability/Environmental Education Themed (SEET) Storytime sessions with up to 50 children at each; Earth Hour inspired Artisan and Designer Market with 26 stallholders and an estimated 300 visitors; 1 Preschool Visit with recycling truck with 34 children and 3 adults</p>
	<p>Develop and implement an environmental action plan to minimise environmental impact of Council's activities</p>	<p>Number of activities completed</p>	<p>Consultants have been engaged to undertake an energy and water consumption technical audit. The information from these audits will facilitate the development of an Energy Management Plan and Water Efficiency Plan proposed to be completed by 30 June 2012.</p>	<p>The Water Efficiency Plan was completed and an implementation plan is now being prepared. Energy and water reports for Council's 10 highest energy and water using facilities have been provided to Council. Implementation of the cost effective strategies will be pursued in 2012/2013.</p>
<p>Water and Energy Action Plan</p>	<p>Continuation of the Waste and Sustainability Improvement Payment (WasIP)</p>	<p>Projects completed</p>	<p>Council has committed to the 2011/12 WasIP program and, in addition, has received \$317,822 under the program for new enhanced sustainability initiatives. These initiatives consist of 14 projects listed on the WasIP charter and Council to date has completed the following 4: Camden Pool - Pool Blanket installation; Camden Pool Solar heating installation; Strategic Waste Management Plan; and Renewable Energy Options Study.</p>	<p>Council committed to the 2011/12 WasIP program, and, in addition, received \$317,822 for new and enhanced sustainability initiatives. These initiatives consist of 14 projects listed on Council's WasIP Action Plan and to date, Council has completed the following: Strategic Waste Management Plan Sustainable Camden Communities; Renewable Generation Options Study; Energy and Water Audit of Council Premises; Narellan Library Energy Saving Installations; Camden Pool - Solar Heating; Camden Pool - Pool Blankets; Energy Management Plan; and Climate Change Risk Assessment.</p>

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Local Service 2.7 – Enforcement of Legislation and Policies

What is Enforcement of Legislation and Policies?

This service aims to minimise illegal activities or activities that if left uncontrolled would otherwise have adverse impacts on individuals and the community.

Report on Delivery Program Success Indicators

Local Service 2.7: Enforcement of Legislation and Policies					
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12
The Community is Satisfied with Council's Role in Enforcement of Legislation and Policies	Community Satisfaction Survey	Maintained or Improved	●	6.75 - First time measured in 2011 so no comparison possible.	●
					Next results due in 2013.

Report on Delivery Program Activities

Local Service 2.7: Enforcement of Legislation and Policies			
Activity	Council's Role	Success Indicators	January to June 2012
Inspection and investigation of illegal activities	Respond to complaints by investigating concerns and where necessary take action to resolve any breach of legislation or policy	Within agreed timeframe	There were 2 complaints of roadside trading during the period, of which 2 investigations were commenced within the allocated service standard of 7 days. There were 74 complaints regarding parking and all of these were initiated within the allocated service standard of 7 days. There were no complaints about prohibited signage.
			There were 3 complaints of roadside trading during the period, of which 2 investigations were commenced within the allocated service standard of 7 days. There were 18 complaints regarding parking and all of these were initiated within the allocated service standard of 7 days. There were no complaints about prohibited signage.

	Monitoring of roadside trading	Within agreed timeframe	Roadside trading is proactively enforced by Council rangers as part of their regular patrols (seven days per week) and action taken when identified.	Roadside trading is proactively enforced by Council rangers as part of their regular patrols (seven days per week) and action taken when identified.
	Enforcement of prohibited signage	Within agreed timeframe	Prohibited signage is proactively enforced by Council rangers as part of their regular patrols (seven days per week) and action taken when identified.	Prohibited signage is proactively enforced by Council rangers as part of their regular patrols (seven days per week) and action taken when identified.
	Enforcement of parking restrictions	Within agreed timeframe	Council rangers dedicate the equivalent of 1.5 days per week to monitoring school zones, on-street parking and Council car parks.	Council rangers have been unable to dedicate time to on-street parking and Council car parks during reporting period due to resourcing constraints however all efforts have been made to monitor school zones and rangers have participated in the School Safety Program with the NSW Police and Council's Road Safety Officer. Rangers responded to all parking complaints within the agreed service standard.
Noxious Weeds	Management of declared noxious weeds and where necessary, take action to resolve any increase in occurrence	Within agreed timeframe	Council has staff member who spends approximately 60% of their time undertaking inspections and audits on public and private lands for noxious weeds. Orders are issued for private land holders to remove noxious weeds where they are detected.	Council's Noxious Weeds Officer inspected 1007ha of private land, 44ha of development sites and 22km of creeks/waterways within Camden LGA.
	Planned program of spraying identified weeds in the Nepean River	Within agreed timeframe	Two sprays of identified weeds in the Nepean River were carried out during the period, as planned.	Council's Noxious Weeds Officer coordinated and managed a project to control aquatic Noxious weeds on the Nepean River. As part of the project the Noxious Weeds Officer inspected 58.9km of river and a contractor was engaged to provide 2 herbicide applications of the aquatic Noxious Weeds in Nepean.

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Local Service 2.8 – Appearance of Public Areas

What is Appearance of Public Areas?

This service aims to keep Camden's public places and amenities to a high standard by proactively managing litter and rubbish, cleaning, roadside landscape maintenance, graffiti and vandalism management.

Report on Delivery Program Success Indicators

Local Service 2.8: Appearance of Public Areas					
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12
The Community is Satisfied with Council's Role in Appearance of Public Areas	Community Satisfaction Survey	Maintained or Improved		No statistically significant change between 2009 and 2011.	
Maintenance cycles are completed to approved service levels	Completion of cycles within agreed service levels	100%		During this reporting period no changes to the maintenance cycle has taken place and completion of cycles was in accordance with the agreed service levels	
					No statistically significant change between 2009 and 2011. Next result due in 2013.
					All maintenance cycles where completed; however during January, February, March cycles were impacted on by the grass growth and weather conditions.

Report on Delivery Program Activities

Local Service 2.8: Appearance of Public Areas			
Activity	Council's Role	Success Indicators	January to June 2012
Public Amenity	Ensure footpaths, toilets, buildings and litter bins are kept clean, vandalism is repaired in a responsive timeframe and graffiti is removed	Number and trend of customer requests	There were 9 requests registered for this 6 months period.
			There were 31 requests registered for this current period. In the previous 6 month period, there were 30 requests registered.

Public Pavement Cleansing	CBD streets are cleaned on a regular program and response to customer requests are timely	Number and trend of customer requests	Only 1 request was registered in the past 6 months	There was nil requests registered for this 6 months period.
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Key Direction 3 – A Prosperous Economy

What is a Prosperous Economy?

Prosperity means that people have enough – that they are satisfied with their standard of living and have a balance between their financial and social wellbeing. Financial wellbeing relies on access to education, employment, housing, and a strong and diverse local economy.

A strong local economy for Camden is characterised by vibrant town and commercial centres, thriving local businesses, stable and diverse employment opportunities, skilled local residents, infrastructure that supports economic growth, and a thriving tourist/visitor market. The development of a strong local economy is essentially about developing an environment that supports a diversity of business and industry to invest, establish, grow and be sustainable over time.

The economic development and prosperity of Camden is linked with the broader South West region and much of the focus for the Camden area into the future will continue to be working with relevant partners, through the Macarthur Regional Organisation of Councils, on the development of a strong regional economy.

Local Service 3.1 –Economic Development

What is Economic Development?

This service aims to create a prosperous economy by encouraging economic growth and business development in the Camden Local Government Area.

Report on Delivery Program Success Indicators

Local Service 3.1: Economic Development						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's role in Economic Development	Community Satisfaction Survey	Maintained or Improved		6.79 - First time measured in 2011 so no comparison possible.		6.79 - First time measured in 2011 so no comparison possible.
The number of jobs in the Camden Local Government Area increases	Employment by Industry	Increasing		The number of jobs in the Camden LGA in March 2011 was 14332, up from 14289 the previous year.		The total number of jobs in the Camden LGA in March 2012 was 15,055, up from 14,332 in 2011.

Gross regional product will increase	Gross Regional Product	Increasing		Gross Regional Product has grown annually over the past 3 years, with 1.1% growth in 07/08, 1.5% in 08/09 and 3.3% in 09/10 (based on chain volume measures supplied by AEGGroup)	Gross Regional Product has grown annually over the past 4 years, with 1.1% growth in 07/08, 1.5% in 08/09, 3.3% in 09/10 and 1.8% in 10/11 (based on chain volume measures supplied by AEGGroup)
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Report on Delivery Program Activities

Local Services 3.1: Economic Development

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Economic Development Initiatives	<p>Support economic development through the shared service arrangements with Campbelltown and Wollondilly as part of the Macarthur Regional Organisation of Councils</p> <p>Maintain the overseeing and monitoring role of business growth within Camden</p>	To be developed once the Economic Development Strategy is adopted	Council will be undertaking an Economic Development Strategy in the second half of 2012. An Economic Development Officer will be engaged in early 2013.	Council will be undertaking an Economic Development Strategy in the second half of 2012. An Economic Development Officer will be engaged in early 2013. Council continues to participate in MACROC and officers attend Chamber meetings on a regular basis.

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Local Service 3.2 – Tourism

What is Tourism?

This service aims to promote Camden, attract visitors, provide visitor information, maximise marketing and media communication, develop local tourism products and create employment opportunities through increased visitation to the area.

Report on Delivery Program Success Indicators

Local Service 3.2: Tourism						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/11 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Tourism	Community Satisfaction Survey	Maintained or Improved		6.7 - First time measured in 2011 so no comparison possible.		Next result due in 2013.
Utilisation of the regional tourism website is increasing	Hits on website	Increasing		Visitation to www.macarthur.com.au has increased 36%. The use of web based searching for tourism is rapidly increasing requiring Council to not only keep our information up to date, but also continue to improve website capabilities.		Visitation to the website has doubled due to continued promotion of the site through advertising and the introduction of facebook that provides direction to the website.
Visitors to the Tourism Information Centre is increasing	Number of visitors	Increasing		Visitation to Camden Visitor Information Centres has not increased but investigation into creating more reasons to direct visitors and phone enquiries to the centre is underway, including options for a more visible location.		Tracking of 'walk in' numbers to be Visitor Information Centre has shown a slight decrease. Investigation is continuing in to ways to increase walk in and phone enquiries.

Tourists are satisfied with the Macarthur Region visitor experience	Tourist satisfaction	Stays the same or improves	<p>Follow up phone calls to groups doing Macarthur Group Tours has shown that visitors are extremely satisfied with both the product that is offered in the area as well as the service provided to visitors at a regional level. One complaint received was in relation to the standard of only one business and work is underway to help this business improve its service.</p>	<p>Surveying visitors by way of follow up phone calls to Group Tour participants continues to indicate high levels of satisfaction with their experience. No negative feedback was received during the period however strategies remain in place to deal with such issues should they arise.</p>
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Comment

Visitation to the Camden Visitor Information Centre has not increased but as noted above. Investigation continues into ways to direct more visitors and phone enquiries to the centre, including options for a more visible location. Monitoring of this indicator over time will ascertain the success or otherwise of these initiatives.

Report on Delivery Program Activities

Local Service 3.2: Tourism					
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012	
Visitor Information	Operate a seven day information service and visitor centre	Maintain Level 2 Accreditation	The Visitor Centre is staffed by a Coordinator (21 hours) and one casual. It is primarily staffed by volunteers and is open 7 days a week, as required by Level 2 Accreditation.	Staffing levels remain consistent in the Visitor Information Centre that continues to operate 7 days a week. Level 2 Accreditation remains in place.	
Tourism Initiatives	Adoption of the 2012-2016 Tourism Action Plan	Adoption of Plan by Council	The 2011 – 2015 Regional Tourism Action Plan has been adopted.	Following adoption of the 2012-2015 Regional Tourism Action Plan identified strategies continue to be implemented.	
	Work with operators to enhance and package local tourism product	Number of enquiries on website	Website visitation is up 36% and the website is currently undergoing an upgrade to improve the look of the website as well as the functionality.	Visitation to the website has doubled due to consistent promotion via advertising and direction through the new facebook page.	

