

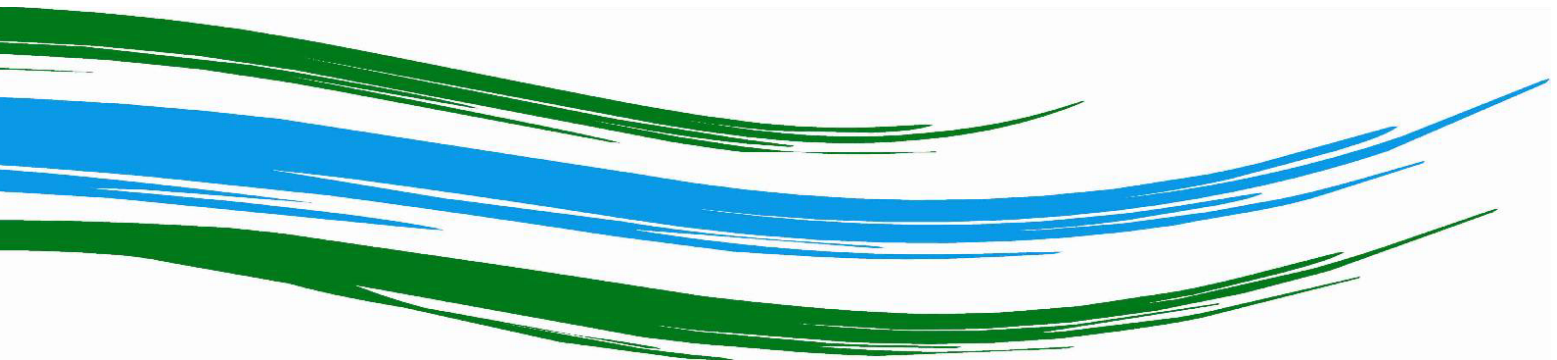


Camden Council

Business Paper

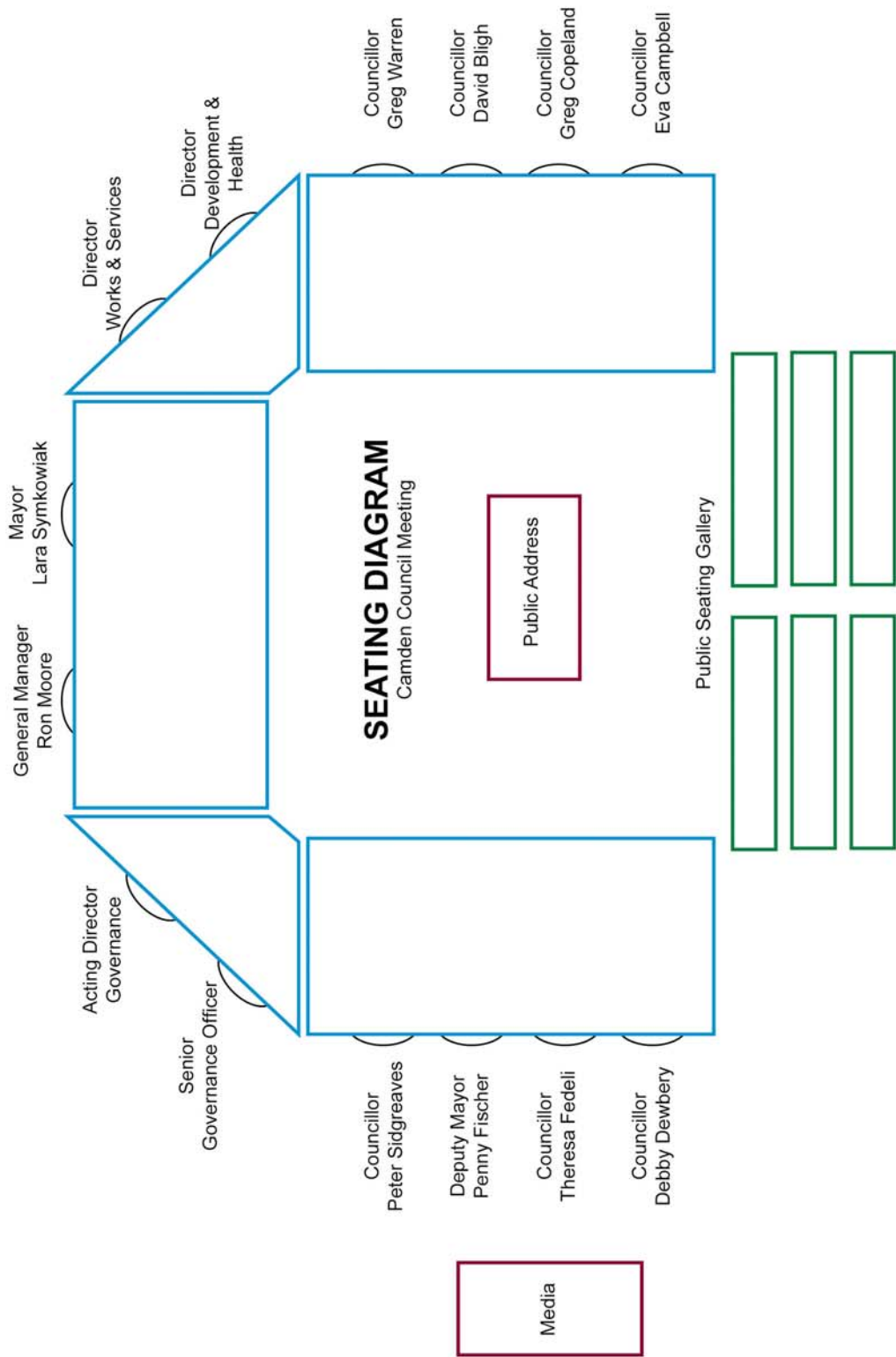
Ordinary Council Meeting
25 February 2014

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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ORDINARY COUNCIL

SUBJECT: PRAYER

PRAYER

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

Amen

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

Amen

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

Amen

AFFIRMATION

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

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

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

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

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

ORDINARY COUNCIL

SUBJECT: ACKNOWLEDGMENT OF COUNTRY

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

ORDINARY COUNCIL

SUBJECT: RECORDING OF COUNCIL MEETINGS

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 11 February 2014.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 11 February 2014, copies of which have been circulated, be confirmed and adopted.



ORDINARY COUNCIL

ORD01

ORD01

SUBJECT: CONSTRUCTION OF A TWO STOREY DWELLING AT 3 FRANK BROOKING CLOSE, CAMDEN SOUTH

FROM: Director, Development & Health

TRIM #: 14/17529

APPLICATION NO: 1098/2013
PROPOSAL: Construction of Two Storey Dwelling
PROPERTY ADDRESS: 3 Frank Brooking Close, Camden South
PROPERTY DESCRIPTION: Lot 11 DP 1178501
ZONING: R2 Low Density
OWNER: JT & KR Paine
APPLICANT: Wisdom Homes

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for construction of a two storey dwelling at 3 Frank Brooking Close, Camden South.

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

SUMMARY OF RECOMMENDATION

That Council determine DA 1098/2013 for the construction of a two storey dwelling pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of a two storey dwelling at 3 Frank Brooking Close, Camden South.

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

The DA was publicly exhibited in accordance with Camden Development Control Plan 2011 (DCP). **A Public Notification and Submissions Map is provided with the Business Paper supporting documents.** Two submissions were received (both objecting to the proposed development). **A copy of the submissions is provided with the Business Paper Supporting documents.**

The issues raised in the submissions relate to overshadowing and privacy impacts from the two storey element of the building.

In relation to overshadowing, the applicant has submitted shadow diagrams that have been assessed by Council staff and demonstrate compliance with Council's DCP in

that adjoining properties will receive a minimum of 3 hours sunlight to 50% of their principal private open space, and north facing windows of living areas shall receive at least 3 hours of sunlight between 9am and 3pm on 21st June.

In relation to privacy, the application complies with Council's DCP which provides that direct overlooking of the main living areas and private open spaces of adjacent dwellings should be minimised.

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

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

AERIAL PHOTO



THE SITE

The site is known as 3 Frank Brooking Close Camden South and is legally described as Lot 11 DP 1178501.

The site has a frontage of 15m to Frank Brooking Close, a depth of 46.7m and an overall area of 700.5m² and is currently vacant.

The properties along the southern boundary contain recently completed or partially constructed dwellings that are single storey. The northern and rear boundaries adjoin vacant land.

The site is located within a newly released residential area containing dwellings recently constructed or still under construction. Several sites are still vacant lots.

HISTORY

There is no relevant development history for this site.

THE PROPOSAL

DA 1098/2013 seeks approval for construction of a two storey dwelling.

Specifically the proposed development involves:

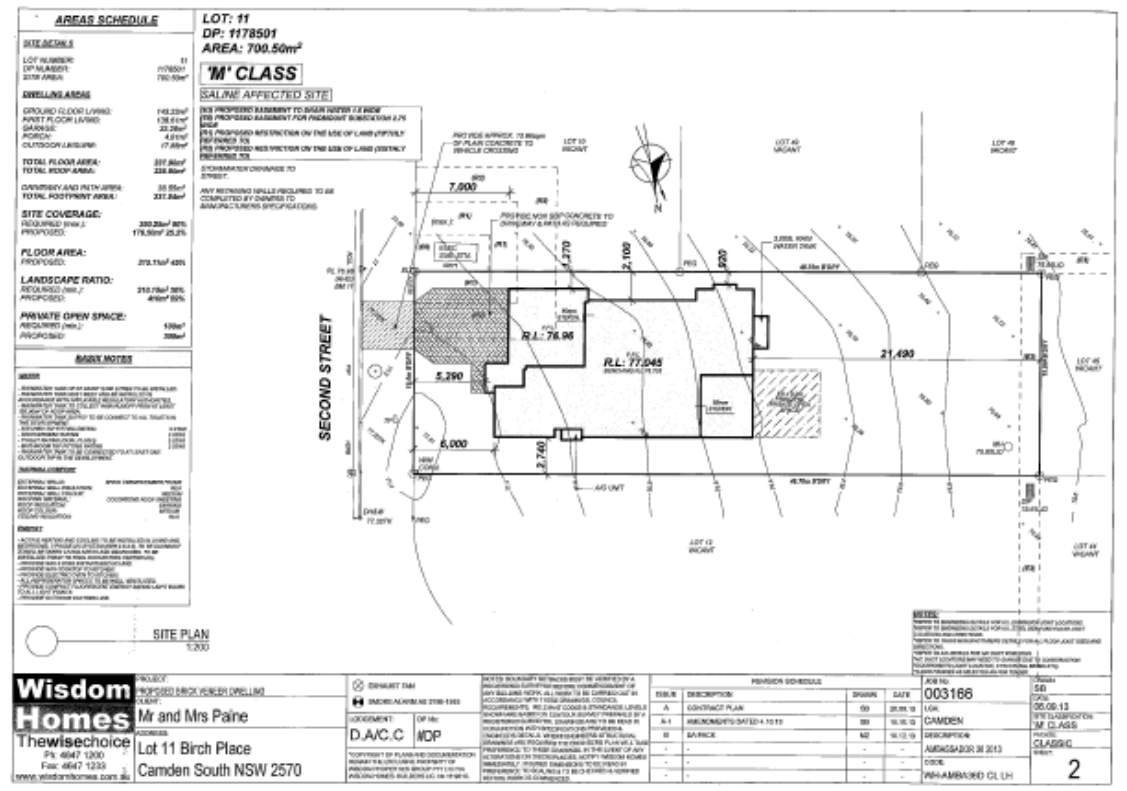
- Construction of a two storey dwelling with double garage, kitchen, laundry and living areas on the ground floor;
- four (4) bedrooms, 2 en-suites and a lounge area on the upper floor; and
- the dwelling will be constructed of a tiled roof with brick veneer walls.

The value of the works is \$368,669.

A copy of the proposed plans and shadow diagrams are provided as attachments to this report.

The internal plans are provided with the Business Paper supporting documents.

PROPOSED PLANS



PROPOSED ELEVATIONS

FRONT/SOUTH ELEVATION
1:100

LEFT/WEST ELEVATION
1:100

1/2 CLASS BENCHING DETAIL

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED	DATE
A	CONTRACT PLAN	02	25/01/13
A-1	AMENDMENTS DATED 4.10.13	03	15/10/13
B	EX PRICE	02	10/12/13
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Wisdom Homes
The wise choice
Ph: 4647 1200
Fax: 4647 1233
www.wisdomhomes.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING
SUBJECT: Mr and Mrs Paine
ADDRESS: Lot 11 Birch Place
Camden South NSW 2570

EXEMPT FOR: BIRCHLAND 39150-180
LEGISLATION: D.A./C. #DP

NOTES: EXEMPT NOTICES MUST BE VERIFIED & RECORDED BY THE LOCAL COUNCIL. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE EXEMPT NOTICES. THE EXEMPT NOTICES ARE SUBJECT TO THE LOCAL COUNCIL'S DISCRETION. THE EXEMPT NOTICES ARE SUBJECT TO THE LOCAL COUNCIL'S DISCRETION. THE EXEMPT NOTICES ARE SUBJECT TO THE LOCAL COUNCIL'S DISCRETION.

