



Camden Council

Business Paper

Ordinary Council Meeting
13 June 2017

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 |
| DCP | Development Control Plan |
| DDCP | Draft Development Control Plan |
| DoPE | Department of Planning & Environment |
| 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 |
| OEH | Office of Environment & Heritage |
| 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

ORDER OF BUSINESS - 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 23 May 2017.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 23 May 2017, 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: CONSTRUCTION OF AN INDUSTRIAL BUILDING AND ASSOCIATED SITE WORKS - 18A LITTLE STREET, CAMDEN

FROM: Director Planning & Environmental Services

TRIM #: 16/276968

APPLICATION NO: DA 139/2016
PROPERTY ADDRESS: 18A Little Street, Camden
APPLICANT: Jeremy Swan
OWNER: Mr & Mrs Trautsch

UPDATE

The DA is referred to Council for determination following the deferral of this item at the 23 May 2017 meeting for a Councillor site inspection.

The 23 May 2017 Council report is provided below. No changes have been made to this report since it was reported on 23 May 2017.

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the construction of an industrial building and associated site works at 18A Little Street, Camden.

The DA is referred to Council for determination as five submissions including one submission containing 34 signatures have been lodged objecting to the proposed development.

SUMMARY OF RECOMMENDATION

That Council determine DA 139/2016 for the construction of an industrial building and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

THE PROPOSAL

DA 139/2016 seeks approval for the construction of an industrial building and associated site works.

Specifically the proposed development involves:

- Construction of an industrial unit with a total floor area of 190m² (gross floor area (GFA) of 175m²);
- Removal of one Jacaranda tree;
- Provision of three on site car parking spaces;
- Creation of a 1.5m stormwater easement along the southern boundary of the site; and
- Associated landscaping and site works.

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

THE SITE

The site is known as 18A Little Street, Camden and is legally described as Lot 2 DP 369966.

The site is located on the eastern side of Little Street and has an area of 474.2m², a depth of approximately 34m and a frontage of 13.8m to Little Street.



The site is vacant with the exception of an existing carport structure. Access to the site is via an existing driveway off Little Street.

The site is located within the IN2 Light Industrial zoned land and sits within an area which comprises a mix of light industrial uses including car repair workshops, catering companies, warehouses and residential dwellings.

Residential accommodation is prohibited in the IN2 Light Industrial zone. The existing dwellings within the IN2 land have existing use rights.

The site adjoins residential lots to the east which are zoned R2 Low Density Residential and are accessed from, and front Broughton Street. A zoning map is provided below.



KEY DEVELOPMENT STATISTICS

The development has been assessed against the relevant planning controls and is generally compliant, with the exception of two variations discussed in this report. Below is a summary of the key development statistics associated with the DA and any variations.

| | Requirement | Proposed | Compliance |
|------------------------------|--|---|-----------------|
| Camden LEP 2010 | | | |
| 4.3 Height | Maximum 9.5m | 9.5m | Yes |
| 4.4 Floor Space Ratio | Maximum 1:1 | 0.36:1 | Yes |
| Camden DCP 2011 | | | |
| B5.1 Car Parking | One car space per 70m ² of GFA for Industry or Light Industry | Three car spaces including one accessible space | Yes |
| D4.2.1 Front Setback | Minimum 7.5m | 15.23m | Yes |
| D4.2.3 Minimum Floor Area | Minimum 140m ² | 175m ² | Yes |
| D4.4 | Medium Rigid Vehicle | Small Rigid | No – See |



| | | | |
|---|------------|---------|---------------------------------|
| Minimum Size Service Vehicle for GFA <300m ² | | Vehicle | DCP Variation 1 |
| D4.4 Driveway Width for Industrial Development | Minimum 9m | 4m | No – See DCP Variation 2 |

ASSESSMENT

Zoning and Permissibility

| | |
|-----------------|---|
| Zoning: | IN2 Light Industrial. |
| Permissibility: | The proposed development includes the construction of an industrial building only. No use is proposed as part of this application. Any future use will require either development consent or a complying development certificate to be approved prior to the unit being occupied. |

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

| | |
|---|---|
| State Environmental Planning Policy(s) - S79C(1)(a)(i) | <u>Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River</u> Compliant with conditions recommended where necessary. <u>State Environmental Planning Policy No. 55 – Remediation</u> Compliant with conditions recommended where necessary. |
| Local Environmental Plan - S79C(1)(a)(i) | <u>Camden LEP 2010</u> Compliant with conditions recommended where necessary. |
| Draft Environmental Planning Instrument(s) - S79C(1)(a)(ii) | None applicable. |
| Development Control Plan(s) - S79C(1)(a)(iii) | <u>Camden DCP 2011</u> Generally compliant with two variations proposed as discussed in detail below. |
| Planning Agreement(s) - S79C(1)(a)(iiiia) | None. |
| The Regulations - S79C(1)(a)(iv) | Impose prescribed conditions. |
| Likely Impacts - S79C(1)(b) | The likely impacts are discussed in the key issues and submissions sections of this report. |
| Site Suitability - S79C(1)(c) | The site is suitable for development and the site attributes are conducive to development. |
| Submissions - S79C(1)(d) | Five submissions, including one submission containing 34 signatures, have been received all objecting to the proposal; this is discussed in the Submissions section of this report. |
| Public Interest - S79C(1)(e) | The development is in the public interest. |



Compliance with Plans or Policies

Two variations are proposed to the Camden DCP 2011.

DCP Variation 1 - Minimum Design for Service Vehicle

DCP Control

The Camden DCP (Section D4.4) requires the minimum size service vehicle for development with a GFA less than 300m², to be a medium rigid vehicle.

Variation Request

The applicant proposes that the development will require a small rigid vehicle (SRV) only to service the future use. The following justification has been provided:

- There are no specific objectives for the control.
- The smaller size of vehicle will result in less of an impact on both residential neighbours within the street.
- Council can impose a condition to the effect that the site is restricted to the size of a SRV, which ensures that any future operator and use will need to comply with.

Council Staff Assessment

Council staff are satisfied with the justification and support the variation for the following reasons:

- The site is restricted in size and it is not feasible to accommodate a reasonable sized building and an adequate on-site turning area for a medium rigid vehicle.
- The zoning of land (IN2 Light Industrial) and the floor area of the building will restrict the type of uses that can occur on the site.
- It is not anticipated that medium rigid vehicles would be required to service a building of its size.
- A condition is recommended restricting vehicles larger than small rigid vehicles from servicing the site.
- Conditions are recommended requiring loading and unloading to occur within the building and no unloading from the street.

DCP Variation 2 – Driveway Width

DCP Control

Section D4.4 of the Camden DCP requires access driveways to be designed in accordance with AS2890.2 which necessitates a 9m wide driveway crossover.

Variation Request

A four metre wide driveway is proposed which is adequate for a small rigid vehicle. The subject site is 13.87m wide. If a nine metre crossover is required it would result in a greater impact on the streetscape and would not allow for suitable landscaping to be provided within the front setback area.

Council Staff Assessment

Council staff support the variation for the following reasons:

- The nine metre wide driveway is only required to accommodate medium rigid vehicles. The site will not be serviced by vehicles of this size as discussed earlier in this report.
- The four metre wide driveway is acceptable to accommodate small rigid vehicles.
- The provision of a nine metre wide driveway would remove one on-street car parking space and would reduce the amount of landscaping that can be provided within the front setback.

Key Issues

During the assessment of this DA, Council staff met with some of the submitters to discuss their issues with the proposed development and to discuss their broader concerns with the existing zoning of Little Street. The IN2 Light Industrial zoning is an ongoing concern for some residents.

As part of the comprehensive review of the Camden Local Environmental Plan (LEP) 2010, Council's Strategic Planning Branch will review the industrial land within the Camden Local Government Area.

The LEP review process is a three phase program, with Phase 1 having commenced in July of 2016. Phase 2 of the review will include higher level investigations such as a review of industrial lands (inclusive of Little Street) and will investigate aligning the Camden LEP to the adopted District Plan.

Studies to inform Phase 2 are underway. However Phase 2 will not be formally considered by Council until the District Plan process is finalised as any changes to the Camden LEP must be consistent with the vision and priorities of the adopted District Plan.

The other key issues associated with the DA are limited to the variations and submission issues discussed in this report.

Submissions

The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 18 February 2016 to 2 March 2016. Five submissions, including one submission containing 34 signatures, have been received (all objecting to the proposed development).

During the assessment of the DA, the applicant submitted amended plans at the request of Council officers. The DA was amended to remove one of the industrial units. A copy of the amended plans was provided to all submitters for review.

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

1. Inappropriateness of industry in Little Street



Officer comment:

The site is zoned IN2 Light Industrial. The DA proposes an industrial building which is permissible and consistent with the objectives of the IN2 zone. The DA must be assessed against the current zoning and applicable controls.

It is acknowledged the surrounding area contains a range of land uses including residential properties. The development has been assessed against all relevant planning policies and is not considered to have any unacceptable impacts upon the surrounding area. Consequently it is considered to be an appropriate development for this site and area.

2. Non-compliance with the DCP minimum lot size and lot width for industrial buildings

Officer comment:

The DCP controls (Section D4.2.1) relating to lot size and lot width are not applicable to this DA. The DCP details the controls that are required when creating an industrial allotment via subdivision, however this is an existing allotment.

The DA is seeking to construct an industrial building which is permissible in the IN2 zone.

3. Inadequate carparking and traffic issues

Officer comment:

Three car parking spaces are being provided on site, which complies with the DCP requirement for light industry (one space per 70m² of GFA). A condition is recommended requiring any future use to retain the three car parking spaces on site to ensure the development satisfies the car parking requirement of the DCP.

The car park has been designed in accordance with the relevant Australian Standards to accommodate a small rigid vehicle. The proposal demonstrates that vehicles will be able to enter and exit the site in a forward direction should the car park be full.

The site will be restricted to the use of small rigid service vehicles as detailed previously. There will be no additional heavy vehicles accessing Little Street as a result of this development.

4. Overdevelopment of the site

Officer comment:

The applicant amended the design during the assessment of the DA at the request of Council officers as the two units originally proposed did not comply with the minimum floor area for industrial units specified in the DCP.

As part of the amended proposal, one unit was removed from the proposal. The removal of the unit enabled increased setbacks for the building and incorporation of additional landscaping between the building and the allotment boundaries. The development complies with the Camden LEP floor space ratio requirement and does not exceed the maximum building height.

The DCP requirement for car parking has been achieved, however a variation is proposed with respect to the size of the vehicle accessing the site and the width of the access driveway.

Council staff are satisfied that the amended development is suitable for the site.

5. Concern with 9.5m building height and the impact on the Heritage Conservation Area

Officer comment:

The development complies with the building height specified by the Camden LEP 2010. The height proposed is appropriate for an industrial building.

The site is not a heritage item and is not located within a heritage conservation area (HCA). Council's Heritage Advisor is satisfied the proposed development will not be intrusive upon the HCA of Broughton Street which adjoins the site to the east.

6. Building with large blank unattractive concrete walls will block views and reduce natural sunlight to adjoining properties.

Officer comment:

Following discussions with Council officers the applicant made a number of amendments to the development including increasing the rear setback to one metre, amending the building design by providing greater articulation and the provision of additional landscaping. The design of the amended development is considered acceptable.

It is acknowledged that the proposed building will be visible from the residential properties in Broughton Street however this is unavoidable at the interface of different zonings. There will be no unacceptable overshadowing impacts on the Broughton Street properties from the development.