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		Number of positive media stories	The number of articles generated through the Regional PR Campaign has increased for the last 3 years and continues to increase with the use of regular press release distribution and journalist familiarisation tours.	As a result of familiarisation tours by visiting journalists, Council continues to reap the benefits of positive editorials. Press releases continue to be distributed to travel journalists.
		Number of enquiries on website	The number of visits to the website increased by 36%	The introduction of a facebook page directing enquiries to the website has resulted in a large increase in enquiries.
Advertise and market local tourism product and facilitate familiarisation tours		Number of familiarisation visits	5 journalists visited the Camden LGA in this period	Five familiarisation tours were undertaken by journalists resulting in positive editorial.
Fund improvement to visitor facilities and signage	Welcome to Macarthur Signage installed		The RTA did not approve the erection of Welcome signs on private property facing the Hume Highway.	Approval has been obtained for the erection of Welcome Signs on the grounds of the Australian Botanic Garden, Mount Arman.

Local Service 3.3 – Management of Significant Places

What is Management of Significant Places?

This service aims to maintain existing significant places (localities or townships), create new places, foster place identity and plan future direction of significant places.

Report on Delivery Program Success Indicators

Local Service 3.3: Management of Significant Places

Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Management of Significant Places	Community Satisfaction Survey	Maintained or Improved		7.53 – First time measured in 2011 so no comparison possible.		Next result due in 2013
The community is actively engaged in planning for places	Percentage of planning processes for 'significant places' that had resident engagement processes	Stays the same or increases		All Planning Proposals have been publicly exhibited for community comment.		All Planning Proposals and DCP amendments have been publicly exhibited and submissions considered in the planning process. Leppington Town Centre planning is close to completion with gazettal of Leppington north precinct rezoning expected August 2012. Leppington Town Centre will be a focal point for the LGA with a new train station, TAFE, integrated Health Facility and a Cultural and Community Centre. In addition, employment generation has been a key driver in the planning for Leppington Town Centre with 120,000 square metres of retail and commercial floor space, 600,000 square metres of Business Park and 240,000 square metres of light industrial floor space. Importantly, there is a Public Domain Strategy that forms part of the planning package for
Significant place strategies are developed	Proportion of significant places and town centres that have place strategies	Stays the same or increases		All significant places and town centres within the LGA have either a specific strategy, such as the Camden Town Centre Strategy, or relevant planning controls to manage the growth and character of these places. DCP and Public Domain Manual prepared for Oran Park Town in this period. Planning continues for Leppington town centre. A significant planning proposal for the expansion of the Narellan Town Centre will commence in the first half of 2012 which will include a review of development controls for all B2 zoned land around that site.		

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Leppington which guides the character of the new centre and reinforces it's importance.
 Planning Proposal to increase the capacity of the Narellan Town Centre received Gateway determination in February 2012.

Report on Delivery Program Activities

Local Service 3.3: Management of Significant Places

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Significant Places Works Program	Ensuring sufficient focus and resources are applied to areas, precincts, or buildings which are considered historically significant, culturally significant or a local place where the community can gather	Preparation and implementation of management and maintenance plans for properties owned by Council	Management or Maintenance Plans for significant places have not yet been developed, all maintenance activities are done in accordance with the current Work Programs in place	Status remains the same as previous 6 months period, Maintenance and management plans have not yet been developed, maintenance activities are conducted in accordance with current programs in place.
Camden Town Centre Works Program	Continued consultation and investigation of the staged implementation of the Camden Town Centre Strategy	Investigation and consultation undertaken	Preliminary work on the Camden Town Square concept plans and streetscape palette has been completed with the outcomes to be reported to Council in the period of 1 January to 30 June 2012.	A budget has been adopted in the 2012/13 financial year for further traffic studies and drainage design investigations. The Camden Town Centre Strategy will be reviewed based on the outcome of these studies and further consultation with Councillors and the community.

Key Direction 4 – Effective and Sustainable Transport

What is Effective and Sustainable Transport?

Effective transport underpins all aspects of an accessible and functioning place.

Transport impacts on the health of the natural environment and the health and wellbeing of people able to connect with their community and services. It impacts on the effectiveness and amenity of the urban environment and on the viability and growth of the local and regional economy.

An accessible Camden means that people are able to travel easily within their own local area and are effectively connected to the wider Macarthur and metropolitan regions.

Effective and sustainable transport for Camden would include affordable, convenient and integrated public transport that is a viable choice over private vehicles; infrastructure that enables and encourages healthy forms of transport such as walking and cycling; safe and uncongested roads; and support structures that enable public and private transport systems to operate effectively, including interchanges, traffic management and parking.

Local Service 4.1 – Transport Options

What is Transport Options?

This service aims to investigate, promote and deliver mass public and private transport options and alternative modes of transport.

Report on Delivery Program Success Indicators

Local Service 4.1: Transport Options					
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12
The Community is Satisfied with Council's Role in Transport Options	Community Satisfaction Survey	Maintained or Improved		5.61 – First time measured in 2011 so no comparison possible	
New cycleways and paths continue to be constructed	Number of new cycleways and paths constructed	Greater than previous year		360 metres of cycleway was constructed by Council compared with 220 metres for the same period last year. Work completed by Developers will be reported at year end, progressive data is unavailable from Developers.	Next results due in 2013
					399m of new cycleways and 918m of new path were constructed by Council, more than those reported in the previous period. An additional 16,341m of cycleways were constructed by developers in the 12 months to June 2012, and

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Identified projects are completed as planned	Projects are meeting specified timeframes	80%		All the new cycleways and paths were delivered on time as required		All new cycleways and paths were delivered on time.
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Report on Delivery Program Activities

Local Service 4.1- Transport Options

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Network Extension	Seek grants for extension of cycleways and paths and implement successful grant programs	Money received from grants, kilometres of new footpaths and cycleway	\$106K grant funding received (54% of total applied for) 0.3km of shared path installed to date on Argyle Street	Additional 0.5km of shared path installed on Macathur Road.
Regional Transport Network	Lobby State Government for State Road upgrade including Camden Valley Way, Northern Road, Bringelly Road, Camden Bypass Link Road, Narellan Road, Remembrance Drive	Number of requests to State Government to upgrade State Roads	Council continues to have ongoing liaison with RMS dealing with matters pertaining to State Road within Camden LGA and to date we have sent 8 letters in relation to these roads related to various topics ranging from upgrade, speed limits and noise issues.	RMS has announced projects to upgrade Narellan to 3 lanes each direction within Camden LGA. RMS has announced completion of Camden Valley Way between Cowpasture road and Narellan Road by 2016 in May. Bringelly Road plans are progressing between Cowpasture Road and Leppington to coincide with the South West Rail Link project.
	Lobby State Government for greater access to public transport and an increase in the variety of public transport options	Number of requests to State Government to improve public transport	Council continues to have ongoing liaison with RMS dealing with matters pertaining to improving public transport within Camden LGA and to date we have sent 1 letter in relation to state roads associated with DDA compliance.	Transport for NSW has commenced two additional bus services between Narellan and Oran Park and Gregory Hills in April. Construction has commenced on the South West Rail Link in March.

Road designs to be finalised for Bypass Intersection, Richardson Road & Lirk Road	Partnership entered into with State Government	An instruction from the Director General's office was received advising Council that funding for this critical infrastructure has been secured for the completion of the link road. Consultants have been engaged and designs are now in progress. It is envisaged that the road will be open mid 2013.	Designs have been completed and tenders have been advertised for this project in June.
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Local Service 4.2 – Road Safety

What is Road Safety?

This service aims to ensure our road network is safe and accessible for all road users including pedestrians, we are connected by safe alternative transport mechanisms, cycleways and paths and are educated on road safety issues.

Report on Delivery Program Success Indicators

Local Service 4.2: Road Safety						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Road Safety	Community Satisfaction Survey	Maintained or Improved		6.59 - First time measured in 2011 so no comparison possible		Next result due in 2013
The number of recorded road accidents (fatal and non-fatal) per 1000 population reduces	Number of recorded road accidents per 1000 population	Reduction		2008 4.29 per 1000 pop; 2009 4.63 per 1000 pop; 2010 4.45 per 1000 pop. Slight reduction between 2009 and 2010, but still up from 2008.		No new data at time of reporting

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Report on Delivery Program Activities

Local Service 4.2: Road Safety				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Road Safety Strategy	Undertake a variety of activities designed to keep people safer on Camden's roads	Completion of activities on time	Road safety programs are delivered on time and in accordance with the local Government Road Safety Program and Council's commitments	A variety of activities were undertaken in the period including Log Book Runs, Child Restraint Scheme, 40km School Zone Program, Education and safety programs around schools.
Log Book Runs	Provide learner drivers with experience	Number of participants	89 learners drivers participated in the program	2 day programs and 1 evening program ran this reporting period with 84 participants in the day program and 16 in the dusk program.
Child Restraint Scheme	Fit child restraints to vehicles	Number of restraints fitted	58 vehicles had their child restraints fitted and / or checked	76 vehicles had their child restraints fitted and / or checked.
40km school zone program	Education and safety programs around schools	Number of schools participating	6 primary schools have participated during the reporting period.	6 primary schools have participated during the reporting period.
	Expand program of education and safety around schools	Number of schools participating	Program will continue to be rolled out to schools. Additionally, follow up visits are made to schools that have already had the program rolled out.	Council is continuing to roll out programs to existing schools (2). Additionally, Council is expanding its program to pick up new schools opening within the LGA (2). Follow up visits are made to schools that have already had the program rolled out (2).

Local Service 4.3 – Local Traffic Management

What is Local Traffic Management?

This service aims to proactively manage local traffic matters such as parking, traffic calming, pedestrian safety and signage. In doing so the service ensures the local traffic network is safe and functional.

Report on Delivery Program Success Indicators

Local Service 4.3: Local Traffic Management						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Local Traffic Management	Community Satisfaction Survey	Maintained or Improved		5.83 - First time measured in 2011 so no comparison possible.		Next data available in 2013
Approved projects are completed as planned	Projects are meeting specified timeframes	80%		Completion of projects is weather dependent, currently the program is slightly behind schedule but all works are expected to be completed within the next reporting period		Completion of projects have been adversely affected by wet weather. We have experienced in excess of 60 working day of wet weather conditions which has affected our capital works delivery program. We are seeking extension of time with our grant funded projects endeavouring to have these complete by year end.
Outstanding Traffic Committee recommendations have timeframes which are being met	Implementation of recommendations within specified timeframes	60%		Currently we have in excess of 80% of recommendations completed. Other projects listed on the traffic status report are either in progress with work instructions issued or design briefs prepared and referred to the design team to commence survey & design.		90% of recommendations achieved
The number of recorded road accidents (fatal and non-fatal) per 1000 population reduces	Number of recorded road accidents per 1000 population	Reduction		2008 4.29 per 1000 pop; 2009 4.63 per 1000 pop; 2010 4.45 per 1000 pop. Slight reduction between 2009 and 2010, but still up from 2008.		No new data at time of reporting

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Number of "Black Spots" reduce (based on State Criteria)	Number of "Black Spots"	Reduction		Based on the criteria for 2011/12 applications Council identified 4 black spots/black spot lengths. Council was successful in getting funding for the treatment of 3 black spot lengths. On completion Council will have a reduction of 3 sites.	Council identified 3 black spots/black spot lengths in 2012/13. Council was successful in getting funding for all 3 sites. On completion Council will have a reduction of 3 sites.
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Comment

Adverse weather impacted on Council's ability to complete approved projects as planned, with 60 working days of wet weather experienced.

Report on Delivery Program Activities

Local Services 4.3: Local Traffic Management

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Local Traffic Committee	Facilitate the operation of the Local Traffic Committee, manage and implement the committee's recommendations on road safety and parking	Percentage of recommendations complete	Currently we have in excess of 80% of recommendations completed. Work instructions have been issued for the those projects under delegated and with project requiring further investigation and design, design briefs have been issued to the design team.	Currently we have in excess of 90% of recommendations issued from the 90% issued we have successfully completed 80% however our programs have suffered this past 6 months due to excessive 60 wet weather days affecting construction.
	Act as Secretariat to the Local Traffic Committee and implement its recommendations	Percentage of traffic committee recommendations implemented	Currently there are approximately 70% of recommendations implemented.	Currently we have in excess of 90% of recommendations completed within 2 months of Council approval.
Design	Design and implementation of parking and traffic management facilities	Percentage of designs completed and implemented	Within Camden CBD additional parking for disabilities has been installed in 2011. In addition, Council has identified other sites which will be assessed and reviewed for future implementation.	Facilities have been installed on Harrington Street, Camden Valley Way and Lougans Road.

