



Camden Council

Business Paper

Ordinary Council Meeting
25 October 2016

Camden Council
Administration Centre
70 Central Avenue
Oran Park



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
DoIRE	Department of Industry Resources and Energy
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
GSC	Greater Sydney Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
NSWH	NSW Housing
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
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
WSROC	Western Sydney Regional Organisation of Councils

General Manager
Ron Moore Mayor
Lara Symkowiak

Director Customer and Corporate Services
David Reynolds

Director Planning and Environmental Services
Nicole Magurren

Manager Governance and Corporate
Services
Charles Weber

Director Community Infrastructure
Vince Capaldi

SEATING DIAGRAM

Camden Council Meeting

Councillor
Rob Mills

Councillor
Ashleigh Cagney

Councillor
Theresa Fedeli

Councillor
Eva Campbell

Councillor
Peter Sidgreaves

Councillor
Paul Farrow

Councillor
Michael Morrison

Councillor
Cindy Cagney

Public Address

Public Seating

Media





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 1993*, this meeting is being audio recorded by Council staff for minute taking purposes.

No other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images 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 1993*, 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 session in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper.

The Public Address session will be conducted in accordance with the Public Address Guidelines. Speakers must submit an application form to Council's Governance team no later than 5.00pm on the working day prior to the day of the meeting.

Speakers are limited to one topic per Public Address session. Only seven speakers can be heard at any meeting. A limitation of one speaker for and one speaker against on each item is in place. Additional speakers, either for or against, will be identified as 'tentative speakers' or should only be considered where the total number of speakers does not exceed seven at any given meeting.

Where a member of the public raises a question during the Public Address session, 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 question per speaker per meeting.

Speakers should ensure that their statements, comments and questions comply with the Guidelines.

All speakers are limited to four minutes, with a one minute warning given to speakers prior to the four 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, or make a point of order ruling if a speaker breaches the Guidelines.

RECOMMENDED

That the public addresses be noted.



ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 11 October 2016

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 11 October 2016, 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: ANNUAL FINANCIAL STATEMENTS - YEAR ENDING 30 JUNE 2016
FROM: Director Customer & Corporate Services
TRIM #: 16/295220

PURPOSE OF REPORT

The purpose of this report is to request Council to endorse the 2015/16 Financial Statements for submission to the Office of Local Government by 30 October, 2016.

BACKGROUND

In accordance with section 418 of the *Local Government Act 1993*, a copy of Council's Financial Statements has been made available to the public for inspection since 18 October 2016 at the Oran Park Customer Service Centre, Libraries and on Council's website. As required by section 418, public notice of tonight's meeting appeared in the Macarthur Chronicle on 18 October 2016.

Under section 420 of the *Local Government Act 1993*, 'Any person may make submissions in writing to the Council with respect to the Council's audited Financial Statements or with respect to the auditor's report'. Submissions must be in writing and received by Council before close of business 1 November 2016. Any submissions received are to be forwarded to Council's external auditor for comment.

A copy of the Draft Financial Statements was provided to Councillors under separate cover (Councillor Update 14 October 2015).

MAIN REPORT

The audit of Council's Financial Statements was completed by Pricewaterhouse-Coopers (PWC) on 30 September, 2016.

Mr Dennis Banicevic from PWC will attend tonight's Council meeting to present his audit report and address Council on its financial performance for the 2015/16 Financial Year.

Business Assurance and Risk Committee

Council's Business Assurance and Risk Committee met on Monday 10 October 2016 to review and provide an independent assessment of the 2015/16 Financial Statements. The meeting included a presentation to the committee by Council's external auditor (PWC) on the conduct of the 2015/16 audit.

The committee resolved the following:

That the Business Assurance and Risk Committee endorse the following recommendations, noting that Special Schedules 1-7 are not audited:

- i. Endorse the General Purpose Financial Statements for the year ended 30 June 2016 for submission to Council for adoption;



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- ii. Endorse the Special Purpose Financial Statements for the year ended 30 June 2016 for submission to Council for adoption;
 - iii. Endorse Special Schedules 1-8 for the year ended 30 June 2016 for submission to Council for adoption.

The minutes to this meeting are provided as a separate report in tonight's business paper.

The Committee acknowledged the high standard of the Financial Statements provided by the finance team and the assistance provided by PricewaterhouseCoopers.

CONCLUSION

The audit of the 2015/16 Financial Statements has been completed and Council has received an unqualified audit report. Council's independent Business Assurance and Risk Committee has endorsed the Statements, which provide Council with the confidence of their integrity and compliance with the *Local Government Act 1993* and Code of Accounting Practice and Financial Reporting. Subject to Council considering the presentation by Pricewaterhouse-Coopers at tonight's meeting, Council is now in the position that the Financial Statements can be considered for adoption and forwarded to the Office of Local Government.

RECOMMENDED

That Council:

- i. **resolve that a representative from Council's external Auditors, PricewaterhouseCoopers, address Council on the Financial Statements and financial performance for the year ending 30 June 2016; and**
- ii. **adopt and sign the Financial Statements for the Financial Year ending 30 June 2016.**



ORDINARY COUNCIL

ORD02

SUBJECT: RESULT AGAINST BUDGET AND REVOTES FOR YEAR ENDING 30 JUNE 2016

FROM: Director Customer & Corporate Services

TRIM #: 16/246087

PURPOSE OF REPORT

The purpose of this report is to inform Council of the budget result for the year ending 30 June 2016 in accordance with Part 9, Division 3, Clause 203 of the *Local Government (General) Regulation 2005*.

SUMMARY OF BUDGET POSITION

In adopting the March Review of the 2015/16 Budget, Council approved a balanced budget position.

A review of the budget as at 30 June 2016 has identified a surplus for the 2015/16 financial year of \$1,534,699. The surplus is predominately a result of increased rates income, workers compensation savings and a range of operational savings across Council's expenditure budgets.

ALLOCATION OF THE 2015/16 BUDGET RESULT SURPLUS

As part of approving the 2015/16 Year-end Budget Result, it is recommended that Council approve the following transfers:

Budget Surplus Allocation		
Budget Surplus Available for Allocation		\$1,534,699
Capital Works Reserve - Transfer to Reserve	\$830,743	
Asset Renewal Reserve - Transfer to Reserve	\$453,956	
Technology Improvements Reserve – Transfer to Reserve	\$100,000	
Risk Management Reserve – Transfer to Reserve	\$150,000	
Total - Allocation of Budget Surplus		\$1,534,699
2015/16 Balanced Budget Position		\$0

Upon transferring the above amounts to reserve, Council will have a balanced budget position as at 30 June 2016.



CURRENT RESERVE BALANCES & PROGRAMS

Capital Works Reserve

The Capital Works Reserve is predominantly used to fund emergency or priority capital works or to match grant funding as part of a capital grant funding agreement.

Upon including the proposed transfer of \$830,743 from the year-end result, the projected balance available (uncommitted) in the Capital Works Reserve is \$2,487,119.

Capital Works Reserve	
Reserve Balance as at 30 June 2016	\$4,020,713
Add: Funds Transferred – Oran Park Admin Building Savings	\$2,600,000
Add: Proposed Year End Budget Surplus Transfer	\$830,743
Proposed Balance of Reserve	\$7,451,456
Committed Funds Held in Reserve	
Less: 2015/16 Revoted projects	(\$1,283,037)
Less: Council contribution towards the 2016/17 Active Transport Program and Black Spot Program Council Resolution - 124/16 - 14/06/16	(\$40,000)
Less: 2016/2017 Budget allocations (i.e. Funding towards Priority Community Projects) Council Resolution - 138/16 - 28/06/16	(\$766,300)
Less: Camden Town Centre Stage 2 (allocated in 2015/16) Council Resolution - 138/16 - 28/06/16	(\$540,000)
Less: Narellan Sports Hub (increased scope stage 1) Council Resolution – 144/16 – 28/06/16	(\$500,000)
Less: Narellan Sports Hub (increased scope amenities building) Council Resolution – 144/16 – 28/06/16	(\$1,085,000)
Less: Macaria Building Works (Art Gallery) Council Resolution - 164/16 - 26/7/16	(\$500,000)
Less: Installation of demountable kennel and cattery buildings and exercise yard at Campbelltown Council's Animal Care Facility. Council Resolution - 188/16 - 9/9/16	(\$250,000)
Total Allocated	(\$4,964,337)
Uncommitted Balance – Capital Works Reserve	\$2,487,119

Council has the discretion to allocate these funds to future capital projects including those projects unable to be funded as part of the 2016/17 Operational Plan (budget) process.

Asset Renewal Reserve

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

Upon including the proposed transfer of \$453,956 from the year-end result, the projected balance available (uncommitted) in the Asset Renewal Reserve is \$500,000.



Asset Renewal Reserve	
Reserve Balance as at 30 June 2016	\$2,514,301
Add: Proposed Year End Budget Surplus Transfer	\$453,956
Proposed Reserve Balance	\$2,968,257
Committed Funds Held in Reserve	
Less: 2015/16 Revoted projects	(\$549,757)
Less: 2016/2017 Budget allocations (i.e. Funding towards Priority Community Projects) Council Resolution - 138/16 - 28/06/16	(\$1,918,500)
Total Allocated	(\$2,468,257)
Projected Reserve Balance	\$500,000

Funds from this reserve are primarily used for the replacement and/or maintenance of existing assets. A further report to Council is being prepared for the allocation of these funds.

Technology Improvements Reserve

Council approved the creation of the Technology Improvements Reserve as part of adoption of the 2013/14 - 2016/17 Revised Delivery Program.

Upon including the proposed transfer of \$100,000 from the year-end result the projected balance available (uncommitted) in the Technology Improvements Reserve is \$226,225.

Funds from this reserve are used to improve technology to enable better service provision, upgrading of technology and new and improved online forms of communication and information to our residents. The funds could also assist with the implementation of Council's adopted IT Strategy which is co-ordinated through Council's IT Steering committee.

Risk Management Reserve

Upon including the proposed transfer of \$150,000 from the year-end result, the projected balance available (uncommitted) in the Risk Management Reserve is \$341,064.

The Risk Management Reserve is used as an equalisation reserve to assist in balancing the budget in the event that Council has unforeseen increases in its workers compensation premiums or general insurances. This reserve is also utilised to keep systems and risk management training up to date.