7. No on-site detention proposed

Officer comment:

Council's Engineer is satisfied that the proposed 4,000 litre rainwater tank will adequately cater for on-site detention given the size of the site and that the development will not result in any significant increase in stormwater runoff. Conditions are recommended that will require compliance with Council's Engineering Specifications.

8. Effect the value of our property

Officer comment:

The loss of property values is not a matter for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*.

9. No uses nominated for the proposed building



Officer comment:

There is no requirement to nominate a use as part of the DA. Any future use will need to comply with the conditions of consent. A condition is recommended which limits the hours of operation for any future use to Monday to Friday 8.00am-6.00pm and Saturday 8.00am-1.00pm only.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 139/2016 is recommended for approval subject to the conditions attached to this report.

RECOMMENDED

That Council approve DA 139/2016 for the construction of an industrial building and associated site works at 18A Little Street, Camden, subject to the recommended conditions.

ATTACHMENTS

1. Recommended Conditions
2. Proposed Plans
3. Public Exhibition and Submissions Map - *Supporting Document*
4. Submissions - *Supporting Document*



ORDINARY COUNCIL

ORD02

SUBJECT: CONSTRUCTION OF A TWO STOREY DWELLING WITH DETACHED GARAGE - 13 ASCOT DRIVE, CURRANS HILL

FROM: Director Planning & Environmental Services

TRIM #: 17/144009

APPLICATION NO: DA101/2017

PROPERTY ADDRESS: 13 Ascot Drive, Currans Hill

APPLICANT: Blue Tongue Homes P/L

OWNER: Amit Kumar

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the construction of two storey dwelling with a detached garage at 13 Ascot Drive, Currans Hill.

The DA is referred to Council for determination as there is an unresolved submission objecting to the proposed development.

SUMMARY OF RECOMMENDATION

That Council determine DA101/2017 for construction of a two storey dwelling with a detached garage pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

THE PROPOSAL

DA101/2017 seeks approval for the construction of two storey dwelling with a detached garage at the rear.

Specifically the proposed development involves:

- construction of a two storey dwelling containing four bedrooms, meals/kitchen/family room, study and service areas;
- construction of a detached double garage at the rear of the site, fronting Oakbank Place;
- associated site works; and
- stormwater connection to street.

Estimated cost of works is \$320,539.

A copy of the proposed plans is provided as an attachment to this report. Further information on the DA is publicly available on Council's website under the Development tab, by clicking on 'Check/Find a Development Application Online'.



THE SITE

The site is known as 13 Ascot Drive, Currans Hill and is legally described as Lot 2 DP 1211986. The site has an area of 407.6m² and is located on the western side of Ascot Drive, Currans Hill. The site also has a rear frontage to Oakbank Place, Currans Hill.

The subject site is currently vacant and is burdened by a restriction that requires vehicular access and driveways to be on the lot boundaries fronting Oakbank Place.

Surrounding residential development consists of recently completed single and two storey dwellings on both sides of Ascot Drive and three recently completed single and two storey dwellings on Oakbank Place. An unnamed public reserve is located to the northwest of the site.



KEY DEVELOPMENT STATISTICS

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

| Camden LEP Development Standards | | | |
|---|-----------------|-----------------|-------------------|
| | Standard | Proposed | Compliance |
| Height (cl.43) | Maximum 9.5m | 7.5m | Yes |

| Camden DCP Controls | | | |
|---|---|---------------------------|-------------------|
| | Control | Proposed | Compliance |
| Cut & fill (B1.2) | Max 1m. | Cut 400mm. Fill 600mm. | Yes |
| Off Street Car parking rates/requirements (B5.1) | Two car parking spaces for dwellings with more than two bedrooms. | Two car garage proposed. | Yes |



| | | | |
|--|---|--|-----|
| Height (D2.1.3) | Maximum two storeys. | Two storeys. | Yes |
| | Ground floor maximum 1m above natural ground. | Ground Floor maximum 1m above NGL. | Yes |
| Visual and Acoustic Privacy (D2.1.4) | Direct overlooking of the main living areas and private open spaces of adjacent dwellings should be minimised. | Living areas are located on the ground floor. First floor rear elevation contains two windows serving a bedroom. These are considered low use rooms. | Yes |
| Site Cover (D2.1.5) | <u>Site Cover – Two Storey</u> Max 50% Ground Floor. Max 30% Upper Floor. Landscape Minimum 30% Site. | <u>Ground</u> 38%. <u>Upper</u> 20%. 40% of the site is to be landscaped. | Yes |
| Private open space (D2.1.5) Principal private open space (PPOS) | - Min 20% Site Area = 81.4m ² (min 4m x 2.5m). Connects to living zone - Min PPOS of 24m ² (min dimension of 4m). | A minimum 20% of the site is to be provided as POS. Minimum 4m x 2.5m area. Connects to meals/family room. | Yes |
| Private open space solar access | Min 50% PPOS to receive at least 3hrs solar access between 9am & 3pm on 21 st June. | A minimum 50% of the PPOS will receive greater than three hours solar access between 9am & 3pm on 21 st June. | Yes |
| Garages (D2.1.6) | Rear loaded double and tandem garages permitted. | Detached single storey double garage as per restriction on title, the garage contains access from Oakbank Place. Garage is of complimentary design and materials to the dwelling. | Yes |

| D2.3.3 Manooka Valley Release Area | | | |
|---|----------------|-----------------|-------------------|
| | Control | Proposed | Compliance |



| | | | |
|--|---|---|-----|
| Front setback (min) | 4.5m | 4.5m | Yes |
| Secondary Street Setback – Lots < 450m² | 2m. | Lot size = 407.6m 2m setback to detached garage (Oakbank Place). | Yes |
| Garage Setback (min) | 1m behind building line 5.5m front boundary Third Garage additional 1m. | Detached garage behind the dwelling, which fronts the secondary street (Oakbank Place) 2m setback from boundary. | Yes |
| Side Setback (min) | 0.9m. | Garage - 900mm (northern) - 4.8m (southern). Dwelling - 1.701m northern - 1.5m (southern). | Yes |
| Rear Setback Ground Floor | Min 4m. | 11m from Oakbank Place boundary. | Yes |
| Rear Setback First Floor | Min 6m. | 11m from Oakbank Place boundary. | Yes |

ASSESSMENT

Zoning and Permissibility

| | |
|------------------------|---|
| Zoning: | R1 General Residential |
| Permissibility: | Dwelling house permissible with development consent |

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

| | |
|---|---|
| State Environmental Planning Policy(s) - S79C(1)(a)(i) | <u>Deemed SEPP No. 20 – Hawkesbury-Nepean River</u> - Compliant with conditions. <u>SEPP (BASIX) 2004 – BASIX Certificate provided.</u> |
| Local Environmental Plan - S79C(1)(a)(i) | <u>Camden LEP 2010</u> - Compliant with conditions. |
| Draft Environmental Planning Instrument(s) - S79C(1)(a)(ii) | None applicable. |
| Development Control Plan(s) - S79C(1)(a)(iii) | <u>Camden DCP 2011</u> - Compliant with conditions. |
| Planning Agreement(s) - S79C(1)(a)(iiia) | None. |
| The Regulations - S79C(1)(a)(iv) | Impose prescribed conditions. |



| | |
|-------------------------------|--|
| Likely Impacts - S79C(1)(b) | No significant impacts. |
| Site Suitability - S79C(1)(c) | The site is suitable for development and the site attributes are conducive to development. |
| Submissions - S79C(1)(d) | One submission was received which is discussed in the Submissions section of this report. |
| Public Interest - S79C(1)(e) | The development is in the public interest. |

Key Issues

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

Submissions

The DA was publicly exhibited for fourteen days in accordance with the DCP. The exhibition period was from 16 February 2017 to 1 March 2017. One submission was received.

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

1. *Concern is raised a garage façade with a 2m setback is inconsistent with the existing streetscape of Oakbank Place and fails to comply with the Development Control Plan 2011.*

Officer Comment:

Oakbank Place is a 100m long no through road which consists of three recently completed dwellings (two x two storey and a single storey with a single street frontage) along the eastern side and an un-named reserve along the western side. The subject site is one of three vacant sites located at the far end of the cul-de-sac and is an irregular shaped allotment with two street frontages (Ascot Drive and Oakbank Place).

These lots are subject to an 88B restriction which requires dwellings to face Ascot Drive, with vehicle access and driveways from Oakbank Place only. It is considered the single storey double garage, being finished in materials to match the dwelling, is a consistent element within the local area as the majority of dwellings contain a double garage.

The Camden DCP 2011 (Section D2.3.3 Manooka Valley) requires a secondary setback for lots less than 450m² of 2m and that garages be located behind the principal building line, 5.5m from the front boundary. The site has two street frontages, with Ascot Drive the primary frontage and Oakbank Place being the secondary. The proposed garage complies with the 2m minimum secondary setback control and is suitably located behind the principal building line and front boundary.

2. *Concern is raised the proposal will devalue adjoining properties.*

Officer Comment:

This is not a matter of consideration in the assessment of this application under S79c of the *Environmental Planning & Assessment Act 1979* and is not a reason to refuse development consent.



-
3. *Concern is raised over potential overlooking of private open space from the first floor rear elevation windows.*

Officer Comment:

The proposal is considered acceptable with regard to overlooking as the windows on the upper level service bedroom and bathrooms, which are considered low use rooms.

Furthermore, the subject and objector's site is separated by 11 Ascot Drive. Whilst currently vacant, it is expected 11 Ascot Drive will be developed in the future, providing a further visual buffer.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA101/2017 is recommended for approval subject to the conditions attached to this report.

RECOMMENDED

That Council approve DA101/2017 for the construction of two storey dwelling with detached rear garage, at 13 Ascot Drive, Currans Hill.

ATTACHMENTS

1. Recommended Conditions
2. Proposed Plans
3. Floor Plans - *Supporting Document*
4. Public Exhibition and Submissions Map - *Supporting Document*
5. Submission - *Supporting Document*



ORDINARY COUNCIL

ORD03

SUBJECT: CONSTRUCTION OF A TWO STOREY CHILDCARE CENTRE, MEDICAL CENTRE, INDOOR SWIMMING POOL, NEIGHBOURHOOD SHOP AND ASSOCIATED CARPARKING, SITE WORKS AND LANDSCAPING - 34 & 40 MILTON CIRCUIT, ORAN PARK

FROM: Director Planning & Environmental Services

TRIM #: 17/91080

APPLICATION NO: 350/2016

PROPERTY ADDRESS: 34 & 40 Milton Circuit, Oran Park

APPLICANT: Oliver Meehan

OWNER: Oxandra Management Danke Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the construction of a two storey childcare centre, medical centre, indoor swimming pool, neighbourhood shop and associated carparking, site works and landscaping at 34 & 40 Milton Circuit, Oran Park.

The DA is referred to Council for determination as there remain unresolved issues contained in five submissions received objecting to the application.

SUMMARY OF RECOMMENDATION

That Council determine DA350/2016 for the construction of a two storey childcare centre, medical centre, indoor swimming pool, neighbourhood shop and associated carparking, site works and landscaping pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached in this report.

THE PROPOSAL

Medical centre, indoor swimming pool, neighbourhood shop and associated carparking, site works and landscaping at 34 & 40 Milton Circuit, Oran Park.