	John Street/ Mitchell Street Roundabout Design	Design completed and implemented	Design briefs were issued in October 2011. Design programmed for March 2012.	Design proposal changed to kerb extensions. Design 90% complete.
	Fairwater Drive Pedestrian Crossing Design	Design completed and implemented	Construction funding has been secured. Civil components and lighting design is completed. Lighting installation will commence in February 2012	This project has now been completed.
	Camden LGA Bus Shelter DDA Compliance Design	Percentage of Bus Shelters Completed	3 sites completed in 2011/12. 21% compliant of bus shelters are DDA compliant	31 existing bus stop and 10 new bus stop facilities within new developments between Jan to June 2012 have been completed. Council is on target to reach DDA compliant target of 55% of all bus stop by Dec 2012.
Signs and Lines	Replacement and renewal of traffic signs and road lines to ensure safe road conditions and optimum traffic flow	Average condition of signs and lines	The asset condition is 2.5, which is classed as a "good" condition under the rating system employed within the Integrated Planning and Reporting Manual. This rating denotes assets of "good physical condition" with "normal maintenance only" required.	The status remains the same as previous 6 months period, i.e. condition 2.5 which denotes "good physical condition" with "normal maintenance only" required.
Black Spot Funding Program	Identification of black spots, secure funding for remedial works and implementation of remedial works (contingent on approved funding)	Grants received and implemented	\$650k grant funding received (90% applied for). Design briefs issued and design underway.	Black spot funded projects exceed \$800K, Werombi Road/ Sheathers Lane completed, Welling Drive, Currans Hill Drive and Elizabeth Macarthur Ave designs completed.

Local Service 4.4 – Construction and Maintenance of Local Roads, Footpaths and Kerbing
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What is Construction and Maintenance of Local Roads, Footpaths and Kerbing?

This service aims to construct, upgrade and repair Camden's roads, footpaths, kerbing, drainage, cycleways, car parks and traffic management equipment.

Report on Delivery Program Success Indicators

Local Service 4.4: Construction and Maintenance of Local Roads, Footpaths and Kerbing						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Construction and Maintenance of Local Roads, Footpaths and Kerbing	Community Satisfaction Survey	Maintained or Improved		5.89 in 2011 compared to 5.67 in 2009, which represents a significant increase in community satisfaction		Next results due in 2013.
Approved projects are completed as planned	Projects are meeting specified timeframes	80%		For this reporting period the construction and maintenance of local roads, footpaths and kerbing is ahead of target		Construction and maintenance of local roads, footpaths and kerbing were completed except Richardson Road reconstruction could not take place due to closures of Spring Rd and Lodges Rd.

Report on Delivery Program Activities

Local Service 4.3: Construction and Maintenance of Local Roads, Footpaths and Kerbing				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Cycleways and Pathways	The construction, maintenance, resurfacing and renewal of cycleways and pathways	Percentage of programs completed on time	66% of the 6 month's program was completed - changes in priorities caused some work to be rescheduled to the second half of the year.	100% of the 12 month program was completed.

				<p>The asset condition is 2.5, which is classed as a "good" condition under the rating system employed within the Integrated Planning and Reporting Manual. This rating denotes assets of "good physical condition" with "normal maintenance only" required.</p>	<p>The status remains the same as previous 6 months period, i.e. condition 2.5 which denotes "good physical condition" with "normal maintenance only" required.</p>
			<p>Average condition of cycleways vs target</p>		
			<p>Percentage of programs completed on time</p>	<p>81% of the 6 month's program was completed</p>	<p>Program for the 12 months was completed except Richardson Road Reconstruction to be deferred to following year due to extended closure of Spring Road and later followed by Lodges Road.</p>
		<p>The maintenance, resurfacing and renewal of roads including a road reconstruction program of \$4.4 million</p>	<p>Average condition of roads vs target</p>	<p>The asset condition is 2.5, which is classed as a "good" condition under the rating system employed within the Integrated Planning and Reporting Manual. This rating denotes assets of "good physical condition" with "normal maintenance only" required.</p>	<p>The status remains the same as previous 6 months period, i.e. condition 2.5 which denotes "good physical condition" with "normal maintenance only" required.</p>
			<p>Completion of program</p>	<p>Works associated with Stage 1 of the Springs Road upgrade from Richardson Rd to Ettlesdale Road are nearing completion. Springs Rd is scheduled to reopen 27 February 2012. The original completion programme has been delayed due to latent site conditions and extended wet weather.</p>	<p>The first stage of works for upgrading Springs Road from an urban to rural standard are 95% completed. Springs Road reopened on the revised completion date of 27 February 2012. Reinstatement of power underground is 90% completed. Planning for stage 2 of these works is advancing and scheduled for commencement prior to Christmas 2012.</p>
		<p>Upgrade of Springs Road, Spring Farm</p>			
			<p>Completion of program</p>	<p>Hilder Street and the western end of Lodges Road are completed. Works on the eastern end require Lodges Road to be closed. Lodges Road and Springs road cannot be closed at the same time. Delays with the Springs Road project have affected these works commencing.</p>	<p>Lodges Road and Hilder Street has been constructed in three stages. Stages 1 and 2 being Hilder St and the western end of Lodges road were completed by January 2012. The third stage being Franzman Ave to Sirius circuit has required a road closure. Works have progressed as planned and Lodges Road is scheduled to reopen on 17 August 2012. At the same time significant progress has been made on Liz Kernohan Drive between Lodges Road and Camden Bypass.</p>
		<p>Upgrade of Lodges Road/ Hilder Street Elderslie</p>			

Roads

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<p>Footpaths</p> <p>The construction, maintenance, and renewal of footpaths</p>	<p>% of programs completed on time</p> <p>Average condition footpaths vs target</p>	<p>66% of the 6 month's program was completed - changes in priorities caused some work to be rescheduled to the second half of the year.</p> <p>The asset condition is 2.5, which is classed as a "good" condition under the rating system employed within the Integrated Planning and Reporting Manual. This rating denotes assets of "good physical condition" with "normal maintenance only" required.</p>	<p>100% of the 12 month program was completed.</p> <p>The status remains the same as previous 6 months period, i.e. condition 2.5 which denotes "good physical condition" with "normal maintenance only" required.</p>
<p>Kerb and Gutter</p> <p>The construction, maintenance and renewal of kerb and guttering</p>	<p>% of programs completed on time</p> <p>Average condition of kerb and guttering vs target</p>	<p>100% of the 6 month program was completed.</p> <p>The asset condition is 2.5, which is classed as a "good" condition under the rating system employed within the Integrated Planning and Reporting Manual. This rating denotes assets of "good physical condition" with "normal maintenance only" required.</p>	<p>100% of the 12 month program was completed.</p> <p>The status remains the same as previous 6 months period, i.e. condition 2.5 which denotes "good physical condition" with "normal maintenance only" required.</p>
<p>Bridges</p> <p>The construction, maintenance and renewal of bridges</p>	<p>% of programs completed on time</p> <p>Average condition of bridges vs target</p>	<p>21% of 6 month's program was completed - delays were caused by difficulties obtaining suitable contractors, however the work is still targeted to be completed by June 2012.</p> <p>The asset condition is 2.5, which is classed as a "good" condition under the rating system employed within the Integrated Planning and Reporting Manual. This rating denotes assets of "good physical condition" with "normal maintenance only" required.</p>	<p>100% of the 12 month program was completed.</p> <p>The status remains the same as previous 6 months period, i.e. condition 2.5 which denotes "good physical condition" with "normal maintenance only" required.</p>
<p>Carparks</p> <p>The construction, maintenance and renewal of carparks</p>	<p>% of programs completed on time</p>	<p>42% of 6 months program was completed - change in priorities caused some work to be rescheduled to the second half of the year.</p>	<p>100% of the 12 month program was completed.</p>

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Key Direction 5 – Enriched and Connected Community

What is an Enriched and Connected Community?

An enriched and connected community involves arts and culture, community safety, healthy lifestyles and community health, enrichment through learning and information, and recreation and leisure to build social capital and cohesion.

These are all elements that lead to a community with high levels of wellbeing. This is usually characterised by connection, networks and support within the community; participation and ownership; equity and access; and democratic governance. Equity and access means that all people are able to access the variety of opportunities within a community, both social and economic, regardless of background, ability or circumstance.

Community wellbeing describes the state of satisfaction, contentment and fulfilment of needs experienced within a particular group of people.

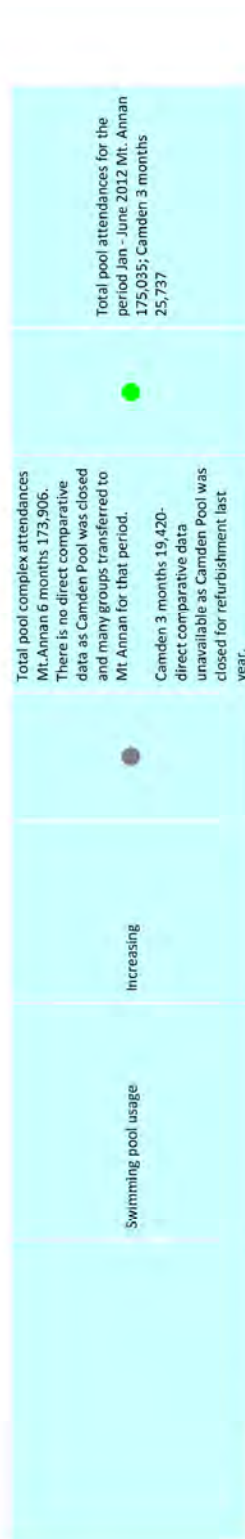
Local Service 5.1 – Recreation Services and Facilities

What is Recreation Services and Facilities?

This service aims to provide well managed active indoor and outdoor recreation facilities for residents and visitors of Camden. Recreations facilities include Aquatic Centres, courts, BMX Bike Track, Equestrian Recreation Park, and the Town Farm.

Report on Delivery Program Success Indicators

Local Service 5.1: Recreation Services						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Recreation Services	Community Satisfaction Survey	Maintained or Improved		7.22 in 2011 compared to 6.84 in 2009, which represents a significant increase in community satisfaction		Next result due 2013
More people participate in active recreation using Council facilities	Sportsfield use requests	Increasing		The cold wet spring and first months of summer have resulted in lower attendances than anticipated (when compared to the same period previous year). There were 13 days of sportsground closures in comparison to 7 for the same period last year.		A very wet summer resulted in 40 days of fields closed to sport. The summer sports were critically affected particularly cricket.



Comment

Sportsfield use was once again impacted by the wet weather that occurred during this period.