JOB No: 003166
DATE: 06/09/13
LOC: CAMDEN
DESCRIPTION: AMBASSADOR 36 2(1)
CLASS: CLASSIC
SECT: WH-AMBASSAD CL LH
6

REAR/NORTH ELEVATION
1:100

RIGHT/EAST ELEVATION
1:100

1/2 CLASS BENCHING DETAIL

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED	DATE
A	CONTRACT PLAN	02	25/01/13
A-1	AMENDMENTS DATED 4.10.13	03	15/10/13
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JOB No: 003166
DATE: 06/09/13
LOC: CAMDEN
DESCRIPTION: AMBASSADOR 36 2(1)
CLASS: CLASSIC
SECT: WH-AMBASSAD CL LH
7

ASSESSMENT

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

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

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

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

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Camden Local Environmental Plan 2010
- Development Control Plan 2011

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

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

The BASIX SEPP aims to deliver equitable, effective water and greenhouse gas reductions across the state. The SEPP provides minimum performance targets for water and energy use of proposed residential development.

The applicant has completed an assessment of the development which demonstrated compliance in accordance with the BASIX targets. A compliance certificate has been issued and copy of the certificate was submitted with the DA documents.

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

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

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

Camden Local Environmental Plan 2010 (LEP)

Permissibility

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

Objectives

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

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

Officer comment

The construction of the dwelling would meet the objective in terms of providing housing for the community.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Officer comment

The use of the dwelling would be compatible with the permissible land uses within the zone.

- *To allow for educational, recreational, community and religious activities that support the wellbeing of the community.*

Officer comment

This objective is not relevant as the use is a dwelling house.

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

Officer comment

The proposed use as a dwelling is compatible with the adjoining land uses.

Relevant Clauses

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

Clause	Requirement	Provided	Compliance
4.3 Height of Buildings	Maximum 9.5m	8.0m	Yes

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

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

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

Camden Development Control Plan 2011 (DCP)

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

Clause	Requirement	Provided	Compliance
B1.1 Erosion and Sedimentation	Erosion, sedimentation and dust control measures	Appropriate erosion, sedimentation and dust control measures are a recommended condition.	Complies
B1.2 Earthworks	Building work must be designed to ensure minimal cut and fill is required.	The DA proposes minimal cut and fill and this is deemed to be acceptable.	Complies
	Use of clean fill	Any importation of fill onto the site will be required to comply with Council's standard requirements for clean fill material and this is a recommended condition.	Complies
B1.3 Salinity Management	Salinity resistant construction	The proposed development will be constructed to be salinity resistant.	Complies
B5.1 Off-street Car Parking Rates / Requirements	Dwelling houses with more than 2 bedrooms require 2 car parking spaces, one of which must be behind the building line.	The proposed dwelling contains a double garage.	Complies
D2.1.1 Setbacks	Front – min 4.5m	5.29m	Complies
	Rear – min. 4 m for single storey portion, 6m to two storey portion	Rear setback approximately 21.5m	Complies
	Side - min. 0.9m	Side setback (north) minimum 2.74m Side setback (south) minimum 0.920m (ground	Complies Complies

	Walls alongside boundary setbacks to be articulated in the form of windows, wall return or architectural features.	floor) and 2.1m on first floor The northern and southern walls of the dwelling will be articulated with windows or wall returns.	Complies
D2.1.3 Building Height	Max 9.5m	8.0m provided	Complies
D2.1.4 Visual and Acoustic Privacy	Direct overlooking of neighbours main living and private open space should be minimised.	On the upper level of the proposed dwelling, there is 1 bedroom and 3 en-suite windows facing the southern boundary, and 1 bedroom and 1 en-suite window facing the northern boundary. The en-suite windows are shown on the plans as translucent.	Complies No living areas, decks or balconies overlook the neighbour's living and private open space areas. There is an upper lounge at first floor level however its window faces the street. All other windows are either bedroom or ensuite windows. In addition the en-suite windows are translucent. Given that the first floor window to the upper lounge faces the street there will be no adverse impact from overlooking.
D2.1.5 Private Open Space	The maximum site coverage for a two storey development must not exceed 50% of the site area for the ground floor and 30% for the upper floor.	The development proposes a maximum site coverage of 25% on the ground floor and 17% on the upper floor.	Complies.

	<p>A minimum 30% of the site must be landscaped.</p> <p>The principal private open space (PPOS) must have an area of 24m², be located to a living zone of the dwelling and not be steeper than 1:10 gradient</p>	<p>59% of the site is landscaped.</p> <p>The PPOS proposed for this dwelling will achieve all of these requirements.</p>	<p>Complies.</p> <p>Complies</p>
D2.1.5 Overshadowing	<p>Sunlight must reach at least 50% of the Principal Private Open Space of both the subject dwelling and of any adjoining dwelling, for not less than 3 hours between 9.00am and 3:00pm on June 21.</p> <p>Windows to living areas of neighbouring properties shall not have sunlight reduced to less than 3 hours between 9.00am and 3:00pm on June 21.</p>	<p>Shadow diagrams lodged with the DA demonstrate compliance with the DCP.</p> <p>Shadow diagrams indicate that solar access to neighbouring properties will be maintained in accordance with the DCP.</p>	<p>Complies</p> <p>Complies</p>
D2.1.7 Streetscape and Architectural Design	<p>The form, scale and siting of the building and the materials and colours must be appropriate to the character of the area.</p> <p>The façade facing a street frontage must provide at least two design features to enhance the existing and future desired built form and character of the neighbourhood.</p>	<p>The proposed dwelling consists of a brick veneer construction with a pitched colorbond roof.</p> <p>The proposed front façade provides the required design features including an entry feature and a first floor level recessed providing depth in the façade.</p>	<p>Complies</p> <p>Complies.</p>

ORD01

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

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

(a)(iv) The Regulations

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

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

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

(c) The suitability of the site

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

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

The DA was publicly exhibited for 28 days in accordance with the DCP. The exhibition period was from 8 January 2014 to 4 February 2014. Due to the Christmas holiday period the notification time was extended from 14 days to 28 days. At the conclusion of the notification period two submissions were received (objecting to the proposed development).

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

1. *We are concerned that the proposed development will overshadow our property and if the applicant made minor changes to their design like moving the dwelling to the north would result in a better outcome.*

Officer comment

Council's DCP requires that sunlight must reach at least 50% of the principal private open space and windows to living areas of both the subject dwelling and of any adjoining dwelling, for not less than 3 hours between 9.00am and 3:00pm on June 21.

The shadow diagrams submitted by the applicant demonstrate compliance with Council's DCP in terms of allowing at least 50% sunlight to all adjoining private open space areas. Overshadowing will not impact on the windows of the main living areas of the adjoining dwellings.

The shadow diagrams have been assessed by Council staff and have been determined to comply with Council's DCP.

In addition, the dwelling complies with all other applicable planning controls including setbacks and height.

Council officers have enquired with the applicant as to whether the dwelling can be relocated to the north, as requested by the objectors. The applicant has advised that they would like to maintain access to the rear of the dwelling along the northern boundary; they also noted that the dwelling complied with the applicable planning controls.

2. *We have concerns with the first floor windows facing our property as they will look directly into our private open space.*

Officer comment

There are three ensuite windows and one bedroom window in the upper level of the proposed dwelling facing the adjoining properties to the south. The en-suite windows will be translucent and as bedrooms are considered a low use room, this window is considered acceptable.

There is a first floor upper lounge however this faces directly onto Frank Brooking Close.

It is considered that the building layout has been arranged to minimise overlooking. The location of the upper lounge facing the street will ensure that overlooking is minimised with only three ensuite windows that are translucent and a bedroom window facing the adjoining property.

(e) *The public interest*

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

EXTERNAL REFERRALS

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

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA1098/2013 is recommended for approval subject to the conditions contained in this report.

CONDITIONS

1.0 - General Requirements

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

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

Plan / Development No.	Description	Prepared by	Dated
003166 Sheets 1-13, Issue B	Architectural Statement of Environmental Effects BASIX Certificate Waste Management Plan	Wisdom Homes	6/9/2013

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*.

2.0 - Construction Certificate Requirements

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

- (1) **Salinity** - The proposed dwelling, landscaping and associated works for the development shall comply with the requirements of the Salinity Management Plan prepared by GDK Keighran Geotechnics, Report Ref; JC12118A-RL, dated April 2012. .

Alternatively, a site specific analysis including recommendations prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 shall be submitted to the Principal Certifying Authority.

Details of compliance shall be forwarded to the certifying authority with the Construction Certificate application.

- (2) **Structural Engineers Details** - The piers/slab/footings shall be designed and certified by a practising structural engineer and shall take into consideration the geotechnical report applicable to the site. A statement to that effect shall be included on the structural engineers details submitted to the certifying authority.

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.

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) **Works By Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works must be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (3) **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.
- (4) **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.
- (5) **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 Councils 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).
- (6) **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.
- (7) **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.
- (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) **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.
- (10) **Shoring and Adequacy of Adjoining Property** - Shall be in accordance with Clause 98E of the *Environmental Planning and Assessment Regulation 2000*.
- (11) **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.
- (12) **Drainage Easements** - No changes to site levels, or any form of construction shall occur within any drainage easements that may be located on the allotment.
- (13) **Roofwater to Drainage Easement** - The roof of the subject building(s) shall be provided with guttering and downpipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the drainage easement.
- Connection to the drainage easement shall only occur at the designated connection point for the subject allotment. New connections that require the rectification of an easement pipe shall only occur with the prior approval of Camden Council.
- 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.
- (14) **BASIX Certificate** – Under clause 97A of the *Environmental Planning & Assessment Regulation 2000*, it is a condition of this development consent that

all the commitments listed in each relevant BASIX Certificate for the development are fulfilled.

In this condition:

- (a) relevant BASIX Certificate means:
 - (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under Section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - (ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and
- (b) BASIX Certificate has the meaning given to that term in the *Environmental Planning & Assessment Regulation 2000*.

- (15) **Survey Report (Completion)** - A survey report prepared by a registered land surveyor shall be provided upon completion of the building. The survey report shall be submitted to the Principal Certifying Authority (PCA) upon completion of the building and prior to the issue of an Occupation Certificate.

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) **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.

- (3) **Footpath Crossing Construction** – Prior to use or occupation of the development, a footpath crossing must be constructed in accordance with the Development Consent, approved plans and Camden Council's issued footpath crossing information.

6.0 - Operational Conditions

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

- (1) **Residential Air Conditioning Units** - The operation of the approved air conditioning units must operate at all times so:
 - (a) as to be inaudible in a habitable room during the hours of 10.00pm to 7.00am on weekdays and 10.00pm to 8.00am on weekends and public holidays; and
 - (b) as to emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.

-
- (c) as not to discharge any condensate or moisture onto the ground surface of the premises or into stormwater drainage system in contravention of the requirements of the Protection of the Environment Operations Act, 1997.

RECOMMENDED

That Council approve DA 1098/2013 for the construction of a two storey dwelling at No 3 Frank Brooking Close, Camden South, subject to the conditions listed above.

ATTACHMENTS

1. Proposed plans
2. Shadow diagrams
3. Floor Plans - *Supporting Document*
4. Submissions - *Supporting Document*
5. Public Notification and Submissions Map - *Supporting Document*

ORDINARY COUNCIL

ORD02

SUBJECT: ADOPTION OF DRAFT ROAD NAMING POLICY AND LIST OF PREFERRED ROAD NAMES

FROM: Director, Development & Health

TRIM #: 14/16654

PURPOSE OF REPORT

The purpose of this report is to inform Council of the results of the public exhibition of the draft road naming policy and seek Council's formal adoption of this policy. Also sought is Council's endorsement of a list of preferred road names within the Camden LGA.

BACKGROUND

The subdivision of land commonly involves the construction and dedication of new public roads to Council. This process is increasing in regularity and volume given the urban growth that Council is and will continue to experience over the next 25 years.

At the Ordinary Council meeting of 13 August 2013, Council resolved to:

- i. endorse the exhibition of the draft road naming policy for a 30 day exhibition period;*
- ii. invite suggestions from the public for a list of preferred road names that are consistent with both the policy and the GNB's Draft Road Naming Policy (which has since been adopted in full); and*
- iii. be provided with a further report detailing the results of the 30 day exhibition period.*

Council's draft road naming policy was publicly exhibited for a 30 day period from 28 August to 27 September 2013. **A copy of the policy is provided as an attachment to this report.** During this period a total of 4 submissions were received. **A copy of the submissions is provided with the Business Paper supporting documents.**

On 24 October 2013, the Geographical Names Board (GNB) formally adopted its *NSW Road Naming Policy* for the naming of new public roads, including the *NSW Road Naming Procedure and Process* guidelines. **A copy of the GNB's new NSW Road Naming Policy and the NSW Road Naming Procedure and Process guidelines are provided with the Business Paper supporting documents.**

MAIN REPORT

Through recent road naming proposals, Councillors have expressed that the naming of new public roads should be linked to the physical, historical and cultural character of the area in which they are located. This is to ensure that local history and cultural connections to land are not lost when it is redeveloped for urban purposes.

The policy sets out key principles that Council will consider when adopting names for new public roads. These principles include using names from local history, the names of local eminent persons and names that are appropriate to the physical, historical or cultural character of the subject area. Importantly, the use of Aboriginal names must first be approved by the local Aboriginal Land Council and the names of living persons

are to be avoided. All names must demonstrate consistency with the GNB's road naming policy and the GNB's road naming procedure must be followed.

In addition, Council staff have prepared a list of preferred road names for use in new developments. These preferred names have strong historical and cultural links to the areas and will be consistent with both the policy and the GNB's *NSW Road Naming Policy*. **A copy of the preferred list is provided as an attachment to this report.**

In preparing this list, Council staff sought suggestions from the public. In addition, Council staff met with representatives of the Camden Historical Society.

Once adopted, developers will be strongly encouraged to choose names from the list of preferred road names for new developments. In addition the list can be added to over time as more suggested names are put forward.