Specifically the proposed development involves:

- Construction of a two storey childcare centre to accommodate 120 children and 20 staff;
- A 25m x 8m indoor swimming pool (four swimming lanes);
- Medical centre to accommodate four practitioners;
- A neighbourhood shop with a gross floor area (GFA) of 48m²;
- Car parking for 52 cars including two disabled spaces and a mini bus space;
- A combined entry and exit onto South Circuit; and
- Associated site works and landscaping.



The proposed hours of operation for each use is tabled below:

| | Monday - Friday | Saturday | Sunday & Public Holidays |
|--------------------|-----------------|------------------|--------------------------|
| Childcare Centre | 6.30am - 7:00pm | Closed | Closed |
| Neighbourhood Shop | 6:30am - 7.00pm | 7.00am - 7.00pm | 8.00am - 6.00pm |
| Medical Centre | 9:00am - 6.00pm | 8.00am - 12.00pm | Closed |
| Swimming Pool | 9.30am - 7.00pm | 7:00am - 4.00pm | 8.00am - 4.00pm |

The cost of work for the development is \$5,755,774.

A copy of the proposed plans is provided as an attachment to this report. Further information on the DA is publicly available on Council’s website under the Development tab, by clicking on ‘Check/Find a Development Application Online’.

THE SITE

The site is commonly known as 34 & 40 Milton Circuit Oran Park and is legally described as Lot 2153 and Lot 2061 in DP1205512.

The site is currently vacant and has an area of 3,540m². The site has a frontage to three streets including South Circuit to the east, Kenway Street to the north and Milton Circuit to the south.





The adjoining land to the north, south and west consists of a mixture of developed and vacant residential lots. A number of dwellings in the area are currently under construction.

To the east on the opposite side of South Circuit is Oran Park Public School. A State Significant DA is currently being assessed by the Department of Planning and Environment for the school site. The DA proposes to extend the existing Oran Park Public School to accommodate 1,000 students and to construct a new high school to cater for 2,000 students.

Council officers have made a submission that objects to the above expansion of the Oran Park School. A report on the State Significant DA is included in this business paper for Council’s consideration.

The site is located approximately 700m north east of Oran Park town centre.

The site and surrounding land is zoned R1 General Residential.



KEY DEVELOPMENT STATISTICS

The DA has been assessed against the relevant planning controls and is compliant with the exception of the one variation noted below. Below is a summary of the key development statistics associated with the DA.

| State Environmental Planning Policy (Sydney Region Growth Centres 2006) | | | |
|---|---------------|-----------------------|------------|
| Clause | Standard | Proposed | Compliance |
| 4.3 Height of Buildings | Maximum 9.5m. | Proposed height 7.9m. | Yes |



| Oran Park Development Control Plan 2007 (DCP) | | | |
|--|--|--|---------------------------------|
| Clause | Standard | Proposed | Compliance |
| 4.2 Education, Civic & Community Facilities | Education, civic and community facilities are to be located and provided generally in accordance with Figure 21. See Attachment 2. | The site is shown in Figure 21 as an indicative location for a childcare centre. | Yes |
| 7.8.2 Childcare Centres Controls for Childcare Centres – Table 24 | | | |
| Distance Separation Requirement | One km from any existing, approved or proposed child care centre, 100m from high voltage transmission lines, mobile phone towers, radio telecommunication facilities, restricted premises, sex services premises. 85m (measured at site boundary) of service stations and gas storage tanks. | The proposed childcare centre is not located in the vicinity of any of the nominated facilities. | Yes |
| | Min Allotment Size 900m ² . | 3540m ² . | Yes |
| | Min Frontage Width 26m. | 46.81m. | Yes |
| | Min Lot Depth 30m. | Varies from 46m -69m. | Yes |
| | Max Site Coverage 50%. | 33%. | Yes |
| | Min Landscaped Area 30%. | 30%. | Yes |
| | Max one storey building or ground floor for children's | Two storeys proposed with children's room on the upper floor. | No – See DCP Variation 1 |



| | | | |
|--|--|---|-----|
| Carparking for Childcare Centres | room only. | Ground Floor 3m. First floor 2.7m. | Yes |
| | Floor to Ceiling Height Min 2.4m. | | Yes |
| | Capacity - Min two places must be allocated for under two year olds. | Forty spaces for children under two are proposed. | Yes |
| | Open Space Indoor and outdoor space to be in accordance with Children Service Regulation. | 3.25m ² of indoor space required per child. 390m ² of indoor space proposed. 7m ² of outdoor space required per child. 840m ² of outdoor proposed. | Yes |
| | Setbacks Primary (Front) 6m. | Ground Floor 7.6m Upper Floor 6m. | Yes |
| | Primary Front (Landscape) 2m. | 2m. | Yes |
| | Side (Building) 2m. | 2m. | Yes |
| | Rear (Ground Floor) 4m (Upper Floor) 8m. | 4m 9.6m. | Yes |
| | Corner Lots (Street Frontage) 3m. | 6.8m and 20.1m from side streets. | Yes |
| | Min Setback for Storage Facilities 4m. | 4m. | Yes |
| | Carparking requirements for childcare centres are specified in the Camden DCP 2011. | A detailed assessment of car parking is provided below against the Camden DCP 2011 requirements. | |

| Camden Development Control Plan 2011 | | | |
|---|---|---|------------|
| Clause | Standard | Proposed | Compliance |
| B5.1 Off-street Car Parking Rates and Requirements | Neighbourhood Shop requires one car parking space per 30m ² of GFA. | The proposed shop has a GFA of 48m ² and provides two car spaces for the shop. | Yes |
| | Child care centres | Based on the breakdown of | Yes |



| | | | |
|--|---|--|------------|
| | require one car parking space per four children. | 120 children, 30 car parking spaces are required. | |
| | Medical Centres require four car space per 100m ² GFA. | Thirty off-street car parking spaces will be dedicated to the childcare centre. A GFA of 205m ² is proposed, which requires nine spaces. Nine spaces will be dedicated accordingly. | Yes |
| | Recreation Facility (indoor) - Council may require a Car Parking and Traffic Impact Assessment Study for recreation uses other than those listed. | The DCP has not nominated a specific number of car spaces for a swimming pool. A detailed traffic assessment has been submitted to support the application. Eleven of the 52 on-site spaces will be dedicated to the swimming pool use. A detailed discussion is provided later in this report. | Yes |

ASSESSMENT

Zoning and Permissibility

| | |
|----------------|---|
| Zoning: | R1 General Residential |
| Permissibility | The proposed development is defined as a 'child care centre', 'neighbourhood shop', 'recreation facility (indoor) - indoor swimming pool' and 'medical centre', which are all permissible uses with development consent in the R1 zone. |

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

| | |
|--|--|
| State Environmental Planning Policy(s) - S79C(1)(a)(i) | <p><u>State Environmental Planning Policy No. 55 – Remediation of Land:</u> Compliant with conditions recommended.</p> <p><u>Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River</u> Compliant with conditions recommended.</p> <p><u>State Environmental Planning Policy (Sydney Region Growth Centres 2006)</u> Compliant with conditions recommended.</p> |
| Local Environmental Plan - S79C(1)(a)(i) | None applicable. |

| | |
|---|--|
| Draft Environmental Planning Instrument(s) - S79C(1)(a)(ii) | The Department of Planning is proposing to introduce a new education-based State Environmental Planning Policy. The childcare centre as proposed complies with the draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. |
| Development Control Plan(s) - S79C(1)(a)(iii) | <u>Oran Park Development Control Plan 2007 (DCP)</u> Compliant with one variation proposed as discussed below. <u>Camden DCP 2011</u> Compliant with conditions recommended. |
| Planning Agreement(s) - S79C(1)(a)(iiiia) | None. |
| The Regulations - S79C(1)(a)(iv) | Impose prescribed conditions. |
| Likely Impacts - S79C(1)(b) | The likely impacts are discussed in the Key Issues section of this report. |
| Site Suitability - S79C(1)(c) | The site is suitable for development and the site attributes are conducive to development. |
| Submissions - S79C(1)(d) | Five submissions were received, which are discussed in the Submissions section of this report. |
| Public Interest - S79C(1)(e) | The development is in the public interest. |

Compliance with Plans or Policies

Oran Park Development Control Plan (DCP) Variation 1 – Use of Upper Floor Children’s Playrooms

DCP Control

The Oran Park DCP (Table 24) requires that childcare centres be one storey or, if two storey, that the children’s playrooms should be located on the ground floor.

Variation Request

The applicant proposes a two storey childcare centre with children’s rooms on both the ground and upper floors. The applicant has justified the variation as follows:

- Access to the upper floor will be provided via both a lift and stairs.
- Older children will be located on the ground floor adjacent to the outdoor play areas.
- The setbacks of the upper floor exceed the minimum setbacks specified in the DCP.
- A partial two storey building is acceptable in the context noting it is opposite the existing two storey school.
- The development contains a number of uses and the inclusion of a swimming pool at ground level necessitates three of the children’s rooms being located on the upper floor.

Council Staff Assessment

Council staff support the variation for the following reasons:



- The children's rooms on the upper floor are setback a minimum of 15m from the nearest residential property boundary.
- Adequate acoustic measures are proposed including a 1.5m acoustic fence surrounding the upper floor outdoor space and the inclusion of specific noise attenuated window treatments on the western façade of the building (facing residential properties).
- The upper floor children's rooms will be restricted to use by younger children (0-2 years). This age group are less likely to be outside and the noise generated is considered to be at a lower level than older children.
- There will be no unacceptable amenity impacts on the surrounding properties resulting from the children's play rooms and outdoor play area on the upper floor.

Key Issues

Traffic and Carparking

The proposal has been assessed against the car parking requirements specified in the Camden DCP 2011, the RMS Guide to Traffic Generation Developments and relevant Australian Standards. Council officers are satisfied the proposed development complies with the relevant controls relating to traffic and parking.

The Camden DCP was amended in December 2015 to bring the car parking requirement for childcare centres in line with the RMS Guidelines. The Camden DCP requirements for childcare centres supersede the controls for car parking in the Oran Park DCP in this case.

The Camden DCP 2011 has specific requirements for childcare centres, neighbourhood shops and medical centres as specified in the DCP compliance table.

A summary of the car parking requirements and the car parking proposed for each use is detailed below:

| Camden DCP 2011 – Car Parking | | |
|--------------------------------------|----------------------------|----------------------------|
| Proposed Use | Car Spaces Required | Proposed Car Spaces |
| Childcare Centre | 30 spaces | 30 spaces |
| Neighbourhood Shop | 2 spaces | 2 spaces |
| Medical Centre | 9 spaces | 9 spaces |
| Swimming Pool | Merits Based Assessment | 11 spaces |

The Camden DCP 2011 and the RMS Guidelines do not specify the number of car parking spaces required for an indoor swimming pool (recreational use indoor). The Camden DCP requires a traffic assessment to be submitted and a merit assessment be undertaken to determine a suitable car parking rate.

Taking a number of factors into consideration including the co-location of facilities on-site, the location of the existing Oran Park School and staggered operating hours for the different uses, it is considered that the car parking arrangement as proposed is suitable and will adequately cater for the traffic generated by staff and visitors to the swimming pool and other facilities.



Co - Location of Facilities

The swimming pool will be run as an independent business and it is anticipated that it will be utilised by the child care centre and nearby schools for swimming lessons. Eleven of the 52 on-site car spaces are specifically nominated for swimming pool patrons however it is considered that more spaces will be available for swimming pool users throughout various periods of the day.