Report on Delivery Program Activities

Local Service 5.1: Recreation Services

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Recreational Planning	Provision and planning of sportsfields, bike tracks and facilitate activities and programs associated with active recreation facilities	Occupancy rates of facilities Attendance at programs	Utilisation rate of 81% during Winter 2011 (this level of information was not collected the previous year). Total number of teams: Soccer 272 Rugby League 72 Australian Rules 13 Netball 180 (this level of information was not available the previous year for comparison)	Utilisation rate of 52% during summer 2011/12. This reflects an exceptional weather period with ground closures on 40 and half days due to wet weather. Total number of teams for the summer of 2011/12 based on information provided: Soccer 70, Rugby League 7; Otago Juniors 40; Seniors 60; Cricket Juniors: 29 Cricket Seniors 13; Touch football 20; Netball 38 teams

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<p>Aquatic Recreational Facilities</p>	<p>Contract Manage two swimming pools - Mount Annan Leisure Centre and Camden Memorial Swimming Pool. Provide a range of programs including gym, swim squad, casual swim and lean to swim</p>	<p>Attendance at programs</p>	<p>Attendance at Mt. Annan: Rec swim 48,597 (64,625 full year 2010) Learn to Swim (LTS):14,549 ; (24,998 full year 2010) Health Club 45,476 (73,845 full year 2010) School P. E. 6,373 (10,873 full year 2010) Attendance at Camden: Rec Swim 13,689 LTS 438 School activities 2,527. (The Camden pool was not operational the same period 2010)</p>	<p>Attendance at Mt. Annan: Rec Swim 42,624 Learn to Swim 13,083 Health club 93,662 School P. E. 3745. Attendance at Camden Jan – March: Rec Swim 17,738 LTS 273; School Activities 5,048. The summer of 2011/12 was a particularly wet year which impacted on the level of use of the outdoor venue.</p>
<p>Bicentennial Equestrian Recreation Park</p>	<p>Manage and maintain the Bicentennial Equestrian Recreation Park (via Community Management Committee)</p>	<p>Attendance at programs</p>	<p>2010 annual total spectators 19,630; competitors 6,590 (information from BEP Annual Report)</p>	<p>2011 Annual total spectators 32,638; competitors 8,099 (From BEP Annual Report)</p>
<p>Town Farm</p>	<p>Manage and maintain the Camden Town Farm (via Community Management Committee) Development of the Town Farm Community Garden</p>	<p>Attendance at programs Volunteer Participation</p>	<p>Supported 5 committee meetings and held several meetings with heritage officer and engineers regarding development of covered outdoor learning area. Actively engaged 50 + individual gardeners as well and 100 + individuals from seniors and disabilities groups through plot development, BBQ's, workshops, community meetings and working bees at the garden. 8 + individuals involved as volunteer committee members.</p>	<p>Committee supported, negotiations for construction of covered outdoor work area continued. Participation has increased particularly with additional visits from groups outside LGA s with garden seen as a destination. Approx 55 individual gardeners and increase in volunteers with 16 volunteers at working bees.</p>

Local Service 5.2 – Community and Cultural Development and Planning

What is Community and Cultural Development and Planning?

This service aims to stimulate and support community and cultural activity in Camden.

Report on Delivery Program Success Indicators

Local Service 5.2: Community and Cultural Development and Planning						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Community and Cultural Development and Planning	Community Satisfaction Survey	Maintained or Improved		6.75 - First time measured in 2011 so no comparison possible.		Next result due in 2013
More opportunities for participating in community cultural events are provided	Number of community cultural events	Increasing		Narellan Rhythms Festival – more than 1000 participants and Faith Based Communities directory - 50 participants		Cohesive Communities Group supported to organise and implement it's first Harmony Day event at Town Farm. Artisans markets trialled at Narellan to provide local artists opportunity to display and sell product.
The number of programs implemented for Target Groups grows	Number of programs for target groups	Increasing		New programs implemented - Youth Council, Aboriginal Residents Group, Transition to School resources, in the Swim Program, Volunteers Program, Leppington Community House		Numbers are the highest they have been for youth participation in programs. More applications for Donations and Special Achievers than previous five years (total budgets used). Community garden has generated a massive amount of new partnerships and projects. Youth Outreach program (new) planned for Harrington Park, Mt Annan, Narellan and Camden with transition of Youth Space.. Aboriginal residents group growing. Neighbour Day promoted and celebrated for the first time.

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Report on Delivery Program Activities

Local Service 5.2: Community and Cultural Development and Planning				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Annual Arts Program	Facilitate the Annual Art NSW program of training and performance	Number of events and attendees	Regular exhibitions held with Artist of the month exhibitions x 6, Artisans market performances x 3 and young buskers program	Artisans market held, Artist of the Month Program expanded. Arts funding reporting completed and submission lodged. Partnership developed to enable workshops and film makers to participate in the eco film challenge.
Cultural Participation Programs and Events	Provide advice to developers regarding Public Art	Amount of new public art	Themes developed for Oran Park Public Art delivery.	Review of Public Art documents to provide easy access to information for developers.
Community Development and Planning	Support various target segment activities; visiting authors, art workshop and dance classes. The provision of sound and photographic facilities at the Camden Creative Studios. Support Local Events.	Number of programs and attendees	Garden competition had 32 entries and Narellan Rhythms Festival attended by more than 1000 people	Garden competition planning has commenced. Camden Civic Centre celebrated 30 years of service to the community.
	Development of target strategies and a range of programs which support these strategies for the following groups: Youth, Children and Families; Senior Citizens; Indigenous	Support strategies developed	Support Strategies or Vehicles for Developing Support Strategies Guidelines for Working with Aboriginal Communities, Seniors Committee - 6 meetings, Youth Council - 6 meetings, Camden4children - 3 meetings, direct support of Playlinks Playgroup, information to community via CamdenKids website, transition to school info packs, Aboriginal Res group - 5 meetings, Seniors Issues Group, Access Committee - 2 meetings, Disability Action Plan Cohesive Comm. Group - 3 meetings	Children and Families - Camden4Children working party met 6 times and planned Play Day event. Transition to School program planned to commence end half of the year. Information distributed at Play Day event and via CamdenKids website. Young people - Camden Youth Council - 15 members, 6 meetings. Thursday night outreach program - 12 occasions - 150 young people. Youth Week involved 25 activities, 11 service partnerships and 1,313 young people attending. Activities included: Dungeon and Dragons night, Movie and Pizza arvo, digital education workshops, art workshops, dance parties. Seniors& people with disability - 12 week garden project for seniors living in caravan parks

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<p>Elvard St Thurs nights/Beach Bus during hols NAIDOC Week events, Seniors Lunch, upgrade of Senior Cit's Centre, In the Swim Project, Input into Narellan Rhythms Festival - 1000 + participants and Faith Based Communities directory - 50 groups consulted</p>	<p>- 10 members. Seniors Committee met 3 times. Seniors issues group met 3 times. Range of activities for Seniors during Seniors Week including bus trips, concert, lunch. Access committee met 4 times and commented on 4 DA's. Disability Action Plan drafted. CALD - Cohesive Communities Group met 6 times - 30 members. Town Farm Masterplan forwarded - Covered Outdoor Work Area, barn restoration, cottage plans. Community Garden has 50 individual plots and 6 groups plots, 6 raised garden beds, accessible paths from garden to toilet, held 4 summer workshops - 30 attendees, attracted 3 tour groups, 11 partnerships developed with community org's, garden blog and noticeboard providing information to members. Aboriginal Residents Group established, met 6 times, developing plans for project funding. 10 committees supported by team. Camden Interagency, 3 meetings, 60 participants. Team members have regularly represented Council at 9 other interagencies including: Macarthur Youth Services Network, Macarthur Managers Network, Seniors Issues Group, Macarthur Children and Families Interagency, MacClinty, Camden/Wollondilly DV Network, Migrant Services Network, Macarthur Textile Network also supported to hold Expo which attracted approximately 1000 attendees. Networks developed with 30+ faith based communities via Directory, launched at Harmony Day in March. Participated in new release planning consultations on at least 13 occasions. Supported development of 3 new services in the area: Brand New Day (women), ROAM Communities (mental health), Big Fat Smile (planning for Transition to School Project).</p>
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Local Service 5.3 – Community Support Facilities and Services

What is Community Support Facilities and Services?

This service aims to provide facilities and programs to help people with common interests connect. This includes fostering volunteers and facilitating and supporting new and existing community groups. This service includes most community buildings and cemeteries.

Report on Delivery Program Success Indicators

Local Service 5.3: Community Support Facilities and Services						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/11 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Community Support Facilities and Services	Community Satisfaction Survey	Maintained or Improved				7.1 - First time measured in 2011 so no comparison possible.
Facility occupancy rates increase	Occupancy rates	Increasing				Sportsgrounds 82 bookings, Community Halls 177 bookings - direct comparative data for same period last year not available. Sportsground s resulted in 141 bookings, community halls had 116 bookings.

Report on Delivery Program Activities

Local Service 5.3: Community Support Facilities and Services			
Activity	Council's Role	Success Indicators	January to June 2012
Family Day Care	Provide for training and administration of Family Day Care Educators. Grow capability support programs and advocacy.	Number of trained facilitators	43 Educators currently registered. The service has commenced a recruitment drive. 16 prospective Educators attended Information evening, resulting in 10 prospective Educators working through the selection process.
			48 Educators (same period 2010 52 educators). The introduction of the new National Framework for Early Childhood Education has increased minimum requirements for educators, discouraging some educators from continuing.

		<p>397 Children enrolled (same period 2010 442 children enrolled) . This correlates with the decrease in educators as noted above.</p>	<p>369 Children enrolled. Reduced numbers of registered Educators has resulted in fewer children enrolled.</p>
<p>Number of children attending</p>	<p>Community facilities occupancy rates Mon to Thursday 19%. Weekend bookings of community halls were 123 for the period, which has not changed significantly since the previous period. An improved method of measuring weekend occupancy rates is to be developed in the first half 2012. Civic Centre Bookings and income maintained, initial Artisan Markets held.</p>	<p>Community facilities occupancy rates Mon to Thursday 19%. Weekend bookings of community halls were 123 for the period, which has not changed significantly since the previous period. An improved method of measuring weekend occupancy rates is to be developed in the first half 2012. Civic Centre Bookings and income maintained, initial Artisan Markets held.</p>	<p>From January to June 2012 the was a 26% occupancy rate of Community facilities Mon to Thursday . Weekend bookings of community halls were 116. The Harrington Park community centre was reviewed with restrictions placed on Friday and Saturday nights not being available for parties with alcohol.</p>
<p>Occupancy rates</p>	<p>Provide a range of facilities that support programs and facilitate community social and cultural activity - Halls and Community Centres; ArtyCaf@Narellan Library; Camden Civic Centre</p>	<p>Occupancy rates</p>	<p>All cemetery requests completed in required time.</p>
<p>Response times to cemetery service requests</p>	<p>Manage and maintain the Camden cemetery, including plot allocation, maintenance of grounds and forward planning</p>	<p>Response times to cemetery service requests</p>	<p>80% plot allocation released to date</p>
<p>Public Cemetery</p>		<p>Percentage of plot allocation taken up per annum</p>	<p>80% plot allocation released to date</p>

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Local Service 5.4 – Community Safety

What is Community Safety?

This service aims to provide community safety policy, education and information and partner with community agencies on community safety initiatives.

Report on Delivery Program Success Indicators

Local Service 5.4: Community Safety						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Community Safety	Community Satisfaction Survey	Maintained or Improved		6.89 - First time measured in 2011 so no comparison possible		Next result due 2013
Camden residents feel safe in their local neighbourhoods	Resident Telephone Survey	Stays the same or improves		There has been no significant change in perceived levels of safety between the 2010 and the 2008 surveys. In 2010 94% of respondents said they felt safe walking alone during the day, and 53% at night.		There has been no significant change in perceived levels of safety since the 2010 community survey. In 2010 94% of respondents said they felt safe walking alone during the day, and 50.6% at night.

Report on Delivery Program Activities

Local Service 5.4: Community Safety			
Activity	Council's Role	Success Indicators	January to June 2012
Liquor Accord	Partnerships are established with licensed premises to ensure safe behaviours on and off licensed premises	Number of initiatives implemented	The Camden Liquor Accord continues to work proactively in the community to reduce alcohol related harm. The Accord continues to promote anti drink drive messages in venues, had breath testing machines installed over the Christmas / New Year period in targeted venues. Additionally, the Accord organized and part funded RSA training in all public high schools

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			across the Camden LGA for eligible students.	
			All requests for kits have been met in 2009 Council purchased 120 kits for distribution In 2010 Council purchased 200 kits for distribution Requests have decreased over past year so stock remains available.	Clean up partners report lower incidence of sites requiring clean up and police reports of malicious damage confirm this anecdotal evidence. Since 2010 Council has had requests for 140 kits from residents(2 year period) compared with 120 kits requested in 2009 (1 year period.)
Graffiti Management Plan	Provision of tools for residents and to partner with state agencies to minimise the incidence of graffiti	Number of kits provided		Reported graffiti has been removed within 24 – 48 hours
		Response time to graffiti reports		
Community Education and Programs	Various programs requiring the support of State Government funding	Percentage of programs completed on time	RSA training in all public high schools across the Camden LGA for eligible students.	Education programs continued

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Local Service 5.5 – Community Events

What is Community Events?

This service aims to hold or facilitate a range of community events that are open to the whole community where the community can commemorate significant local or national celebrations.