Council has sound risk management practices and systems in place, achieving substantial savings in 2015/16 of \$398,928 in workers compensation premiums. The savings were achieved through prudent and proactive claims management.

Internal Borrowings from Council Reserves

The use of internal reserves allows a Council to build up funds over time for the future or to protect Council against budget deficits as a result of large budget movements in any one year. Council has the ability to borrow from internal reserves to fund more immediate priorities, paying the amount back the following year or in future budget



periods. Council also has the option of not paying back the reserve/s if it deems this appropriate. Using internal reserves as a funding mechanism assists with cash flow and, as the funds are not borrowed externally from a financial institution, Council does not have to pay interest on the funds it borrows from itself.

Internal borrowings were used to part-fund the construction of the new central administration building. To date \$1.7 million has been repaid leaving a balance of \$1.3 million to be repaid from future quarterly reviews. There is no immediate need for Council to repay this balance.

Reserve	Internally Borrowed	Already Repaid	Balance	Notes
Capital Works Reserve	\$800,000	(\$800,000)	\$0	Fully Repaid. Council Resolution - 135/15 - 26/05/2015
Asset Renewal Reserve	\$900,000	(\$900,000)	\$0	Balance proposed to be repaid at this Review. Part repaid Council Resolution - 135/15 - 26/05/2015
Plant Replacement Reserve	\$600,000	\$0	\$600,000	To be repaid at a future Quarterly Review
Commercial Waste Reserve	\$700,000	\$0	\$700,000	To be repaid at a future Quarterly Review
Total	\$3,000,000	(\$1,700,000)	\$1,300,000	

Stormwater Management Works Program

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

The total allocation towards stormwater management expenditure for 2015/16 was \$1,586,049. As at 30 June 2016, \$992,553 (63%) had been spent, leaving a remaining balance of \$593,496. Of this balance \$437,706 has been identified as revotes and the balance of \$155,790 as savings, which will be transferred back to the Stormwater Management Reserve as part of adopting the 2015/16 year-end budget review. The works to be revoted are detailed in the table below:

Stormwater Management	Funds Remain.
Stormwater Assets – Long Term Planning	\$7,052
Lake Yandel’ora Dam Wall Inspections	\$7,956
Lake Annan Plan of Management	\$303,628
Lake Yandel’ora Cleaning & Monitoring	\$119,070
Total – Stormwater Management Revotes	\$437,706
Savings – Projects Completed during 2015/16	\$155,790
Balance Remaining - Stormwater Management	\$593,496



The savings achieved from projects completed during 2015/16 is \$155,790. A recommendation for the allocation of these funds will be made as part of a future quarterly review of the budget.

MAIN REPORT- RESULTS AGAINST BUDGET 30 June 2016

Further information and explanation of the surplus for 2015/16 is detailed below:

MAJOR VARIATIONS TO BUDGET

Variations between the adoption of the March Review for 2015/16 and the final budget result for 2015/16 led to a surplus of \$1,534,699. A list of the variations (greater than \$15,000) is provided in the following table. Brief explanations follow the table.

RESULT AGAINST BUDGET - YEAR ENDING 30 June 2016 SIGNIFICANT VARIATIONS	Budget Impact Increase / (Decrease)
INCOME ADJUSTMENTS	
Note: Increase in income is an increase to the budget	
Shortfall in income is a decrease to the budget	
1. Corporate Management Rates Income Increase	\$386,550
2. Development Fees & Charges Income Decrease	(\$51,054)
3. Capital Works Staffing S94 Income Increase	\$50,733
4. Companion Animals - Dog Registration OLG Rebate Decrease	(\$40,737)
5. Land Information Income Increase	\$39,404
6. State Emergency Services Income Increase	\$38,917
7. Community Services Income Increase	\$38,138
8. Interest on investments Income Increase	\$37,131
9. Southern Phone Company Dividend Income Increase	\$32,300
Variations under \$15,000 - Various Decreases (net)	(\$10,859)
Sub Total - Income Variations	\$520,523
EXPENDITURE ADJUSTMENTS	
Note: Increase in expenditure is a decrease to the budget	
Savings in expenditure is an increase to the budget	
10. Workers Compensation Premium Expense Savings	\$398,928
11. Street Lighting Expense Savings	\$157,171
12. Parks and Reserve Expense Increase	(\$117,504)
13. Information Technology Expense Savings	\$102,622
14. Leisure Centre and Pool Expense Savings	\$97,821
15. Executive Management Operational Expense Savings	\$89,933
16. Road Reconstruction Program	\$76,337
17. Road Maintenance Expense Savings	\$57,661
18. Leaseback Vehicle Costs Expense Savings	\$44,853
19. Noxious Weeds Maintenance Savings	\$35,190



RESULT AGAINST BUDGET - YEAR ENDING 30 June 2016 SIGNIFICANT VARIATIONS	Budget Impact Increase / (Decrease)
20. Rural Fire Service – Operations Savings	\$33,716
21. Electricity - Savings	\$33,058
22. Street Sweeping Expense Increase	(\$25,564)
23. Councillors Program Expense Savings	\$21,300
24. Strategic Planning Operational Expenses Savings	\$20,905
25. Employee Services Traineeship Program Expense Savings	\$19,225
26. Community Donations and Subsidies Expense Savings	\$18,604
Variations under \$15,000 - Various Expense Increases (net)	(\$50,080)
Sub Total - Expenditure Variations	\$1,014,176
TOTAL - SIGNIFICANT VARIATIONS TO BUDGET	\$1,534,699

1. Corporate Management Rates Income – Increase in Income of \$386,550

Supplementary rate income is received upon the re-zoning or subdivision of land. It is additional rate income to the amount levied at the beginning of the financial year. The increase in rate income realised during the second half of 2015/16 is primarily due to new lots created through subdivisions in the Spring Farm, Elderslie, Oran Park and Gregory Hills land release areas.

2. Development Fees & Charges – Decrease in Income of \$51,054

Development income was lower than the revised estimates at the March Quarterly Review as a result of Income for the final quarter of the year being slightly lower than the trend of the first 9 months of the year. 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. Council received development fee income of \$7.7 million during 2015/16, compared to \$6.8 million in 2014/15, an increase of \$900,000.

3. Capital Works Staffing Transfer (Section 94) – Increase in Income of \$50,733

This is the reimbursement of Council's costs (general fund) for project managing capital works that are fully funded from the Section 94 reserve.

4. Companion Animals – Dog Registration – Decrease in Income of \$40,737

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

5. Land Information Income – Increase in Income of \$39,404

Additional income has been realised for Section 149 Certificates in 2015/16. This is primarily a result of growth through development.

6. State Emergency Service Operations – Increase in income of \$38,917

The \$38,917 is a reimbursement of operational costs relating to the SES building and fleet maintenance costs for 2015/16 which is payable under the agreement with State Emergency Services Sydney Southern Region.



7. Community Services Operations – Increase in Income of \$38,138

Additional income has been realised within the Community Services operations budget in 2015/16. This is primarily a result of an increase in the utilisation of Council's Community Centres.

8. Interest on Investments Income – Increase in Income of \$37,131

The fourth quarter performance of Council's investment portfolio has exceeded budget expectations. The primary reason for this is that Council's investment portfolio is being maintained at a higher level than originally budgeted. Council's weighted return on investments for June 2016 was 3.44%, which is higher than the industry average of 2.28%.

9. Southern Phone Company Dividend – Increase in Income of \$32,300

The Southern Phone Company is an unlisted public company (limited by guarantee) of which only local Councils can be shareholders. Southern Phone was established in 2002 to provide and maintain a low cost telecommunication service where dividends are paid to shareholding councils on behalf of their communities. Camden Council is a shareholder in the Southern Phone Company with two shares at \$1.00 each.

10. Workers Compensation Premium – Decrease in Expense of \$398,928

Council's final Workers Compensation premium for 2015/16 was better than budget projections. Council's decreasing premium is a result of a number of external and Council specific performance factors including a proactive approach to claims management. The premium paid for 2015/16 represents a 7% decrease compared to premium paid in 2014/15.

11. Street Lighting Charges – Decrease in Expense of \$157,171

The street lighting charges allocation relates to the maintenance and electricity cost of public lighting throughout the LGA. Savings against budget were realised as a result of the timing of installation of new lights in growth areas, decisions of the Australian Energy Regulator to cap maintenance costs increases, the increasing use of energy efficient lighting, the removal of the Carbon Tax and improved outcomes through competitive sourcing of electricity supply.

12. Parks Open Space Maintenance Expense – Increase in Expense of \$117,504

Council's open space maintenance budget was approximately \$4.8 million in 2015/16. A minor variation of 2.5% to budget for maintenance costs were realised this year. The variation related to additional mowing, landscape, and furniture maintenance for new open space in the Gregory Hills and Gledswood Hills areas.

13. Information Technology Expense – Decrease in Expense of \$102,622

Information Technology hardware costs, Council's corporate telephone expenditure and consumables were lower than anticipated for 2015/16. As a result of this saving, it has been proposed to transfer \$100,000 to the Information Technology Reserve for future allocation.

14. Leisure Centre Operations – Decrease in Expense of \$97,821

The operating costs for Mount Annan Leisure Centre and Camden Pools were below budget expectations for 2015/16. This is primarily a result of utility savings.

15. Executive Management Operations – Decrease in Expense of \$89,933

An annual allocation of discretionary funds is provided to each of Council's Directorates to fund unexpected works, specialised training and professional development. This program has been prudently used during the 2015/16 financial year, resulting in savings to the budget.



16. Road Reconstruction Program – Decrease in Expense of \$76,337

Council completed several road reconstructions during 2015/16. Savings were able to be achieved at these locations due to the use of recycled pavement materials, resulting in a reduction in material disposal fees.

17. Road Maintenance – Decrease in Expense of \$57,661

Council achieved savings due to the use of recycled pavement materials, resulting in a reduction in material disposal fees.

18. Leaseback Vehicle Costs – Decrease in Expense of \$44,853

The operating costs for Council's fleet were below budget expectations for 2015/16.

19. Noxious Weeds Maintenance – Decrease in Expense of \$35,190

Savings have been realised within the budget primarily as a result of less than expected noxious weeds maintenance during 2015/16.

20. Rural Fire Service Operations – Decrease in Expense of \$33,716

Savings have been realised within the Rural Fire Services budget primarily as a result of less than expected vehicle maintenance during 2015/16.