It is anticipated that the 30 car spaces provided for the childcare centre will only be utilised at peak drop off and during the middle of the day when the childcare centre may have a crossover of staff. The swimming pool will not be operating during peak drop off time for the childcare centre (7:00am - 9:30am).

The childcare centre will not be operating after 7:00pm or on weekends so the car spaces will be available for swimming pool patrons. A condition is recommended to restrict the swimming lessons being held in the pool to outside peak pick up times for the school across road (2:30pm - 4:00pm). This will ensure that groups do not arrive to the site during this busy period.

It is expected that people visiting the neighbourhood shop will likely be visiting the other facilities on-site including the childcare centre and/or medical centre. Practitioners at the medical centre are likely to provide services to children at the childcare centre and therefore a proportion of the trips to the medical centre will be multi-purpose trips.

Staggered Operating Times

The applicant has agreed to amend the proposed operating hours for the development. The medical centre and swimming pool will not be operating in the morning until after the peak drop off time for the childcare centre which is 7:00am to 9:00am. Conditions are recommended to restrict the hours of operation to the following:

| Proposed Operating Hours For Each Use | | | |
|---------------------------------------|-----------------|------------------|--------------------------|
| | Monday - Friday | Saturday | Sunday & Public Holidays |
| Childcare Centre | 6:30am - 7:00pm | Closed | Closed |
| Neighbourhood Shop | 6:30am - 7:00pm | 7:00am - 7:00pm | 8:00am - 6:00pm |
| Medical Centre | 9:00am - 6:00pm | 8:00am - 12:00pm | Closed |
| Swimming Pool | 9:30am - 7:00pm | 7:00am - 4:00pm | 8:00am - 4:00pm |

Table 1

Council staff have reviewed the traffic report submitted with the application and are satisfied that the provision of 52 on site parking spaces will provide sufficient parking to cater for the different peak parking requirements for the uses proposed. The application demonstrates it is appropriate to consider overlapping the parking requirements as usage of the different facilities will vary throughout the day.

Other Proposed Traffic Management Measures

Plan of Management for the Childcare Centre



A Plan of Management for the child care centre will require parents to nominate a timeslot for dropping off and picking up children as part of the enrolment. The arrival and departure of parents dropping off children and picking up their children will be controlled by allocating timeslots for arrival and departure. This is to control the number of vehicles arriving on site at one time.

The allocated timeslots are in twenty minute blocks between 7:00am and 9:00am and between 4:00pm and 6:00pm. To ensure convenient parking and swift turnover of cars spaces, express parking is provided to encourage swift turnover of parking spaces during the pick up and drop off periods. A condition is recommended requiring compliance with the Plan of Management.

Courtesy Bus

A 12-seater courtesy bus service will be offered to parents and staff of the proposed childcare centre to provide access to the centre directly from home or from public transport nodes. The bus will be driven by a trained staff member with a second staff member assisting with children.

Access

The development has been amended to provide a combined entry and exit onto South Circuit. This removes direct access from Milton Circuit. A recommended condition will require a left in and left out restriction on the entry/exit to prevent traffic queuing on South Circuit.

The proposed development has been assessed in light of the existing public transport network in the area, the existing and proposed road network, likely traffic generation, and parking requirements, the design of access and egress, carparking and circulation spaces.

Council's Traffic Engineers have assessed the application and are satisfied that the existing road network can cater for the traffic generated by the development and that the number of car parking spaces proposed are sufficient and complies with the requirements of the Camden DCP 2011.

The application was referred to the RMS for comment. The RMS is satisfied that the traffic generation from the proposed development will not have a detrimental impact on the local road network.

Acoustics

A detailed acoustic report has been submitted to support the application which addresses vehicular noise generated by traffic and the car park, noise from indoor and outdoor play spaces within the childcare centre and mechanical plant and pool plant.

Council's Environmental Health Officer is satisfied the development can comply with Council's Environmental Noise Policy and be appropriately attenuated, subject to the recommended conditions.

A number of conditions are recommended requiring acoustic barriers, lining of the outer and inner walls of the childcare centre, laminated glass on the western side of the building and restricting plant noise. Implementation of these conditions will ensure surrounding residential properties are not unreasonably impacted.

Submissions

The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 20 February 2017 to 6 March 2017. Five submissions were received (all objecting to the proposed development).

At the request of Council, the applicant submitted amended plans. A copy of the amended plans was provided to all submitters for review. Council officers have not been successful in resolving the issues raised in the submissions.

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

1. *Milton Circuit is not designed for commercial traffic. Entry and exit for the development must be from South Circuit.*

Officer comment:

The development has been amended to provide a combined entry and exit onto South Circuit. As such, there will be no direct access from the development to Milton Circuit. Amended plans detailing this change have been provided to all submitters.

2. *The area is not zoned for mixed use or commercial uses.*

Officer comment:

The land is zoned R1 General Residential under the provisions of the SEPP (Sydney Region Growth Centres 2006). All four uses proposed are permissible with consent in the R1 General Residential zone. It is recommended that the hours of operation be restricted to ensure the development does not unreasonably impact on surrounding residences.

3. *Oran Park masterplan did not include the swimming pool, medical centre or neighbourhood shop.*

Officer comment:

The Oran Park Masterplan referred to in the submission is a marketing plan for the area prepared by Oran Park Town and has not been endorsed by Council.

The development as proposed is not inconsistent with the Oran Park Indicative Layout Plan (ILP) which is the adopted masterplan for the area.

4. *Inaccurate Information Submitted in Applicants Traffic Report*

Officer comment:

An updated traffic report and traffic impact statement has been submitted to support the application. A copy of the updated traffic report has been provided to all submitters. Council's Traffic Engineers are satisfied with the reports submitted and that the updated traffic modelling provided is accurate.



5. *Increased Traffic in the Area*

Officer comment:

Council's Traffic Engineers are satisfied the application demonstrates that the existing road network is capable of accommodating the traffic generated by the development.

6. *Insufficient car parking on-site/No parking provided on site for swimming pool patrons*

Officer comment:

The car parking proposed complies with the car parking requirements of the Camden DCP 2011. This has been discussed in the DCP compliance table and the Likely Impacts section of this report.

Taking into consideration the co-location of facilities on site, the location of the existing Oran Park School and staggered operating hours for the different uses, the car parking is considered suitable to cater for the demand generated by staff and visitors to the swimming pool and other facilities.

7. *Nature of the development operating hours seven days per week with long operating hours.*

Officer comment:

Council officers have negotiated revised operating hours for the development with the applicant. The proposed hours have been amended as detailed in Table 1 of this report.

In summary, the original proposal included pool opening hours of 5:30am to 9:00pm. The pool hours have since been amended to 9:30am - 7:00pm to mitigate impacts on surrounding residential properties.

The childcare centre hours comply with the Camden DCP 2011, and are consistent with other childcare centres recently approved in the LGA.

A condition is recommended to restrict the operation of each use in accordance with Table 1.

8. *Noise pollution generated from traffic/carpark/boom gate, mechanical plant and waste collection*

Officer comment:

An acoustic report has been submitted to support the application. Council's Environmental Health Officer is satisfied the development can comply with Council's Environmental Noise Policy and can be appropriately attenuated, subject to the implementation of the recommended conditions.

The following measures are recommended conditions to achieve acoustic compliance:

- An acoustic barrier varying in height from 1.8m up to 2.4m is to be erected along the northern and western boundaries of the site and between play spaces.

- The boom gate is not required and will not be approved as part of the application. A condition is recommended requiring that the car park be secured outside of operating hours to restrict vehicular access.
 - Lining of the outer and inner walls of the childcare centre is to be in accordance with the recommendations of the acoustic report.
 - Laminated glass is required on the western side of the building.
 - Mechanical plant when in operation must not exceed the project specific noise levels for residential receivers of 45 dB(A) day, 40 dB(A) evening, and 35 dB(A) night.
 - An acoustic compliance report must be submitted to Council once all uses are operating certifying that all acoustic attenuation measures have been completed and that noise levels comply with the recommendations.
 - Waste collection for the development will occur from South Circuit, adjacent to the school site and not near residential properties.
9. *Requirement for an acoustic barrier along the south boundary of the site and window treatments to be the same as the western boundary*

Council staff do not consider an acoustic barrier is required along the southern boundary as there is sufficient separation between development and the residences to the south.

A condition is recommended requiring a 1.2m high solid fence along the southern boundary to prevent light spillage from cars impacting the properties across the road.

Laminated window treatments along the western boundary are required due to the proximity of the childcare centre component of the development to the residence to the west. Council's Environmental Health Officer is satisfied this treatment is not required for any other windows as there is sufficient separation between buildings.

10. *Inadequately sized plant room for swimming pool*

Officer comment:

The plant room has been enlarged as requested by Council and is considered adequately sized to house all the associated plant and equipment.

11. *Few residences were notified*

Officer comment:

The DA was notified in accordance with the requirements of the Camden DCP 2011. Additional residences were notified due to the nature of the development.



12. *Health Impacts from use of chemicals in the swimming pool*

Officer comment:

This is not a planning related concern that needs to be considered under the *Environmental Planning and Assessment Act 1979*.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA350/2016 is recommended for approval subject to the conditions attached to this report.

RECOMMENDED

That Council approve DA350/2015 for the construction of a two storey childcare centre, medical centre, indoor swimming pool, neighbourhood shop and associated carparking, site works and landscaping at 34 & 40 Milton Circuit, Oran Park subject to the recommended conditions.

ATTACHMENTS

1. Recommended Conditions
2. Proposed Plans
3. Indicative Location of Education, Civic and Community Facilities
4. Floor Plans - *Supporting Document*
5. Public Exhibition and Submissions Map - *Supporting Document*
6. Submissions - *Supporting Document*



ORDINARY COUNCIL

ORD04

SUBJECT: SUBMISSION - EXTENSION OF THE EXISTING ORAN PARK PUBLIC SCHOOL AND A NEW ORAN PARK HIGH SCHOOL AT 390 SOUTH CIRCUIT, ORAN PARK

FROM: Director Planning & Environmental Services

TRIM #: 17/132235

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of a draft submission on a State Significant development application (DA) currently being assessed by the Department of Planning and Environment (DPE). The DA proposes to undertake development involving the extension of the existing Oran Park Public School and a new Oran Park High School and associated site works at 390 South Circuit, Oran Park.

BACKGROUND

The development is proposed by the NSW Department of Education and is classified as a *Crown development application* under Section 88 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposed development has a capital investment value exceeding \$30 million and therefore must be assessed as State Significant Development pursuant to *State Environmental Planning Policy (State and Regional Development) 2011*. Consequently, the Minister for Planning is the consent authority for the proposal.

On 27 September 2012, the Sydney West Joint Regional Planning Panel (JRPP) granted development consent to DA 445/2012 for the construction of the Oran Park Public School on the subject site. The school has been constructed and is operational, accommodating up to 704 students including a special education component. Current enrolments are at approximately 660 students.

The site is known as 390 South Circuit, Oran Park and is legally described as Lot 1000 DP 1164435. The site has a northern frontage to Dick Johnson Drive of approximately 275 metres, a western frontage to South Circuit of 325 metres, a southern frontage to Holden Drive of 261 metres and a total area of 89,201.05m². Refer to Figure 1 below.

The surrounding area is under redevelopment for a mixture of public open space, residential, child care, retail and commercial land uses.

