



Camden Council

Business Paper

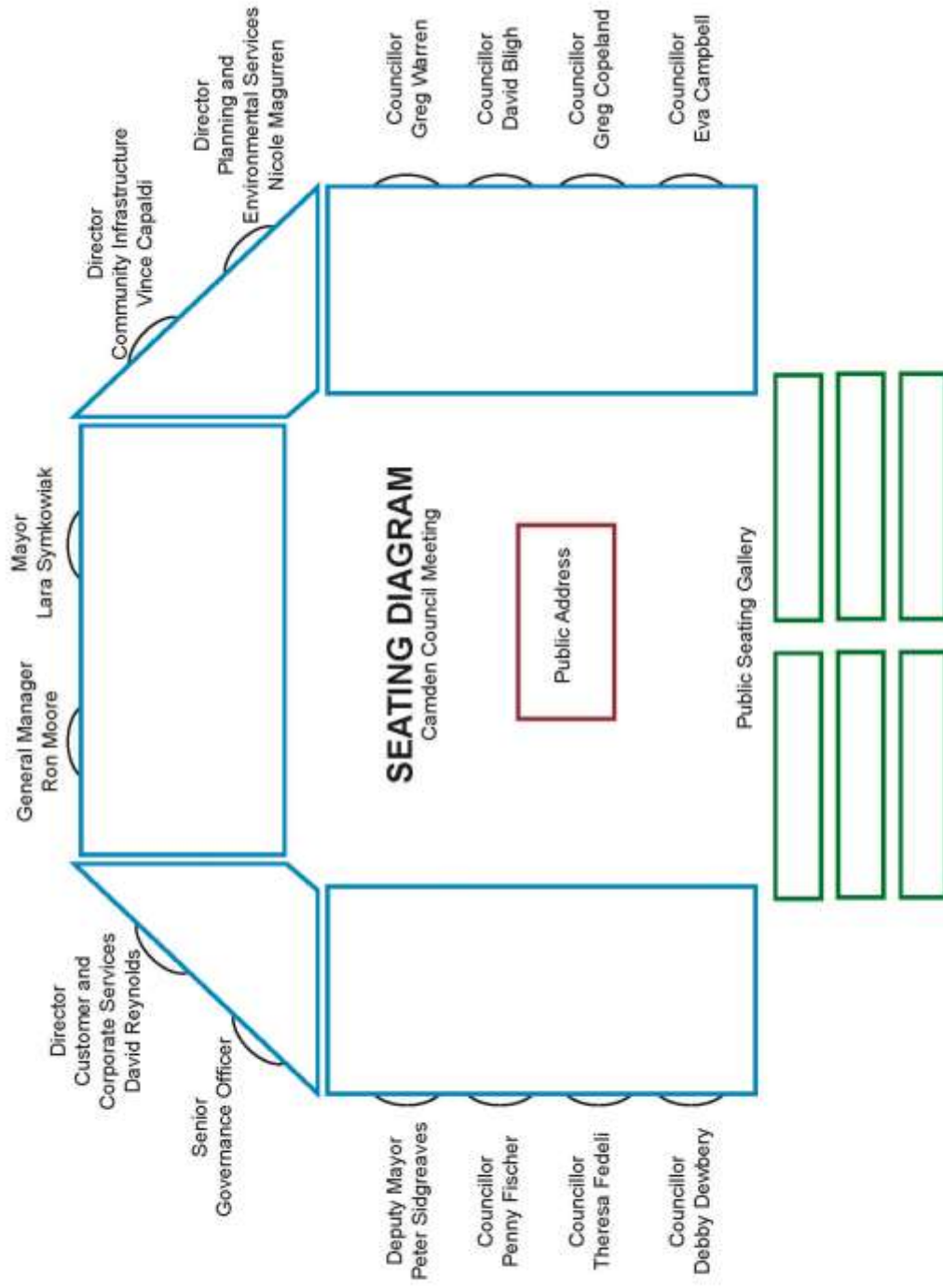
Ordinary Council Meeting
9 February 2016

Camden Civic Centre
Oxley Street
Camden



COMMON ABBREVIATIONS

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



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



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: ACKNOWLEDGEMENT 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.