When Council receives new requests for inclusion on the list of preferred road names, these requests will be considered by Council staff in accordance with the criteria in the Road Naming Policy. It is recommended that delegation be granted to the General Manager to add names to the list. The policy and list of preferred road names will be made publicly available on Council's website.

The process of road naming at Camden Council would therefore operate under the following procedure:

1. Applicant to review Council's road naming policy and list of preferred road names on Council's website;
2. Applicant to prepare road naming application to Council and demonstrate how the proposed names and road types satisfy Council's road naming policy, the GNB's *NSW Road Naming Policy* and the GNB's *Road Naming Procedure and Process* guidelines;
3. Wherever possible, all names to be sourced from Council's list of preferred road names;
4. Council staff to assess the names for suitability and check whether they are duplications, are spelt or sound similar to any existing (or previously approved but not yet in use) names, and whether they generally comply with the GNBs policy and guidelines, including recommendations relating to deceased persons. Names which are deemed suitable to be sent to the GNB for approval;
5. If approved by the GNB, Council staff to prepare a report to Council seeking endorsement for the public exhibition of the names;
6. The names to be publicly exhibited for a minimum period of 30 days;
7. Public submissions to be considered by Council staff, then the names be reported back to Council for formal adoption and gazettal.

SUBMISSIONS

Council's draft road naming policy was publicly exhibited for a 30 day period from 28 August to 27 September 2013. In addition, suggestions from the public for a list of preferred road names that are consistent with the policy and the GNB's policy was sought. 4 submissions were received.

The following discussion addresses the matters raised in the submissions:

1. *Please confirm whether any previously approved road names will still remain valid, or whether consent for their use is required to be re-sought.*

Officer comment:

Those names previously adopted by Council for use in particular suburbs remain valid and further consent is not required.

2. *Clause 3.1.1 of the policy states that "Council's preferred source of road naming includes names from local history, including early explorers, settlers and other eminent local persons". It is suggested that the scope of potential names be widened to include significant geographical features, as well as more contemporary persons and movements, which have significantly impacted Camden's history and community.*

Officer comment:

Clause 3.1.3 of the policy permits other thematic names to be considered, where the theme relates to the relevant area being developed. It is considered that this provides an appropriate level of flexibility, whilst still ensuring that names actually relate to the applicable land, thus ensuring that local history and cultural connections to the land are not lost when it is redeveloped for urban purposes.

3. *Clause 3.1.2 of the policy states that "names should be appropriate to the physical, historical or cultural character of the area concerned". This is strongly supported, and names such as Frank Brooking and Shirley Winn should be recognised.*

Officer comment:

Frank Brooking was recognised by Council on 28 January 2014 in naming a new road in a new subdivision on Crookston Drive. In relation to Shirley Winn, the name "Winn" has been added to the preferred road naming list.

4. *It is understood why the names of living persons should potentially be avoided; however exceptions should be made for unique circumstances, such as where significant family names, with dependents still living.*

Officer comment:

The GNB's recently adopted Road Naming Policy states that *"the names of people who are still alive shall not be used because community attitudes and opinions can change over time"*. In addition Clause 3.1.4 of Council's draft policy states that *"Names of living persons should be avoided."*

5. *The proposed policy is totally commended as being appropriate in delivering suitable road names to our community.*

Officer comment:

The policy will provide better guidance to the community on the process of road naming in Camden.

There are no changes proposed to draft Policy arising from the submissions. However at a recent Council workshop Councillors raised concern regarding proposals to use developer or estate marketing names. Within the draft Policy there is a clause which reads:

3.1.6 Names which are offensive or likely to give offence, out of place or commercial in nature will not be supported.

For clarification, it is recommended that this clause be modified to read:

3.1.6 Names which are offensive or likely to give offence, out of place or commercial in nature (including estate marketing names) will not be supported.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

Council staff have prepared a policy that will guide the adoption of new road names within the Camden LGA. The policy was exhibited for a period of 30 days. With the addition of a clarification that marketing names of developers should not be used in the naming of public roads it is considered that the policy will appropriately guide road naming within Camden.

Council staff have also developed a list of preferred road names that is consistent with the policy and from which developers may choose when proposing road names for new developments. It is recommended that delegation be granted to the General Manager to add names to the list.

Should the draft policy and list be adopted by Council they will be published on Council's website.

RECOMMENDED

That Council:

- i. adopt the Road Naming Policy (as amended) and that Council staff publish the Policy on Council's website; and**
- ii. endorse the list of preferred road names and that Council staff publish the list on Council's website; and**
- iii. delegate authority to the General Manager to add names to the list of preferred road names.**

ATTACHMENTS

1. Draft Policy - Road Naming
2. Preferred Road Names List
3. Submissions - *Supporting Document*
4. GNBS Policy and Guidelines - *Supporting Document*

ORDINARY COUNCIL

ORD03

SUBJECT: PROPOSED ROAD NAMING - NEW ROADS IN THE EAST LEPPINGTON PRECINCT

FROM: Director, Development & Health

TRIM #: 13/69789

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to publicly exhibit a list of proposed road names to be assigned to new roads within part of the East Leppington precinct in the suburb of Leppington.

BACKGROUND

The East Leppington precinct is located across three local government areas of Campbelltown, Liverpool and Camden and is within the South West Growth Centre. The precinct is located within close proximity of the South West rail link (which is currently under construction) and is 1.5km from the future Leppington train station.

Two development applications (DAs) were approved for the site by Council staff under delegated authority on 13 December 2013. These DAs approved the creation of 292 residential lots and the construction of new public roads. The developer's estate name for the development is "Willowdale."

GLN Planning has been commissioned by Stockland Development Pty Ltd (the developer) to submit a list of proposed new road names for the release area. **A copy of the submission from GLN Planning is provided with the Business Paper supporting documents.**

The following naming themes are proposed:

- The Australian Scout Movement – The developer nominates this theme given the 9th Australian Scout Jamboree was held at the Leppington Estate in 1970/71;
- The Upper Canal – The developer nominates this theme given the State recognised (State Heritage Register) Sydney water canal that bisects the development;
- Native Butterflies – The developer nominates the butterfly theme given the significant portion of land surrounding the creek corridor is being protected and embellished; and
- In addition the developer proposes the name Willowdale Drive. They would like to name the entrance road independently of the above themes given the importance to marketing and project delivery.

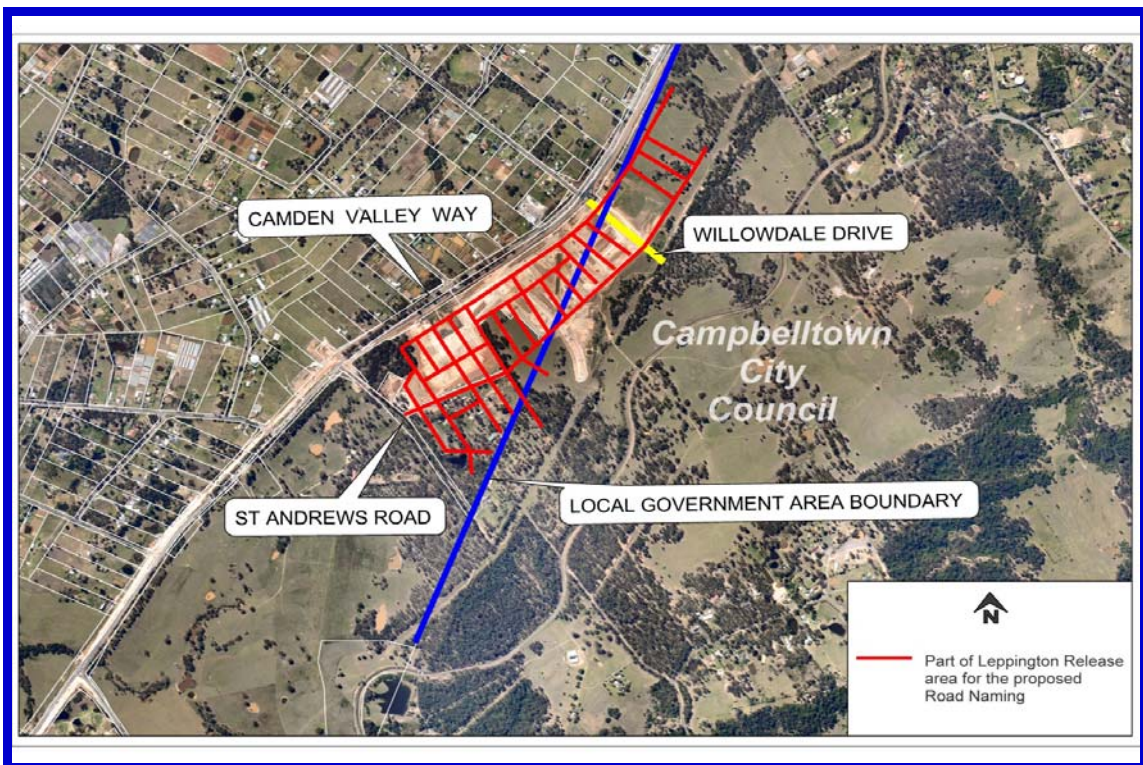
The list of proposed road names has been considered by the Geographical Names Board (GNB) in accordance with their guidelines for the naming of roads. The GNB has raised no objections to the proposed names.

Campbelltown Council considered a report on 3 December 2013 with the same names and resolved to approve the names, advertise them and should no submissions be received, gazette the names. They currently have the names on public exhibition until 14 March 2014.

Council has recently prepared a draft Road Naming Policy. The draft policy was placed on public exhibition from 28 August to 27 September 2013. At the same time, Council invited submissions for inclusion on a list of preferred future road names. The policy and preferred road naming list is listed for consideration at the Council Meeting on 25 February 2014.

This matter was discussed at a Councillor workshop on 11 February 2014.

AERIEL PHOTO



MAIN REPORT

The GNB has advised Council of the process to be followed by the roads authority in respect to the naming of new roads in accordance with the *Roads Act 1993*. In this instance, Council is the roads authority.

The list of proposed road names is:

Road Name	Origin
	Theme: The Australian Scout Movement
Jamboree Avenue	The Leppington Estate was the site of the 9 th Australian Scout Jamboree between 29 December 1970 and 9 January 1971. This event was the final event of the Captain Cook Bicentenary celebrations in NSW and was called “The Jamboree of New Endeavour”. It was attended by over 10,000 scouts and 2,000 leaders from 25 countries.

Resolution Avenue	“Resolution” was the name given to one of the streets within the city of over 500 tents erected for the Jamboree.
Navigator Street	“Navigator” was the name given to the daily newspaper published during the Jamboree.
Joey Crescent	Joey Scouts is the first section of Scouts, for boys and girls aged 6 to 8 years.
Cub Street	Cub Scouts is the section of Scouts for boys and girls aged 8 to 11 years.
Scout Street	Scouts is the section of Scouts for boys and girls aged 11 to 15 years.
Venturer Parade	Venturer Scouts is the section of Scouts for young men and women aged 15 to 18 years.
Rover Street	Rover Scouts is the section of Scouts for men and women aged 17 to 26 years.
Mindari Street	“Mindari” is the name given to a meeting of District Scout Leaders.
Konara Street	“Konara” is the name given to a gathering of Joey Scout Leaders.
Palaver Street	“Palaver” is the name given to a gathering of Cub Scout Leaders.
Patrol Street	A group of between five and seven Scouts is called a Patrol.
Troop Street	A unit of Scouts is called a Troop.
Arrowhead Avenue	The Silver Arrowhead is an award presented to Scout Leaders in recognition of at least 7 years excellent service.
Emu Street	The Silver Emu is an award presented to scout leaders in recognition of at least 20 years sustained and exceptional service.
Promise Avenue	The Scout promise is made by all members of the Scout movement. At the official opening of the Jamboree, the Governor General Sir Paul Hasluck urged all citizens to live by the values contained within the Scout promise.
Baden Powell Avenue	Robert Baden-Powell was the founder of the Scout movement and the first Chief Scout of the Boy Scout Association.
Road Name	Theme: The Upper Canal
Moriarty Avenue	Edward Orpen Moriarty (1825-1896) was head of the Harbours and Rivers Branch of the Public Works Department and responsible for both the design and execution of the works associated with the Upper Nepean Scheme.
Keele Street	Mr Keele was the supervising engineer for contracts 1 and 2 of the Upper Canal. Later advocated the construction of dams to increase the capacity of the Upper Nepean Scheme.
Flume Street	A term used for the constituent parts of the Upper Canal.
Penstock Street	An original mechanism to control and divert the water’s flow which is still in use.
Canal Parade	Named after the canal itself.
Aqueduct Street	The entire 64km length of open canals (44km), tunnels (19km) and aqueducts (1km) is known as the Upper Canal.
Conduit Street	Channel for carrying water through the canal in Upper Nepean Catchment.
Weir Street	A weir at Pheasants Nest, just below the junction of the Cordeaux and Nepean rivers.

Culvert Street	Culvert designed for carrying runoff water.
Tunnel Street	The Nepean Tunnel which travels under the town of Wilton and connects with the Cataract River.
Offtake Street	Downstream water demand (offtakes) determines the canal system flow schedule
Road Name	Theme: Native Butterflies
Argus Street	Type of butterfly
Azure Street	Type of butterfly
Birdwing Avenue	Type of butterfly
Butterfly Drive	Theme name
Darter Street	Type of butterfly
Fritillary Street	Type of butterfly
Hairstreak Avenue	Type of butterfly
Swordtail Avenue	Type of butterfly
Lacewing Avenue	Type of butterfly
Tiger Street	Type of butterfly
Metalmark Street	Type of butterfly
Monarch Avenue	Type of butterfly
Skipper Street	Type of butterfly
Triangle Street	Type of butterfly
Ulysses Avenue	Type of butterfly
Willowdale Drive	Marketing Name of the development

The request has been considered in accordance with Council’s draft Road Naming Policy. The themes based around the Australian Scout Movement and The Upper Canal are consistent with the draft policy as they are considered “appropriate to the physical, historical or cultural character of the area concerned.”