21. Electricity Expenditure – Decrease in Expense of \$33,058

Savings against budget were realised as a result of removal of the Carbon Tax and improved outcomes through competitive sourcing of electricity supplies.

22. Street Sweeping Operations – Increase in Expense of \$25,564

Street Sweeping Operations for Council has exceeded budget projections. This increase is primarily a result of additional work required to improve appearances in key sites such as all CBD areas, car parks, as well as additional sweeping associated with storm related activities.

23. Councillors Program – Decrease in Expense of \$21,300

The funds required in 2015/16 were below budget expectations and resulted in savings this year.

24. Strategic Planning Operations – Decrease in Expense of \$20,905

Savings have been realised within the strategic planning area during 2015/16. These savings are primarily a result of a reduction in expected expenditure for background studies for the Camden Local Environment Plan and Development Control Plan.

25. Employee Services Traineeship Program – Decrease in Expense of \$19,225

Council employed 14 trainees and apprentices throughout the organisation in 2015/16. The timing between each trainee's completion and the recruitment of each new position has resulted in savings to the budget.

26. Community Donations and Subsidies – Decrease in Expense of \$18,604

Council's budget includes allocations for subsidies and donations to the community during the year that includes Hall Subsidies for concerts, performing arts and the Camden Art Show. The funds required in 2015/16 were below budget expectations and resulted in savings this year.



MOUNT ANNAN LEISURE CENTRE & CAMDEN MEMORIAL POOL

Mount Annan Leisure Centre

The agreed budget position between Council and the YMCA for the Mount Annan Leisure Centre for 2015/16 was a projected surplus of \$167,300. The final actual 'operating' surplus for the centre was \$333,754, an increase in the projected surplus of \$166,454.

The centre's actual revenue over the 2015/16 season was \$3,992,467, being \$46,967 above budget expectations. This represents an increase in turnover from 2014/15 of approximately \$186,000 which is primarily a result of an increase family membership income. Expenses were contained at \$3,658,713, being under budget projections by \$119,487.

In accordance with the risk/reward sharing provisions within the operating contract for the Leisure centre, Council is required to share 50% of any financial improvement against the agreed budget position. Council is required to pay the contractor \$83,227 (rounded). Under the current agreement, the YMCA is required to invest its share back into the community through either incentive programs or capital purchases at the centre.

Camden Memorial Pool

The agreed budget position between Council and the YMCA for the Camden Memorial Pool for 2015/16 was a projected deficit of \$187,500. The final actual 'operating' deficit for the centre was \$158,312, a decrease in the projected deficit of \$29,188.

The pool's actual revenue over the 2015/16 season was \$338,800, which was \$16,800 above original budget projections. Expenses were also contained at \$497,112, being below budget projections by \$12,388. Attendances over the season were strong, with the largest proportion of attendances from recreational swimming.

In accordance with the risk/reward sharing provisions within the operating contract for the Camden Memorial Pool, Council is required to share 50% of any financial improvement against the agreed budget position. Council is required to pay the contractor \$14,594 (rounded). Under the current agreement, the YMCA is required to invest their share back into the community through either incentive programs or capital purchases at the centre.

POOL STATISTICS – 2015/16	MALC	Camden Pool
Total Attendance	332,168	63,573
Total Income	\$3,992,467	\$338,800
Total Expenses	\$3,658,713	\$497,112
Actual Surplus / (Deficit)	\$333,754	(\$158,312)
Adopted Budget Surplus / (Deficit)	\$167,300	(\$187,500)
Budget Variation	\$166,454	\$29,188
Profit Share (50% Surplus)	\$83,227	\$14,594
Income per Attendance	\$12.02	\$5.33
Expense per Attendance	\$11.02	\$7.82
Operating Surplus/(Subsidy) per Attendance	\$1.00	(\$2.49)



CONTRA ADJUSTMENTS

These adjustments relate to movements of income and expenditure within Council's adopted budget. The adjustments have no impact on Council's projected budget result as both movements of income and expenditure are of equal value.

During this quarter (1 April 2016 to 30 June 2016), a number of contra adjustments have taken place amounting to a total of \$3,559,868 (an increase in both income and expenditure). A detailed list of these adjustments has been **included as a supporting document in the business paper**.

EXPENDITURE REVOTES

Each year Council adopts its Operational Plan (budget). The Operational Plan is for the period July to June (Financial Year). At the end of the financial year, Council's approval of expenditure for any projects that have not yet commenced lapses. As a result, Council is required under the *Local Government Act* to pass a resolution to include those projects in the new year's budget. The projects (expenditure) included in the new year's budget are referred to as revotes.

Projects that are not yet completed but have commenced (works in progress) are not required to be re-voted by the Council, they are automatically included in the new year's Operational Plan (budget).

Below is a summary table of the revotes and works in progress. A more detailed summary of the revotes is an **attachment to this report**.

EXPENDITURE REVOTES & WORKS IN PROGRESS (SOURCE OF FUNDS)	Works Not Commenced (Revotes)	Works in Progress	Total
Section 94 Contributions	\$1,285,320	\$6,228,721	\$7,514,041
External Grant Funding	\$1,610,000	\$739,395	\$2,349,395
Internal Reserves	\$545,900	\$11,283,006	\$11,828,906
Waste Management	\$0	\$53,440	\$53,440
General Revenue (i.e. Council Funds)	\$404,700	\$2,517,050	\$2,921,750
Other Sources	\$0	\$110,000	\$110,000
TOTAL	\$3,845,920	\$20,931,612	\$24,777,532

It should be noted that the general fund component of the revotes and works in progress (\$2,921,750) is transferred to Council's revotes reserve to ensure enough funds are available for those projects in the new year. All other funding sources are already held in a Council reserve.



SUMMARY OF YEAR END RESULTS AGAINST BUDGET

The following table is a summary of budget adjustments up to 30 June 2016.

SUMMARY OF BUDGET ADJUSTMENTS	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	Budget Impact Increase / (Decrease)
2014/15 Carried Forward Working Funds Balance			\$1,000,000
2015/16 Adopted Budget Position			\$0
LESS: Minimum Desired Level of Working Funds			(\$1,000,000)
Total Available Working Funds 01/07/2015			\$0
2015/16 September Review Adjustments	\$2,742,186	\$2,742,186	\$0
2015/16 December Review Adjustments	(\$1,720,473)	(\$1,720,473)	\$0
2015/16 March Review Adjustments	(\$8,140,739)	(\$8,140,739)	\$0
Total Available Working Funds as at 31/03/2016			\$0
2015/16 June Review Adjustments			
Significant Variations	(\$1,014,176)	\$520,523	\$1,534,699
Contra Adjustments	\$3,559,868	\$3,559,868	\$0
Budget Revotes (works in progress)	(20,931,612)	(\$20,931,612)	\$0
Budget Revotes (works not commenced)	(\$3,845,920)	(\$3,845,920)	\$0
Total - June Review Adjustments	(\$22,231,840)	(\$20,697,141)	\$1,534,699
TOTAL AVAILABLE WORKING FUNDS as at 30 June 2016 (Uncommitted Cash)			\$1,534,699

STATEMENT BY RESPONSIBLE ACCOUNTING OFFICER

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

It is my opinion that the year-end Budget Result for Camden Council for the period ending 30 June 2016 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 2015/16 year-end Budget Result is an excellent outcome. It confirms Council's commitment to prudent financial management, with material budget savings being realised. Council is in a sound financial position and now has the opportunity to transfer savings to reserve for future consideration by Council.



RECOMMENDED

That Council:

- i. adopt the budget variations within this report, and the revote of projects totalling \$3,845,920 as identified within the attachment to this report, and approve the inclusion of these projects in the 2016/17 Budget;
- ii. approve the following transfers to reserve, as identified in the table below;

BUDGET SURPLUS ALLOCATION		
Budget Surplus Available for Allocation		\$1,534,699
Capital Works Reserve - Transfer to Reserve	\$830,743	
Asset Renewal Reserve - Transfer to Reserve	\$453,956	
Technology Improvements Reserve - Transfer to Reserve	\$100,000	
Risk Management Reserve - Transfer to Reserve	\$150,000	
Total - Allocation of Budget Surplus		\$1,534,699
2015/16 Balanced Budget Position		\$0

- iii. approve the transfer of project savings of \$155,790 back to the Stormwater Management Program reserve as outlined in this report.
- iv. approve the transfer of \$2,921,750 to the revotes reserve, representing the General Fund portion of the revotes and works in progress program.

ATTACHMENTS

- 1. 2015-16 Revotes List
- 2. 2015-16 June Review - Budget Appendix



ORDINARY COUNCIL

ORD03

SUBJECT: RATES AND CHARGES AND LEVIES WRITTEN OFF 2015/2016
FROM: Director Customer & Corporate Services
BINDER: 16/295145

PURPOSE OF REPORT

The purpose of this report is to advise Council of the 2015/2016 Rates and Charges to be written-off as permitted under the *Local Government Act 1993*.

BACKGROUND

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

MAIN REPORT

The amounts proposed in respect of the 2015/2016 financial year are set out below and discussed.

1. Postponed Rates – (\$11,672.55)

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

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

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

Under Section 595 of the *Local Government Act 1993* on the sixth year the first year's postponed rates and interest are to be written off. Upon sale of the property, the amount postponed (up to five years) is payable.

There are currently 11 properties that qualify for postponed rates within the Camden LGA. The total amount of postponed rates and charges as at 30 June 2016 is \$61,724.12.

The postponed amounts written off for the 2015/2016 rating year are as follows:

Rates written off from 2011/2012	\$8,427.00
Interest written off from 2011/2012	<u>\$3,245.55</u>
Total	<u>\$11,672.55</u>



2. Pension Rebates – (\$719,357.49)

Section 583 of the *Local Government Act 1993* requires Council to write off amounts of Rates, Charges and Interest reduced or waived under Division 1 of Part 8 of Chapter 15 of the Act (concessions for pensioners). The pensioner rebate is currently \$250 per assessment, which has not changed since 1989.

- Rates to be written off for 2015/2016 relating to pension rebates - **\$719,357.49 (100%)**.

Council is entitled to claim 55% (\$395,646.62) of the total rebates from the Office of Local Government. The remaining 45% (\$323,710.87) is a cost to Council's budget which is allowed for as part of the budget process each year.