Report on Delivery Program Success Indicators

Local Service 5.5: Community Events

Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Community Events.	Community Satisfaction Survey	Maintained or Improved		7.60 in 2011 compared to 7.19 in 2009, which represents a significant increase in community satisfaction		Next result due 2013 General feedback from participants at Australia Day was positive. The Mayoral Ball was an outstanding success being sold out prior to the event. Positive feedback was received in the local newspapers, on radio and Facebook. Very positive feedback from International Women's Day Event and Seniors Week Activities. Youth Week Program is a finalist in NSW Local Government Awards and has received great participation and feedback from participants and agencies.
Feedback from community events participants is positive	Feedback	Positive		Community events continue to be well attended and received. Work needs to continue to obtain feedback from participants		There were no statistically significant changes in non-attendance at events between the 2010 and 2012 community surveys
The community attends Council events	Resident Telephone Survey	Increasing		The number of respondents who stated that they did not attend any events decreased from 8.6% in 2008 to 6% in 2010, indicating that more residents are attending Council / Community events		

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The value of event sponsorship stays the same or increases	Dollar value of event sponsorship	Same or increases	●	Comparison of sponsorship figures against the previous year indicated an increased level.	Sponsorship increased for Australia Day with a local company coming on board providing inkind sponsorship. The Mayoral Ball received \$11,000 in cash sponsorship as well as a range of inkind contributions.
More people are volunteering at events	Number of volunteers	Increasing	●	Current Committee numbers remain consistent however the introduction of new events in this period resulted in a large number of new volunteers.	Numbers on the Australia Day and Paws in the Park Committee have remained constant while numbers on the Camden Festival Committee have increased. Changes to work health and safety legislation from 2012 have required significant policy and procedure work to be completed prior to engagement of additional volunteers.

Report on Delivery Program Activities

Local Service 5.5; Community Events

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Civic and Cultural Events	Organise and support key civic and cultural events. Encourage and support volunteer participation and secure sponsorship for events	Attendances, numbers	Feedback indicates key civic and cultural events continue to be well received. Capturing exact attendance numbers is difficult however, feedback from the SES indicates that traffic/parking numbers continue to increase. Comparison of sponsorship figures against the previous year indicated an increased level.	Camden Art Show and Camden Show were supported through financial and in kind support. Civic centre and library provided a range of smaller cultural activities including the launch of the new multimedia hub. Civic and cultural events continue to be well received and attended. Capturing exact attendance numbers remains difficult however the SES continue to provide us with an estimate. Sponsorship again increased for Australia Day with a local company coming on board providing inkind sponsorship. Camden and Macarthur Lions Clubs again donated their time to the Australia Day event.

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<p>Community Events</p>	<p>Support various events committees, funding, venues, staff, traffic management and cleaning</p>	<p>Attendances, numbers</p>	<p>Committee numbers have remained constant, appropriate traffic management plans continue to be developed. Advice regarding events continues to be provided to both internal and external stakeholders. Appropriate OH&S, public facilities and environmental impacts continue to be addressed.</p>	<p>Numbers on the Australia Day and Paws in the Park Committee have remained constant while numbers on the Camden Festival Committee have increased. Advice to other areas within Council continues to be provided by the new Events Officer. Legislation and Council Policies continue to be adhered to when conducting events.</p> <p>300 women attended International Women's Day trivia night event in March, 100 participants in Harmony Day event in March, 40 participants in Neighbour Day event in March. Youth Week involved 25 events with 11 services partnerships and 1,313 young people attending in April. 1500 - 2000 participants in Play Day event at Kirrkham Oval on May 20. 430 participants in Seniors events Jan - July.</p>
<p>Community Support</p>	<p>Support community organisations and individuals through the Community Financial Assistance Program</p>	<p>Number of groups assisted</p>	<p>48 applications received requesting \$189,499. A total of 29 applications were approved receiving a total of \$81,331 (\$58,531 from CFAP, \$22,800 from DAP and \$13,000 Ward funds)</p>	<p>Total 29 projects funded for total cost of \$81,331. Funds distributed at Mayoral morning tea in February. 24 causes assisted by Donations for Charitable Purposes Grants totalling \$12,363. 15 young people assisted with Special Achievers Grants totalling \$7,500.</p>

Local Service 5.6 – Library Services

What is Library Services?

This service aims to provide library services to the community; encouraging lifelong learning, community connections, developing skills and knowledge, and providing a safe and welcoming place to meet.

Report on Delivery Program Success Indicators

Local Service 5.6: Library Services

Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Library Services	Community Satisfaction Survey	Maintained or Improved		8.38 in 2011 compared to 8.08 in 2009, which represents a significant increase in community satisfaction		Next result due in 2013
Library membership continues to grow	Number of members	Increasing		1199 new members during the period		1897 new members
Circulation continues to grow	Circulation data	Increasing		133,684 issues in this period compared to 147,793 in the same period 2010		134,672 issues in this period compared to 122,845 in the same period 2011.
More people use our library facilities and programs	Number of people using facilities and attending programs	Increasing		228,928 people visited our libraries in this period compared to 208,330 in the same period 2010. 13,200 attended library programs in the period compared to 10,457 people in the same period 2010.		157,048 people visited our libraries in this period compared to 187,197 in the same period 2011. 120,984 hits on library website. 11,219 attended library programs compared to 9,712 in the same period 2010.

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Report on Delivery Program Activities

Local Service 5.6: Library Services				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Childrens Programs	Deliver various programs for children including: Storytime, Babies into Books, Holiday Programs, Summer Reading Program, Your Tutor Online and Outreach to schools and playgroups	Number of children/ families attending/ using programs	9,679 children/families attended childrens programs including Storytime, Bibs, holiday programs and outreach.	8,089 children / families attended childrens programs including storytime, bibs, holiday programs and outreach
Youth Programs	deliver various youth programs including: Holiday Programs, Summer Reading Program, Your Tutor Online and Outreach to Schools, Book Club, Author Visits, HSC Lectures, and Research Skills	Number of young people attending/ using programs	762 young people attended youth programs including HSC Lock In, holiday programs and Your Tutor online	1277 Young people attended sessions on HSC lectures, holiday programs, Your tutor online, information literacy research outreach to schools and your tutor online.
Adult Programs	Deliver various programs for adults including: Author Visits, Computer and Internet Training, Living Libraries, Summer Reading Program, Community information online database, Artist of the Month and community display program, In Concert Series and Book Discussion Group	Number of adults attending/ using programs	1963 adults attended programs including lifelong learning, author visits, and book discussion group. In addition over 1000 people participated in the Camden READS writer program including adults, children and young people. The program also received a Highly commended marketing award from NSW Public Libraries for the program.	1820 adults attended 179 programs, including lifelong learning, author visits, book discussion group. In addition over 800 people participated in Camden Reads Summer program including children, adults and youth. Over 8000 books were read as part of this program.
Local Studies	Deliver targeted local programs including: Camden Voices Online - Oral History Program, Camden Images photographic program, Memories of your suburb weblog, heritage and history week program	Number of adults attending/ using programs	259 people participated in History Week program. Over 2784 images are now on Camden Images online.	93 People attended events as part of the Heritage Festival. 2949 images are now on Camden Images online.
Older people	Deliver various programs for older people including: Home Library Service, and Bulk Loans to local institutions	Number of customers using HLS and Bulk Loans	1954 items were lent to 7 institutions across the LGA, 1727 items were lent to 33 Home Library Service Customers and 15 boxed loans were received from SUNSW for customers from a CALD background	2394 items were lent to 5 institutions across the LGA, 1720 items were lent to 34 Home Library Service customers and 23 boxed loans were received from SUNSW for customers from a CALD background.

Key Direction 6 – Strong Local Leadership

What is Strong Local Leadership?

Strong local leadership means that the Camden area has strong organisations and individuals representing its interests, who are responsive to this community, and who are working together to achieve the community's vision for the future. This will be the key vehicle for achieving the outcomes expressed by the Camden community in this plan.

Strong local leadership will be needed from all levels of government, as well as the private sector, non-government organisations, business and industry groups, and community organisations. Developing leaders within our community will place the Camden area in good stead for the years to come.

Camden Council, as the level of government in closest contact with the local community, has a particular role in the planning, advocacy and delivery of good outcomes on behalf of the Camden community. This role is important, as Camden faces massive urban and population growth, particularly in advocating for the delivery of major infrastructure provision, and in balancing the needs and desires of the current population with the pressures of growth.

Importantly, strong local leadership can influence the way that government engages with and responds to the local community in decisions, plans and services that impacts on this local area.

Local Service 6.1 – Strong Local Democracy

What is Strong Local Democracy?

This service aims to provide for efficient and effective local democracy through the operation of and support for the elected Council and community.

Report on Delivery Program Success Indicators

Local Service 6.1: Strong Local Democracy					
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12
The Community is Satisfied with Council's Role in Strong Local Democracy	Community Satisfaction Survey	Maintained or Improved	●	6.42 - First time measured in 2011 so no comparison possible.	●
					Next result due 2013

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<p>All Council meetings are arranged and conducted in accordance with Council's Code of Meeting Practice</p>	<p>Complaints regarding meeting practice</p>	<p>Zero</p>		<p>Council has received no public complaints about meeting practice for the period. Council is currently reviewing the practice of tape recording public meetings. A report is expected to go to Council in the new year after the public consultation period is complete.</p>	<p>Council has received no public complaints about meeting practice for the period. Council adopted a revised Model Code of Meeting Practice, enabling staff to tape record meetings for the purposes of keeping accurate minutes of meetings.</p>
<p>Council's policies are current.</p>	<p>Regular review and updating of policies</p>	<p>100%</p>		<p>The review of Council policy is a constant process recognising statutory requirements or changes in current practice that better meet the needs of a growing community. All policy reviews that are a requirement of the Local Government Act for the period have been completed.</p>	<p>The review of Council policy is a constant process recognising statutory requirements or changes in current practice that better meet the needs of a growing community. All policy reviews that are a requirement of the Local Government Act for the period have been completed. Council adopted a new Investment Policy during this reporting period. Council's Purchasing and Procurement policy is currently under review and expected to be finalised in the next reporting period.</p>

Report on Delivery Program Activities

Local Service 6.1: Strong Local Democracy

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
<p>Local Representation</p>	<p>Arrange and provide secretarial services for Council meetings, prepare and publish agendas. Provide Council with business papers for both information and decision making purposes and record the outcome and decisions taken by Council</p>	<p>Compliance with Code of Meeting Practice</p>	<p>All Council business papers are produced and delivered to Council in an accurate and timely manner. A report is expected to go to Council in the new year after a community consultation process to change Council's Code of Meeting Practice to allow the recording of Council meetings for administrative purposes.</p>	<p>All agendas are produced and delivered to Councilors in an accurate and timely manner. Council's Code of Meeting Practice was changed to include the recording of meetings for administrative purposes only. Council also implemented a new business paper system during this quarter that has realised additional efficiencies in the business paper process.</p>

	Improving response times to resident enquiries to Councillors	Turnaround time within agreed service standard	Councillor requests are directed through the Customer Request Management System and are responded to in accordance with the agreed service standard, which is 48 hours. For the reporting period, the compliance with the service standard is 100%. Council will be employing an Executive Services Coordinator in the second half of 2012 to improve the service provided to Councillors in undertaking their duties which should facilitate improved response times to resident enquiries.	Councillor requests are directed through the Customer Request Management System and are responded to in accordance with the agreed service standard, which is 48 hours. Compliance with the service standard is currently 95%.
Regional Representation	Council actively participates at a regional level on boards such as MACROC to secure outcomes for the community	Participation Rates	Council is always represented at MACROC meetings and events.	Council is always represented at MACROC meetings and events.
State Representation	Council participates and contributes to the industry body, the Local Government and Shires Association, in communicating to and lobbying the State Government on industry-wide issues	Issues related to Camden are lobbied by the LGSA to the State Government	Appropriate representations are made to the LGSA when necessary. Council supports the LGSA in broader industry lobbying efforts in appropriate circumstances. Recent examples include the constitutional recognition of local government.	Appropriate representations are made to the LGSA when necessary. Council supports the LGSA in broader industry lobbying efforts in appropriate circumstances. Recent examples include the constitutional recognition of local government.