The Native Butterfly theme is not consistent with the draft policy in that the theme does not specifically relate to the Leppington area. Whilst the developer has nominated the butterfly theme given the significant portion of land surrounding the creek corridor is being protected and embellished, there is no specific relationship of butterflies in the Leppington area.

In the event Council does not support the butterfly theme, the developer will use the native butterfly theme in the Campbelltown LGA.

Willowdale Drive is also not consistent with the draft policy in that the theme is their marketing name of the development. The draft policy states names that are commercial in nature will not be supported.

Council officers have spoken to the developer regarding this concern and the developer has advised that the road they seek to be named Willowdale Drive will be a 925m collector road, connecting the heart of the estate to Camden Valley Way. The Camden LGA will only have a short length of road coming off Camden Valley Way equating to 5% of Willowdale Drive’s length. The remaining 95% will be located within the LGA of Campbelltown Council. Both the GNB and Campbelltown Council have endorsed the road.

Officers have spoken to the GNB regarding the process where both Councils don’t agree on an appropriate name. The GNB has advised that should no agreement be reached, the matter should be reported to the GNB for a decision.

The process, should Council endorse the names for public exhibition, is:

1. The proposed names are published in a notice in a local newspaper, ensuring that the notice states that written submissions on the proposed road names may be made to Council;
2. Council concurrently serves notice of the road naming proposal on Australia Post, the Registrar General, the Surveyor General and in the case of a classified road, the Roads and Maritime Services (RMS);
3. all submissions are compiled and the proposed road names are reviewed again by Council staff;
4. the results of the public exhibition period are reported back to Council with any recommendation for approval;
5. the approved names are published in the NSW Government Gazette and in local newspapers; and
6. Council informs Australia Post, the Registrar General, the Surveyor General and the RMS of the new road names and gives sufficient particulars for them to be identified.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The proposed road names have been assessed by Council staff in accordance with the GNB criteria and Council's draft road naming policy. The themes Australian Scout Movement and The Upper Canal meet the policy, whilst the Native Butterfly theme does not. In addition, Willowdale Drive is not consistent with Council's draft policy.

It is recommended that Council endorse the proposed Australian Scout Movement and The Upper Canal road names for public exhibition and not the Native Butterfly theme.

In relation to Willowdale Drive, it is recommended that Council endorse the name for public exhibition. Whilst it does not satisfy Council's draft road naming policy, it is noted that the majority of the road is located within the Campbelltown LGA and Campbelltown Council has raised no objection to the proposed name.

RECOMMENDED

That Council:

- i. **endorse the list of proposed road names associated with the Australian Scout Movement and The Upper Canal themes and Willowdale Drive for the part East Leppington Precinct for a 30 day exhibition period;**
- ii. **not endorse the proposed road names under the Native Butterflies theme as it does not comply with Council's Road Naming Policy.**

ATTACHMENTS

1. GLN Submission Letter - Willowdale - *Supporting Document*

ORD03

ORDINARY COUNCIL

ORD04

SUBJECT: SPRING FARM SCHOOL SITE AND ASSOCIATED DCP AMENDMENTS - POST EXHIBITION REPORT

FROM: Manager Strategic Planning

TRIM #: 13/83227

PREVIOUS ITEMS: ORD06 - Spring Farm School Site and associated DCP amendments - Ordinary Council - 12 November 2013

PURPOSE OF REPORT

The purpose of this report is to outline the public exhibition outcomes in relation to the exhibition of the proposed relocated primary school site within the Spring Farm release area and proposed changes to the Spring Farm Master Plan and associated DCP maps. A resolution is sought to adopt the identified DCP changes.

BACKGROUND

On 12 November 2013, Council resolved to place the following changes to the Camden DCP 2011 on public exhibition:

- Relocation of proposed primary school site in accordance with the Department of Education and Communities' (DEC's) decision to relinquish their interest in the current identified school site as the site no longer meets their criteria for primary schools;
- Realignment of the road layout north of the proposed school site to accommodate the proposed relocation of the roundabout on Springs Road (i.e. repositioned further east of the proposed school site);
- Inclusion of a roundabout on Macarthur Road in Spring Farm to safely manage access to the proposed regional sports facility;
- Identification of the former school site as residential land with a 13m wide perimeter road (i.e. bush corridor edge road) to be provided by the developer.
- Modification of road layout surrounding the Neighbourhood Centre; and
- Other minor changes to improve clarity and provide consistency with approved development consents with the objective to help guide future development in Spring Farm.

The DCP amendment was initiated as a result of DEC's proposed relocation of the primary school site. Other changes not directly relating to the school site were identified by Council staff with the intention to provide a current and up to date Master Plan to help guide development into the future.

During the public exhibition period, Council received six submissions (and an additional staff submission) which have been addressed in **Attachment 1 to this report**.

One of the submissions was from the consultant representing a land owner of the former school site. The issues raised require additional investigation and further consultation with the landowners to carefully consider an alternative subdivision design and achieve a positive outcome for the site. Given the complexity of the matter and the urgency of other items within this draft DCP amendment, it is proposed that the former school site be omitted and deferred from the revised Master Plan and that the matter be reported back to Council at a later date following investigations by Council staff.

Following consideration of submissions received, the proposed amendment to Camden DCP 2011 includes the following six key components:

1. Relocation of the proposed Spring Farm primary school;
2. Realignment of the road layout north of the proposed school site to accommodate the proposed relocation of the roundabout on Springs Road further east of the proposed school site;
3. Inclusion of a roundabout on Macarthur Road in Spring Farm to safely manage access to the proposed regional sports facility;
4. Modification of road layout surrounding Spring Farm Neighbourhood Centre;
5. Amendment to Part D2.3.2 (Spring Farm Release Area) to amend the minimum 5.5m setback on Collector roads to a minimum 4.5m which is consistent with the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ('the Codes SEPP'); and
6. Amendment of the Spring Farm DCP maps to include other minor changes to improve clarity and provide consistency with approved development consents with the objective to help guide future development in Spring Farm. For example, there are some minor street layout changes that have been included to reflect recent development approvals.

It is advised that point 5 noted above was identified in a submission from Council staff in response to community feedback about inconsistent front setback controls for dwellings on Collector roads in Spring Farm. This change has not been publicly exhibited; however the proposed change will provide consistency with the Codes SEPP. It will also provide more equity for those who choose to lodge a development application with Council as opposed to a complying development certificate which can be obtained from a private certifier.

A revised map outlining the proposed changes to the Spring Farm Master Plan is provided as **Attachment 2 to this report**. Council staff is currently investigating options for the former school site and this will be reported to Council at a later date.

MAIN REPORT

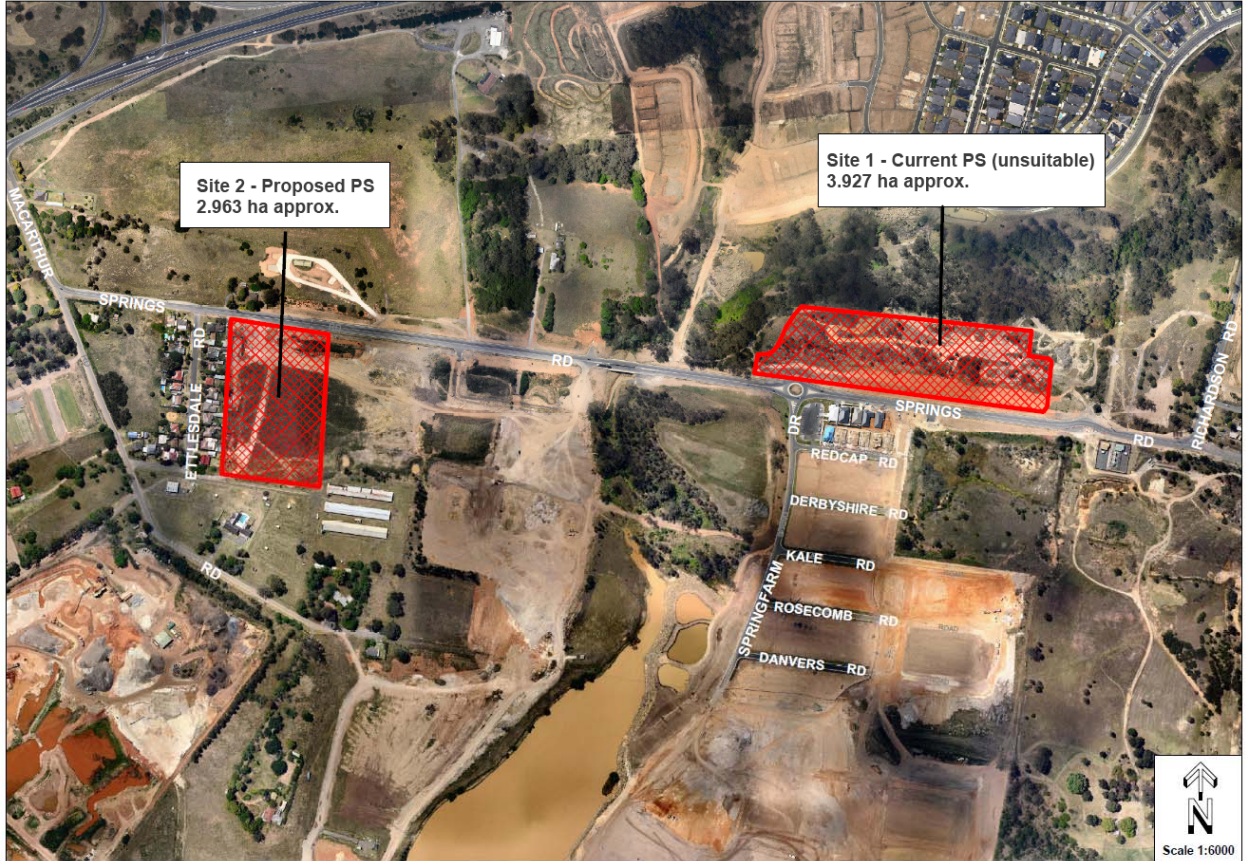
Relocation of primary school

The Spring Farm Release Area was rezoned in May 2004 with a primary school site identified in the early planning stages and incorporated into the Spring Farm Master Plan contained in Camden DCP 2011.

DEC has advised Council that the initial school site located west of the proposed Neighbourhood Centre on Springs Road (Refer to site 1 on figure 1 below) no longer

meets their site selection criteria for primary schools. This is due to the sites proximity to bushfire prone land, which would not enable the school to be used as an emergency evacuation centre which is a key requirement. It is important to note that DEC's site selection criteria has been refined since the school site was first identified as part of the initial rezoning.

Figure 1 – Current and proposed primary school (PS) sites



DEC is currently in the process of purchasing an alternate parcel of land on Springs Road (Part Lot 1 & 2 DP 222580) with the intention to build a public primary school on the site (Refer to Site 2 on Figure 1 above). The proposed school site has an area of 2.963ha and is zoned R1 General Residential in which educational establishments are permissible. It has minimal constraints and complies with DEC's site selection criteria.

The new school site is centrally located within the Spring Farm release area and is located along a bus and cycle route. The site is directly adjacent to an existing residential development on Ettlesdale Road. In this regard, traffic management, acoustics, and privacy are key issues that will need to be addressed during the development assessment stage.

Timeframes

DEC has advised Council that the Spring Farm primary school is scheduled to open in 2016.

Site selection process

DEC have carefully considered a number of alternative site options. Following negotiation and careful consideration of land availability and land use constraints, it

was considered that Site 2 (shown in Figure 1 above) is the best available option to build a primary school in Spring Farm.

Relocation of roundabout on Springs Road

The draft Master Plan includes the relocation of a proposed roundabout on Springs Road (50m eastward) and the realignment of road layout (shown as notation 2 on the draft Spring Farm Master Plan in **Attachment 2 to this report**).

The relocated roundabout will assist in managing school traffic and will give a better design outcome for Springs Road by increasing sight lines. It should be noted that this outcome will require modification to development consents to the north of Springs Road. In this regard, SMEC Urban (who will act on landowners behalf) have advised of their intention to lodge this Section 96 modification application with Council following the adoption of the DCP and the finalisation of the sale of the land for the school site. Landowners were advised prior to exhibition no objections were received.

Proposed School Boundary Road

Roads on the east and south sides of the proposed primary school site are proposed to be a minimum 18.5m wide with 11m carriageways. The width of the carriageway is wider to accommodate parking lanes on either side. Wider roads are also needed to accommodate the anticipated additional traffic volumes and bus movements associated with the use of the site as a school.

Further traffic analysis will be undertaken at the development assessment stage. In order to accommodate the potential requirement for indented bus bays, the following control is proposed to be inserted into *Clause C7.3 Street Network and Design* to accommodate the provision of bus bays for the proposed school site:

“7. The School Boundary Road around the eastern and southern boundaries of the future school site in Spring Farm may require widening to facilitate indented bus bays”.

Combined off-road pedestrian and cycle paths

The Spring Farm pedestrian and cycle path network map has been amended to reflect the combined off-road pedestrian and cycle paths which are needed due to the relocation of the school.