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



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

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

All speakers are limited to 4 minutes, with a 1 minute warning given to speakers prior to the 4 minute time period elapsing. The commencement and conclusion of time shall be advised by the Mayor/Chairperson.

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

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

RECOMMENDED

That the public addresses be noted.



ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 8 December 2015.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 8 December 2015, copies of which have been circulated, be confirmed and adopted.



ORDINARY COUNCIL

SUBJECT: MAYORAL MINUTE

Consideration of Mayoral Minute (if any).



ORDINARY COUNCIL

ORD01

SUBJECT: SUBDIVISION TO CREATE TWO RESIDENTIAL LOTS - 47 LILLYDALE AVENUE, GLEDSDOOD HILLS

FROM: Acting Director Planning & Environmental Services

TRIM #: 16/19585

APPLICATION NO: 1480/2015

PROPERTY ADDRESS: 47 Lillydale Avenue, Gledswood Hills

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for a proposed subdivision to create two residential lots at 47 Lillydale Avenue, Gledswood Hills.

The DA is referred to Council for determination as there remain unresolved issues received in 1 submission.

The DA Council report format has been amended following consultation with the Councillors. The new format is focused on addressing variations to the relevant planning controls and public submission issues. The recommended conditions and plans are included as attachments to this report.

SUMMARY OF RECOMMENDATION

That Council determine DA 1480/2015 for a proposed subdivision to create two residential lots pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

THE PROPOSAL

DA 1480/2015 seeks approval for a subdivision to create two residential lots.

Specifically the proposed development involves:

- Subdivision to create two Torrens title lots (329.3sqm and 361sqm); and,
- Associated minor stormwater works to allow proposed Lot 1 to drain across proposed Lot 2 into the existing stormwater network.

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

THE SITE

The site is commonly known as 47 Lillydale Avenue, Gledswood Hills and is legally described as Lot 2426 DP 1197381.

The subject site is located on the south-eastern corner of Lillydale Avenue and Rochford Road at Gledswood Hills. The land has a frontage of 15.25 metres to Lillydale



Avenue, 27.34 metres to Rochford Road (excluding splay corner) and a total land area of 690.3 square metres.



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

KEY DEVELOPMENT STATISTICS

The development has been assessed against the relevant planning controls and is fully compliant. Below is a summary of the key development statistics associated with the DA.

Control	Standard	Proposed	Compliance
State Environmental Planning Policy (Sydney Region Growth Centres) 2006			
1.9A - Suspension of covenants, agreements and instruments	Any agreement covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to service that purpose.	A S88B has been imposed by Sekisui House Camden Valley Pty Ltd to not allow subdivision within 10 years of registering the land. The applicant has provided the written consent of Sekisui House (attached) which permits further subdivision of the land and endorses the proposed subdivision plan.	Yes



4.1C - Residential Density – Turner Road Precinct	The objective of this clause is to make provision with respect to the delivery of 4,020 new dwellings in the Turner Road Precinct.	The proposed development comprises of the delivery of 2 residential lots which will contribute to the overall dwelling target of 4,020 new dwellings within the Turner Road Precinct.	Yes
Turner Road Development Control Plan 2014			
2.3 - Residential Density Targets	The proposal is located within sub precinct K which has a minimum residential density target of 346 dwellings.	The proposed development comprises of the delivery of an additional 2 residential lots.	Yes
7.2 - Minimum Lot Size	Development must not be carried out on a lot within Zone R1 General Residential if the area of the lot is less than 300sqm	The proposal seeks consent for a residential subdivision to facilitate future single dwelling developments. Proposed lot sizes are: Lot 1: 329.3sqm Lot 2: 361sqm	Yes
7.2 - Minimum Lot Frontages	12.5m lot width based on density band of 10 to 12.5 dwellings per ha	Lot 1 – 15.5m Lot 2 – 17.84m (at the building line)	Yes

ASSESSMENT

Zoning and Permissibility

Zoning:	R1 General Residential
Permissibility:	The proposed development is defined as a "subdivision" by the SEPP which is a permissible in this zone.