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Local Service 6.2 – Stewardship of Community Resources

What is Stewardship of Community Resources?

This service is responsible for the prudent management of public finances, planning and management of public assets and the strategic recruitment and training of staff to enable effective and efficient service delivery.

Report on Delivery Program Success Indicators

Local Service 6.2: Stewardship of Community Resources

Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Stewardship of Community Resources	Community Satisfaction Survey	Maintained or Improved		6.48 - First time measured in 2011 so no comparison possible.		Next results due in 2013
Council reports its performance to the community	Six monthly reports to Council and placed on Council's website	Achieved		Council completed its Annual Report for 2010/11 during this reporting period, which was placed on the website. The first six month report under the new Integrated Planning and Reporting requirements will be reported to Council in February 2012 for the June to December 2011 period.		During this period the March Quarterly Budget Review was reported to Council which identified a budget surplus position. Council also adopted the 2012/13 budget which was a balanced budget position. Council completed its first six monthly report on the Delivery Program in this period which was tabled at the meeting of 27 March 2012.

Report on Delivery Program Activities

Local Services 6.2 - Stewardship of Community Resources

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Integrated Planning	Preparation of strategic management plans for Council's key resources for the delivery of services including: Workforce Plan, Asset Management Plans, Long Term Financial Plan, Delivery Program, Operational Plan	Plans are adopted and regularly reviewed	Work commenced on planning for the Integrated Planning and Reporting Package required for adoption and submission to the DLG by 30 June 2013, following the Council election. Review of the component plans will commence in early 2012.	Review of Council's Resource Plans continued in preparation for the next Integrated Planning and Reporting package due for completion in 2013.
Corporate Planning	Develop and review frameworks that promote sound corporate governance and assist in corporate performance reporting	Corporate Plans are completed within statutory times and are current	No new plans were required for completion in the reporting period. Work commenced on planning for the Integrated Planning and Reporting Package required for adoption and submission to the DLG by 30 June 2013, following the Council election.	No new plans were required for completion in the reporting period, however Council completed its first six month report on the Delivery Program in this period.
	Implementation of corporate and service performance monitoring systems	System implemented	Council called for selective Expression of Interest from companies to provide a Corporate Performance Monitoring system. Five EOIs were received. A decision regarding the successful company will be made in early 2012 with implementation prior to June 2012.	Council has secured Interplan as the Corporate Performance Software, to be implemented in the second half of 2012.

Local Service 6.3 – Community Engagement

What is Community Engagement?

This service aims to inform, involve and where possible collaborate with the community in key council decision making processes.

Report on Delivery Program Success Indicators

Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	Comment
The Community is Satisfied with Council's Role in Community Engagement	Community Satisfaction Survey	Maintained or Improved		6.34 in 2011 compared to 5.90 in 2009 which represents a statistically significant increase in community satisfaction for this service		Next result due 2013
Residents participating in Council's consultation and engagement processes will feel satisfied that they were engaged in the process	Satisfaction of participants	Stays the same or increases		Not determined. Work needs to commence in the coming 6 month period to determine methods to measure these indicators. Council will be preparing a Community Engagement Strategy in 2013/14 which will improve Council's engagement processes.		Council will be preparing a Community Engagement Strategy in 2013/14 which will improve Council's engagement processes.
Council engages with a demographic diversity of residents that is consistent with the community's demographic composition	Diversity of community engaged responds to the community profile	Improving		Not determined. Work needs to commence in the coming 6 month period to determine methods to measure these indicators. Council will be preparing a Community Engagement Strategy in 2013/14 which will improve Council's engagement processes.		This work will be undertaken in the first half of the 2012/13 financial year as Council engages with the community for its review of Camden 2040.

Local Service 6.3: Community Engagement			
Activity	Council's Role	Success Indicators	January to June 2012
Community Engagement	Ongoing community consultation and engagement on key strategic issues and statutory processes	Number of engagement opportunities	4 Planning Proposals have been publicly exhibited during the period, and 3 DCP amendments.
		Amount of feedback received	2 submissions from the public were received in relation to Oran Park Town Centre Part B DCP and 23 from Camden stakeholders for Austral Leppington North Precincts
			6 Planning Proposals have been publicly exhibited during the period, and 4 DCP amendments. 5 submissions from the public exhibition of the El Caballo Blanco Gledswood Planning Proposal and DCP were received.

Local Service 6.4 – Community Information

What is Community Information?

This service aims to provide a customer service interface for the community to access Council services and make relevant information available on Council activities.

Report on Delivery Program Success Indicators

Local Service 6.4: Community Information					
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12
The Community is Satisfied with Council's Role in Community Information	Community Satisfaction Survey	Maintained or Improved		7.06 in 2011 compared to 6.76 in 2009 which represents a statistically significant increase in community satisfaction for this service	
Council's website becomes a recognised source of information for and communication with residents	Resident Telephone Survey	Stays the same or increases		5.7% stated that Council's website was their preferred method of receiving information about Council. This was first measured in the 2010 resident phone survey, so no comparison data will be available until the	
				Next result due 2013	
				9.3% of residents in 2012 stated that Council's website was their main method of receiving information about Council which is a statistically significant increase from 2010.	

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next survey in 2012.

Report on Delivery Program Activities

Local Service 6.4: Community Information

Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Customer Service	Provide and resource two Customer Service centres, manage incoming telephone calls. Establish and maintain a quality customer service culture within the Council.	Customers who contact Council's service centre are satisfied	Customer satisfaction levels are generally acceptable however difficulties with Council's current phone system do result in negative feedback	Levels of satisfaction with Council's service centres continue to trend positively. In instances where concerns have been raised have been dealt with and expectations reinforced.
		Number of enquiries at customer service centres	Whilst it has not been possible to record all enquiries, it is evident that the growth of the Camden LGA is definitely increasing the number of face to face and phone enquiries. The proposed purchase of a new phone system may provide the ability to record the number of daily in-coming calls to Council.	Again it has not been possible to record exact numbers of phone or face to face enquiries however the continued growth of the LGA has resulted in a substantial increase in customer enquiries and contact.
Media and Communication	Develop Customer Service quality standards and provide training to staff	Customers who contact Council's service centre are satisfied	Customer Service Charters have been developed and will be presented to the Senior Management Team for final review in the coming months.	The final review of Customer Service Charters has not occurred however it is anticipated that this will be completed in the next quarter.
		Information regarding Council's services and activities is readily available	The agreed internal service standard for the uploading of information to Council's website (3 business days) continues to be met.	Let's Connect is continuing to be distributed on time to residents within the LGA including new suburbs.
	Provide communication on Council meetings, activities and operations through Council's website, Let's Connect newsletter, press releases and question and answers	Opportunities for positive media exposure are maximised	Opportunities for radio interviews and newspaper articles have increased. Positive initiatives, events and information regarding Council activities are promoted and distributed to local and metropolitan media outlets on a regular basis.	The internal standard for uploading onto Council's website is continuing to be met. To date Council has sent 45 positive media releases to local and metropolitan media compared to 39 at the same time last year.

Local Service 6.5 – Management of Emergency Events

What is Management of Emergency Events?

This service aims to plan, manage and where possible minimise the impact of emergency events and natural disasters.

Report on Delivery Program Success Indicators

Local Service 6.5: Management of Emergency Events					
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12
The Community is Satisfied with Council's Role in Management of Emergency Events	Community Satisfaction Survey	Maintained or Improved		7.33 in 2011 compared to 7.75 in 2009 which represents a statistically significant reduction in community satisfaction	
Disaster Plan remains current	Regular reviews completed	Completion		Review of local Disaster Plan is anticipated to be reported at the next Local Emergency Management Committee meeting on 26 April 2012	
Local emergency management committee is familiar with the facility and latest procedures	Feedback and evaluation following emergency management exercises	Stays the same or Improves		Familiarity remains the same, there has not been any additional new procedures to be learnt	

Comment

- As reported in the previous period, despite a reduction in satisfaction scores between the 2009 and 2011 surveys, the management of emergency events continues to be a service of relatively higher satisfaction when compared to other Council services. It received the third highest satisfaction score in 2009 (out of 21 services) and sixth highest in 2011 (out of 29 services). Given the infrequency of emergency events, and therefore the community's opportunity to experience Council's role in managing them, this is a service for which changes in satisfaction scores may be difficult to interpret. The next survey to be conducted in 2013 will provide important information as to how the community views this service.
- The review of the local Disaster Plan was delayed to enable it to be informed by the District Disaster Plan, which occurred late in this reporting period. Work will be carried out in the second half of 2012.

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Report on Delivery Program Activities

Local Service 6.5: Management of Emergency Events				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Local Emergency Management Committee	Chair the local Emergency Management Committee, provide Secretariat support for emergency services coordination and ensure plans are in place	Local emergency management plans are adopted	Local emergency management plans are adopted and all Local Emergency Management Committee's needs have been catered for	Local emergency management plans are adopted and all Local Emergency Management Committee's needs have been catered for.
Risk Assessment	Identify local risks and manage options with emergency services	The risk register is updated annually	Local Emergency Risk Management Plans are being converted to integrate as appendices to the District Emergency Management Committee's plan	Integration of Local Emergency Risk Management Plans is pending, being part of the current local DISPLAN review.
Emergency Operations	Update of Disaster Plans - Identification of vulnerable facilities	Facilities and plan updated	Identification of vulnerable facilities was recently completed, the review of local DISPLAN is in progress	Review of local DISPLAN is still in progress.
Support Emergency Services	Plan and coordinate establishment of an Emergency Operations Centre in response to emergency events	Systems established in accordance with Management Plans	Emergency Operations Centre is ready for activation when an emergency event occurs	Emergency Operations Centre is ready for activation when an emergency event occurs.
	Provide accommodation, equipment and funding for State Emergency Services and Rural Fire Services. Provide support in time of emergency.	Adequate level of facilities and equipment provided.	SES and RFS are provided with adequate facilities and equipment and other necessary support from Council	Status remains the same as previous 6 months period. Support to SES and RFS are provided whenever required.
	Provide new facilities - Camden West	Construction on time and within budget	Preliminary work has commenced and will continue in the period of 1 January to 30 June 2012.	Work is now able to progress following successful reclassification of the land.

Local Service 6.6 – Support Services

What is Support Services?









This service aims to provide efficient and effective support services to all functional areas of Council. These Support Services include; Finance, Governance, Human Resources Management, Information Technology, Record Management and Risk Management.

Report on Delivery Program Success Indicators

Local Service 6.6: Support Services						
Indicator	Measure	Target	Result 1/7 to 31/12/11	Comment	Result 1/1 to 30/06/12	
Council's workforce is appropriately skilled, safe and stable	Skill measured by proportion of staff undertaking compulsory training.	All staff have completed compulsory training		Of the compulsory training conducted in the period the average attendance rate was 96%. Staff who were unable to attend the compulsory training are scheduled to complete the training at the first available date, which will be in the first half 2012.		96% - this number is higher than the previous period due to increased follow up regarding employees who were unable to attend due to illness or annual leave arrangements.
	Safety measured by no. incidents, lost time from injury.	Safety - less incidents and less lost time.		32 incidents recorded for the reporting period, with 7 resulting in lost time. This compares with 31 injuries in the previous six month period, 19 of which resulted in lost time.		34 incidents recorded for the period, with only three resulting in lost time.
	Stability measured by staff turnover.	Stays the same or decreases		Turnover during the period was 8.5%, which was higher than usual due to a number of retirements. Benchmarking with other councils indicates that Camden Council's staff turnover tends to be lower, such as for the 10/11 financial year where Camden Council's turnover was 6% compared to 9.65% for other urban councils.		Turnover during the period was 7.02% which is lower than the previous period. Camden Council's staff turnover remains lower than other comparable Councils.