Submissions received regarding the new school site

Issue	Staff Comment
Concern about trucks and the potential health risks associated with sand-mining, particularly dust affecting school children.	The Spring Farm Quarry extension was approved by the Minister for Planning and Infrastructure in October 2012 under Part 3A of the EP&A Act 1979; this Determination includes conditions for air quality monitoring. Operations must be in accordance with the Environmental Protection License issued under the <i>Protection of the Environment Operations Act 1997</i> . In order to proceed with the development

Issue	Staff Comment
	<p>of a school, DEC will be required to lodge a development application with Council which must include a Statement of Environmental Effects that consider surrounding uses.</p> <p>The proposed Industrial Haul Road will help address the concerns regarding trucks.</p>
<p>DEC advise that they do not receive funding for local infrastructure works in its State education budget. DEC recommend that the DCP be supported by Council's Section 94 funding plan or conditions of consent on developer subdivision applications are imposed to ensure the delivery of local infrastructure.</p>	<p>It is considered unreasonable for Council to amend the current Section 94 Plan to accommodate infrastructure works associated with the development of a school. This issue can be addressed at the development assessment stage with consideration of appropriate conditions of consent.</p>
<p>The land owner of 235 Macarthur Road, Spring Farm has requested that any road widening required as part of school occur within the school site. Widening should not encroach the adjacent properties.</p>	<p>Should adjacent land be required to facilitate road widening, DEC will need to negotiate the matter with the land owner. It should be noted that any development application on adjacent properties will require land owner's consent.</p>

Roundabout on Macarthur Road

The proposed Spring Farm regional sports facility is likely to generate significant volumes of traffic. The identification of a roundabout (identified as notation 3 on Spring Farm Master Plan map which is provided as **Attachment 2 to this report**) in the DCP is necessary to safely manage traffic access to and from the proposed facility.

It should be noted that the subject roundabout is not funded in Council's Section 94 Contributions Plan and will need to be funded from general fund.

Submission received regarding access to the district playing fields

Issue	Staff Comment
<p>Urban Growth NSW (formally Landcom) has stated that there is a need for a clear and direct 18.5m wide 'Collector Road' to be located along the eastern side of the proposed school site, joining the proposed roundabouts on Springs Road and Macarthur Road. This connection should then be continued through to the district playing fields, to provide better access for residents living in Riverside (Cornish) and East Village (Urban Growth NSW).</p>	<p>The road identified on the eastern side of the proposed school site has been incorrectly labelled as a Collector Road. The width of the carriageway is wider to accommodate parking lanes on either side. In this regard, it is proposed to re-name this road type to 'school boundary road'.</p> <p>While the Collector road proposed by Urban Growth in their submission has merit, there is currently no funding mechanism to facilitate a Collector road in</p>

Issue	Staff Comment
	that location. It is considered that the current layout meets traffic modelling requirements.

Modification of road layout surrounding Spring Farm Neighbourhood Centre

Council recently approved a development application (DA541/2013) for the construction of a neighbourhood centre to accommodate a supermarket, medical centre, liquor store and speciality retail stores. This DA includes the construction of the bush corridor road (as shown in the current Master Plan) with a 6m wide carriage way and a 2.5m shared path along its northern boundary. This was supported in the DA as the location of the proposed roundabout to the west of this road would make the construction of that road impractical.

Council is currently in the process of assessing a development application (DA371/2013) which is located on the eastern side of Richardson Road. The applicant has proposed to construct a cul-de-sac which varies from the current road layout in the DCP. This cul-de-sac is supported as it reduces the vehicular access points along Richardson Road and provides for a greater level of amenity for residents.

The traffic modelling provided in support of the above proposal recommends the provision of a roundabout at the northern end of the site into Richardson Road. This is to accommodate the anticipated traffic generation from the approved Neighbourhood Centre and also the adjacent residential development to the east. Without the inclusion of this roundabout, it is anticipated that there would be potential traffic delays at this intersection and potential safety implications.

The Master Plan has been amended to include the above mentioned changes to the road layout (identified as notation 4 on the Spring Farm Master Plan map which is **provided as Attachment 2 to this report**).

No issues were raised during the public exhibition period in relation to this matter.

Front Setbacks for dwellings on Collector Roads

During the public exhibition period, a submission was received from Council staff regarding front setbacks for dwellings on Collector roads.

Part D2.3.2 (Spring Farm Release Area) of the Camden DCP currently stipulates a minimum 5.5m setback on Collector roads. This control is inconsistent with the 4.5m front setback controls contained within *the Exempt and Complying Codes SEPP*. Those who choose to lodge a development application with Council are disadvantaged as they are required to comply with the larger 5.5m setback on Collector roads. However, applications for Complying Development, whether lodged with Council or a private certifier, need only to provide a 4.5m front setback.

It is proposed to amend Part D2.3.2 (Spring Farm Release Area) of the Camden DCP to amend the minimum 5.5m setback on Collector roads to a minimum 4.5m which is consistent with the provisions of the Codes SEPP. It is noted that the 5.5m setback for garages would remain to ensure adequate parking within the front setback.

The proposed change will provide consistency with the Codes SEPP and equity to those who choose to lodge a development application with Council instead of a complying development certificate which can also be obtained from a private certifier. This proposed amendment was not previously exhibited and it is not proposed to publically exhibit this minor DCP change as it is a minor change to the DCP to reflect SEPP requirements.

Comparison of Setback Controls

Planning Instrument	Current Controls	Proposed Controls
Camden DCP 2011	Front setback – min 4m Front setback – collector road (incl. Liz Kerhohan Drive) – min 5.5m Garage Setback – 1m behind principal building line and 5.5m from front boundary; third garage to be set back an additional 1m.	No change. Change – Front setback – collector road (incl. Liz Kerhohan Drive) – min 4.5m No change.
Exempt & Complying Development Codes SEPP	Front setback (other than on classified roads) – 4.5m* *If the lot has an area of at least 300m2 but less than 900m2. Note: If there are 2 dwelling houses located within 40m of the lot, the setback will be equal to the average distance of the setbacks of the nearest 2 dwelling houses having a boundary with the same primary road and located within 40m of the lot on which the dwelling house is erected. A garage, carport or car parking space for a dwelling house must: (a) if the dwelling house has a setback from a road boundary of 4.5m or more—be at least 1m behind the building line of the dwelling house, or (b) if the dwelling house has a setback from a road boundary of less than 4.5m—be at least 5.5m from the boundary.	This State Environmental Planning Policy cannot be amended by Council.

Minor DCP Amendments

The proposed changes to the Spring Farm Master Plan map have necessitated changes to other Spring Farm maps in the DCP to ensure consistency. Maps referring to street network and design; pedestrian and cycle path network and indicative bus routes have been amended to reflect the changes. In addition, some minor street

layout changes have been included to reflect recent development approvals. The mapping format has also been improved to make the maps easier to read.

Given the proposed deferral of the former school site from this amendment, the current density map will remain in the Camden DCP with the former school site shown as deferred until such time as the issues associated with the site are addressed and reported back to Council. At that time the Density Map will be revised to show the distribution of densities across both sites (proposed and former school site).

The draft amended DCP maps are provided as **Attachment 3 to this report**.

Former School Site

Council received a submission from the consultant representing a land owner of the former school site. Further investigation is needed to consider alternative subdivision designs which carefully address issues such as environmental impact, access, development potential and the interface with the town centre.

Given the complexity of the matter and the urgency of other items within this draft DCP amendment, it is proposed that the former school site be omitted and deferred from the revised Master Plan and that the matter be reported back to Council at a later date following investigations by Council staff.

Public Exhibition

In accordance with Council's resolution dated 12 November 2013, the DCP amendment was exhibited between 20 November 2013 and 18 December 2013. Letters were sent to all major land owners in Spring Farm and the residents of Ettlesdale Road.

During the exhibition period, Council received 6 submissions (and an additional submission from Council staff); the issues raised have been summarised and carefully addressed in **Attachment 1 to this report**. Copies of original submissions are provided as **Supporting Documents**.

In response to the submissions received, the following changes have been made:

- The former school site is noted as a deferred matter;
- The current density map is proposed to remain in the Camden DCP with an amendment to show the former school site as deferred until such time as the issues associated with the site are addressed and reported back to Council;
- Amendment to Part D2.3.2 (Spring Farm Release Area) of the Camden DCP to amend the minimum 5.5m setback on Collector roads to a minimum 4.5m, to be consistent with the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*;
- Amendment to the exhibited DCP maps to correct a mapping error which inadvertently increased the size of the open space west of the neighbourhood centre;
- Amendment to the exhibited DCP maps to show the proposed Industrial Haul Road in its correct location;

- Amendment to the exhibited DCP maps to show the correct location of proposed roundabout on Liz Kernohan Drive;
- Amendment to the exhibited DCP maps to show a 2.5m wide combined off-road pedestrian and cycle path which is being built along the southern side of Liz Kernohan Drive between Camden Bypass and the proposed Industrial Haul Road; and
- Amendment to the exhibited DCP maps to address other minor anomalies.

FINANCIAL IMPLICATIONS

The additional roundabout on Macarthur Road will need to be funded from Council's general fund, and will be subject to a future report to Council to identify funding options. The roundabout has been identified as necessary to enable safe access to Councils district level playing fields to the south of Macarthur Road.

CONCLUSION

The proposed changes to the Spring Farm Master Plan and associated DCP maps seek to accommodate the relocation of the Spring Farm primary school and other minor traffic control improvements.

A detailed review of the former school site, to be developed for residential purposes, will be reported to Council at a later date.

RECOMMENDED

That Council:

- note the submissions received;**
- adopt the proposed amendments to Camden Development Control Plan 2011 outlined in this report;**
- Defer consideration of the matter of the former school site until further investigations are completed, and**
- publicly notify Council's determination in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000.**

ATTACHMENTS

1. Attachment1 Submission Evaluation Table(2)
2. Attachment 2 Figure C18 Spring Farm Master Plan
3. Attachment 3 Spring Farm Draft amended DCP maps
4. Submissions Spring Farm report - *Supporting Document*

ORDINARY COUNCIL

ORD05

ORD05

SUBJECT: EAST LEPPINGTON VOLUNTARY PLANNING AGREEMENT

FROM: Acting Director Governance

TRIM #: 14/16359

PREVIOUS ITEMS: ORD09 - East Leppington VPA - Ordinary Council - 10 December 2013

PURPOSE OF REPORT

The purpose of this report is to inform Council of the outcome of the public exhibition of the draft Voluntary Planning Agreement (VPA) for the East Leppington development, and to seek a resolution to enter into the VPA. A copy of the final VPA is **included as Attachment 1 to this report**.

BACKGROUND

The site

East Leppington is a South West Growth Centre Precinct located across the Camden, Campbelltown and Liverpool LGAs. The Camden portion of the East Leppington precinct is bounded by Camden Valley Way, St Andrews Road, and the LGA boundary between Camden and Campbelltown. Part of the East Leppington site is currently being marketed by Stockland under the name "Willowdale". The location of the East Leppington site and the portion of the site located within the Camden LGA is **shown at Figure 1 below**.

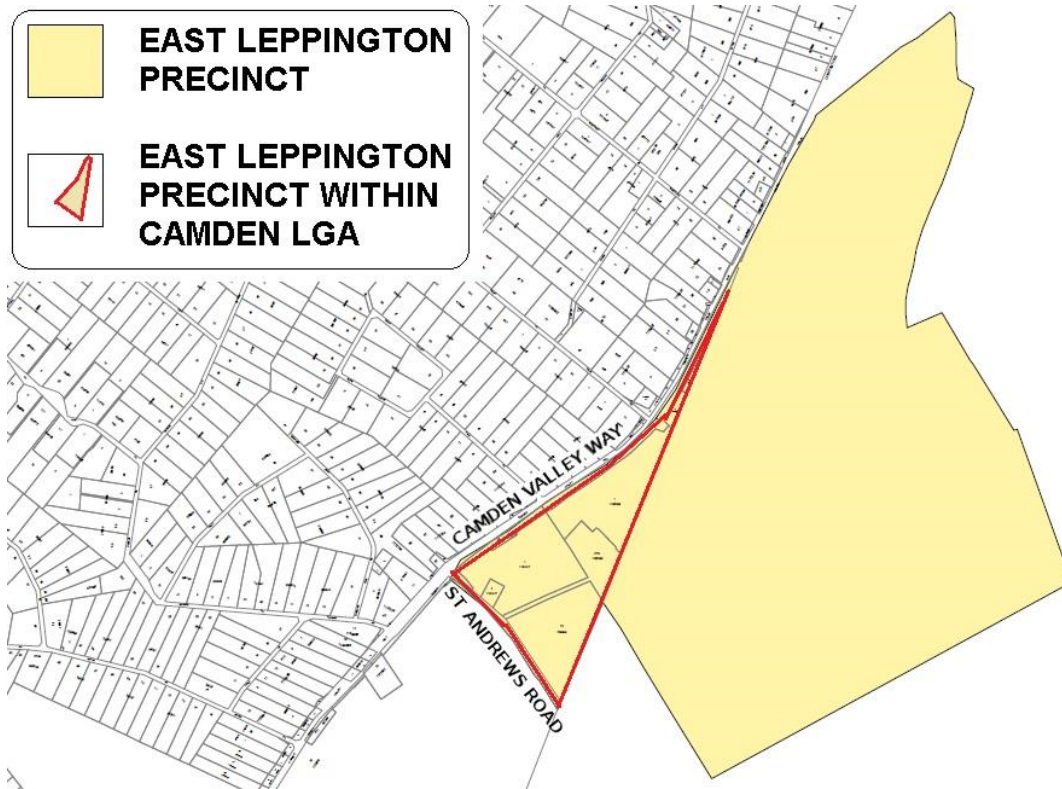


Figure 1 – Location of East Leppington development

Previous Council report

At the meeting of 10 December 2013, Council considered a report on the draft East Leppington VPA and resolved to adopt the draft East Leppington VPA and proceed to public exhibition.