Environmental Planning and Assessment Act 1979 – Section 79(C) Matters for Consideration

State Environmental Planning Policy(s) - S79C(1)(a)(i)	Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River - Compliant with conditions recommended where necessary State Environmental Planning Policy No 55 – Remediation of Land - Compliant with conditions recommended where necessary State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Compliant with conditions recommended where necessary
Draft Environmental Planning Instrument(s) - S79C(1)(a)(ii)	None applicable
Development Control Plan(s) - S79C(1)(a)(iii)	Turner Road Development Control Plan 2014 - Compliant with conditions recommended where necessary
Planning Agreement(s) - S79C(1)(a)(iiiia)	None
The Regulations - S79C(1)(a)(iv)	None applicable
Likely Impacts - S79C(1)(b)	No significant impacts
Site Suitability - S79C(1)(c)	The site is suitable for development
Submissions - S79C(1)(d)	1 submission was received which is discussed in the Submissions section of this report
Public Interest - S79C(1)(e)	The development is in the public interest

Key Issues

The key issues associated with the DA are limited to the submissions issues discussed in this report.

Submissions

The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 5 January 2016 to 19 January 2016. One submission was received (objecting to the proposed development).

Council staff contacted the submission writer to discuss their concerns however were unsuccessful in resolving the issues raised in the submission. **A copy of the submission is provided with the Business Paper supporting documents.**

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

1. *Lack of privacy if a two storey dwelling is built as the rear of the future dwellings will face the lounge room and dining room of the submission writer's dwelling.*



Officer comment

The proposed development is for the subdivision of land for residential purposes. The proposed development is permissible with consent pursuant to the SEPP. The proposed lots could accommodate a single or two storey dwelling. Any future Development Application or Complying Development Application would necessitate the requirement to notify all adjoining properties should the dwelling be two storeys.

Any future dwelling is also required to comply with the residential dwelling house controls identified within the Turner Road Development Control Plan 2014, or relevant provisions of SEPP (Exempt and Complying Development Codes) 2008 which specifically address issues of visual and acoustic privacy.

2. *There will be no green space, future dwellings will impact on solar access and it will feel congested.*

Officer comment

As discussed above, the proposed development is for the subdivision of land for residential purposes. The proposed lots exceed the minimum permitted lot size which would allow any future dwelling to comfortably comply with the dwelling house controls and provide ample private open space.

The proposed lots are consistent with the streetscape and any future dwelling would not be uncommon to the surrounding locality with regards to bulk and scale.

The orientation of the proposed lots facing north-west suggests that the minimum solar access provisions identified within the DCP could be achieved should a future two storey dwelling be proposed on each lot.

3. *The proposed development will deter buyers and affect the property value.*

Officer comment

Loss of property value is not a matter for consideration under the *Environmental Planning and Assessment Act 1979*.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 1480/2015 is recommended for approval subject to the conditions attached to this report.

RECOMMENDED

That Council approve DA 1480/2015 for the subdivision to create two residential lots at 47 Lillydale Avenue, Gledswood Hills subject to the conditions attached.



ATTACHMENTS

1. Recommended Conditions
2. Location Map
3. Drainage Plan
4. Subdivision Plan
5. Sekisui House Written Consent
6. Submission - *Supporting Document*
7. Public Exhibition and Submissions Map - *Supporting Document*



ORD02

ORDINARY COUNCIL

ORD02

SUBJECT: POST EXHIBITION REPORT - RIPARIAN LANDS PLANNING PROPOSAL (GREGORY HILLS) & AMENDMENTS TO TURNER ROAD DCP 2007 AND GREGORY HILLS VPA

FROM: Acting Director Planning & Environmental Services

TRIM #: 16/11257

PREVIOUS ITEMS: ORD02 - Riparian Lands Planning Proposal - Turner Road Precinct - Ordinary Council - 28 Apr 2015 6.00pm
ORD07 - Public Exhibition of Riparian Lands Planning Proposal (Gregory Hills) & Amendments to Turner Road DCP and Gregory Hills VPA - Ordinary Council - 24 Nov 2015 6.00pm

PURPOSE OF REPORT

The purpose of this report is for Council to consider the outcome of the public exhibition of the Riparian Lands Planning Proposal and proposed amendments to the Turner Road DCP 2007 and Gregory Hills VPA.

BACKGROUND

At its meeting on 24 November 2015, Council considered a report seeking endorsement to publicly exhibit the planning package in relation to the Riparian Lands Planning Proposal and proposed amendments to the Turner Road DCP 2007 and Gregory Hills VPA.