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Information systems are reliable and technical support to users is provided promptly	System down time and customer response times (according to request type)	Systems running at or above 98%. Staff are satisfied with response times	All systems have experienced acceptable periods of downtime. During this period IT were required to upgrade Council's core operating system which did impact on IT's ability to respond to some support calls within an acceptable timeframe.	All systems have experienced acceptable periods of downtime. Council is currently upgrading a number of Corporate Systems which has put pressure on IT to respond to some support calls within an acceptable timeframe.
Council's finances are managed prudently	Unqualified audit report	Unqualified	Council received an unqualified audit report for the 2010/11 period. Council's next audit will be a half yearly audit to review Council's internal financial controls.	Council has not yet received a report from its external auditor on the half yearly audit. No concerns from this audit are anticipated. It is not expected that Council will receive its annual audit report until later in the year once the Annual Financial Reports have been audited.
Council's finances are healthy	Financial Health Check Indicator - Unrestricted Current Ratio	Results are "green" or trending towards "green"	Ratio greater than 2:1 is a green rating - council's ratio for 2010/11 was 2.27, and has risen steadily in the past few financial years	Updated information is not available until after the annual financial reports have been completed for the period 1 July 2011 to 30 June 2012. A report is currently being written to automatically extract this ratio from Council's financial systems which will better inform management of the organisations financial health on a quarterly basis.
	Financial Health Check Indicator - Debt Service Ratio	Ratio less than 10% is a green rating - Council's ratio for 2010/11 was 4.96% and has improved compared to previous years	Ratio less than 10% is a green rating - Council's ratio for 2010/11 was 4.96% and has improved compared to previous years	This information is not available until after the annual financial reports have been completed for the period 1 July 2011 to 30 June 2012. A report is currently being written to automatically extract this ratio from Council's financial systems which will better inform management of the organisations financial health on a quarterly basis.

<p>Camden Council is regarded as a good place to work</p>	<p>Financial Health Check Indicator - Rates and Annual Charges Outstanding Percentage</p>			<p>Ratio less than 5% is a green rating. Council's ratio of 6.79% for the 2010/11 financial year constitutes an amber rating</p>		<p>Updated information is not available until after the annual financial reports have been completed for the period 1 July 2011 to 30 June 2012. A report is currently being written to automatically extract this ratio from Council's financial systems which will better inform management of the organisations financial health on a quarterly basis.</p>
<p>Council's resources are well-protected through careful risk management processes</p>	<p>Financial Health Check Indicator - Buildings and Infrastructure Renewals Ratio</p>			<p>A ratio of 1:1 (\$1 funding available for every \$1 asset consumed) is considered the benchmark. Council's ratio for the 2010/11 financial year was 0.38.</p>		<p>Updated information is not available until after the annual financial reports have been completed for the period 1 July 2011 to 30 June 2012. A report is currently being written to automatically extract this ratio from Council's financial systems which will better inform management of the organisations financial health on a quarterly basis.</p>
<p>Camden Council is regarded as a good place to work</p>	<p>Exit interview data initially. Staff satisfaction survey from 2012</p>	<p>Remains the same or increases</p>		<p>Exit interviews are conducted with some employees as they leave the organisation. Generally the feedback indicates that these employees consider Camden Council as a good place to work. Council will be undertaking an employee opinion survey in March 2012 and this will yield statistically valid results that can be tracked over time.</p>		<p>The exit interview report prepared for the General Manager in May again indicated high levels of satisfaction with work colleagues and considered Council as a good place to work. The employee opinion survey conducted in April reinforced this view with 72% positive result.</p>
<p>Council's resources are well-protected through careful risk management processes</p>	<p>Claims - motor vehicle, public liability, property</p>	<p>Decreasing</p>		<p>Liability Claims: 52 in the period compared to 42 in the previous period Motor Claims: 22 compared to 23 previous period Property Claims: 2 compared to 5 in the previous period</p>		<p>Liability Claims: 57 in the period compared to 52 in the previous period. Motor Claims: 18 compared to 22 in the previous period. Property Claims: 7 compared to 5 in the previous period.</p>

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Comment

As reported in previous period, Council continues to have a low Buildings and Infrastructure Renewals Ratio. This means that the infrastructure renewals gap is larger than it should be. Council attempted to address this problem in applying for a special rate variation in 2009 to implement a Community Infrastructure Renewal Program to close this gap. Unfortunately the Minister for Local Government only approved this variation to rates for three years, which will not go near to closing the infrastructure renewal gap. Consideration of a future application to continue this rate variation beyond the three years forms part of Council's Long Term Financial Plan in order to address the gap and bring this indicator in line with the industry benchmark. Council's

Report on Delivery Program Activities

Local Service 6.6: Support Services				
Activity	Council's Role	Success Indicators	July to December 2011	January to June 2012
Finance	Prudent financial management, long term financial planning, financial health, financial reporting, cash control, integrity of financial data and rating	Unqualified audit report	Council received an unqualified audit report for the 2010/11 period. Council's next audit will be a half yearly audit to review Council's internal financial controls.	Council has not yet received a report from its external auditor on the half yearly audit. It is not expected that Council will receive its annual audit report until later in the year once the Annual Financial Reports have been audited.
		Financial health indicators are within industry benchmarks	These indicators would normally form part of the Council's year-end financial reports. Council's budget is in surplus and Councils long-term financial position remains satisfactory. A report is currently being written to automatically extract all financial ratios from Council's financial system which will better inform management of the organisations financial health on a quarterly basis.	These indicators would normally form part of the Council's year-end financial reports. Council's budget is in surplus and Councils long-term financial position remains satisfactory. A report is currently being written to automatically extract all financial ratios from Council's financial system which will better inform management of the organisations financial health on a quarterly basis.
Governance	Statutory compliance with Local Government Act and various Division of Local Government Guidelines. Compliance with Government	Rates are levied on time	All rates have been levied in accordance with the Local Government Act.	Rates are not levied until late July 2012
		Compliant with all Acts and Regulations	Council has complied with all Circulars issued by the DLG	Council has complied with all Circulars issued by the DLG.

	<p>Information Public Access Act (GIPA), Legal and Property Management, Privacy and Personal Information Protection Act</p>	<p>Public access to information</p>	<p>Council received 4 formal GIPA applications, all GIPA applications have been responded to within the required timeframe.</p>	<p>Council received 10 formal GIPA applications, while 2 applications are still within the statutory assessment period the remaining 8 applications have been responded to within the required timeframe.</p>
<p>Information Technology</p>	<p>Planning, acquisition, development and maintenance of Council's electronic information systems</p>	<p>Key systems are safe, secure with minimal downtime</p>	<p>Council's systems have experienced acceptable levels of downtime. Council's core operating system has been successfully migrated to the latest version. This will allow process reviews and functionality that will improve the users experience in both response time and access to information.</p>	<p>Council's systems have experienced acceptable levels of downtime. IT is currently working on the implementation of a number of corporate systems. The systems include a new records management system, budget system and customer response management system. In this quarter Council's disaster recovery systems have been upgraded and a review of the microwave link between Camden and Narellan has identified a need for an upgrade in the next quarter.</p>
<p>Records Management</p>	<p>Manage all inward and outward correspondence, electronic and paper records</p>	<p>Compliance with State Records Act</p>	<p>Records processes and procedures have complied with the requirements of the State Records Act. Internal policies continue to be reviewed and updated to ensure best practice in records management.</p>	<p>Records processes and procedures have complied with the requirements of the State Records Act. The implementation of a new records management system is expected to be completed by 31 December 2012.</p>
<p>Human Resources</p>	<p>Remuneration, recruitment and retention, training and supporting staff for all services. Provision of legislative and strategic HR advice, management of all related administrative and work place health and safety services. Also ensures Council's Workforce Plan is actioned, monitored and reviewed.</p>	<p>Staff turnover rates are in line with industry average</p>	<p>The staff turnover rate for the six month period was 8.5% which is significantly higher than the previous six month period due to the high number of retirements.</p>	<p>The staff turnover rate for the six month period was 7.02% which is lower than the previous period.</p>

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		<p>There is a culture of continuous learning and improvement</p>	<p>Employees continue to participate in a wide range of learning and development programs including mandatory/legislative requirements, job specific skill development and leadership programs. Respect and Dignity in the Workplace training sessions were conducted with attendance compulsory for all staff.</p> <p>71% of staff feel they have adequate access to training and development opportunities, as identified in the Workplace Wellbeing Index conducted in May 2012.</p>	<p>Employees continue to participate in a wide range of learning and development programs including mandatory/legislative requirements, job specific skill development and leadership programs. Respect and Dignity in the Workplace training sessions were conducted with attendance compulsory for all staff.</p> <p>71% of staff feel they have adequate access to training and development opportunities, as identified in the Workplace Wellbeing Index conducted in May 2012.</p>
	<p>Identify, mitigate and manage risks associated with the operation of Council</p>	<p>Risks to Council are identified, prioritised and managed to reduce Council's exposure.</p>	<p>Risk assessments continue to be conducted on all work sites prior to commencement. Safe work methods statements are continually developed and reviewed. Risk assessments are also conducted on all Council assets and where necessary remediation programs are scheduled to mitigate risk. Appropriate insurance coverage is in place for all Council assets.</p>	<p>A noise survey of all Council equipment and work sites was conducted in June to identify employees at risk of being exposed to noise levels in excess of industry standards. Standard templates have been developed to assist operational areas to develop and improve safe work method statements. Audiometric testing of employees is scheduled in late July. Skin checks were conducted for employees working in high risk areas due to potential exposure to ultra violet radiation. Flu injections were offered to all employees in an attempt to reduce absenteeism over the winter months.</p>
<p>Risk Management</p>		<p>There is a safety culture throughout the organisation</p>	<p>The development of Council's OH&S System continues to provide a range of information and tools to assist in the creating and promoting a safety culture. This is further enhanced by the implementation of appropriate education programs.</p>	<p>A full Gap Analysis has been undertaken to determine areas for improvement in Council's safety management system. Upon completion, this Analysis will provide valuable information to ensure Council complies with the new Work Health & Safety Act and Regulations. An implementation plan will be developed with specific action and timelines identified.</p>
	<p>Development, adoption and implementation of a Risk Management Framework designed to identify, prioritise and mitigate Council's risk</p>	<p>Risk Management Framework and Plan adopted</p>	<p>Work continues on the development of Council's Risk Management Framework with an anticipated completion date in the second half of 2012.</p>	<p>A full IT Risk and Threat Analysis was conducted on Council's IT network and infrastructure resulting in the identification of a number of actions required to ensure effective business continuity planning. Following prioritisation by Manex, an implementation plan will be developed.</p>

A review of Council's Emergency Management and Crisis Management Plan has been undertaken with the aim of introducing a single line of sight process for business continuity.



ORD14

ORDINARY COUNCIL

ORD14

SUBJECT: INVESTMENT MONIES - JUNE 2012
FROM: Manager Corporate Services
BINDER: Investment Monies

PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the Local Government (General) Regulation 2005, a list of investments held by Council as at 30 June 2012 is provided.

MAIN REPORT

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

The weighted average return on all investments was 5.62% p.a. for the month of June 2012.

The Principal Accounting Officer is the Manager Corporate Services.

RECOMMENDED

That Council:

- i. note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act*, Regulations, and Council's Investment Policy.**
- ii. the list of investments for June 2012 be noted.**
- iii. the weighted average interest rate return of 5.62% p.a. for the month of June 2012 be noted.**

ATTACHMENTS

1. Investment Listing - June 2012

ORD14

Attachment 1

CAMDEN COUNCIL

Investments as at: 30th June 2012

SOURCE OF FUNDS INVESTED	
SEC 94 DEVELOPER CONTRIBUTIONS	20,840,300
RESTRICTED GRANT INCOME	1,743,700
EXTERNALLY RESTRICTED RESERVES	12,091,700
INTERNALLY RESTRICTED RESERVES	15,737,900
GENERAL FUND	1,876,400
TOTAL	52,290,000

The source of funds invested is indicative only, due to Council's annual financial reports still being finalised for 30 June 2012. The overall reduction in Council's investment portfolio of \$2.8 million has been used to fund Council's general operations and capital works program.

NUMBER OF INVESTMENTS	27
AVERAGE DAYS HELD	187
AVERAGE PERCENTAGE	5.64% p.a.
WEIGHTED PORTFOLIO RETURN	5.62% p.a.
CBA CALL ACCOUNT *	4.75% p.a.
HIGHEST RATE	6.10% p.a.
LOWEST RATE	5.05% p.a.
BUDGET RATE	5.90% p.a.
AVERAGE BBSW (30 Day)	3.58% p.a.
AVERAGE BBSW (90 Day)	3.49% p.a.
AVERAGE BBSW (120 Day)	3.47% p.a.