3. Accrued Interest and miscellaneous amounts – (\$3,751.63)

Section 567 of the *Local Government Act 1993* allows Council to write off accrued interest on amounts that would be uneconomical to recover.

- Amounts written off under \$3.00 - **\$2,779.45**

- Pension interest written off in accordance with Pension Policy 5.34 - **\$972.18**

FINANCIAL IMPLICATIONS

In accordance with the relevant sections of the *Local Government Act 1993*, the total amount to be written off in the 2015/2016 financial year is \$734,781.67. The majority of the amount to be written off pertains to pensioner rebates, 55% of which is recovered from the Office of Local Government.

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

CONCLUSION

The General Manager has a statutory obligation to advise the Council of all Rates and Charges that are to be written off. The adoption of this report means that Council has complied with the requirements of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005* (Clause 131).

RECOMMENDED

That Council note and write off rates, charges and levies outlined in this report totalling \$734,781.67 for the 2015/2016 financial year.



ORDINARY COUNCIL

ORD04

SUBJECT: INVESTMENT MONIES - SEPTEMBER 2016

FROM: Director Customer & Corporate Services

TRIM #: 16/293557

PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the *Local Government (General) Regulation 2005*, a list of investments held by Council as at 30 September 2016 is provided.

MAIN REPORT

The weighted average return on all investments was 3.31% p.a. for the month of September 2016. The industry benchmark for this period was 1.74% (Ausbond Bank Bill Index).

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

The Responsible Accounting Officer is the Manager Finance & Corporate Planning.

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

RECOMMENDED

That Council:

- i. note that the Responsible Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act*, Regulations, and Council's Investment Policy;**
- ii. note the list of investments for September 2016; and**
- iii. note the weighted average interest rate return of 3.31% p.a. for the month of September 2016.**

ATTACHMENTS

1. Investment Report - September 2016



ORDINARY COUNCIL

ORD05

SUBJECT: ADDENDUM REPORT - DEMOLITION OF AN EXISTING DWELLING AND CONSTRUCTION OF A SINGLE STOREY MEDICAL CENTRE, CAR PARK, SIGNAGE, DRAINAGE, LANDSCAPING AND ASSOCIATED SITE WORKS - 7 PARK STREET, CAMDEN

FROM: Director Planning & Environmental Services
TRIM #: 16/263240

APPLICATION NO: DA 105/2016
PROPERTY ADDRESS: 7 Park Street, Camden
APPLICANT: Mr Sean Johnson

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the demolition of an existing dwelling and construction of a single storey medical centre, car park, signage, drainage, landscaping and associated site works at 7 Park Street, Camden.

The DA is referred to Council for determination following the deferral of this item at the 24 May 2016 meeting for further investigation to determine whether the application meets medical licensing requirements in accordance with the *Private Health Regulation 2010* (Regulation), *Private Health Facilities Act 2007* (Act), and the Australasian Health Facility Guidelines (Guidelines) which is discussed further below.

SUMMARY OF RECOMMENDATION

That Council determine DA 105/2016 for demolition of an existing dwelling and construction of a single storey medical centre, car park, signage, drainage, landscaping and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

HISTORY

DA105/2016 was reported to Council on 24 May 2016.

The original DA proposed:

- Demolition of an existing dwelling and associated outbuildings;
- Construction of a purpose built medical centre containing two theatres, recovery area, administration areas, amenities, and service rooms;
- Construction of a carpark at the rear of the building to accommodate 10 vehicles (including one disabled space);
- Removal of seven trees;
- Erection of signage;
- Drainage, landscaping and associated site works;
- Operating hours of 8:00am to 5:00pm, Monday to Friday;
- Maximum of six staff; and
- 12 procedures to be conducted a day.



The DA was deferred at the 24 May 2016 meeting for further investigation to determine whether the application meets medical licencing requirements in accordance with the *Private Health Regulation 2010* (Regulation), *Private Health Facilities Act 2007* Act and the Guidelines.

BACKGROUND

Environmental Planning and Assessment Act 1979

A DA is to be assessed in accordance with Section 79C of the *Environmental Planning and Assessment Act 1979* which does not require the referral of an application to NSW Health and does not require an assessment against the Regulation, the Act, and the Guidelines.

The Private Health Care Unit of NSW Health are responsible for assessing an application for a private health facility against the Regulation, the Act, and the Guidelines. NSW Health assesses an application on its merits and as such does not necessarily require strict compliance. The assessment by NSW Health is to occur following DA approval.

The proposed medical centre is permissible in the B4 Mixed Use zone in which the site is located and is considered acceptable having regard to Section 79C of the *Environmental Planning and Assessment Act 1979*.

Consultation with NSW Health

Subsequent to the 24 May 2016 Council meeting, Council staff contacted the Private Health Care Unit of NSW Health to discuss medical licencing requirements pursuant to the Regulation. NSW Health confirmed the following:

- An approved development consent and evidence the building will comply with the requirements of a Class 9a building as required by the Building Code of Australia is required to be submitted as part of the medical licence application.
- After DA approval, NSW Health issues an "Approval In Principle" licence followed by Plan Approval with conditions. The building is then constructed and fitted out with an inspection then carried out by NSW Health, after which the full licence is issued.
- NSW Health does not offer a peer review service for DAs prior to determination; licencing assessment is not carried out by NSW Health until after DA approval is granted.
- The Private Health Care Unit of NSW Health assesses medical licence applications made under the Regulation. Schedule 1 of the Regulation requires applications to comply with the Guidelines. Compliance with the Guidelines can be considered on merit and NSW Health may request additional information from the applicant should they seek an alternate solution to the Guideline.
- It has established that a dedicated ambulance bay is not required to service the development.

Although medical licencing is assessed by NSW Health after DA approval, a NSW Health Report was submitted by the applicant, which provides an assessment against



the Guidelines and demonstrates that compliance via a merit-based assessment can be achieved.

To provide Council certainty, a condition is recommended in this instance requiring an 'Approval In Principle' for a Licence for a Private Health Facility prior to the issue of a Construction Certificate or demolition of the dwelling.

The proposed DA complies with the requirements of the Camden LEP and DCP and the applicant has demonstrated the application is capable of achieving medical licencing as assessed by NSW Health post DA approval.

Amended Proposal

Subsequent to the 24 May 2016 Council meeting, amended plans and information were submitted to Council. The amendments to the DA include:

- Reconfiguration to the internal layout and modification to some windows; and
- The relocation of the building 0.4m to the west to accommodate a 1m wide accessible path along the eastern property boundary.

The proposal, as amended, now involves:

- Demolition of an existing dwelling and associated outbuildings;
- Construction of a purpose built medical centre containing one theatre, recovery area, administration areas, amenities and service rooms;
- Construction of a carpark at the rear of the building to accommodate 10 vehicles (including one disabled space);
- Removal of seven trees;
- Erection of signage;
- Drainage, landscaping and associated site works;
- Operating hours of 8:00am to 5:00pm, Monday to Friday;
- Maximum of six staff; and
- 12 procedures to be conducted a day.

The services offered by the medical centre relate to:

- Gastroscopy;
- Colonoscopy;
- Minor ear/nose/throat procedures;
- Excision of skin lesions;
- Minor urological procedures e.g. vasectomy; and
- Minor gynaecological procedures and the like.

The amended proposal complies with the requirements of the Camden LEP and DCP.

The amended plans and additional information were renotified to all property owners originally notified and to original submitters. The amended plans are provided below and as an Attachment to this report.