At this meeting, Council resolved to:

- i. endorse the planning package for the purposes of publicly exhibiting the Planning Proposal, Draft Turner Road DCP and Draft Gregory Hills VPA for an extended period of six (6) weeks (due to the holiday period) in accordance with the provisions of the Act and Regulations;*
- ii. forward a copy of the Planning Proposal to the public authorities as required by the Gateway Determination;*
- iii. forward a copy of the draft DCP to the Department of Planning and Environment in accordance with delegations dated 19 January 2015; and*
- iv. subject to no submissions being received:*
 - a. forward the Planning Proposal to the Department of Planning and Environment for gazettal;*
 - b. grant delegation to the General Manager to adopt the proposed changes to the Turner Road DCP in accordance with Delegations dated 19 January 2015;*



-
- c. *execute the Deed of Variation and amended Gregory Hills VPA, pursuant to Council's Power of Attorney granted on 27 August 2013, Minute Number ORD215/13, or by affixing the Common Seal of Council;*
- d. *publicly notify the adoption of both the DCP and VPA in accordance with the provisions of the Act and Regulations; or*
- v. *if there are any submissions, require a further report outlining the result of the public exhibition of the Planning Proposal, draft DCP and VPA amendment for Council's consideration.*

A copy of the report from 24 November 2015 is included as **Attachment 1 to this report.**

In accordance with Council's resolution, the planning package was exhibited for six (6) weeks from 1 December 2015 until 12 January 2016. The public exhibition period was extended due to the holiday period.

During the exhibition period, Council received a total six (6) submissions (including responses from State agencies) in relation to the planning package. Copies of these submissions are provided as **supporting documents.**

MAIN REPORT

This report provides a summary of the results of the exhibition period where one (1) submission was received with regards to the proposed DCP amendment, and in particular proposed changes to the Turner Road Indicative Layout Plan (ILP).

Council also received a number of responses from State agencies that were consulted during the exhibition period. As mentioned in the previous Council report on 24 November 2015, the Gateway Determination requires consultation with the following State agencies:

- Office of Environment and Heritage (OEH);
- NSW Rural Fire Service;
- Sydney Water; and
- Endeavour Energy.

NSW Rural Fire Service provided a response indicating it has no concerns with the Planning Proposal from a bushfire perspective. This response was received as a result of pre-exhibition consultation, which occurred after the Gateway determination was received in August last year.

The submissions received are summarised and considered in **Table 1.**



ORD02

Table 1 – Summary of submissions

Submitter/Agency Name	Issue/Comment	Officer Comment
<p>Adjoining Land Owner, Gregory Hills Drive, Gledswood Hills</p>	<p>Road pattern and size and shape of drainage basin as shown in proposed ILP differs from approved DA layout.</p> <p>Removal of medium density from around the proposed park.</p>	<p>The items (i.e. road layout, drainage basin and medium density areas) as raised in the submission have been reviewed and amended to be consistent with the development approval (DA/2012/1060/5).</p> <p>The changes were incorrectly made to the subject site. The ILP has been revised as per Figure 2.</p> <p>The submitter has also reviewed and agreed to the proposed changes to the ILP.</p>
<p>Department of Primary Industries (DPI) - Water</p>	<p>Response identifies support for proposed changes to riparian corridor widths and treatments comply with the intent of the State riparian guidelines.</p>	<p>No action.</p>
<p>Endeavour Energy</p>	<p>Comments provided relate to network capacity, distribution substations, easement management, noise, electric and magnetic fields (EMF), vegetation management and other public safety measures.</p>	<p>No action. These requirements to be addressed as part of the DA process.</p>
<p>Office of Environment and Heritage (OEH) – Environment Division</p>	<p>No further comments to make on this planning proposal as OEH considers the methodology applied acceptable in relation to the revised flooding assessment undertaken in support of this Planning Proposal.</p>	<p>No further action required. OEH has previously raised some further flooding considerations, including further flood modelling work to be undertaken. Revised modelling has been completed and to the satisfaction of Council officers prior to the planning package being placed on public exhibition.</p>
<p>Sydney Water</p>	<p>No response received.</p>	<p>No action.</p>
<p>Water NSW</p>	<p>No comments due to no direct impact to the Upper Canal corridor.</p>	<p>No action.</p>

The Turner Road DCP has been amended to include a revised Turner Road ILP to address the requirements as raised in the submission (refer **Figures 1 and 2**). The exhibition and post-exhibition versions of the Turner Road ILP are provided as **Attachment 2 to this report**.