Following the resolution of Council, a conditional development consent was issued which allowed the finalisation of the physical subdivision works for part of the East Leppington site. As agreed to by the developers, the consent required a VPA (which is consistent with the draft VPA included attached to the report of 10 December 2013) to be entered into prior to Council releasing any subdivision certificates for the development. The ability of Council to issue a conditional development consent relating to a VPA offer is facilitated by Section 93I(3) of the Environmental Planning and Assessment Act 1979 and has been agreed to by Council's and the developer's lawyers.

Draft East Leppington VPA

The draft VPA which was reported to Council on 10 December 2013 includes the construction of works, facilities and infrastructure as required by the East Leppington development, the dedication of the land upon which these items will be located, and the payment of monetary contributions. The works, facilities, infrastructure, land dedication and monetary contributions are summarised below.

Land and works

- Transport management works and land dedication - \$1,855,626
- Water cycle management works and land dedication - \$751,585
- Riparian corridor embellishment works - \$196,304
- Active and passive open space land and works - \$3,198,475
- Additional junior playing field works in the Campbelltown LGA - \$653,000

Monetary contributions

- Administration of the VPA - \$30,032
- Contributions towards land acquisition for regional performing arts and community centre facilities identified in the draft Leppington North Section 94 Contribution Plan - \$332,793

The total value of the draft VPA is \$7,017,815 which equates to \$11,411 per lot.

Whilst the effective 'per lot' contribution made by the VPA offer is lower than other VPAs and Section 94 Contribution Plans adopted by Council, the draft VPA provides all of the infrastructure and land dedication identified in the specialist studies and reports which were completed during the precinct planning process for East Leppington.

It is noted that the East Leppington precinct is located across the Camden, Campbelltown and Liverpool LGAs and the bulk of the works, facilities and infrastructure are primarily located within the Campbelltown and Liverpool LGAs. The effective 'per lot' developer contributions in Campbelltown and Liverpool are therefore higher than in the Camden LGA, and the average per lot developer contribution across the entire East Leppington precinct is slightly less than \$30,000 per lot. The future

residents of the Camden land will benefit from the works, facilities and infrastructure located in the Campbelltown and Liverpool portions of the East Leppington site.

Of the land and works and monetary contributions outlined above, the following contributions have been negotiated between the developers and Council and exceed what Council would have been able to secure via a Section 94 Contributions Plan:

- Additional junior playing field works in the Campbelltown LGA to the value of \$653,000 which have been provided to address concerns raised by specialist staff during the rezoning process; and
- \$279,760 out of a total of \$332,793 of monetary contributions towards land acquisition for regional performing arts and community centre facilities at Leppington North. The \$279,760 is being provided to Camden Council on behalf of the 3,250 lots proposed within the Campbelltown portion of the East Leppington development.

Security provisions

The draft VPA also includes appropriate security provisions as required by the Environmental Planning and Assessment Act 1979 to allow enforcement of the VPA in the event of a breach of the agreement by the developers or landowners.

MAIN REPORT

In accordance with Council's resolution of 10 December 2013, the draft VPA was publicly exhibited for a period of 28 days from 15 January 2014 to 12 February 2014 and no public submissions were received. Accordingly, no amendments are proposed to the draft VPA.

Next steps in the development and VPA process

Should Council resolve to adopt the VPA, Council officers will arrange for the VPA to be signed by all parties, and the document returned to Council. The VPA will become operative once it has been signed pursuant to Council's Power of Attorney granted on 27 August 2013, or once the seal of Council is affixed to the document.

Once the VPA becomes operative, Council can then issue subdivision certificates as the conditional consent will have been satisfied.

Draft East Leppington Section 94 Contributions Plan

The Department of Planning and Infrastructure has recently provided Council with a draft Section 94 Contributions Plan for the East Leppington precinct. The plan was originally intended to be adopted in conjunction with the rezoning of the East Leppington precinct, however the draft plan was delayed whilst the scope and costings for the drainage infrastructure works across the entire East Leppington precinct were being resolved. It is important to note that the draft East Leppington Section 94 Contributions Plan is consistent with the East Leppington VPA which is the subject of this report, and is consistent with the studies undertaken during the rezoning process for the East Leppington precinct.

It is intended that the draft plan will be reported to Council in the near future with a recommendation that the draft plan be placed on public exhibition.

FINANCIAL IMPLICATIONS

Under the VPA, the developers and landowners will undertake all of the works and dedicate all of the land required by the East Leppington development, at no cost to Council. The VPA also includes monetary contributions towards Council's administration and implementation of the VPA, and monetary contributions towards the acquisition of land for the regional cultural facilities at Leppington North. It is noted that under the VPA offer, the responsibility for meeting any cost overruns whilst delivering works for East Leppington will rest upon the developer, rather than Council as is the case under a Section 94 Contributions Plan.

Additionally, the VPA allows the developers to provide works, facilities and infrastructure in a more timely manner than if Council was required to collect developer contributions under a Section 94 Contributions Plan.

The VPA includes the dedication of 5,480m² of embellished riparian corridor land to Council at the conclusion of the developer's five year maintenance period. Once owned by Council, the riparian land will be maintained by Council's Assets Branch at an approximate cost of \$8,600 per annum.

The net result of the VPA has no foreseeable negative financial impact upon Council as a result of the East Leppington development.

CONCLUSION

The VPA between Stockland, the Cornish Group, Leppington Park Pastoral and Council requires the developers to construct all of the works, infrastructure and facilities required by the Camden portion of the East Leppington development, as well as dedicating the works and associated land to Council, and the payment of monetary contributions for VPA implementation and administration and the acquisition of land for regional cultural facilities at Leppington North.

The VPA represents the developers' commitment to delivering works, infrastructure and facilities for the future residents of the East Leppington development in a timely manner.

The VPA is consistent with Council's standard VPA requirements and provides sufficient security and legal remedies to mitigate any financial risk to Council.

The VPA was exhibited for 28 days and no submissions were received.

It is therefore recommended that Council proceed to adopt the VPA and resolve that the VPA be signed pursuant to Council's Power of Attorney granted on 27 August 2013, or that the seal of Council be affixed, so that the VPA becomes operative. This will allow subdivision certificates to be issued for the East Leppington precinct.

RECOMMENDED

That Council:

- i. note the outcome of the public exhibition period for the draft East Leppington VPA;**
- ii. enter into the East Leppington VPA as exhibited;**
- iii. execute the East Leppington Voluntary Planning Agreement pursuant to Council's Power of Attorney granted on 27 August 2013, Minute Number ORD215/13, or by affixing the Common Seal of Council; and**
- iv. notify the Minister of Planning and provide a copy of the executed East Leppington VPA in accordance with the Environmental Planning and Assessment Act and the Regulations.**

ATTACHMENTS

- 1. East Leppington draft VPA 27/11/2013 FINAL**

ORD05

ORDINARY COUNCIL

ORD06

SUBJECT: DELIVERY PROGRAM 6 MONTH REPORT JULY - DECEMBER 2013
FROM: Acting Director Governance
TRIM #: 14/13385

PURPOSE OF REPORT

To report Council's progress on its Delivery Program for the period of July to December 2013.

BACKGROUND

In accordance with the *Local Government Act 1993*, all Councils are required to report their progress on the Delivery Program every six months. A copy of the July to December 2013 report is included as **Attachment 1 to this report**.

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

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

1. **The Community Long Term Strategic Plan – Camden 2040;**
2. **The Resourcing Strategy** – incorporating the Long Term Financial Plan, Asset Management Strategy & Plan and the Workforce Plan;
3. **4 Year Delivery Program and Operational Plan / Budget;** and
4. **Reporting Framework** (6 Month Delivery Program Reports, Annual Report, End of Term Reports (to the last meeting of the outgoing Council) and the State of the Environment Report (prepared the year of the election).

The 6 Month Delivery Report details Council's progress in undertaking activities fundamental to achieving the vision set out in *Camden 2040*.

In reporting the progress of Council's activities for the period July to December 2013, Council's primary aim is to produce a transparent, meaningful and comprehensive report on key achievements and areas for improvement, particularly highlighting the context within which Council is operating in managing large scale urban development and population growth in the local area over the reporting period.





The Delivery Program covers a 4 year period, Council commenced the first year of the new Delivery Program from 1 July 2013. This will be the first time Council will be reporting on the new Delivery Program. In addition to the activities that have been identified in this period, there are some activities that Council consider 'ongoing' and will carry across into each Delivery Program.

MAIN REPORT

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

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

- 1. Delivery Program Success Indicators:** these indicators are intended to provide information about how the service, as a whole, is performing in meeting the objectives outlined in the Delivery Program. These indicators each have a target assigned to them and a 'traffic light' approach has been used to provide an 'at-a-glance' view 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

- 2. Activity Indicators:** these indicators report on the progress of the individual activities that are detailed within the Delivery Program for each Local Service. The performance and progress in these indicators is typically provided in a more commentary based way, and highlight Council's many achievements throughout the reporting period.

Performance Against Targets – July to December 2013

1. All Indicators

There are 110 Success Indicators in total contained in the Delivery Program. The following table provides a snapshot of these indicators by their status for the period of July to December 2013.

		<i>Jan to June 2013</i>	<i>July to Dec 2013</i>
	Target met or exceeded	70%	67%
	Progress made towards target	14%	5%
	Requires attention	13%	14%
	No data currently available	3%	14%

It is important to note that as part of the preparation of this new 4 Year Delivery Program, there has been the introduction of new indicators which may result in no trend data being available in the first reporting period.

In the previous reporting period, the majority of grey indicators were distributed to green indicators (14 out of 21) as a result of updated telephone survey results. Where we also had a reduction in the number of indicators that showed grey results, the indicator review conducted in this reporting period will increase the number of grey results as this will be the first period where data has been collected, so therefore, no trend is able to be determined at this point in time.

2. Movement Towards or Away from Target

For those Delivery Program Success Indicators that we can establish a trend (and based on the results from the previous reporting period – January to June 2013) a number of Delivery Program Success Indicators moved either towards target, or away, from target. These shifts indicate changes between the 2 reporting periods. The following table provides a snapshot of these indicators:

● <i>Indicators that moved to achieve target</i>	● <i>Indicators that moved away from target</i>
<ul style="list-style-type: none"> Companion animals are appropriately identified 	<ul style="list-style-type: none"> Onsite sewage management systems are operating satisfactorily (based on the number of approvals to operate issued)
<ul style="list-style-type: none"> The number of recorded road accidents (fatal and non-fatal) per 1000 population reduces 	<ul style="list-style-type: none"> The community is generating less waste
<ul style="list-style-type: none"> The value of event sponsorship stays the same or increases 	<ul style="list-style-type: none"> Seasonal bookings of Sportsfields – Number of bookings
<ul style="list-style-type: none"> Council's library facilities and programs are well attended 	<ul style="list-style-type: none"> Council's resources are well protected through careful risk management processes – Motor Vehicle Claims
<ul style="list-style-type: none"> Council's resources are well protected through careful risk management processes – Property Claims 	

Whilst it is not possible to draw conclusions from changes between single reporting periods, these movements are highlighted so that performance can be monitored over time.

It is also worthwhile to note that only 3 indicators remained red across the two periods. These were:

- Number of non-complying premises are decreasing (food and skin penetration)
- Water quality in Rivers and Waterways is maintained or improved
- Council's resources are well protected - Liability Claims

Red indicators serve as a flag for potential areas of focus; however, there are sometimes influences that will give a red result that is not necessarily reflective as a permanent move away from sustainability.

Those areas that have remained red have been acknowledged and addressed in this report:

- Instances of food borne illnesses tend to fluctuate between periods, so it is important to consider any trend over time. The conditions / cleanliness of premises influence the number of Notices issued. In the last reporting period, 7 Notices were issued, whilst 9 Notices were issued during this reporting period.
- This is the second time that water quality testing in rivers and waterways has been reported in the Delivery Program. The testing currently available is taken from 16 sites within the Narellan Creek Catchment. Testing of recreational water quality and blue-green algae has commenced for the Nepean River and it is anticipated that results will be available to inform the next Delivery Program Report.
- Council have identified an increase in the number of claims made in the reporting period and will be monitoring these areas closely in the next reporting period. A number of strategies are currently being investigated to address this issue.

All areas that have a red result are subject to close monitoring by Council.

3. Key Achievements

The Delivery Program Indicators provide details of the range of work that has been carried out across the organisation in the period. Whilst the indicators provide a high level overview of Council's performance, there are many activities, projects and initiatives that have been undertaken during this reporting period that have been delivered.

Actively Managing Council's Growth

- Council has continued to reduce the turnaround time for the issuing of construction certificates, seeing the processing average decrease from 18 day average in the previous reporting period, to a 16 day average in this reporting period, ensuring service levels are met and maintained.
- Council has completed the revision of its Bushfire Maps, in order to manage the changing vegetation within the local area. The bushfire map has been certified within the reporting period and has been implemented.