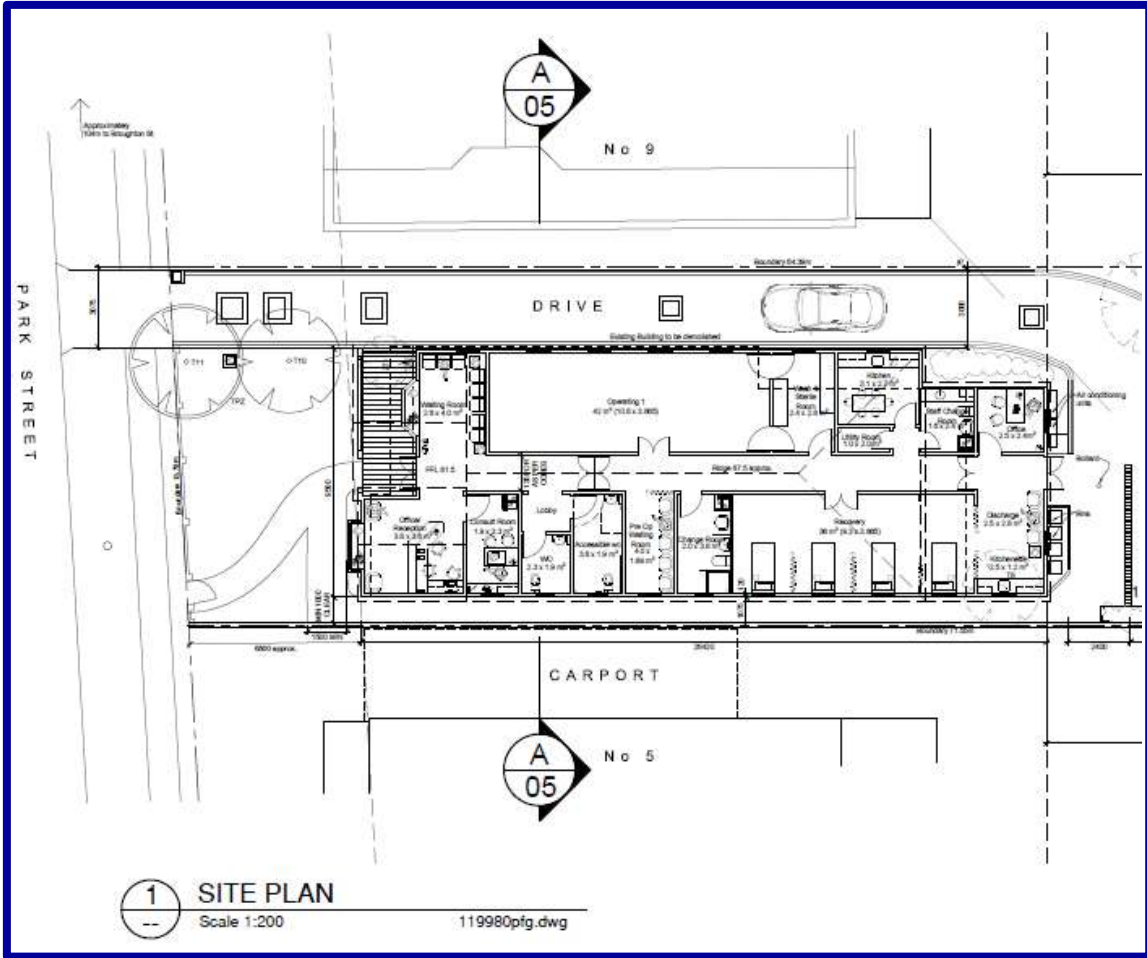


Figure 1 – Revised site plan

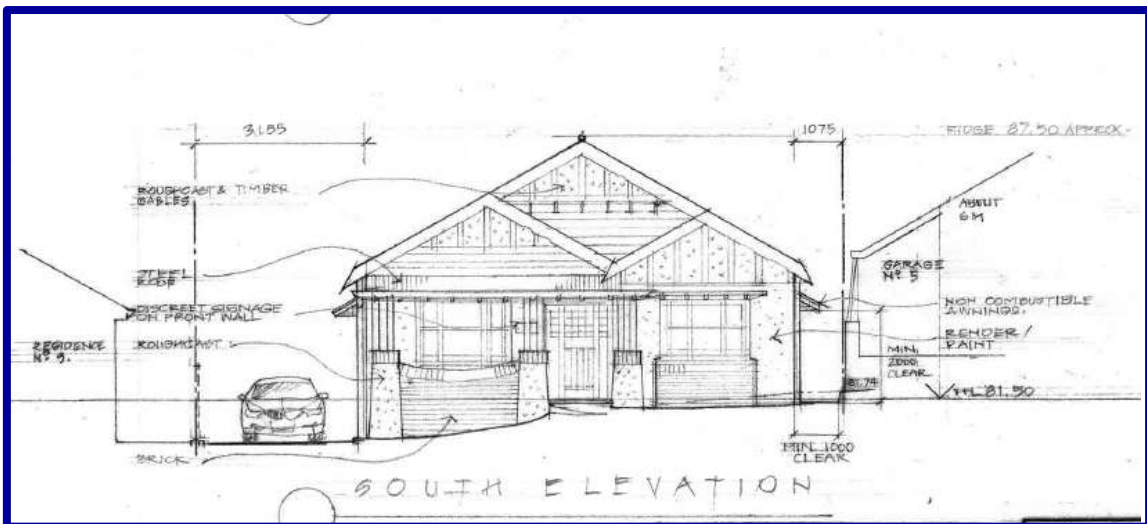


Figure 2 – Front elevation

HEALTH REPORT

Subsequent to the 24 May 2016 Council meeting, the applicant submitted a NSW Health Report prepared by the Director of Nursing for Healthwoods Day Surgery, which provided an assessment of the proposal against the Regulation, the Act and the



Guidelines. The applicant's Health Report indicates the proposal is capable of complying with medical licencing requirements, based on a merit assessment.

In summary:

- The applicant intends to submit an application to NSW Health for Anaesthesia, Gastrointestinal Endoscopy and Surgery (Minor Urology and Ophthalmic procedures) health services.
- DA approval must be granted before applying to the NSW Private Health Care Unit for medical licencing pursuant to the Regulation.
- In assessing applications for licences, the NSW Private Health Care Unit applies a merit-based assessment after the DA is approved. The submitted NSW Health Report provides an assessment of the proposal against the requirements of the Guidelines, demonstrating compliance can be achieved.
- A dedicated ambulance bay is not required to service the development. There is no specific clause in the Regulation or Act stipulating that a private health facility is required to have designated onsite ambulance parking. The Regulation requires the facility to have a procedure in place should an ambulance be required. A sufficient procedure has been detailed within the submitted NSW Health Report.
- The maximum number of medical procedures performed on any one day will be 12.
- The Guidelines do not specify staffing levels. However, the Australian Academy of Medicine and Surgery recommend nurse/patient ratio for unconscious patients be one-to-one. For conscious, stable patients, one nurse for every three to five patients is recommended depending on patient numbers.

As confirmed by the owner/licensee, there will be six staff in total on the premises at any one time:

Type of Qualification	Role	Requirement under the Regulation
Registered Nurse	Director of Nursing	Part 3 Conduct of Private Health Facilities (13)
Registered Nurse	Theatre	Schedule 1, Division 2 Clinical Care (12)
Registered Nurse	Recovery	Schedule 1, Division 2 Clinical Care (12)
Medical Practitioner	Sedationist	Schedule 1, Division 2 Clinical Care (12)
Medical Practitioner	Proceduralist	Schedule 1, Division 2 Clinical Care (12)
Administrative	Reception	N/A



-
- under Schedule 1(9) of the Regulation, the proposed development must have a back-up power supply in place that is capable of maintaining essential services. Details of the backup power supply to be installed are as follows:

6 kVA Tower: Width 225mm x Depth 700mm x Height 600mm (similar to a computer tower). The power supply unit is small, will be stored internally and does not generate significant noise given energy is provided via a battery.

The NSW Health Report is attached to this report, along with a copy of the NSW licence application form for a Private Health Care Facility and a fact sheet relating to assessment and licence lodgement information.

HERITAGE IMPACTS

The subject site is located within the Camden Heritage Conservation Area. The DA was accompanied by a statement of heritage impact, which is provided as an **Attachment** to this report.

Council's Heritage Officer has advised that the existing building is dilapidated and does not significantly contribute to the conservation area. Therefore, its demolition is supported.

The proposed single storey building has been designed to present to the public domain as a dwelling, that is sympathetic to its surroundings and the existing dwellings in Park Street. The heritage significance of the area will therefore not be undermined and will be enhanced by the replacement of a dilapidated building.

The relocation of the building 0.4m to the west to accommodate an accessible path will not adversely impact the streetscape character.

PUBLIC NOTIFICATION

Submissions received prior to the 24 May Council Meeting

Prior to the 24 May 2016 meeting the following submissions were received (inclusive of late submissions):

- Eleven submissions (from eight property addresses) objecting to the proposal;
- Six individual submissions supporting the proposal;
- Two submissions with 34 signatories in support of the proposal.

These submissions were addressed in the original Council report. **A copy of the original report, which details the issues raised in the submissions, is provided as Attachment 1.**

Submissions received after the 24 May Council Meeting

In response to NSW Health medical licencing requirements, revised documents were provided and the application was re-notified from 16 June, 2016 to 29 June, 2016 and 5 September, 2016 to 18 September, 2016.

Since the 24 May Council, Meeting the following submissions were received:

- Thirteen submissions objecting to the proposal (from nine property addresses).
- Six submissions supporting the proposal.
- Two submissions comprising of 217 signatories in support of the proposal.

Some of the matters raised in the submissions received in response to the amended plans, reiterated the concerns of a previous submission which were addressed in the original report to council. **A copy of the original report, which details the issues raised in the submissions, is provided as Attachment 1.**

The following discusses the submission issues that have not previously been addressed:

1. Size of recovery room

NSW Health requires 9m² per bed within the designated recovery room. Six beds are shown on the plans, however only two would be accommodated based on 9m² per bed.

Officer Comment

The revised plans provide a 36m² recovery room comprising four beds (9m² per bed). The NSW Health Report notes four beds are appropriate for one theatre room.

2. Definition of use

The proposal is in accordance with a Medical Centre definition, however it is described as a Day Surgery on the plans.

Officer Comment

The proposed development is defined as a Medical Centre pursuant to the Camden Local Environmental Plan 2010. A Medical Centre fits within the blanket definition of a Health Services Facility as follows:

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

There is no definition for a Day Surgery as part of the Health Services Facility definition within the Camden LEP. In accordance with the definition for a Medical Centre, surgical treatment is permitted as follows:

medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such



services are principally provided by health care professionals. It may include the ancillary provision of other health services.

Note. Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

For the purposes of obtaining a medical licence after DA approval is granted, the NSW Private Health Care Unit (which assesses applications for medical licensing) use different definitions/terminology that may not relate to Camden LEP definitions used for DA approval.

3. Building Code of Australia

The Building Code of Australia BCA96_Vol1A13 defines a Health Care Building as a Clinic, Day Surgery or Procedure Unit. Concerns are raised concerning the proposal's compliance with the BCA.

Officer Comment

The Building Code of Australia BCA96_Vol1A13 lapsed on July 2013. The current version (National Construction Code – Building Code of Australia – 2016) provides various definitions to assist interpretation of BCA requirements. The proposed building is defined as a Class 9a building requiring Type C construction. Council's Building Surveyors have reviewed the proposed design and confirm the building is capable of complying with the 'deemed to satisfy' provisions of the BCA.

A standard condition is recommended requiring compliance with the BCA.

4. Car Parking

The inclusion of a Give Way sign will not assist when the car park is full, given that vehicles will be unable to manoeuvre and will be required to reverse out, which is dangerous.

Officer Comment

The car park has been designed in accordance with Australian Standards. The Australian Standards are based on minimum dimensions to allow vehicles to safely manoeuvre. The proposal demonstrated that vehicles will be able to enter and exit the site in a forward direction should the car park be full.

Although a dedicated ambulance bay is not required for the proposed development in accordance with the the *Private Health Regulation 2010* (Regulation), in certain circumstances an ambulance may be required to reverse out of the site. The Regulation requires a procedure to be in place should an ambulance be required.

The submitted NSW Health Report details the procedure for an ambulance to safely manoeuvre in and out of the site:

- Should the accessible parking space be unoccupied, the ambulance can manoeuvre within the site and drive out in a forward direction.
- Should the accessible parking space be occupied, the ambulance can be directed to reverse out of the site by staff in accordance with the procedure.

In any event, an emergency vehicle is not required to enter the site and may remain on the public road.

5. Design standards for the operating theatre

The operating theatres will not meet the minimum design and configuration standards. The site is too small to accommodate the proposed use.

Officer Comment

Room dimensions and layout have been assessed against the requirements of the Guidelines within the submitted NSW Health Report. Compliance with the Guidelines can be merits-based and is assessed by the NSW Private Health Care Unit following the granting of DA consent i.e. room dimensions and layouts can differ from the Guidelines as long as sufficient justification is provided.