To the north, on the opposite side of South Circuit, is Jack Brabham Reserve which comprises playing fields, an open car parking area and a club house with associated amenities.

To the east is a drainage corridor known as Julia Creek which is planned to be revegetated to form a riparian corridor that will extend between the site's eastern boundary and the Oran Park Town Centre further to the east.



To the south, on the opposite side of Holden Drive, is currently vacant land. DA 746/2015 has been approved for a medium density small lot attached housing subdivision containing 72 lots.

To the west, on the opposite side of South Circuit, development predominantly comprises low density residential lots with dwellings currently under construction.



Figure 1

South Circuit bounds the site to the west and currently provides the primary access for the Oran Park Public School.

Dick Johnson Drive bounds the site to the north and currently terminates adjacent to the northeastern corner of the site. It is intended to extend this road through to the Oran Park Town Centre to the east and the Northern Road to the west into the future.

Holden Drive bounds the site to the south and currently terminates adjacent to the south eastern corner of the site. This is intended to extend through to Oran Park Drive to the east into the future.

The site is zoned R1 General Residential and R3 Medium Density Residential under the provisions of the SEPP. Educational establishments are permissible in both applicable zones.

See Figure 2 below.

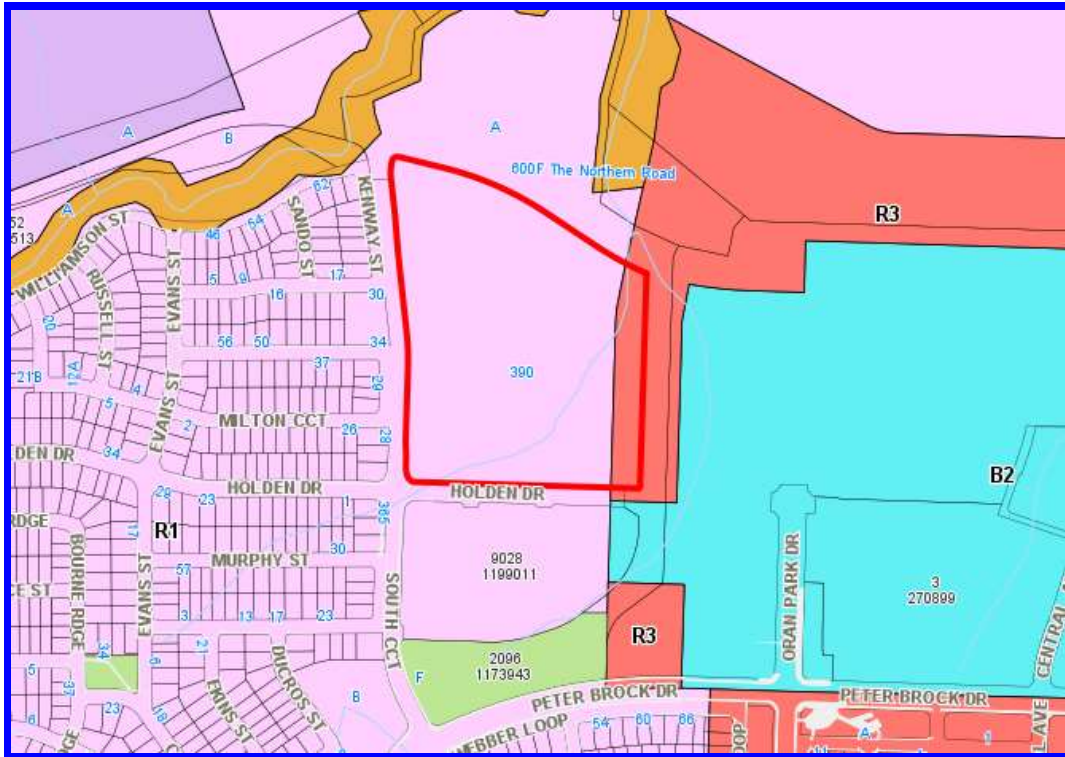


Figure 2

An amendment to the Oran Park ILP was adopted on 11 April 2017 that changed the location of the school from the area north of Dick Johnson Drive to its current location.

The site is identified in the current Oran Park ILP for a K-12 school as shown in Figure 3 below.

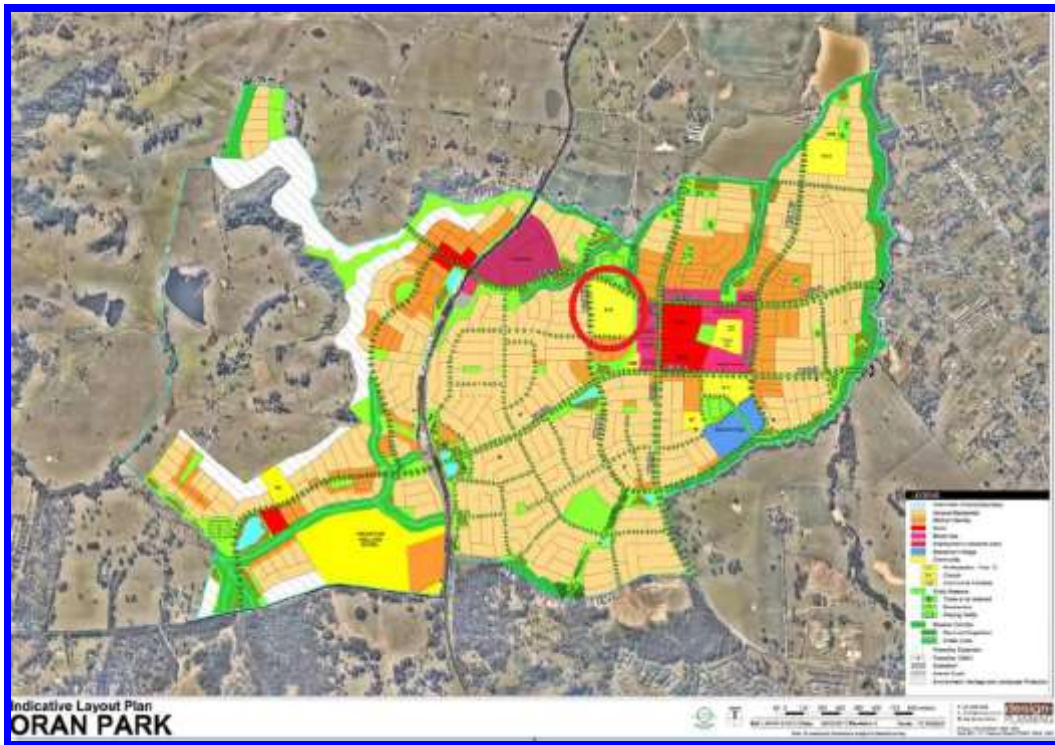


Figure 3



The subject DA was on public exhibition from 20 April to 4 June 2017.

Council requested the Department provide an extension of time until 19 June 2017 to allow Council to formally endorse a submission response. However, the Department were only willing to grant an extension until 9 June 2017.

Noting the above, Council officers have prepared and sent a submission to the Department outlining their concerns with the application.

A copy of the Council officer's submission is provided as Attachment 2 to this report.

A draft letter of endorsement of the Council officers submission is provided as Attachment 3 to this report.

MAIN REPORT

The Proposal

The proposed development comprises the following:

- Expansion of the existing Oran Park Public School (primary) by undertaking alterations and additions to existing buildings and to increase the capacity from 704 to 1,000 students and increase from 40 to 86 full time or equivalent staff;
- No changes proposed to the approved hours of operation of the existing Oran Park Public School which are 7:00am to 10:00pm Monday to Friday, with core school hours of 9:00am to 2:30pm and core staffing hours of 8:30am to 3pm;
- No changes in access or parking arrangements proposed for Oran Park Public School (there are 46 existing car parking spaces for the primary school);
- Construction of a new Oran Park High School within a complex of five buildings varying between two and three storeys with a total height of 14.8m;
- A Clause 4.6 variation proposed as parts of the new buildings will exceed the 9.5m building height control applicable to the site by up to 5.3m;
- Capacity of the new high school for 2,000 students and 160 full time or equivalent staff;
- Proposed hours of operation for the new Oran Park High School consistent with the approved hours for the existing public school;
- Construction of a multi-purpose gymnasium and three outdoor sports courts;
- The provision 10 car parking spaces for the high school;
- Provision of access to the new Oran Park High School from both South Circuit (pedestrian and waste servicing access) and Holden Drive (pedestrian and vehicular access);
- Pick up/drop off zones and a bus bay proposed on Holden Drive (not within the site);
- Landscaping works including the planting of 588 new trees and provision of a sensory garden;



A full copy of the proposed plans is provided as Attachment 1 to this report.

Assessment

Council staff have undertaken a review of the Environmental Impact Statement (EIS) and have concerns regarding the suitability of the proposed development on this site.

It is recommended that Council object to the proposed development as detailed in the Council officer submission attached to this report.

A summary of the key issues is provided below:

Traffic and Vehicle Movement

Council has major concerns with the proposed layout of the new 2,000 student high school and the extension of the primary school to increase the capacity from 704 to 1,000 students. The development as proposed will have a long term traffic impact on the surrounding precinct.

Insufficient On-site Car Parking – Primary School

There are existing traffic issues in this area related to the Oran Park Primary School, with traffic queueing along South Circuit at pick up and drop off times as there is insufficient car parking provided on-site for the existing school. Council officers have concerns that no additional onsite car spaces are proposed for the primary school.

Council officers reviewed a masterplan submitted with the Secretary's Environmental Assessment Requirements (SEARs) on 22 September 2016, which showed an additional car park to be located in the far northwestern corner of the site. This car park is not proposed as part of this application. Council staff are of the opinion that a car park can be accommodated in this area and the application should be amended to include the carpark as previously outlined.

Insufficient On-site Car Parking – High School

The provision of 10 car parking spaces on site to support a 2,000 place high school is grossly inadequate for the proposed staff, senior student population and visitors of the high school. The figures referenced in the traffic report indicate that 90% of teachers and 20% of senior students would drive to school.

Using these figures, the traffic report indicates that 204 spaces are required. This is a shortfall of 194 spaces. The surrounding road network cannot accommodate these additional vehicles.

Council's Traffic Engineers are of the opinion that a greater number of staff and students will drive to the school than referenced in the traffic report.

Council requests the high school provide both student and all staff parking on-site in accordance with the requirements of the Oran Development Control Plan (DCP). The Oran Park DCP requires education establishments to provide:

- 1 car parking space per full time equivalent staff member; plus
- 1 car parking space per 100 students; plus
- 1 car parking space per 5 students in Year 12, where appropriate.

Relocation of Bus Bays

Consideration should be given to relocating the bus bays and the provision of accessways to the Dick Johnson Drive frontage for the following reasons:

1. The three bus spaces proposed on Holden Drive will not accommodate the 15 buses required without adversely impacting the road network.
2. An indented bus bay could be provided along Dick Johnson Drive, which could accommodate a greater number of buses. Camden High School, which is currently just over half the size of this proposal, has a bus bay length that can accommodate 8 buses. Even at this length, buses, particularly in the afternoon, have to queue on the road in order to wait to access the bus bay.