Healthy Urban and Natural Environments

- With the increase in residential dwellings in the local area, Council continue to meet service levels in the management of waste, completing 99.9% of weekly collection of household waste.
- Council has formed a new 'Companion Animals Advisory Committee' specifically aimed at educating residents on responsible pet ownership.
- Council has actively managed Kings Bush (2.5ha), Sickles Creek Reserve (0.2ha), River Road Reserve (6.8ha), John Peat Reserve (1.4ha) and Ron Dine Reserve (2.5ha) with the assistance of Bushcare Volunteers. This represents 8.45% of the natural areas (158.5ha) owned and managed by Council. This is up from 6.88% in the previous reporting period.
- During the reporting period, Council participated in the 'Macarthur Nature Photography Competition'. 55 of the 240 entries were from the Camden LGA with 9 of the 18 winners from the Camden LGA.
- Council continues to undertake Environmental Awareness and education program launching the 'Wood Smoke Reduction' campaign which sought to educate residents on the effects of wood smoke on the environment and their health. In addition to this campaign, planning has commenced for the 'Love Food, Hate Waste' program. This project aims to reduce the amount of food waste disposed.

A Prosperous Economy

- Visitor numbers continue to increase to the local area, with the Tourism Information Centre recording an increase of 29% within the reporting period, up from 21% in the previous reporting period.
- During the reporting period, Macarthur.com.au website has seen a 42% increase in web traffic, well up since the previous reporting period.
- Council's Economic Development Officer continues to facilitate the implementation of the Economic Development Strategy with a view to increasing opportunities for local residents to actively participate in the growth of the local economy.
- Council has resolved to pursue investigations relating to the establishment of a Business Alliance.

Effective and Sustainable Transport

- The number of recorded road accidents (fatal and non-fatal) per 1000 population fell from 4.44 per 1000 to 4.16 per 1000 between 2011 and 2012.
- The 'Macarthur Young Drivers Assistance Program' concluded with all participating learner drivers completing mandatory lessons and successfully obtaining their provisional (P1) drivers licence.
- Council through direct works and developer driven works has significantly increased the number of cycle ways and paths constructed in the LGA. Approximately 1.4km of shared path has been constructed by Council in the reporting period that facilitates greater pedestrian access.
- Council continues to conduct ongoing discussions with both the Camden Valley Way Upgrade and the South West Rail Link contractors to ensure that major infrastructure delivery projects are progressing and are in line with the needs of local residents.

Enriched and Connected Community

- Council continues to support community organisations and individuals through the Community Assistance Program; 24 organisations received funding for community funding under the Community Small Grants Program, 24 individuals received funding under the Special Achievers Program and 12 organisations received funding under the Donations for Charitable Purposes program for the 2012/13 period.
- The Civic Centre traffic has increased with a larger number of concerts, presentation evenings and performances held within the venue. Approximately 106,752 visitors attended the Civic Centre within the reporting period.
- Council continue to provide quality Family Day Care with 55 registered educators and 427 children currently enrolled. The service is steadily growing in line with the increase in population.
- Council's library services saw an increase in the number of visitors from 115,787 in the previous reporting period, to 144,409 in this reporting period (24%) and an increase in the number of people attending library programs from 13,548 in the previous reporting period to 15,152 in the current reporting period (12%).
- The Disability Action Plan (2013 – 2017) was adopted by Council on 23 July 2013, the plan details Council's commitment in ensuring accessible and equitable services and facilities to all Camden LGA residents and visitors to the Camden LGA.

Strong Local Leadership

- Council attended the LGNSW Conference held in Sydney in October 2013. Council strongly advocated its position on a number of matters, in particular by way of the submission of strategic issues on waste (asbestos / clean up provisions for unhealthy / unsafe properties) to be considered and debated by those delegates in attendance.
- Council achieved 4 out of 5 'green' results in the management of Council finances with all results well above industry benchmarks.
- Council has developed a process that assists in responding to all resident enquiries to Councillors in a timely and appropriate fashion. This is the initial stage in developing a formalised system moving forward.
- Council's active promotion of activities, community information and services via Council websites, Lets Connect and the use of social media. Council currently have 2,103 'likes' on the Camden Council Facebook page.

4. Ongoing Improvements to the Reporting Process

Within this reporting period, Council has reviewed and refined the Delivery Program Success Indicators. Whilst the longer term objective is to reduce the number of grey indicators, this report will be the baseline for future trend, as such; there are a number of grey indicators in certain areas.

The implementation of Council's Corporate Planning software is currently underway, this will see further strategic alignment of *Camden 2040* and the delivery of services and activities by Council.

By implementing a system to manage the Corporate Performance Management Framework, Council will continue to align strategies, plans, corporate culture, leadership practices and output against our vision and long term strategic goals.

FINANCIAL IMPLICATIONS

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

CONCLUSION

This report presents Council's performance and achievements in implementing the Delivery Program for the period of July to December 2013.

Council has made a solid start in achieving the priorities identified in the 4 Year Delivery Program. The report is Council's response to the community around its commitment to delivering the long term aspirations for a sustainable and attractive place that provides those qualities that Camden residents value.

RECOMMENDED

That Council note the report.

ATTACHMENTS

1. Attachment Delivery Program 6 Month Report July to December 2013(2)

ORDINARY COUNCIL

ORD07

**SUBJECT: DECEMBER REVIEW OF THE 2013/14 OPERATIONAL PLAN
(BUDGET)**

FROM: Acting Director Governance

TRIM #: 14/2775

PURPOSE OF REPORT

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

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

SUMMARY OF BUDGET POSITION

In adopting the September Review of the 2013/14 Operational Plan (budget), Council approved a balanced budget position. Budget adjustments identified at the December Review represent a projected budget surplus for the 2013/14 financial year of \$715,000.

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

The improvement in the projected surplus is predominately a result of development income continuing to exceed budget expectations.

ALLOCATION OF THE 2013/14 BUDGET SURPLUS

It is recommended that the projected surplus of \$715,000 be allocated to the Central Administration Building Reserve.

CURRENT RESERVE BALANCES

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

Central Administration Building Reserve

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

CENTRAL ADMINISTRATION BUILDING RESERVE	
Reserve Balance	\$4,443,727
2013/14 Budget Transfer	
Committed: Design & Investigation (2013/14 Budget)	(\$2,525,000)
Current Uncommitted Reserve Balance	\$1,918,727
Proposed Transfer to Reserve – December Review Surplus	\$715,000
Proposed Uncommitted Balance of Reserve	\$2,633,727

The proposed allocation of the December Quarterly Review surplus of \$715,000 to this reserve will reduce Council's reliance on loan borrowings and/or asset sales to fund the construction of the new administration building. Although the balance of \$2,633,727 is uncommitted in the current budget these funds are committed in Council's Long-term Financial Plan as a funding source for the construction of the new administration building.

Capital Works Reserve

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

CAPITAL WORKS RESERVE	
Reserve Balance	\$2,772,903
2013/14 Budget Transfers	
Transfer Community Infrastructure Renewal Program	(\$500,000)
2013/14 RMS REPAIR Program Matched Contribution	(\$202,500)
Replacement of Little Sandy Bridge	(\$200,000)
Land Purchase (Closed Council Meeting)	(\$167,672)
Asset Management – Drainage Truck Purchase	(\$150,000)
Camden West RFS Building Construction	(\$135,000)
Nepean River Trail Network (12/13 Revote)	(\$64,500)
Camden Town Farm Funding Request	(\$52,120)
RMS Road Improvement Works (12/13 Revote)	(\$30,215)
Committed Funds Held in Reserve	
Harrington Park Waterbodies	(\$233,000)
Argyle Street Pedestrian Lighting Improvements	(\$39,685)
Total – Approved Transfers & Committed Funds	(\$1,774,692)
Current Uncommitted Balance of Reserve	\$998,211

Asset Renewal Reserve

Council approved the creation of the Asset Renewal Reserve as part of adopting the 2013/14 – 2016/17 Delivery Program. Coupled with the recent approval of the continuation of the Community Infrastructure Renewal Program, the creation of this reserve further strengthens Council's ability to address the renewal of ageing community infrastructure in a timely and responsible manner.

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

ASSET RENEWAL RESERVE	
Reserve Balance	\$142,888
2013/14 Budget Transfers	
2013/14 Budget Funding – Transfer to Reserve	\$179,500
Balance of Asset Renewal Reserve	\$322,388
Reserve Balance Adjustments	
Add: 2013/14 – 2016/17 Delivery Program transfers	\$519,300
Committed: Renewal Works Camden Town Centre (LIRS Application- Round 3)*	(\$759,500)
Projected Reserve Balance	\$82,188

**Council recently approved an application to the Division of Local Government for Round 3 of the NSW Local Government Infrastructure Renewal Scheme (Council Meeting 10/12/2013 – ORD 340/13). As part of this submission Council approved the allocation of \$759,500 from the Asset Renewal Reserve towards renewal works within the Camden Town Centre. The detail of these works will be the subject of a further report to Council.*

DECEMBER REVIEW OF THE 2013/14 BUDGET

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

PROPOSED VARIATIONS TO BUDGET

Variations identified during the second quarter of 2013/14 have led to a projected budget surplus of \$715,000. A list of the variations (greater than \$15,000) is provided in the following table and brief explanations below.

DECEMBER REVIEW OF THE 2013/14 BUDGET PROPOSED VARIATIONS	Budget Impact Increase / (Decrease)
INCOME ADJUSTMENTS	
Note: Increase in income is an increase in working funds	
Shortfall in income is a decrease in working funds	
1. Development Fees and Charge Income Increase	\$461,400
2. General Fund Investment Income Increase	\$70,500
3. Gundungurra Reserve Access Income Increase	\$49,685

DECEMBER REVIEW OF THE 2013/14 BUDGET PROPOSED VARIATIONS (Continued)	Budget Impact Increase / (Decrease)
4. Companion Animals DLG Rebate Income Increase	\$48,800
5. Section 603 Certificate Income Increase	\$40,000
6. Council Facilities - Location Filming Income Increase	\$35,525
7. Community Facilities - Hall Hire Income Increase	\$15,700
Variations under \$15,000 - Various Increases	\$19,994
Sub Total - Income Adjustments	\$741,604
EXPENDITURE ADJUSTMENTS	
Note: Increase in expenditure is a decrease in working funds	
Savings in expenditure is an increase in working funds	
8. NSW Rural Fire Service Annual Contribution Increase	(\$46,335)
9. Fleet Management Vehicle Expense Savings	\$26,500
Variations under \$15,000 - Various Increases	(\$5,669)
Sub Total - Expenditure Adjustments	(\$25,504)
TOTAL - PROPOSED VARIATIONS TO BUDGET	\$716,100
Council Authorised Variation to Budget	(\$1,100)
TOTAL – DECEMBER REVIEW VARIATIONS TO BUDGET	\$715,000

1. Development Fees and Charge Income – Increase in Income of \$461,400

Development income continues to exceed budget expectations during 2013/14. This is due to the high volume and high value of Development Applications received during the second quarter of 2013/14. This increase reflects the ongoing high development activity in the release areas of Spring Farm, Elderslie, Oran Park and Gregory Hills. The level of income received from development activity is primarily dependent on the receipt of applications from developers, and as such is somewhat difficult to project given the unprecedented growth Council is experiencing.

2. General Fund Interest on Investments – Increase in Income of \$70,500

The second quarter performance of Council's investment portfolio has exceeded budget expectations. Although the increase in income is a good result it is expected that returns will reduce as long-term investments are re-invested at much lower interest rates. The impact of lower interest rates on Council's budget has already been factored into the projected return on investments for 2013/14. Council's weighted return on investments for January 2014 was 4.02% this is still ahead of the industry benchmark of 2.67%.

3. Gundungurra Reserve Access Compensation – Increase in Income of \$49,685

Following State Ministerial approval for a gas well to be located in Gundungurra Reserve in 2008, Council resolved to enter into an access and compensation agreement with AGL in October 2009 (ORD 255/09). The additional income represents the licence fee payable to Council in accordance with the agreement.

4. Companion Animals Dog Registration Rebate – Increase in Income of \$48,800

Additional income has been recognised through the commission Council receives from the Division of Local Government for dog registrations. This increase primarily relates to a registration campaign that Council undertook during 2013.

5. Section 603 Certificate Income – Increase in Income of \$40,000

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

6. Camden Filming Location Fee Income – Increase in Income of \$35,525

An adjustment is required to the 2013/14 budget to reflect income received for the hire of Council facilities for location filming.

7. Community Facilities Hall Hire Income – Increase in Income of \$15,700

Utilisation of Council's community facilities for regular and casual hire remains high. An increase to current budget allocations is required to reflect income received during the first half of 2013/14.

8. NSW Rural Fire Service Annual Contribution – Increase in Expense of \$46,335

Council recently received confirmation of its annual contribution to the NSW Rural Fire Service which is required under Part 5 of the Rural Fires Act 1997. The revised contribution amount is significantly higher than original budget expectations. The increase is largely due to a higher than expected contribution to the Volunteer and State wide support operations of the Rural Fire Service.

9. Fleet Management Vehicle Expenditure – Decrease in Expense of \$26,500

The savings primarily represent vacant positions within Council's staffing structure where a vehicle is required to perform work duties.