Figure 1: Excerpt of proposed ILP (exhibited)

Figure 2: Excerpt of revised ILP (post exhibition)

The revision of the ILP has also resulted in subsequent changes for all DCP figures where the road layout pattern is shown in relation to the site (highlighted in red) in **Figures 1 and 2**.

In addition, an error to Figure 5 of the DCP was picked up during the exhibition period by Council officers. The changes to the road patterns as shown in **Figures 3 and 4** were made in error and will be changed back to reflect the existing DCP.

The revised Draft Turner Road DCP is provided as **Attachment 3 to this report**.



Figure 3: Exhibited DCP

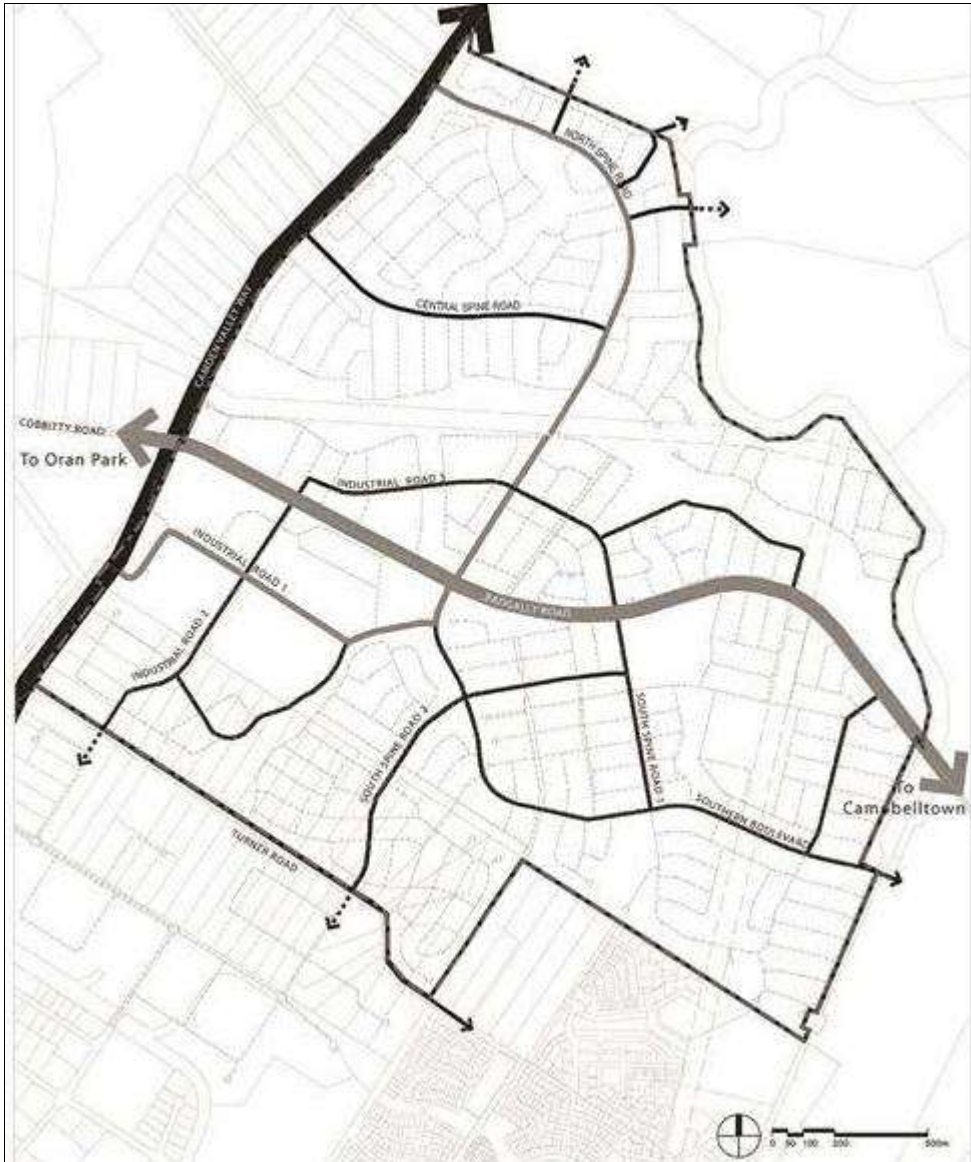


Figure 4: Proposed DCP

It is not proposed to re-exhibit the planning package as the adjoining landowner has accepted the proposed changes to the Turner Road ILP.