Council is not the authority to assess medical licensing requirements, which must be assessed out by the NSW Private Health Care Unit following DA consent being granted. A condition of consent is recommended requiring an 'Approval In Principle' medical licence prior to the demolition of the dwelling or the issue of a Construction Certificate.

The proposed development complies with the requirements of the Camden LEP and DCP and is not considered to result in an overdevelopment of the site.

6. Change in law concerning cosmetic surgery

Due to a change in legislation for cosmetic surgery by the NSW Government (legislated in June), applications for cosmetic surgery must comply with NSW Health guidelines.

Officer Comment

The proposed development does not seek a licence for cosmetic surgery. The premises will submit an application for Anaesthesia, Gastrointestinal Endoscopy and Surgery (Minor Urology and Ophthalmic Procedures) health services.

The medical licensing requirements for the three prescribed classes will be assessed by the NSW Private Health Care Unit following DA approval (if granted).

7. Steepness of exit ramp

The exit ramp at the rear of the building is short and steep and does not comply. A landing is also required.

Officer Comment

Access to the carpark from the rear of the building will be at a grade no steeper than 1:20, which is in accordance with the Building Code of Australia (BCA). A standard condition is recommended ensuring that the entire development complies with the BCA.

8. Hydrology Information

No information is provided concerning provision of stormwater detention.



Officer Comment

Stormwater plans have been provided and assessed. The proposed on-site detention basin is of sufficient size to ensure post development water flows meet pre-development flows in accordance with Council's engineering specifications i.e. there will be no additional stormwater runoff as a result of the proposal.

9. Rezoning of properties in Park Street to previous 3(f) zoning.

Some of the residential properties in Park Street should be rezoned back to 3(f), which is more appropriate for the current residential character of the street.

Officer Comment

The current B4 Mixed Use zoning was a like-for-like conversion from the former Local Environmental Plan No. 45 to the Standard Instrument Camden Local Environmental Plan 2010.

The current B4 Mixed Use zone was previously zoned 3(f) Town Centre Support, whereby a 'Hospital' was permitted with consent ('Medical Centre' was not a defined land use at the time). Dwelling houses were only permitted in the 3(f) zone if they were used in conjunction with another permitted use.

Zone 3(f) is similar to the B4 Mixed Use zone in that its intention was to support primary office and retail functions of the 'Town Centre Zone' (now identified as the B2 Local Centre zone) while providing services to the surrounding community.

It is acknowledged that dwellings currently exist within the B4 zone however 'Residential Accommodation' is prohibited in the zone.

10. The Camden Town Centre Strategy (2008)

The Camden Town Centre Strategy (2008) is inconsistent with the zoning regime with respect to the extent of B4 Mixed Use encroachment into Park Street and Menangle Road. The Camden LEP fails to recognise the residential character and function of Park Street and Menangle Road.

Officer Comment

The Camden LEP takes precedence over The Camden Town Centre Strategy (2008). The site is zoned B4 Mixed Use where a Medical Centre is permitted with consent.

The Camden Town Centre Strategy (2008) encourages adaptive reuse of buildings within the Camden Heritage Conservation Area and a mixture of residential and commercial uses to promote social and cultural interaction and accessibility. The proposed development maintains the values of the conservation area while providing a commercial use that will support the town centre and surrounding residential development.

11. The Camden Town Centre Vision (2014)

The Camden Town Centre Vision (2014) does not address the B4 Mixed Use encroachment into fringing residential areas.



Officer Comment

The proposed use is considered to be consistent with the Camden Town Centre Vision.

12. Objectives of the Camden LEP

The proposed development is in conflict with the objectives of the B4 zone pursuant to the Camden LEP.

Officer Comment

Objectives of the B4 Zone

Objective 1: *To provide a mixture of compatible land uses.*

Comment: Most of buildings in Park Street are utilised as dwellings. The B4 zone does not list Residential Accommodation as a permitted land use. The proposed Medical Centre is permitted with consent in the B4 Mixed Use zone and contributes to a mixture of land uses envisaged by this zoning.

The proposal is considered to be compatible with future land uses permitted with consent in the B4 zone together with the existing residential dwellings. The building is single storey and does not adversely impact on privacy or solar access. The proposed hours of operation, being 8:00am until 5:00pm, Monday to Friday, are outside of sensitive hours. The inclusion of a 1.8m high acoustic fence around the car park and vehicle access will assist in the attenuation of noise, which has been recommended as a condition of consent.

It is also noted that a Medical Centre is permitted with consent in the residential zones of Camden.

The proposed use is considered to be compatible with residential development by providing supporting services to surrounding residents.

Objective 2: *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*

Comment: The proposed Medical Centre will be accessible via public transport, walking and cycling from the adjacent Camden Town Centre and from surrounding residential development located in the R3 Medium Residential and R2 Low Density Residential zones.

Objective 3: *To minimise conflict between land uses within the zone and land uses within adjoining zones.*

Comment: The proposed Medical Centre is adjacent to single dwellings, which are prohibited in the B4 zone; however, they existed prior to the commencement of the Camden LEP 2010. The Medical Centre is not considered to conflict with existing residential uses, or future uses that are permitted with consent.

The site is adjacent to land zoned B4 Mixed Use and RE1 Public Recreation and is within proximity to land zoned B2 Local Centre, R3 Medium Density Residential and R2 Low Density Residential. The medical centre will support existing and permitted uses within these zones and is not considered to conflict with these zones.



-
- Objective 4: *To encourage development that supports or complements the primary office and retail functions of the local centre zone.*

Comment: The proposed Medical Centre will support and complement the office and retail functions of the adjacent B2 Local Centre zone by providing a medical service for the community.

13. Incompatible setbacks with existing streetscape

The revised side boundary setback compromises the streetscape character by presenting a greater than expected distance between buildings.

Officer Comment

The proposed side boundary setbacks (1m eastern side boundary and 3m western side boundary) are similar to the existing building to be demolished (0.7m eastern side boundary and 3.1m western side boundary). The side boundary setbacks are therefore not inconsistent with the existing building to be demolished.

Impacts to the streetscape character should be understood from a holistic perspective, which includes side boundary setbacks, the front boundary setback and the design/appearance of the building.

The relocation of the building 0.4m to the west to accommodate an accessible path does not adversely impact the streetscape character.

The proposed front boundary setback is 6.5m, consistent with adjacent dwellings (6.5m and 7m). The single storey building has been designed to read as a dwelling, which is sympathetic to existing dwellings in Park Street. The proposed building is considered compatible with existing buildings in Park Street and the revised side boundary setbacks will not compromise the streetscape character.

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. The proposed development fully complies with the requirements of the Camden LEP 2010 and the Camden DCP 2011. Accordingly, DA 105/2016 is recommended for approval subject to the attached conditions.

RECOMMENDED

That Council approve DA 105/2016 for the demolition of an existing dwelling and construction of a single storey medical centre, car park, signage, drainage, landscaping and associated site works at 7 Park Street, Camden, subject to the conditions attached.

ATTACHMENTS

1. Previous Council Report
2. Recommended Conditions
3. Proposed Plans
4. NSW Health Report



-
5. Medical Licencing Process and Application Form
 6. Statement of Heritage Impact
 7. Floor Plans - *Supporting Document*
 8. Public Exhibition and Submissions Map - *Supporting Document*
 9. Previous Submissions - *Supporting Document*
 10. Submissions - *Supporting Document*



ORDINARY COUNCIL

ORD06

SUBJECT: EXPANSION OF GREEN WASTE SERVICE TO ELLIS LANE, GRASMERE AND KIRKHAM

FROM: Director Planning & Environmental Services

TRIM #: 16/289110

PURPOSE OF REPORT

The purpose of this report is to:

1. Advise Council on the findings of a residents' survey regarding the current green waste disposal practices of residents within the suburbs of Ellis Lane, Grasmere and Kirkham; and
2. Recommend that Council approve the extension of its green waste service to the suburbs of Ellis Lane, Grasmere and Kirkham.

BACKGROUND

Council does not currently provide a green waste service to a number of suburbs including Grasmere, Ellis Lane, parts of Cobbitty, Bringelly, Rossmore, Leppington and Catherine Fields.

This decision was based on the expected volume of material produced at these properties exceeding the capabilities of the service and the capacity of these properties to manage their green waste on-site.

In recent years, Council has received infrequent requests from residents to supply a green waste collection service to the suburbs of Ellis Lane, Grasmere and Kirkham. The supply of a green waste collection service to these areas was reviewed by Council in 1997 and 2003. It was resolved on both occasions not to implement the service based on resident consultation and larger lot sizes.

In February 2016, Council officers surveyed residents from Ellis Lane, Grasmere and Kirkham to gauge an understanding of the green waste disposal practices of these residents. The survey was undertaken in areas zoned Large Lot Residential (R5) with lot sizes up to 4,000m², as depicted in Figure 1 below.

Council officers also sought to determine whether a green waste service would meet residents' needs and expectations. The survey was distributed to properties currently paying for a rural waste service within the suburbs of Ellis Lane, Grasmere and Kirkham.