Other Traffic and Parking Related Issues

1. The land to the south of Holden Drive opposite the high school is zoned R3 Medium Density. Higher density development on this land will limit on-street parking available for the school overflow. The 'no parking areas' proposed on the southern side of Holden Drive are not appropriate. Residents in the area should not be inconvenienced by 'no parking' restrictions from the proposed school.
2. The drop off zones proposed are considered inadequate and will not accommodate the proposed 400 vehicle drop off in the AM peak.
3. The requirements for visitor parking generated by the site has not been assessed in the traffic report.
4. The impact of parking demand during events has not been addressed in the traffic report.
5. Accessible car spaces should be provided on-site and not within the roadway.
6. The intersection of South Circuit and Holden Drive will be signalised in the future. The pedestrian refuge as shown on the plans will be redundant as signalised pedestrian crossings will be installed.
7. RMS current practice is not to approve zebra crossings at new schools until the minimum required numbers of pedestrians and vehicles can be established. The proposed zebra crossing should be replaced in the short term with a children's crossing, which can be implemented as part of the school opening. The crossing is not permitted to be on a raised platform. Street lighting levels should be upgraded, at the establishment of the school, to the standard required for a future combined children's zebra crossing.
8. The Green Travel Plan by the applicant has numerous theoretical plans that cannot be conditioned to be implemented as part of the ongoing operation of the high school. The car pooling as an example, would be very difficult to achieve in such a situation. The participants need to live in the same geographical area, have the same timetables with no extracurricular activities before or after school for this to be effective. While theoretically this would result in a lower demand for parking, it is unlikely to operate successfully.



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- The applicant has not provided any other examples of percentage rates of participation at other high school locations where this has worked effectively.
9. The Green Travel Plan advises that the school would encourage active transport to and from the school and encourage students to walk and cycle. The provision of 100 bicycle spaces is considered to be low considering a student population of 2,000 to achieve this outcome.
 10. The schools referred to in the traffic report including Hunter Sports High School, Parramatta Public School, Arthur Phillip High School, Homebush West and Summer Hill are not considered to be good examples to use as comparisons for the proposed Oran Park High School. For example, Parramatta Public School and Arthur Philip High School are located 150m from a train station. The private school in Summer Hill is partly a boarding school, which reduces the number of students arriving and leaving the site.
 11. The Camden LGA has one of the highest dependency rates on private vehicles due to the lack of sufficient public transport in the area. Analysis of car ownership in 2011 indicates 68% of households in Camden Council area had access to two or more motor vehicles, compared to 44% in Greater Sydney.
 12. Also, the sites used as a comparison are not of the size proposed by this school. Examples should be of a similar size and similar areas of high car dependency.
 13. It is not suitable to co-locate bus zones and no parking restrictions at high school sites. Past experience has shown that drivers spill over into the bus zone areas adversely affecting buses from effectively using the bus zones. This causes delays to school bus services and to through traffic due to buses being unable to enter the bus zone.
 14. Due to the high number of students, consideration should be given to staggering the start and finish times for the primary school and both the junior and senior high school.
 15. Holden Drive is currently a dead end. The traffic counts and volumes presented do not reflect how the road will be used in the future when Holden Drive is extended through to Oran Park Drive.

Comments from Transport NSW and RMS

The Environmental Impact Statement (EIS) details that a copy of the preliminary construction management plan was submitted to Transport NSW and the Roads and Maritime Service (RMS) for review as part of the SEARs. Confirmation is required that the RMS has reviewed the detailed traffic report submitted and raise no issues with the development as proposed.

Previous Advice

Council officers provided detailed comments on the draft Secretary's Environmental Assessment Requirements (SEARs) on 4 October 2016 for this development and raised the issue of car parking as a major concern. It does not appear that any consideration has been given to the advice already provided by Council.

A copy of the SEARS submission is provided as Attachment 4 to this report.

Other Issues

The application has not considered the Julia Creek riparian corridor that extends along the eastern boundary of the site. This land will potentially become bushfire-prone land once the revegetation of the creek occurs. Council officers recommend the Environmental Impact Statement (EIS) is amended to include an asset protection zone to reflect the potential future bushfire risk.

Public Interest

The proposal is considered not to be in the public interest in light of the issues discussed in this report.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The Department of Planning and Environment (DPE) has publicly exhibited a State Significant DA to construct an extension to the existing Oran Park Public School and the construction of a new Oran Park High School and associated site works. Council staff have prepared a submission for Councils' consideration and endorsement.

RECOMMENDED

That Council:

- i. endorse the Council officers submission objecting to the State Significant DA to construct an extension to the existing Oran Park Public School and a new Oran Park High School and associated site works;**
- ii. forward the letter of endorsement of the Council officers submission to the Department of Planning and Environment for consideration as part of its assessment of the DA; and**
- iii. forward a copy of the submission and Council's endorsement of the submission to Mr Chris Patterson MP, Member for Camden.**

ATTACHMENTS

1. Proposed Plans
2. SEARS Submission
3. Council Officer's Submission
4. Draft letter of endorsement of the Council officers submission



ORDINARY COUNCIL

ORD05

SUBJECT: DISABILITY INCLUSION ACTION PLAN
FROM: Director Customer & Corporate Services
TRIM #: 17/141485

PURPOSE OF REPORT

This report seeks Council's endorsement of the Disability Inclusion Action Plan (DIAP) to achieve a more accessible and inclusive community.

BACKGROUND

The DIAP builds on the success of Council's Disability Inclusion Plan 2013-2017. It sets out Council's commitment to the continued improvement of inclusion and access to information, services and facilities that are provided for people with disability.

Camden Council as a local government authority is required by the NSW *Disability Inclusion Act 2014* (DIA) to undertake disability inclusion action planning by 1 July 2017. The 2017-2021 DIAP's structure and content is aligned to the NSW Disability Action Planning Guidelines for local government.

Council's Disability Action Plan 2013-2017 met the requirements of the NSW *Disability Inclusion Act 2014* however, as that plan required revision, the review date was brought forward and the new DIAP developed to meet the 1 July 2017 timeframe.

MAIN REPORT

The NSW Disability Inclusion Plan identified four key focus areas, nominated by people with disability, as being of primary importance in creating an inclusive community.

These are:

- Developing positive community attitudes and behaviours;
- Creating liveable communities;
- Supporting access to meaningful employment;
- Improving access to services through better systems and processes.

Pages 48-58 of the DIAP outline specific actions, measurements, responsibilities and outcomes of Council's plans to address key focus areas.

The following groups and forums were involved in identifying the needs and actions within the above focus areas. More details of the various consultations and methods used to develop the plan are contained within the plan.

- Council's Access Advisory Committee;
- Internal reference group;
- Community and disability specific feedback;
- Disability services, people with disability, their families and carers;
- Macarthur Regional community conversation workshops.

Council's DIAP meets all legislative requirements in accordance with the *Disability Inclusion Act 2014*, which requires all government departments and certain public authorities, including councils, in NSW to have a DIAP by 1 July 2017.

A copy of the DIAP will be provided to the Disability Council as required under the *Disability Inclusion Act 2014*. The DIAP will be registered with Human Rights and Equal Opportunity Commission. DIAP progress reports are proposed to be a standing agenda item on Council's Disability Access Advisory group agenda.

FINANCIAL IMPLICATIONS

There are no immediate financial implications for the implementation and delivery of the plan and delivery can be implemented using existing allocated resources. Future actions may require additional funds and these will be included as bids in future operational budgets if required.

CONCLUSION

The plan reflects the ideas, expertise, experiences and knowledge of people with disability in our community. The strategic actions within the plan respond to people's priorities and how Council and other groups will deliver them.

RECOMMENDED

That Council:

- i. adopt the Disability Inclusion Action Plan; and**
- ii. note that a copy will be provided to the Disability Council and the Human Rights and Equal Opportunity Commission.**

ATTACHMENTS

1. Disability Inclusion Action Plan



ORDINARY COUNCIL

ORD06

SUBJECT: CAMDEN ACTIVE AGEING STRATEGY
FROM: Director Customer & Corporate Services
TRIM #: 17/163827

PURPOSE OF REPORT

This report seeks Council's endorsement of the Camden Active Ageing Strategy for promotion across the Camden LGA and delivery of the strategic actions to achieve a more age friendly, accessible and inclusive community.

BACKGROUND

The 2016-2026 Active Ageing strategy documents Council's vision and plan for an age-friendly and inclusive community with the flexibility to respond to changes and emerging needs over the ten year period of the strategy. The world's population is ageing and people are living longer, this brings opportunities as well as challenges for communities.

Council has an important role in improving the overall quality of life of people in the community and in promoting cohesive and healthy communities. The Active Ageing Strategy sets out Council's plan to support older people to live happy, healthy, independent lives and remain connected to our community as they age.

The document builds on objectives set out in our Community Strategic Plan and other Council documents and reflects the ideas, expertise, experiences and knowledge of older people and people in our community. The strategic actions within the plan respond to people's priorities and identify what Council and other stakeholders will deliver.

MAIN REPORT

In developing the Active Ageing Strategy, the following groups and forums were involved in identifying focus areas and actions:

- Internal reference group.
- Community and sector specific information and requests.
- Consultation with services, volunteers and community groups.
- Online and hard copy surveys.
- Community conversation workshops held across the Camden LGA.

More details of the various consultations and methods used to develop the plan are contained within the plan which is an **attachment** to this report.

The groups and forums identified four key focus areas:

- Information and Communication.
- Respect, Inclusion and Social Participation.
- Healthy Living.

-
- Transportation.

Pages 18-20, of the actual document, give an overview of people's priorities and pages 44-55 outline actions, measures, responsibilities, partners and outcomes of Council's Key Focus Areas.

FINANCIAL IMPLICATIONS

There are no immediate financial implications for the implementation and delivery of the plan and delivery can be implemented using existing allocated resources. Future actions may require additional funds and these will be included as bids in future operational budgets if required.

CONCLUSION

The plan reflects the ideas, expertise, experiences and knowledge of older people in our community. The strategic actions within the plan respond to people's priorities and how Council and other groups or agencies may deliver them.

RECOMMENDED

That Council adopt the Camden Active Ageing Strategy.

ATTACHMENTS

1. Active Ageing Strategy



ORDINARY COUNCIL

ORD07

SUBJECT: NAIDOC WEEK FUNDING
FROM: Director Customer & Corporate Services
TRIM #: 17/163539

PURPOSE OF REPORT

For Council to accept grant funding for:

- Aboriginal Affairs NAIDOC Week funding - \$800
- Department of Prime Minister and Cabinet NAIDOC Week 2017- \$ 1000

BACKGROUND

NAIDOC (National Aborigines and Islander Day Observance Committee) Week is held nationally each year in the first full week of July. Aboriginal Affairs NSW offers annual NAIDOC funding to enable local events during NAIDOC Week where the whole community can celebrate the history, culture and accomplishments of Aboriginal People. Council has been successful in securing funds towards NAIDOC celebrations for 2017.

The Department of Prime Minister and Cabinet also makes available local grant funding for NAIDOC week activities for activities that contribute to achievement of the objectives of Indigenous Affairs. Council has been awarded a grant to assist to provide local NAIDOC celebrations.

MAIN REPORT

The NAIDOC week funding from both NSW and National government will be combined with the existing budget allocation and enable a larger celebration of NAIDOC in 2017.

NAIDOC 2017 will be held on Tuesday 14 July 2017 with a flag raising ceremony in Oran Park at Council's new administration building at 10.30am. The Community celebration will follow and will be held in the Town Park opposite.

The event has previously been held in John Street and at the Town Farm, however, following consultation and discussions with stakeholders the event has been moved to Oran Park. During these discussions the importance of the event being held at the same place as Council meetings and the daily business of Council is conducted, was seen to override the connection to the John Street flagpole site.