In addition, no submissions were received regarding the other components of the planning package, being the amendments to the Riparian Lands Planning Proposal and the Gregory Hills VPA. No further changes are therefore required to be made post-exhibition to either the Planning Proposal or the Gregory Hills VPA.

FINANCIAL IMPLICATIONS

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

CONCLUSION

The Turner Road DCP has been amended to incorporate changes to the Turner Road ILP as raised in the submission received from the adjoining land owner during the public exhibition period.



Other submissions from State agencies raise no objections and do not require any further amendments to the planning package.

No changes to the Planning Proposal and Gregory Hills VPA are required and remain the same as exhibited.

Council has satisfied the requirements of the Gateway Determination with respect to the Planning Proposal and both the Draft DCP and Draft VPA are reflective of the final Planning Proposal.

RECOMMENDED

That Council:

- i. endorse the proposed amendments to the Turner Road DCP 2007 as outlined in this report;**
- ii. forward the Planning Proposal (as exhibited) to the Department of Planning and Environment for gazettal; and**
- iii. upon gazettal of the Planning Proposal:**
 - a. grant delegation to the General Manager to adopt the proposed changes to the Turner Road DCP in accordance with Delegations dated 19 January 2015;**
 - b. execute the Deed of Variation and amended Gregory Hills VPA, 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**
 - c. publicly notify the adoption of both the DCP and VPA in accordance with the provisions of the Act and Regulations.**

ATTACHMENTS

1. Attachment 1 Riparian Lands Council report & resolution 24 Nov 2015
2. Attachment 2 Turner Rd ILP Comparison - Exhibition and Post Exhibition changes
3. Attachment 3 Draft TR DCP Amendment 10 January 2016
4. Submissions Riparian Report - *Supporting Document*



ORDINARY COUNCIL

ORD03**SUBJECT: DELEGATIONS TO THE MAYOR - CHRISTMAS AND NEW YEAR PERIOD****FROM:** Director Customer & Corporate Services**TRIM #:** 16/11163

PURPOSE OF REPORT

The purpose of this report is to inform Council of the exercise of the delegation to the Mayor over the Christmas/New Year period.

BACKGROUND

The Council, at its meeting of 8 December 2015, delegated to the Mayor and Deputy Mayor (in the absence of the Mayor) the ability to approve development applications and cases of necessity, during the period 9 December 2015 to 9 February 2016, as provided under sections 226 and 377 of the *Local Government Act 1993*. In Addition Council was to be informed of any use of the delegation in a report to the 9 February 2016 Council meeting.

MAIN REPORT

During the recess period, the Mayor has not had to exercise the delegation granted by Council on 8 December 2015.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

CONCLUSION

There have been no matters of necessity which have required the Mayor or the Deputy Mayor (in the absence of the Mayor) to exercise the delegation granted by Council on 8 December 2015.

RECOMMENDED

That the information be noted.



ORDINARY COUNCIL

ORD04

SUBJECT: HOUSING ACCELERATION FUND - INGLEBURN ROAD AND RICKARD ROAD, LEPPINGTON

FROM: Director Community Infrastructure

TRIM #: 15/261447

PURPOSE OF REPORT

To formally notify Council of a grant offer of \$300,000 (excl. GST) by the NSW Government under the Housing Acceleration Fund, to cover the initial project management cost required for the upgrade of portions of Ingleburn and Rickard Roads, Leppington.

BACKGROUND

The Housing Acceleration Fund (HAF) provides a funding source for essential infrastructure, including sewer, water, road and electricity networks, to 'fast-track' new residential and employment developments. The fund has previously accelerated key infrastructure projects in Western Sydney, such as the upgrades to Camden Valley Way. In June 2014, the NSW Government announced an allocation of \$83M via the HAF for similar projects.