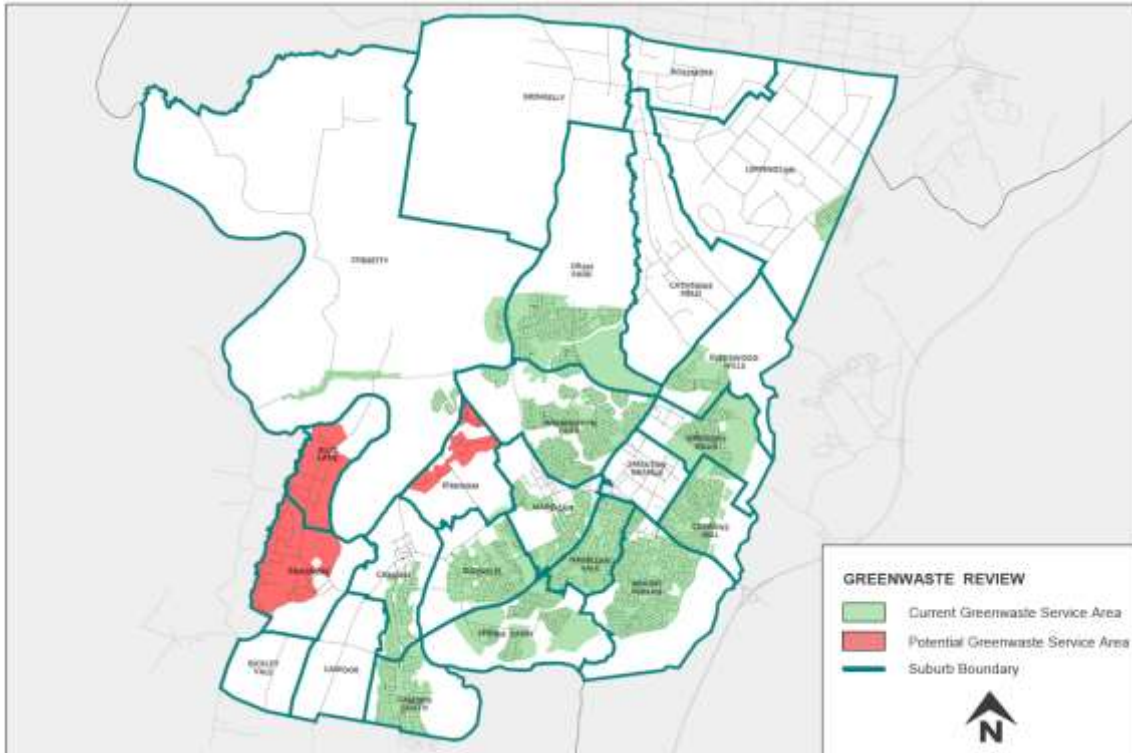


Figure 1 – Current green waste service area and area under review

MAIN REPORT

The survey was completed by 370 residents' giving a participation rate of 44.3%. This survey participation rate is considered to be statistically significant (95% confidence interval) and reflective of views of the surveyed population.

The survey gathered information on residents current waste management practices, types of waste generated and frequency of disposal. The survey also gathered data on residents' perceptions in relation to Council's green waste service, cost and benefit.

The survey found:

- 62% of respondents would utilise the service weekly or fortnightly showing a need for a regular green waste disposal option.
- The majority of material identified was considered compliant with the criteria for Council's current green waste service.
- The most frequently stated issue was the additional cost and time taken for the disposal of material. Tipping fees at the Spring Farm resource recovery park would be considered comparable to the annual charge for Council's current green waste service.
- 50% of respondents would be willing to pay for a green waste collection service.
- 22% of respondents stated they did not want a green waste bin as it offered them no benefit.



Alternative waste disposal options were also evaluated against the feedback and a green waste collection service was confirmed as the most suitable service option based on residents' needs, perceptions and waste generation.

Other options included green waste chipping, tip vouchers and home composting workshops. Alternative options would require residents to keep waste on-site, transport waste themselves or would be of greater cost to implement while not meeting the main needs of residents.

As Council does not currently collect green waste from rural areas, no green waste generation data for larger lots currently exists. Therefore, green waste generation rates and tonnages for properties in Ellis Lane, Grasmere and Kirkham are currently unknown but are expected to exceed current budgeted disposal estimates, which are based on lower generation rates for smaller urban properties.

It is anticipated that Council's current waste collection fleet would have the capacity to collect the estimated additional green waste bins and tonnages from Ellis Lane, Grasmere and Kirkham.

OPT-OUT OPTION

For residents that do not want a green waste service, Council's current three bin service has an opt-out option that is available to all residents. This option includes a brief resident questionnaire to confirm that alternative strategies are in place to manage their green waste.

Should Council determine to extend the green waste service, information on opting out of the service will be included with information on the expansion of the green waste service to be mailed to residents in Ellis Lane, Grasmere and Kirkham.

IMPLEMENTATION

Should Council determine to extend the green waste service to these suburbs, an implementation phase of approximately three months would be required. This would involve:

- Development of a communication strategy to affected residents, informing them of the intention to extend the service, associated costs and opt-out option;
- Ordering of bins;
- An education campaign for residents on what is and is not accepted through the green waste collection service;
- Delivery of bins to properties.

FINANCIAL IMPLICATIONS

The implementation of a green waste service would see the following change in the domestic waste management charge for affected residents in 2016/17 as they move from a rural two bin service to an urban three bin service.

Depending on the timing of implementation, any fee increase would be pro-rated for the remaining period of the year.



Service	2016/17 Rural 2 bin service fee	2016/17 3 bin urban service fee	Fee increase
80 litre	\$228.60	\$285.60	\$57.00
120 litre	\$287.10	\$338.60	\$51.50
240 litre	\$528.20	\$586.60	\$58.40

As this proposal is an expansion of an existing service and fees and charges adopted as part of the 2016/17 budget process, no public exhibition process is required.

As part of the extension of the green waste collection service, Council would need to purchase and deliver green waste bins to those properties at an estimated cost of \$45,000. This would be funded from the Domestic Waste Management Plant Reserve.

Any increased additional disposal costs will be considered as part of adopting the 2017/18 budget.

CONCLUSION

Findings from the survey identified a need for Council to provide assistance to residents in Ellis Lane, Grasmere and Kirkham for the disposal of green waste.

The implementation of a collection service would see one 240L bin delivered to each residential property. Residents would be able to request additional bins if required or request a green waste exemption (opt-out) as per Council’s current process.

A communication and education strategy would be developed and delivered to residents outlining how the service works, when it will be implemented and the opt-out process. Implementation of a service could be done within an estimated three months allowing for education, ordering and delivery of bins.

RECOMMENDED

That Council endorse the extension of Council’s green waste collection service to properties within the suburbs of Ellis Lane, Grasmere and Kirkham.



ORDINARY COUNCIL

ORD07

SUBJECT: LIVE AND LOCAL MUSIC GRANT
FROM: Director Customer & Corporate Services
TRIM #: 16/289232

PURPOSE OF REPORT

Council has been successful in obtaining a Live and Local Music Project grant of \$27,500.00 from the Office of Live Music and Arts NSW.

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

This report seeks Council acceptance of the grant funding and authorisation for the funding agreement, and other relevant documents, to be finalised and executed.

BACKGROUND

The Live Music Office, in partnership with Arts NSW invited, 13 Western Sydney Councils to apply for the Live and Local Music two year Strategic Initiative. The key objective is *'to build capacity and provide jobs for musicians and support local businesses in programming live music'*. It also is to support the goals of The Live Music Office NSW to support the growth of the venue-based live music sector and to increase opportunities for live music by identifying and advocating better policy, regulation and strategy and to increase economic, tourism and artistic opportunities at a local level.

MAIN REPORT

Council was one of five successful applicants and will receive funds to hold two events;

1. Argyle Street Live and Local micro festival (2017);
2. Camden LGA Live and Local micro festival (2018).

These will be free community events, one each year in 2017 and 2018, to showcase Camden's high calibre professional and emerging musicians and groups. In considering the possible events, Council had regard to the guidelines for the grant submission provided by the Office of Live Music and Arts NSW.

In 2017, the event is proposed to focus on a cluster of three to four venues and working with venue partners in the retail, café and restaurant scene of Argyle Street.

The 2018 event is proposed to focus on other parts of the LGA, with a component of an outdoor music event involving young people. The Live and Local Camden Music project will start initial planning in January 2017, with project completion by June 2018.

In addition to the funding agreement, it will be necessary to negotiate additional agreements with artists, sponsors and venues as they arise.

FINANCIAL IMPLICATIONS

Council will receive \$27,500 in total to be used for artist fees, technicians and musicians' fees for the two events. Other costs including promotion and staff resources



will be met within existing budgets, however, collaborative marketing with venues and sponsorship will also be investigated.

CONCLUSION

This project provides an opportunity to showcase local talent and support the growth of live music. The project will also increase opportunities for live music by identifying and advocating better policy, regulation and strategy. Live music can also increase economic, tourism and artistic opportunities locally.

Therefore it is recommended that Council accept the grant, note the events to be held and write to the Minister of the Arts and Deputy Premier of NSW, Troy Grant, and the State Member for Camden, Chris Patterson, thanking them for their support.

RECOMMENDED

That Council:

- i. accept the funding of \$27,500.00 from the Live Music Office in partnership with Arts NSW;**
- ii. authorise the relevant documentation to be finalised and executed under delegation; and**
- iii. write to the Minister of the Arts and Deputy Premier of NSW, Troy Grant, and the State Member for Camden, Chris Patterson, thanking them for their support.**

ATTACHMENTS

- 1. Camden Council - Live Music Office Grants - Approval Letter**



ORDINARY COUNCIL

ORD08

SUBJECT: MINUTES TO THE 6 JULY 2016 AND 10 OCTOBER 2016 BUSINESS ASSURANCE AND RISK COMMITTEE MEETINGS

FROM: General Manager

TRIM #: 16/209807

PURPOSE OF REPORT

The purpose of this report is to provide Council with the minutes of the 6 July 2016 and 10 October 2016 Business Assurance and Risk Committee meetings.

BACKGROUND

Council endorsed the implementation of a Business Assurance and Risk Management framework in June 2014 and, as part this framework, a Business Assurance and Risk Committee was established.

The objective of the Business Assurance and Risk Committee is to provide independent assurance and assistance to Camden Council on risk management, control, governance and external accountability responsibilities.

The Business Assurance and Risk Committee membership includes both independent external members and Councillors. The Committee is required to meet a minimum of four times per year.

Council resolved to adopt the Committee's current Business Assurance and Risk Committee Charter on 13 October 2015. The Charter includes a requirement to report to Council the minutes of the Business Assurance and Risk Committee meetings for noting.

MAIN REPORT

The Business Assurance and Risk Committee met on 6 July 2016. The agenda discussed at the meeting included consideration of the following:

- Plant Replacement Program Internal Audit Report;
- Section 94 Contributions Review Report;
- Procurement Internal Audit Report;
- Other Audit and Risk Related Matters;
- Internal Audit Plan Status Update;
- Audit Report Recommendations – Implementation Status Update – June 2016;
- External Audit Update;
- Enterprise Risk Management System;
- Governance Information Report;
- Forward Meeting Plan – Business Assurance and Risk Committee Meetings.

The Business Assurance and Risk Committee met again on 10 October 2016. One of the Committee's responsibilities is to review the annual financial statements and the results of the financial statement external audit. At the October meeting, the Business Assurance and Risk Committee considered the financial statements and a presentation by Council's external auditors on the audit for the year ended 30 June 2016. The



Annual Financial Statements are included as a separate report in tonight's Business Paper.