***Note: CBA call account is not included in the investment performance calculations**

TD - Term Deposit - This is a secure investment with a fixed interest rate for the term of the investment.

BB - Bank Bills - This is a negotiable security that is sold at a discount to face value with the full face value paid on maturity.

NCD/TCD - Negotiable/Transferable Certificate of Deposit - Very similar to Bank Bills but often have a higher minimum investment and can have longer maturity dates.

CRI - Committed Rolling Investment - For terms of 1-3 years. The interest rate is set at a margin above the bank bill swap rate for the term of the investment. The investment rolls monthly or quarterly and the BBSW is reset at roll date.

FRN - Floating Rate Note - Generally have 5-10 year terms but are tradable securities that can be bought & sold at prevailing market rates. The interest rate is set at a margin above the bank bill swap rate. Interest coupon is paid quarterly and the rate is reset on coupon date.

BBSW - Bank bill swap rate

LONG-TERM AND SHORT-TERM CREDIT RATINGS AS ISSUED BY STANDARD & POOR'S

A credit rating is a current opinion of an obligor's overall financial capacity (its creditworthiness) to pay its financial obligations.

Long-Term Issuer Credit Ratings

AAA - An obligor rated 'AAA' has an extremely strong capacity to meet its financial commitments. 'AAA' is the highest issuer credit rating assigned.

AA - An obligor rated 'AA' has very strong capacity to meet its financial commitments. It differs from the highest-rated obligors only to a small degree.

A - An obligor rated 'A' has a strong capacity to meet its financial commitments but is somewhat more susceptible to the adverse effects of changes in circumstance and economic conditions than obligors in higher rated categories.

BBB - An obligor rated 'BBB' has adequate capacity to meet its financial commitments. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitments.

Short-Term Issuer Credit Ratings

A-1 - An obligor rated 'A-1' has strong capacity to meet its financial commitments. It is rated in the highest category.

A-2 - An obligor rated 'A-2' has satisfactory capacity to meet its financial commitments. However, it is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligors in the highest rating category.

Plus (+) or Minus (-)

Both long-term and short-term ratings may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the rating categories.



ORDINARY COUNCIL

ORD15

ORD15

SUBJECT: ROADS AND MARITIME SERVICES 2012/13 BLOCK GRANT AGREEMENT AND PROGRAM FUNDING

FROM: Director Works & Services

BINDER: Grants and Subsidies / Programs / Grants

PURPOSE OF REPORT

To seek Council acceptance of funding for 2012/13 under the Regional Road Block Grant Agreement, REPAIR Program, Road Safety Program, Cycleways Program and Pedestrian Facilities Program, and to seek the allocation of the matching funds by Council where required.

BACKGROUND

The Roads and Maritime Services (RMS) provides funding assistance to Councils each year through the Regional Road Block Grant Agreement. Additionally, the RMS seeks applications each year for projects under a number of program headings. In addition to Black Spot Program funding, reported previously to Council, the RMS has advised that for the 2012/13 financial year, Camden Council has been successful in securing funding for the following:

1. Block Grant;
2. REPAIR Program;
3. Local Government Road Safety Program;
4. Local Government Pedestrian Facilities Program; and
5. Cycleways Program.

MAIN REPORT

The RMS has advised Council of grant and program funding for 2012/13 as follows:

Program / Grant	Project / Budget	2012/13 Grant (\$)	Change from 2011/12
Block Grant	Roads Component	110,000	+ 6.8%
Block Grant	Supplementary Roads Component	39,000	-
Block Grant	Traffic Facilities Component	128,000	+ 2.4%
REPAIR Program*	Argyle Street resurfacing	60,000	- 14.3%
Road Safety Program	Road Safety Officer / Projects	56,800	+ 19.7%
Pedestrian Facilities*	Menangle Road Pedestrian Facility	13,000	
Pedestrian Facilities*	Pedestrian Access & Mobility Plan	15,000	+ 65%
Cycleways Program*	Camden Valley Way Shared Path	43,000	
Cycleways Program*	Hilder Street / Lodges Road Shared Path	75,000	+115%
TOTAL		539,800	

Note: Items marked (*) are discrete projects and hence year on year changes are driven by the scope of the projects proposed.

Regional Road Block Grant Agreement

The expenditure of Block Grant funds is at Council's discretion, but must be directed to "*acts of construction, maintenance improvements and related planning design, environmental surveys*" subject to the following conditions:

- Roads component being spent on Regional Roads, as identified in the Block Grant Agreement;
- Supplementary Roads component being spent on Regional Roads, with this year's funds nominated to be spent on heavy patching on Raby Road;
- Traffic Facilities component, being spent on traffic facilities to "*assist the flow of traffic and maximise road safety*" on Regional and Local Roads;
- Expenditure of these grant monies is in accordance with the terms and conditions of the Block Grant Agreement; and
- The General Manager signing the Block Grant Agreement on behalf of Council.

Regional Roads within the Camden Local Government Area (LGA) are:

- Raby Road, Catherine Field;
- Camden Valley Way - Old Northern Road, Narellan to Macarthur Road, Elderslie
- Argyle Street, Camden - Macarthur Road, Elderslie to Murray Street, Camden
- Cawdor Road, Camden - Murray Street, Camden to Westbrook Road, Cawdor
- Murray Street, Camden - Argyle Street, Camden to Broughton Street, Camden
- Broughton Street, Camden - Murray Street, Camden to Menangle Road, Camden
- Old Hume Highway - Menangle Road, Camden to Camden Bypass, Camden; and
- Burragorang Road, Cawdor - Remembrance Drive, Camden to Fosters Lane, Camden

Council has secured an increase in funding from 2011/12 of \$7,000 for the Roads Component and \$3,000 for the Traffic Facilities Component. The Supplementary Roads Component funding remains unchanged from the 2011/12 allocation.

The total value of the Block Grant is **\$277,000**. There is no match funding requirement for the Block Grant.

REPAIR Program

The REPAIR Program provides additional funds for high merit projects, to supplement Block Grants. Funds are available on a dollar for dollar basis for councils to undertake larger works of rehabilitation on Regional Roads in order to minimise the long term maintenance costs.

In 2011/12, the REPAIR Program contributed to waterproofing work on Cowpasture Bridge.

For 2012/13, Council has secured funding to undertake resurfacing on Argyle Street between Macarthur Road, Elderslie and Edward Street, Camden, which meets the "high merit" category for repair.

Local Government Road Safety Program

The Local Government Road Safety Program contributes funding towards the Community Road Safety Officer position. Additionally, Council has been successful in securing funding for the following specific projects:

- Drink Drive Prevention – delivering Drink Drive messages to the general public and working with NSW Police and licensees to reduce the incidence of drink driving;
- Choose Right Buckle Right - Child restraint checking and fitting days;
- Graduated Licensing Scheme - Workshops for parents and supervisors of learner drivers; and
- Log Book Run (joint project with Wollondilly Shire Council and Campbelltown City Council) – Organised drives to increase road experience and required Log Book hours for learner drivers.

Council also runs a number of other community and road safety programs with funding secured from other sources. Council is required to contribute toward the Community Road safety officer position, and this funding has already been allocated as part of the 2012/13 budget.

Local Government Pedestrian Facilities Program

In 2011/12 Council received funding contributions towards:

- Hilder Street, Elderslie – Pedestrian (zebra) crossing with kerb extensions;
- Harrington Street, Elderslie – Crossing point with kerb extensions; and
- Lodges Road, Narellan – Pedestrian refuge near Sirius Circuit.

Council has been advised by RMS that two projects applied for under the Local Government Pedestrian Facilities Program have received funding:

- Menangle Road, Camden – Relocation of an existing pedestrian crossing incorporating kerb extensions adjacent to Camden Hospital;
- Pedestrian Access and Mobility Plan – New extension of the current plan in place since 2002, required to continue to receive RMS grant funding.

Cycleways Program

Council has been advised by RMS that funding would be made available towards:

- Camden Valley Way, Elderslie – Widening of three sections of shared path between Camden and Narellan to 2.5m wide;
- Hilder Street / Lodges Road, Elderslie / Narellan – New 2.5m wide shared path along entire length of Hilder Street and Lodges Road, between Camden Valley Way and Richardson Road.

The Sydney Metropolitan Strategy – South West Subregion (DoP, 2008) prioritises cycleway development from Camden to Narellan. Three alternate routes have also been identified via Springs Road, Lodges Road and Camden Valley Way, and these projects will address two or these routes. Council is required to provide matched dollar for dollar funding toward these projects. The Council contribution toward the cost of the shared path along Hilder Street/Lodges Road will be match funded against the Lodges



Road Reconstruction project (which has also included work on Hilder Street in its scope).

In 2011/12 Council was successful in securing a funding contribution for a section of shared path on Macarthur Road, Springs Farm / Elderslie.

FINANCIAL IMPLICATIONS

The Regional Road Block Grant Agreement does not require matching funding from Council. There are no financial implications to Council in accepting the funds other than the commitment to complete the works by 30 June 2013.

The REPAIR Program, Pedestrian Facilities Program and Cycleways Program require a dollar for dollar matching financial contribution (i.e. 50%) from Council. The Road Safety Program requires a varied amount allocation from Council including 50% for the salary component of the Community Road Safety Officer, which has already been included in the 2012/13 budget.

Matching Council funding in 2012/13 and funding sources are proposed as follows:

Project	2012/13 Grant (\$)	Council Funding (\$)	Proposed Funding Source in 2012/13 Council Budget
Argyle Street reconstruction	60,000	60,000	Capital Works Reserve
Menangle Road Pedestrian Facility	13,000	13,000	Capital Works Reserve
Pedestrian Access & Mobility Plan	15,000	15,000	Capital Works Reserve
Camden Valley Way Shared Path	43,000	43,000	Capital Works Reserve
SUBTOTAL	131,000	131,000	
Hilder Street / Lodges Road Shared Path	75,000	75,000	Already budgeted – Lodges Road / Hilder Street Reconstruction
TOTAL	206,000	206,000	

It is proposed that **\$131,000** is allocated from the Capital Works Reserve for 2012/13, to match fund the grant allocations, and apply part of the budget for the Lodges Road reconstruction to match fund the shared path along Hilder Street and lodges Road.

The current balance of the Capital Works Reserve is \$386,400.

ASSET MANAGEMENT IMPLICATIONS

In accepting these grants and undertaking these projects, no new classes of assets will be introduced into council’s asset portfolio. However, completion of the work will increase the volume and value of assets. The operational, maintenance and renewal obligations will therefore be built into Council’s future resource plans (Workforce and Long Term Financial Plans) in line with the existing Asset Management Plans and Policy.

CONCLUSION

The RMS has advised Council of several allocations of grant funding available in 2012/13, some of which require a matching Council contribution. The allocations in this report are for the following Grants and Programs:

- Regional Roads Block Grant Agreement
- REPAIR Program
- Local Government Road Safety Program
- Local Government Pedestrian Facilities Program
- Cycleways Program

Matching funding required for the Road Safety Program and the Hilder Street / Lodges Road shared path is already identified and allowed for in the existing 2012/13 budget. It is recommended that Council match funding is allocated from the Capital Works Reserve for the remaining projects.

RECOMMENDED

That Council:

- i. accepts RMS funding of \$277,000 under the Regional Road Block Grant Agreement;**
- ii. accepts RMS funding of \$60,000 towards reconstruction of Argyle Street, Camden, under the REPAIR Program with matching Council funding of \$60,000 being sourced from the Capital Works Reserve;**
- iii. accepts RMS funding of \$54,800 under the Local Government Road Safety Program with matching Council funding being already allocated in the adopted 2012/13 Budget;**
- iv. accepts RMS funding of \$28,000 under the Local Government Pedestrian Facilities Program towards a project on Menangle Road, Camden and Pedestrian Access and Mobility Plan, with matching Council funding of \$28,000 from the Capital Works Reserve;**
- v. accepts RMS funding of \$118,000 under the Cycleways Program towards the shared paths on Camden Valley Way, Elderslie and Hilder Street / Lodges Road, Elderslie / Narellan, with matching Council funding of \$43,000 from the Capital Works Reserve and \$75,000 from the Lodges Road Reconstruction Project (already included in current budget); and**
- vi. authorises the relevant documentation to be completed under Council Seal as necessary.**