Council received advice from the NSW Government that \$31M of the \$83M announced in 2014, had been allocated toward the upgrade of parts of Ingleburn and Rickard Roads, Leppington.

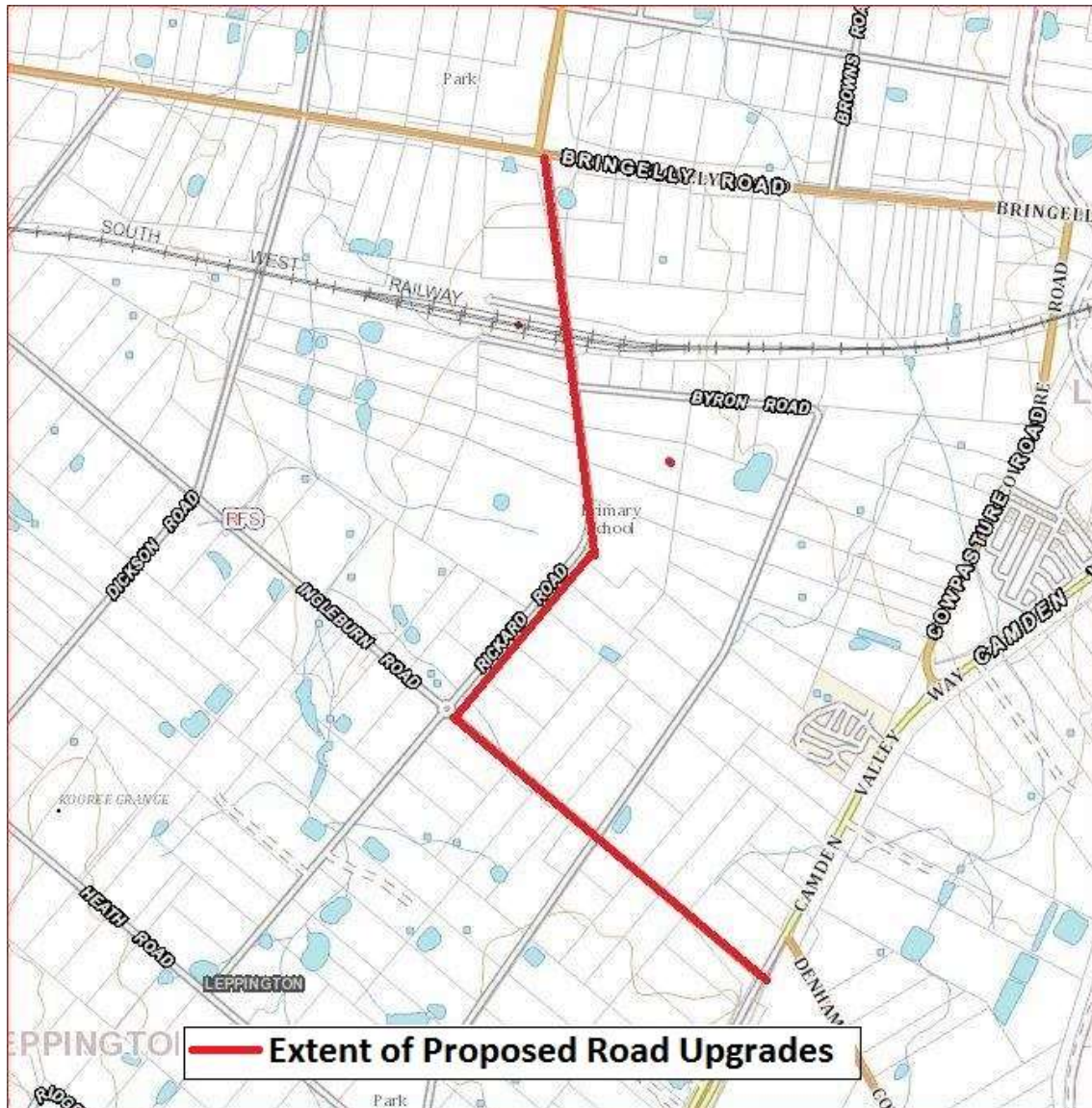
MAIN REPORT

Ingleburn Road and Rickard Road are currently rural standard roads located in the Leppington (North) Precinct within the South West Priority Growth Area (SWPGA), within the Camden Local Government Area. Recent NSW Government investment into the South West Rail Link (SWRL) resulted in the Leppington Railway Station opening early in 2015 to support development in the SWPGA. The Leppington (North) Precinct is expected to include the Leppington Major Centre, which will provide retail space equivalent to Liverpool's Retail Precinct, and over 600,000m² Gross Floor Area of business park land.