FINANCIAL IMPLICATIONS

NAIDOC funding will supplement existing Council funding of the annual NAIDOC event enabling a superior event and community experience.

CONCLUSION

Council has been successful in two competitive grant processes and will receive \$800 from NSW Aboriginal Affairs and \$1000 from Department of Prime Minister and Cabinet towards the 2017 Camden NAIDOC celebrations.

RECOMMENDED**That Council:**

- i. endorse the acceptance of the funds for \$800 from Aboriginal Affairs 2017 Camden NAIDOC Celebrations;**
- ii. endorse the acceptance of the funds for \$1000 from Department of Prime Minister and Cabinet Camden NAIDOC Celebrations.**
- iii. write to the State Member for Camden, Mr Chris Patterson MP and the Federal Member for Hume, Mr Angus Taylor MP expressing thanks for ongoing support.**



ORDINARY COUNCIL

ORD08**SUBJECT: CREATE NSW GRANT FOR WESTERN SYDNEY MAKING SPACES INITIATIVE****FROM:** Director Customer & Corporate Services**TRIM #:** 17/152018

PURPOSE OF REPORT

For Council to accept grant funding for the Western Sydney Making Spaces Initiative, Creative Camden Hub to be located at Harrington Park- \$15,000.

BACKGROUND

The Western Sydney Making Spaces Initiative (NSW Arts and Cultural Development Program (ACDP)) is a NSW Government program that aims to support new creative hubs to build capacity and sustainability of arts practice and increase visibility of arts and cultural practice across Western Sydney, particularly in new areas in the region. Council has been successful in securing funding to establish a creative hub in Harrington Park.

MAIN REPORT

The Western Sydney Making Spaces Initiative funding will assist in establishing a Creative Camden Hub at Harrington Park Community Centre in 2018, complementing existing community activity at the Centre. This grant will assist local groups with hire costs and also cover workshop tutor fees. By providing a central place for local professional artists and various arts groups to meet, opportunities for collaboration and potential partnerships are fostered. The project builds local cultural activity, assists to promote community wellbeing and enhances activation of the Harrington Park community facility.

FINANCIAL IMPLICATIONS

The Western Sydney Making Spaces Initiative funding will supplement Council's Cultural Development Program budget in 2018 and does not require any additional funds to be allocated.

CONCLUSION

Council has been successful in a competitive grant process for \$15,000 from Create NSW to establish the Creative Camden Hub at Harrington Park Community Centre in 2018.

RECOMMENDED

That Council:

- i. endorse the acceptance of the funds for \$15,000 from Create NSW for Creative Camden Hub 2018,**
- ii. write to the State Member for Camden, Mr Chris Patterson MP, expressing thanks for ongoing support.**



ORDINARY COUNCIL

ORD09

SUBJECT: MARCH REVIEW OF THE 2016/17 OPERATIONAL PLAN (BUDGET)
FROM: Director Customer & Corporate Services
TRIM #: 17/123090

PURPOSE OF REPORT

This report presents the March Quarterly Operational Plan (budget) Review for the 2016/17 financial year in accordance with Part 9, Division 3, Clause 203 of the *Local Government (General) Regulation 2005*.

Its purpose is to inform Council of the necessary changes to the 2016/17 Operational Plan since the adoption of the 2013/14 - 2016/17 Revised Delivery Program and Operational Plan, and to consider other changes put forward for determination.

SUMMARY OF BUDGET POSITION

In adopting the 2016/17 Operational Plan, Council approved a balanced budget position. Budget adjustments identified at the March Review represent a projected budget surplus for the 2016/17 financial year of \$288,000.

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

The improvement in the projected surplus is predominantly a result of higher than expected rates and charges income and capital project savings.

ALLOCATION OF THE 2016/17 BUDGET SURPLUS

It is recommended that the projected surplus of \$288,000 be allocated as follows.

| | | |
|---|------------|------------------|
| Budget surplus allocation | | |
| Budget Surplus Available for Allocation | | \$288,000 |
| Less: Reduce 2016/17 Loan Borrowing | \$350,000 | |
| Add: Transfer from Capital Works Reserve – Birriwa Reserve Shade Covers | (\$62,000) | |
| Total - Allocation of Budget Surplus | | \$288,000 |
| Balanced Budget Position | | \$0 |

2016/17 Loan Borrowings

Historically Council has borrowed \$1.6 million annually to part-fund its road renewal program (road reconstruction). Council reviewed this practice and the amount borrowed in developing the 2013/14 budget and Long Term Financial Plan.

As a result of this review, Council approved a debt reduction strategy, which has gradually reduced the reliance on recurrent loan borrowings to part-fund the road reconstruction program. The last year of borrowing funds for recurrent purposes was as part of the



2016/17 budget with \$1 million to be borrowed. A review of the 2016/17 budget has identified that \$1 million could be funded at the March Quarterly Budget Review and/or 2017 year-end budget review. This means that Council will be one year ahead of its adopted debt reduction strategy. It will also result in loan interest savings of approximately \$325,000 over the life of the proposed 2016/17 loan.

It is proposed to fund \$350,000 at the March Quarterly Review leaving a balance of \$650,000 to be repaid at the 2017 year-end review.

| Loan Borrowings | Funding required | To be repaid at March Review | Balance | Notes |
|-----------------|--------------------|------------------------------|------------------|--|
| 2016/17 Loan | \$1,000,000 | (\$350,000) | \$650,000 | Balance to be funded at the 2017 Year-end Review |
| Total | \$1,000,000 | (\$350,000) | \$650,000 | |

CURRENT RESERVE BALANCES

Capital Works Reserve

The Capital Works Reserve is predominantly used to fund capital works or to match grant funding as part of a capital grant funding agreement. The balance of the Capital Works Reserve is as follows:

| Capital Works Reserve | |
|---|----------------------|
| Reserve Balance as at 30 June 2016 | \$4,020,700 |
| Add: Funds Transferred – Oran Park Admin Building Construction Savings | \$2,600,000 |
| Add: Quarterly Budget Surplus Transfers | \$2,723,300 |
| Add: Proposed March Quarterly Review Transfer - Section 94 repayment for Lodges Road Works | \$2,009,000 |
| Proposed Balance of Reserve | \$11,353,000 |
| Committed Funds Held in Reserve | |
| Less: 2016/17 Revoted projects | (\$1,098,400) |
| Less: Projects approved in 2015/16 for the 2016/17 Budget | (\$2,931,300) |
| 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) |
| Less: Miss Llewella Davies pioneers walkway – Council Resolution – 262/16 - 22/11/16 | (\$191,300) |
| Less: Transfer Funding for 2016/17 March Quarterly Budget Review | (\$142,000) |
| Total Allocated | (\$5,113,000) |
| Projected Cash Balance at 30 June 2017 | \$6,240,000 |
| Less: Draft 2017/18 Draft Budget Allocations | (\$3,060,000) |
| Less: Draft 2018/19 Draft Budget Allocations | (\$3,050,000) |
| Uncommitted Balance – Capital Works Reserve | \$130,000 |



It should be noted that although this reserve balance has decreased to \$130,000 the balance includes commitments from the reserve for future years, meaning Council could access those funds if required and repay it at future quarterly budget reviews.

Asset Renewal Reserve

Council approved the creation of the Asset Renewal Reserve as part of adopting the 2013/14 – 2016/17 Delivery Program. The balance of the Asset Renewal Reserve is as follows:

| | |
|--|----------------------|
| Asset Renewal Reserve | |
| Reserve Balance as at 30 June 2016 | \$2,514,300 |
| Add: Quarterly Budget Surplus Transfers | \$954,000 |
| Proposed Reserve Balance | \$3,468,300 |
| Committed Funds Held in Reserve | |
| Less: 2016/17 Revoted projects | (\$549,800) |
| Less: 2016/2017 Budget allocations (i.e. Funding towards Priority Community Projects) Council Resolution - 138/16 - 28/06/16 | (\$1,918,500) |
| Less: Transfer Funding for 2016/17 March Quarterly Budget Review | (\$408,000) |
| Total Allocated | (\$2,876,300) |
| Projected Cash Balance at 30 June 2017 | \$592,000 |
| Add: LIRS Interest Savings Transfer (2017/18 to 2020/21) | \$188,000 |
| Add: 2017/18 Draft Budget Surplus (parks improvements, to be allocated) | \$500,000 |
| Less: Draft 2017/18 Capital Works Program Funding | (\$750,000) |
| Uncommitted Balance – Asset Renewal Reserve | \$530,000 |

Funds from this reserve are primarily used for the replacement and/or maintenance of existing assets. As part of the funding package discussed with Council while considering the 2017/18 Operational Plan and 2017/18 – 2020/21 four year Delivery Program, \$500,000 has been set aside for allocation towards local parks improvements.

MAIN REPORT- MARCH REVIEW OF THE 2016/17 BUDGET

Further information and explanation of the increase in the projected budget surplus for 2016/17 is detailed below:

PROPOSED VARIATIONS TO BUDGET

Below are the proposed variations between the adoption of the 2016/17 Budget and the March Review for 2016/17 which have led to a projected budget surplus of \$288,000.

| March review of the 2016/17 budget proposed 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. Rates & Charges Income Increase | \$450,000 |
| 2. Blackspot Grant Funding Income Increase | \$103,000 |



| March review of the 2016/17 budget proposed variations | Budget Impact Increase / (Decrease) |
|---|-------------------------------------|
| 3. Southern Phone Company Dividend Income Increase | \$22,300 |
| Variations under \$15,000 - Various Income Increases | \$18,800 |
| Sub Total - Income Adjustments | \$594,100 |
| Expenditure adjustments | |
| Note: Increase in expenditure is a decrease to the budget | |
| Saving in expenditure is an increase to the budget | |
| 4. Contract Mowing Expense Increase | (\$150,000) |
| 5. Birriwa Reserve Youth Space Shade Covers | (\$135,000) |
| Variations under \$15,000 - Various Expense Increases | (\$21,100) |
| Sub Total - Expenditure Adjustments | (\$306,100) |
| TOTAL - proposed variations to budget | \$288,000 |

- 1. Corporate Management Rates Income – Increase in Income of \$450,000**
 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 third quarter of 2016/17 is primarily due to new lots created through subdivisions in the Spring Farm, Oran Park and Gregory Hills land release areas.
- 2. Blackspot Grant Funding Income – Increase in Income of \$103,000**
 Council has secured more Blackspot grant funding than originally expected. The funds are to be allocated towards the Elizabeth and Mitchell Street Roundabout project, which was already funded in the budget, resulting in surplus funds.
- 3. Southern Phone Company Dividend Income – Increase in Income of \$22,300**
 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 which 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.
- 4. Mowing – Expense Increase of \$150,000**
 New mowing areas have come on line during 2016/17 that have been added to the Parks mowing program. These additional sites are within the areas of Oran Park, Spring Farm, Gregory Hills and Elderslie. All sites are under the three week mowing cycle. These funds will ensure that Council continues to meet high level service standards in these areas. The 2017/18 budget has been adjusted for the increased costs associated with the maintenance of these new areas.
- 5. Birriwa Reserve Youth Space Shade Covers - Expense Increase of \$135,000**
 After almost a year of operation, including a full summer season and community feedback indicating the popularity of the Birriwa Youth Space, the installation of shade structures would further enhance the facility, allowing a more comfortable environment for play during the summer months. The installation of shade sail structures is to be implemented over several existing play spaces at this facility. Part funding of \$62,000 will be provided from the Capital Works Reserve.