COUNCIL AUTHORISED VARIATIONS

Council has authorised six (6) budget variations since the adoption of the September Review of the 2013/14 Budget. A list of these approved variations is provided in the following table:

COUNCIL APPROVED VARIATIONS	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	Budget Impact Increase / (Decrease)
Macarthur Regional Recreational Trail Council Resolution - 346/13 - 10/12/2013	\$455,000	\$455,000	\$0
Liquidamber Reserve Sportsfield Renovation Council Resolution - 309/13 - 12/11/2013	\$121,000	\$121,000	\$0
Swimming Pools - CCTV Camera Installation Council Resolution - 349/13 - 10/12/2013	\$33,100	\$0	(\$33,100)
Grant Income - Little Sandy Bridge Reconstruction Council Resolution - 327/13 - 26/11/2013	\$0	\$32,000	\$32,000
Land Purchase - Closed Council Meeting Council Resolution - CC08/13 - 22/10/2013	\$7,750	\$7,750	\$0

COUNCIL APPROVED VARIATIONS (Continued)	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	Budget Impact Increase / (Decrease)
Look Pedestrian Safety Program Council Resolution - 308/13 - 12/11/2013	\$2,000	\$2,000	\$0
TOTAL - COUNCIL APPROVED VARIATIONS	\$618,850	\$617,750	(\$1,100)

CONTRA ADJUSTMENTS

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

During the period 1 October 2013 to 31 December 2013, a number of contra adjustments have taken place amounting to a total of \$777,911. For a detailed list of these adjustments, **please refer to the Supporting Documents provided as part of the business paper.**

EXPENDITURE REVOTES

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

There were five (5) proposed revotes submitted at the December Review.

PROPOSED EXPENDITURE REVOTES	Total Revote	General Fund	Other Funds
Drainage Improvements - Oxley Rivulet (Section 94 Developer Contributions)	\$700,000	\$0	\$700,000
Drainage Improvements - Herbert Rivulet (Section 94 Developer Contributions)	\$400,000	\$0	\$400,000
Springs Road Urban Pavement Upgrade (Section 94 Developer Contributions)	\$500,000	\$0	\$500,000
Mount Annan Leisure Centre Stage 2 Design (Section 94 Developer Contributions)	\$350,000	\$0	\$350,000
Merino Drive Roundabout Construction (Section 94 Developer Contributions)	\$200,000	\$0	\$200,000
TOTAL EXPENDITURE REVOTES	\$2,150,000	\$0	\$2,150,000

For an explanation of these adjustments, **please refer to the Supporting Documents provided as part of the business paper.**

2013/14 LIST OF UNFUNDED WORKS AND SERVICES

In adopting the 2013/14 – 2016/17 Delivery Program and Operational Plan, Council endorsed the List of Unfunded Works and Services. This list identifies works or services that Council is unable to fund or commence at this point in time. Items are added or deleted from the list via Council reports or by Council officers as a result of Councillor or community feedback.

There are no changes proposed to the Unfunded Works and Services List as part of the December Review. For a copy of the current Unfunded List of Works and Services, **please refer to the Supporting Documents provided as part of the business paper.**

COUNCILLOR CONSOLIDATED WARD FUNDS

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

It should be noted that the balance of Consolidated Ward Funds is over and above the projected budget surplus of \$715,000 as advised in this report.

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

SUMMARY OF DECEMBER REVIEW ADJUSTMENTS

The following table is a summary of budget adjustments up to 31 December 2013.

SUMMARY OF BUDGET ADJUSTMENTS	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	Budget Impact Increase / (Decrease)
2012/13 Carried Forward Working Funds Balance			\$1,000,000
2013/14 Adopted Budget Position			\$0
LESS: Minimum Desired Level of Working Funds			(\$1,000,000)
Total Available Working Funds 01/07/2013			\$0
2013/14 September Review Adjustments	\$10,856,227	\$10,856,227	\$0
Total Available Working Funds as at 30/09/2013			\$0
2013/14 December Review Adjustments			
Proposed Variations to Budget	\$25,504	\$741,604	\$716,100
Council Authorised Variations	\$618,850	\$617,750	(\$1,100)
Budget Contra Adjustments	\$777,911	\$777,911	\$0
Expenditure Revotes (Budget Carry-Overs)	\$2,150,000	\$2,150,000	\$0
Total - December Review Adjustments	\$3,572,265	\$4,287,265	\$715,000
TOTAL AVAILABLE WORKING FUNDS			\$715,000

STATEMENT BY RESPONSIBLE ACCOUNTING OFFICER

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

It is my opinion that the Quarterly Budget Review Result for Camden Council for the period ending 31 December 2013 indicates that Council's projected financial position is satisfactory. No remedial actions are required based on the financial position presented within this report.

CONCLUSION

The December quarterly review surplus of \$715,000 is a good outcome for Council and is predominately a result of growth. It is recommended that the surplus be transferred to the Central Administration Building Reserve to assist in reducing Council's reliance on asset sales and/or loan borrowings to fund the construction phase of the building.

RECOMMENDED

That Council:

- i. **approve the necessary budget adjustments as identified in the categories of 'Proposed Variations', 'Contra Variations' and 'Expenditure Revotes' of this report; and**
- ii. **approve the transfer of the projected surplus for 2013/14 of \$715,000 to the Central Administration Building Reserve.**

ATTACHMENTS

1. Budget Appendix - *Supporting Document*
2. QBRS Report - *Supporting Document*
3. Unfunded Works & Services List - *Supporting Document*



ORDINARY COUNCIL

ORD08

ORD08

SUBJECT: INVESTMENT MONIES - JANUARY 2014
FROM: Manager Corporate Services
TRIM #: 14/20984

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 31 January 2014 is provided.

MAIN REPORT

The weighted average return on all investments was 4.02% p.a. for the month of January 2014. The industry benchmark for this period was 2.67% (UBS Bank Bill Index).

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

The Principal Accounting Officer is the Manager Corporate Services.

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

RECOMMENDED

That Council:

- i. note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act*, Regulations, and Council's Investment Policy;**
- ii. the list of investments for January 2014 be noted; and**
- iii. the weighted average interest rate return of 4.02% p.a. for the month of January 2014 be noted.**

ATTACHMENTS

1. January 2014 Investment Report

ORDINARY COUNCIL

ORD09

**SUBJECT: RESIGNATIONS FROM COMMUNITY MANAGEMENT COMMITTEES
AND CHANGE TO COMMITTEE MANUAL**

FROM: Director Works & Services

TRIM #: 14/12837

PURPOSE OF REPORT

To advise Council of recent resignations from Community Management Committees, and to seek endorsement for an addition to the Community Management Committee Manual, adopted by Council in 2013.

BACKGROUND

Council appoints Community members to serve on Council's Community Management Committees following each general Council election. Committee members serve for the period of Council, however in some cases are unable to complete the term. These resignations are reported to Council along with any requests from the Committees regarding the vacancy. Both the Camden Town Farm (CTF) and The Camden Bicentennial Equestrian Committee (BEP) were appointed as large committees in 2012 with 14 members allowing for some level of natural attrition without impacting on Committee operations.

MAIN REPORT

Committee Resignations:

The following resignations have been received from the BEP committee since the appointment of the committee by Council on 13 November, 2012.

- Mr Iain Richard-Evan - representing the RSL
- Ms Jennifer Wright
- Ms Janina Learmont

Mr Richard-Evan represented the RSL on this committee. Ms Wright and Ms Learmont were new members of the committee appointed in November 2012. The committee acknowledged and thanked all committee members, particularly Mr Richard-Evan for his contribution to the BEP.

The following resignations have been received from the Town Farm Committee since the appointment of the committee by Council on 13 November, 2012.

- Mr Ray Moore.

Mr Moore has been a member of this committee since it began and travelled from Crookwell to attend meetings when he was able. Mr Moore was also a trustee of the Will of Ms Davies who bequeathed the Farm to Council, and a former tenant of the farm.

At this time there are no nominations for replacement committee members and given the size of the committees, both Presidents have indicated that current member

numbers are satisfactory and allow the committee to meet their obligations. Committees are able to co-opt assistance from people with specialist skills without them being appointed as committee members if required.

Proposed Addition to the Community Management Committee Manual;

Following review it is recommended that an addition be made to the current manual covering the operations of Council's Community Committees.

The proposed addition is:

- that a member may not hold an Executive Position, (ie President, Secretary or Treasurer) on more than one Committee at the same time.
- This addition would create an additional clause (e) to section 2.1.3.

This minimises the potential financial risk and exposure risks to Council, the Committee and committee members. The financial turnover of committees, especially the BEP and Town Farm is growing, and along with a request for increased financial audits recently implemented, this change will assist to minimise risk and exposure.

There are heavy demands on the volunteer executive of both committees, in terms of time and expertise with numerous regular tasks required which include, but are not limited to, dealing with minutes and correspondence, payment of invoices, issuing accounts, preparation of statements for meetings and for Council, budget preparation and banking. As the two committees operate separately with separate delegations it is recommended that this change be implemented to further clarify the distinctive role and tasks of the two groups.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

CONCLUSION

As Committees serve a four year term it should be expected that from time to time circumstances will change and members may no longer be able to undertake their duties and resign from voluntary committees. It is recommended that the resignations received be accepted.

The minor change to the Manual provides clarity and minimises risk by ensuring the same person does not hold executive positions on more than one committee at the same time.

RECOMMENDED

That Council:

- accept the resignations of Iain Richard-Evan, Jennifer Wright and Janina Learmont from the Camden BEP Committee and Mr Ray Moore from the Camden Town Farm Committee;**
- write and thank these people for their contribution to their respective committees; and**
- add a clause into the Community Management Committee Manual 2.1.3 e):**

ORD09

That a member may not hold an Executive Position, (i.e. President, Secretary or Treasurer) on more than one Council Community Management Committee at the one time.

ORDINARY COUNCIL

ORD10

ORD10

SUBJECT: DRAFT LAKE ANNAN SPECIFIC AREA PLAN OF MANAGEMENT
FROM: Director Works & Services
TRIM #: 13/59523

PURPOSE OF REPORT

The purpose of the report is to consider the Draft Lake Annan Specific Area Plan of Management and to seek Council's endorsement to publicly exhibit the document.

BACKGROUND

The water body of Lake Annan, which is located in Mount Annan in the upper reaches of the Narellan Creek Catchment, is surrounded by residential housing and forms part of a public open space and drainage reserve. Lake Annan was constructed in 1988 as a combined sedimentation and part macrophyte Water Quality Control Pond to reduce pollutant loads from stormwater runoff. In the centre of the lake is a refuge island that has been dominated by Australian White Ibis since July 2006. The community land surrounding the lake is an open landscaped park used for passive recreation.

In accordance with the Local Government Act 1993, community land is required to be used and managed in accordance with the Plan of Management (PoM) applying to the land. The PoM must specify the manner in which the land will be used and managed, and the objectives for that use and management.

Council adopted the Lake Annan Specific Area Plan of Management on 28 July 2003, with a vision to *'create a sustainable, ecologically diverse aquatic and riparian environment that successfully integrates with the adjoining park and surrounding urban environment.'*

A number of actions identified in the PoM have been implemented, including:

- Macrophyte planting at Lake Y'andelora in the upper catchment of Lake Annan;
- Installation of a Gross Pollutant Trap (GPT) at the end of Hogan Place;
- Installation of seating and a picnic shelter on the eastern side of Lake Annan;
- Construction of a footpath, bollards and parking bays on the eastern and northern foreshores of the Lake;
- Undertaking a sedimentation analysis in 2010 which identified that the sediment is not contaminated, and that it could be re-used rather than disposed as landfill at a large cost to Council; and
- Engaging consultants in early 2013 to investigate improved water quality options for the Lake.

This matter was discussed at a workshop on 11 February 2014.

MAIN REPORT

Council has prepared a Draft Lake Annan Specific Area Plan of Management that provides amendments to the original PoM and specifies the manner in which Lake Annan and the associated riparian areas will be used and managed into the future.

Lake Annan is currently under stress from the impacts of surrounding land use and the development of urban areas in the broader catchment.

Since construction, Lake Annan has experienced a number of problems, including:

- high nutrient loads contributing to algal blooms and odour of the Lake in the warmer months;
- operation and maintenance of the upstream GPT;
- poor water clarity due to high turbidity;
- widespread loss of macrophyte plants;
- sediment build up;
- localised areas of erosion and bank scalding; and
- additional nutrient loads due to a large population of Australian White Ibis using the island for breeding.

To address the water quality issues, Council recently engaged consultants to prepare three concept designs for the rehabilitation of the lake. The brief required them to prepare designs that included:

- water sensitive urban design devices;
- water that is accessible for irrigation of Birriwa and Wandarrah Reserves; and
- one option that retained the open water body but removed the island.

The preferred option involves providing intensive treatment at the main stormwater inlet with the construction of 3 floating wetlands, an inlet zone for sedimentation and a permeable reactive barrier between the inlet zone and the open water body. This option is considered to have the least impact on visual quality whilst providing relatively good water quality improvement for the value of works. An analysis of the three options presented by the consultants is included in Appendix 2 of the draft PoM.

The amended Draft PoM includes a masterplan and an action plan for the implementation of management strategies.

To address the issue of Lake Annan being undersized for its catchment, it is proposed to investigate the feasibility of implementing water quality treatment upstream of Lake Annan such as the installation of rain gardens in existing drainage swales. This will assist in reducing the pollutant loads of stormwater entering Lake Annan.

FINANCIAL IMPLICATIONS

There will be no direct financial implications to Council to publicly exhibit the draft document. Following the adoption of the Plan of Management, there will be financial implications, some of which will be funded through the Stormwater Levy Program.

CONCLUSION

Council has prepared a Draft Lake Annan Specific Area Plan of Management that provides amendments to the original PoM and specifies the manner in which Lake Annan and the associated riparian areas will be used and managed into the future.

Since construction, Lake Annan has experienced a number of problems resulting in algal blooms and odours in the warmer months. In addition, the lake is considered undersized relative to its catchment size. To address these issues, the amended Draft PoM includes a masterplan and an action plan for the implementation of management strategies.

RECOMMENDED

That Council:

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

ATTACHMENTS

1. Draft Lake Annan Specific Area Plan of Management