A critical piece of infrastructure required to unlock this development is the upgrade of:

- Ingleburn Road between Camden Valley Way and Rickard Road; and
- Rickard Road between Ingleburn Road and Bringelly Road.

Currently both Ingleburn Road and Rickard Road are not suitable for the anticipated growth in Leppington (North). Upgrading these roads will allow them to serve as major access routes for the broader area, servicing the additional release areas of Leppington East and Leppington (**refer map**).



Land within the Leppington North and Leppington Precincts is highly fragmented with limited development application activity. Enabling infrastructure is required to unlock this development, which includes:

- the upgrading of Camden Valley Way from Oran Park Drive to Bringelly Road;
- Sydney Water's first package of sewer works to service the area; and
- the proposed Ingleburn and Rickard Roads upgrade (the subject of this report).

Delivering this critical infrastructure will accelerate housing and employment activity in the precinct by facilitating land development activity.

The NSW Roads and Maritime Services (RMS) propose that Council project manage the upgrade of Ingleburn Road and Rickard Road. In this regard, correspondence received from RMS outlines the provision of an initial allocation of \$300,000 (excl. GST) to Council, to fund project management costs as provided in **Attachment 1** to this report.



This funding allows Council to commence the project, while further negotiations run concurrently for a more formal funding agreement to cover the whole of the project. The finalisation of a formal agreement between Council and the NSW Government would be the subject of a future report to Council.

At the request of RMS, the funding agreement for the initial allocation of \$300,000 (excl. GST) was agreed in principle on January 11, 2016, subject to formal Council endorsement.

It is considered beneficial for Council to be directly involved in the delivery of this infrastructure, as these roads will remain Council roads into the future, and it will allow Council to coordinate other works including road upgrades such as Byron Road, major stormwater infrastructure and detention basins funded via local development contributions (Section 94). It is further acknowledged that due to the fragmented ownership issues in the Leppington and Leppington North precincts, Council will be responsible for the delivery of most infrastructure in the precinct.

Should Council resolve to accept the proposed funds of \$300,000 (excl. GST), procurement of project management expertise will commence immediately for preliminary planning/scoping for the upgrade of Ingleburn and Rickard Roads, Leppington.

FINANCIAL IMPLICATIONS

Funding for the upgrade of Ingleburn Road and Rickard Road will come from the NSW Government's State Infrastructure Contributions Levy (SIC). This funding source is administered by the NSW Department of Planning & Environment, and has no financial impact on Council's Section 94 Development Contributions Plan for the Leppington North Precinct.

The HAF funding is additional to the SIC levy, and is being used to accelerate the delivery of identified infrastructure. The funding of \$300,000 (excl. GST) will enable the initial planning/scoping phase of the project to progress, without impacting on Council's current budget.

CONCLUSION

The HAF provides a funding source for essential infrastructure, including water, road and electricity networks, with the intent to 'fast-track' the delivery of residential and employment developments.

As part of a recent allocation via the HAF program, the NSW Government has approved an allocation of \$300,000 (excl. GST) to cover project management resources to progress the upgrade of Ingleburn Road and Rickard Road, Leppington. With the funding support of the NSW Government, Council has the opportunity to advance the upgrade of Ingleburn Road and Rickard Road to facilitate development in Leppington through enabling critical infrastructure to occur.



RECOMMENDED

That Council:

- i. accept the offer from the NSW Government for the funding of \$300,000 (excl. GST) for project management resources, as noted in this report;**
- ii. include the funding within Council's Operational Plan (budget); and**
- iii. write to the State Member for Camden, Chris Patterson MP thanking him for his support.**

ATTACHMENTS

- 1. Correspondence - Roads and Maritime Services - Housing Acceleration Fund**