The minutes for the Business Assurance and Risk Committee meeting of 6 July 2016 were adopted at the 10 October 2016 Committee meeting and are attached. The minutes of the 10 October 2016 Committee meeting were approved by the Committee post meeting and are attached.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

CONCLUSION

The Business Assurance and Risk Committee play an important role in supporting the governance framework of Council. Reporting the minutes from Committee meetings keeps Council informed of the outcomes from those meetings and are submitted for information.

RECOMMENDED

That Council note the Minutes to the Business Assurance and Risk Committee meetings of 6 July 2016 and 10 October 2016.

ATTACHMENTS

1. Minutes to the 6 July 2016 Business Assurance and Risk Committee Meeting
2. Minutes to the 10 October 2016 Business Assurance and Risk Committee Meeting



ORDINARY COUNCIL

ORD09

SUBJECT: ROADS AND MARITIME SERVICES 2016/17 BLOCK GRANT AGREEMENT

FROM: Director Community Infrastructure

TRIM #: 16/294161

PURPOSE OF REPORT

To seek Council acceptance of funding for 2016/17 under the Regional Roads Block Grant Agreement.

BACKGROUND

Roads and Maritime Services (RMS) provides funding assistance to Councils each year through the Regional Road Block Grant Agreement for road pavement maintenance on regional roads, and signage and line marking maintenance and changes. The Agreement sets out the conditions of the grant funding and reporting requirements as part of the grant acquittal process.

MAIN REPORT

The expenditure of Block Grant funds is at Council's discretion, but must be directed to '*acts of construction, maintenance improvements and related planning design, environmental surveys*' subject to the following conditions:

- Roads Component and Supplementary Roads Component being spent on Regional Roads, as identified in the Block Grant Agreement;
- Traffic Facilities Component, being spent on traffic facilities to '*assist the flow of traffic and maximise road safety*' on Regional and Local Roads; and
- Expenditure of these grant monies is in accordance with the terms and conditions of the Block Grant Agreement.

The funds offered are summarised below.

Block Grant Component	2016/17 Grant (GST exclusive)
Roads Component – roads maintenance on regional roads	\$119,000
Supplementary Roads Component – roads maintenance	\$39,000
Traffic Facilities Component – signs and linemarking	\$140,000
Total Grant	\$298,000

It is noted that funding offered does not cover the full cost of maintenance of regional roads, and the maintenance of signs and linemarking across the whole LGA, but is considered a contribution towards these costs.

A copy of the Block Grant Agreement is provided as **Attachment 1**, which includes the list of regional roads.



FINANCIAL IMPLICATIONS

The 2016/17 Regional Road Block Grant is \$298,000 (GST exclusive). Council is not required to match this funding in order to accept the grant. Council's 2016/17 budget estimate was \$302,000 (GST exclusive), the budget will be adjusted at the next available quarterly budget review.

CONCLUSION

RMS has confirmed annual Block Grant Funding amounts totalling \$298,000 (GST exclusive) for 2016/17, and it is proposed that Council accept the funding offered.

RECOMMENDED

That Council:

- i. accept RMS funding of \$298,000 (GST exclusive) under the 'Block Grant Agreement';**
- ii. authorise the relevant documentation to be finalised and executed under delegation; and**
- iii. write to the Minister for Roads, Maritime and Freight, The Hon. Duncan Gay, and the State Member for Camden, Chris Patterson, thanking them for their ongoing support.**

ATTACHMENTS

- 1. 2016-17 Agreement for Block Grant Assistance to Camden Council for Regional Roads**



ORDINARY COUNCIL

ORD10**SUBJECT: STAGE 2 BUSH REGENERATION IN GUNDUNGURRA RESERVE (SOUTH), CAMDEN****FROM:** Director Community Infrastructure**TRIM #:** 16/291035

PURPOSE OF REPORT

To advise Council of the successful grant funding application for \$29,500 from the Department of Industry, Skills and Regional Development administered by Greater Sydney Local Land Services to undertake bush regeneration works in Gundungurra Reserve (South), and to seek Council's endorsement to accept the funding.

BACKGROUND

In 2015, Camden Council received funding through the Department of Industry, Skills and Regional Development administered by Greater Sydney Local Land Services (GSLLS) in order to buffer and protect the condition of regenerating Critically Endangered Ecological Communities (Cumberland Plain Woodland) and Endangered Ecological Communities (River Flat Eucalypt Forest and Elderslie Banksia Scrub Forest) and build resilience in the Spring Farm Corridor.

The aim of the project was to regenerate, restore and protect these vegetation communities within a selected core regeneration area of Gundungurra Reserve (South). This was achieved through the implementation of primary and secondary weed control to protect native flora species and allow natural regeneration. An Expression of Interest was submitted to continue the conservation and land management partnership with GSLLS, requesting a funding contribution of \$29,500 (GST exclusive) from GSLLS.

MAIN REPORT

Gundungurra Reserve (South) is located at 275 Richardson Road, Spring Farm (Lot 3, DP 1007608), and is one of three land parcels known as 'Gundungurra Reserve' (as shown in **Attachment 1**). The Gundungurra Reserve (South) land parcel is approximately 22ha in size. Stage 1 of the project saw weeds such as African Olive, African Lovegrass and Bridal Creeper, managed across approximately 1.5ha of this Reserve. Stage 2 Expression of Interest proposed a further 1.5ha of weed management works within Gundungurra Reserve (South), working to expand the core conservation area using the same methods and project aims as Stage 1.

A total of 29 threatened flora and fauna species have been recorded within the Spring Farm area that have the potential to establish within the reserve and will benefit from natural bush regeneration.

GSLLS has advised Council that the grant of \$29,500 (GST exclusive) for 'Stage 2 Bush Regeneration in Gundungurra Reserve (South)' has been approved.

Weed control and bush regeneration works will be completed through hand removal and herbicide treatment (i.e. cut & paint, basal bark poisoning, spot-spraying) of African



Olive, African Lovegrass, Lantana, and other weeds present within the site. Maintenance of the site following the project will be undertaken by Council's Bush Regenerators.

FINANCIAL IMPLICATIONS

Council has been successful in its application for funding of \$29,500 (GST exclusive) for 'Stage 2 Bush Regeneration in Gundungurra Reserve (South)' from the Department of Industry, Skills and Regional Development administered by GSLLS.

In the request for funding, it was identified that Council would provide in-kind contributions to the project. As part of normal operational costs, Council will undertake monitoring, recording, planning and project coordination, and Council's Bush Regenerators together with volunteers will conduct primary and secondary weed control. This in-kind contribution is valued at \$30,500 and will be funded from the existing operational budget.

CONCLUSION

Council has been successful in its application for funding of \$29,500 (GST exclusive) for 'Stage 2 Bush Regeneration in Gundungurra Reserve South' from the Department of Industry, Skills and Regional Development administered by GSLLS.

RECOMMENDED

That Council:

- i. accept the funding for \$29,500 (GST exclusive) for 'Stage 2 Bush Regeneration in Gundungurra Reserve South' from the Department of Industry, Skills and Regional Development administered by Greater Sydney Local Land Services;**
- ii. authorise the relevant documentation to be finalised and executed under delegation; and**
- iii. write to the Minister for Primary Industries, The Hon. Niall Blair MLC, and the State Member for Camden, Chris Patterson, thanking them for their support.**

ATTACHMENTS

- 1. Stage 2 Bush Regeneration Gundungurra Reserve South - Location Map**



ORDINARY COUNCIL

ORD11

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - HERITAGE PROTECTION SUB-COMMITTEE
FROM: Cr Cagney
TRIM #: 16/300825

"I, Councillor Cindy Cagney, hereby give notice of my intention to move the following at the Council Meeting of 25 October 2016:

That a Heritage Protection Sub-Committee be established as a 355 committee of Camden Council, and that the committee be made up of: Councillor representatives, Community representatives, Independent Heritage experts and representatives from local Historical Groups and other appropriate organisations.

That a report outlining possible frameworks for the committee, as well as information relating to the functions of similar committees in other Local Government Areas, be prepared for Council's deliberation."

RECOMMENDED

That:

- i. a Heritage Protection Sub-Committee be established as a 355 committee of Camden Council, and that the committee be made up of: Councillor representatives, Community representatives, Independent Heritage experts and representatives from local Historical Groups and other appropriate organisations;**
- ii. a report outlining possible frameworks for the committee, as well as information relating to the functions of similar committees in other Local Government Areas, be prepared for Council's deliberation.**



ORDINARY COUNCIL

ORD12

SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC

FROM: Director Customer & Corporate Services

TRIM #: 16/214353

In accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*, the following business:

- Acquisition of Land for Road Purposes - Part Lot 1 DP 133298, Part Lot 1 DP 1097049 Camden Valley Way and Part Lot 1 DP 998313 Macarthur Drive, Elderslie

is, in the opinion of the General Manager, of a kind as referred to in Section 10A(2) of the Act, being:

- *Information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c));*
- *Commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i));*
- *Commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council (Section 10A(2)(d)(ii)).*

and should be dealt with in a part of the meeting closed to the media and public.

Council may, by resolution, allow members of the public to make representations as to whether the meeting should be closed before any part of the meeting is closed to the public. A representation by a member of the public as to whether a part of the meeting should be closed to the public can only be made for a fixed period immediately after the motion to close the part of the meeting is moved and seconded. That period would be limited to four minutes, in line with Council's Public Address Policy.

The meeting will only be closed during discussion of the matters directly the subject of the report and no other matters will be discussed in the closed section of the meeting.

Members of the public will be readmitted to the meeting immediately after the closed section is completed and if the Council passes a resolution during that part of the meeting that is closed to the public, the Chairperson will make the resolution public as soon as practicable after that closed part of the meeting has ended.



RECOMMENDED

That Council:

- i. hear any objection or submission by a member of the public, limited to a period of four minutes, concerning the closure of the meeting; and**
- ii. close the meeting to the media and public to discuss a report about information conferring a commercial advantage and commercial information of a confidential nature dealing with acquisition of land for road purposes, in accordance with the provisions of Sections 10A(2)(c), 10A(2)(d)(i) and 10A(2)(d)(ii) of the *Local Government Act, 1993*.**