COUNCIL AUTHORISED VARIATIONS

Council has authorised one budget variation since the adoption of the 2016/17 Budget. A list of these approved variations is provided in the following table:

| Council approved variations | Expenditure Increase / (Decrease) | Income Increase / (Decrease) | Budget Impact Increase / (Decrease) |
|--|-----------------------------------|------------------------------|-------------------------------------|
| Back to Business Week Funding Council Resolution - 16/17 – 14/02/2017 | \$5,000 | \$5,000 | \$0 |
| TOTAL - Council approved variations | \$5,000 | \$5,000 | \$0 |

CONTRA ADJUSTMENTS

This section deals with all offsetting adjustments between income and expenditure or a transfer of funds between allocations. These adjustments have no impact on Council's projected budget result or ability to complete Council's existing works program.

During the period 1 January 2017 to 31 March 2017, a number of contra adjustments have taken place amounting to a total of \$3,242,599. A detailed list of the adjustments is an **attachment to this report**.

Two major projects have required additional funding through savings in other projects or transfers from reserve at this review. Detailed information relating to both adjustments were provided at a Councillor workshop 23 May 2017. Details of the two projects are provided below:

- **Macaria Art Gallery Works – \$520,000**

Following further detailed investigations carried out by consulting architects Dunn and Hillam and with the benefit of expert consultant's advice (Curator's Department) concerning building and gallery requirements, additional funding is required for the building works at Macaria. This funding will ensure that the upgrade is in a manner appropriate for a long term gallery in a heritage setting. The funding package includes savings of \$112,000 from existing projects at Coghill Street, Narellan and the Catherine Fields Hall works. The balance of \$408,000 is to be funded from the Asset Renewal Reserve.

- **Narellan Sports Hub – \$760,000**

Additional funding is required for the Narellan Sports Hub, primarily due to unprecedented rain events and site conditions that impacted the foundation materials for the construction of the roads, carparks and courts. The funding package includes savings of \$618,000 from existing projects at Mount Annan Leisure Centre, Camden Cemetery toilet facility, Lake Yandellora project, Harrington Park Lake Cycle Way and from Coghill Street, Narellan. The balance of \$142,000 is to be funded from the Capital Works Reserve (\$80,000) and Section 94 (\$62,000).



COUNCILLOR CONSOLIDATED WARD FUNDS

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

| Consolidated ward funds | \$ |
|--|-------------------|
| 2016/17 Budget Allocation | \$30,000 |
| 2015/16 Ward Funds Revote | \$57,100 |
| TOTAL funds available | \$87,100 |
| Projects funded in 2016/17 | |
| Less: Concrete works surrounding the amenities building at Jack Nash Reserve Currans Hill (ORD 12/7/16) | (\$40,000) |
| Less: Construction of a permanent BBQ structure on site for Harrington park United Football Club (ORD 12/7/16) | (\$15,000) |
| TOTAL projects funded in 2016/17 | (\$55,000) |
| Balance of consolidated ward funds | \$32,100 |

It should be noted that the balance of Consolidated Ward Funds is over and above the projected budget surplus of \$288,000 as advised in this report.

SUMMARY OF MARCH REVIEW ADJUSTMENTS

The following table is a summary of budget adjustments up to 31 March, 2017.

| Summary of budget adjustments | Expenditure Increase / (Decrease) | Income Increase / (Decrease) | Budget Impact Increase / (Decrease) |
|---|--|-------------------------------------|--|
| 2015/16 Carry-Forward Working Funds | | | \$1,000,000 |
| 2016/17 Adopted Budget Position | | | \$0 |
| LESS: Minimum Desired Level of Working Funds | | | (\$1,000,000) |
| TOTAL Available Working Funds 01/07/2016 | | | \$0 |
| 2016/17 September Review Adjustments | \$3,239,460 | \$3,239,460 | \$0 |
| 2016/17 December Review Adjustments | \$5,120,422 | \$5,120,422 | \$0 |
| NOTE 1: Proposed Variations | \$306,100 | \$594,100 | \$288,000 |
| NOTE 2: Authorised Variations | \$5,000 | \$5,000 | \$0 |
| NOTE 3: Contra Adjustments | \$3,242,599 | \$3,242,599 | \$0 |
| TOTAL - March Review Adjustments | \$3,553,699 | \$3,841,699 | \$288,000 |
| TOTAL available working funds (uncommitted cash) | | | \$288,000 |



STATEMENT BY RESPONSIBLE ACCOUNTING OFFICER

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

It is my opinion that the Quarterly Budget Review Result for Camden Council for the period ending 31 March, 2017 indicates that Council's projected financial position is satisfactory. No remedial actions are required based on the financial position presented within this report.

ON-TIME PAYMENT POLICY REPORTING

At the end of each quarter Council is required to report on compliance with its adopted on-time payment policy. This policy requires Council to pay interest where an invoice received from small business (turnover less than \$2 million p.a.) has been held by Council for more than 30 days and the interest payable is more than \$20.

Council processes approximately 11,000 invoices each year. As at the 31 March, 2017, Council had processed 27 invoices from registered small businesses for the quarter. 1 invoice became overdue during the reporting period but no interest was payable under council's policy due to the value of the invoice and days overdue.

CONCLUSION

The March Budget Review surplus is \$288,000. Council has continued to benefit from increased income through additional rates and savings within capital projects.

If endorsed by Council the surplus and the re-allocation of budget savings will allow Council to reduce its need for borrowing in 2016/17 and provide valuable capital funding to ensure Council's adopted works and major projects program is delivered in support of the Community Strategic Plan and Delivery Program.

RECOMMENDED

That Council:

- i. approve the necessary budget adjustments as identified in the categories of 'Proposed Variations', and 'Contra Variations' of this report;**
- ii. approve the allocation of the projected surplus for 2016/17 of \$288,000 as follows; and**

| | | |
|---|------------|------------------|
| Budget surplus allocation | | |
| Budget Surplus Available for Allocation | | \$288,000 |
| Reduce Loan Funding | \$350,000 | |
| Add: Transfer from Capital Works Reserve – Birriwa Reserve Shade Covers | (\$62,000) | |
| TOTAL - Allocation of Budget Surplus | | \$288,000 |
| Budget Surplus Balance After Allocation | | \$0 |

ATTACHMENTS

- 1. 2016-17 March Review - Budget Appendix
- 2. 2016-17 March Review - QBRs Statement



ORDINARY COUNCIL

ORD10

SUBJECT: INVESTMENT MONIES - APRIL 2017
FROM: Director Customer & Corporate Services
TRIM #: 17/149245

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 April 2017 is provided.

MAIN REPORT

The weighted average return on all investments was 3.30% p.a. for the month of April 2017. The industry benchmark for this period was 1.82% (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 provided as 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 April 2017; and**
- iii. note the weighted average interest rate return of 3.30% p.a. for the month of April 2017.**

ATTACHMENTS

1. Investment Report - April 2017



ORDINARY COUNCIL

ORD11

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - GREATER MACARTHUR PRIORITY GROWTH AREA
FROM: Cr Cindy Cagney
TRIM #: 17/166378

“I, Councillor Cindy Cagney, hereby give notice of my intention to move the following at the Council Meeting of 13 June 2017:

That the General Manager liaise with Wollondilly and Campbelltown Council as to the content of their submission to the NSW Department of Planning and Environment, relating to the submission by Mirvac for the inclusion of land at Menangle within the Greater Macarthur Priority Growth Area boundary.

With a view to bringing a brief report advising of the views of Wollondilly and Campbelltown Councils, for discussion and possible endorsement of Camden Councillors to the next meeting.”

RECOMMENDED

That the General Manager liaise with Wollondilly and Campbelltown Council as to the content of their submission to the NSW Department of Planning and Environment, relating to the submission by Mirvac for the inclusion of land at Menangle within the Greater Macarthur Priority Growth Area boundary, with a view to bringing a brief report advising of the views of Wollondilly and Campbelltown Councils, for discussion and possible endorsement of Camden Councillors to the next meeting.



ORDINARY COUNCIL

ORD12

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - TRAFFIC AND TRANSPORT IN THE CAMDEN LGA
FROM: Cr Ashleigh Cagney
TRIM #: 17/166444

"I, Councillor Ashleigh Cagney, hereby give notice of my intention to move the following at the Council Meeting of 13 June 2017:

That Council:

- i. Acknowledge that traffic congestion within the Camden LGA is reaching near gridlock levels.
- ii. Recognise the daily difficulties Camden residents face while navigating Narellan Road and the impact congestion has on local businesses.
- iii. Acknowledge the adverse impacts Narellan Road is having on local roads.
- iv. Write to Camden State MP, Mr Chris Patterson and request that priority be placed on funding and planning for:-
 - a. The Spring Farm Parkway, including both on and off ramps at the Hume Highway for both directions.
 - b. An integrated transport system, including rail extension from Macarthur through to Narellan.

RECOMMENDED

That Council:

- i. **acknowledge that traffic congestion within the Camden LGA is reaching near gridlock levels**
- ii. **recognise the daily difficulties Camden residents face while navigating Narellan Road and the impact congestion has on local businesses.**
- iii. **acknowledge the adverse impacts Narellan Road is having on local roads.**
- iv. **write to Camden State MP, Mr Chris Patterson and request that priority be placed on funding and planning for:**
 - a. **the Spring Farm Parkway, including both on and off ramps at the Hume Highway for both directions; and**
 - b. **an integrated transport system, including rail extension from Macarthur through to Narellan.**



ORDINARY COUNCIL

ORD13

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - CIVIC CENTRE
FROM: Cr Farrow
TRIM #: 17/166465

"I, Councillor Paul Farrow ,hereby give notice of my intention to move the following at the Council Meeting of 13 June 2017:

Camden Civic Centre

Background

At the Ordinary Council meeting held on 22 November 2016, I moved an amendment to ORD -13 TENDER T002/2017 -CONSTRUCTION OF OXLEY STREET CAR PARK EXTENSION, CAMDEN.

The amendment was as follows,

"That appropriate funding be allocated at the December Quarterly Budget Review to fast track the investigation of initiatives to increase utilisation of the Camden Civic Centre as set out in the Camden Town Centre Vision".

Motion

That the General Manager or his nominee gives an update on how the investigation of initiatives to increase utilisation of the Camden Civic Centre is progressing.

That the report into the investigation of initiatives to increase utilisation of the Camden Civic Centre be completed no later than 1 month from this meeting and be reported back to the following Ordinary Council Meeting.

- i. That the General Manager or his nominee gives an update on how the investigation of initiatives to increase utilisation of the Camden Civic Centre is progressing.
- ii. That the report into the investigation of initiatives to increase utilisation of the Camden Civic Centre be completed no later than 1 month from this meeting and be reported back to the following Ordinary Council Meeting."

RECOMMENDED

- i. **That the General Manager or his nominee gives an update on how the investigation of initiatives to increase utilisation of the Camden Civic Centre is progressing.**
- ii. **That the report into the investigation of initiatives to increase utilisation of the Camden Civic Centre be completed no later than 1 month from this meeting and be reported back to the following Ordinary Council Meeting.**



ORDINARY COUNCIL

ORD14

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - LITTLE STREET, CAMDEN
FROM: Cr Farrow
TRIM #: 17/166505

"I, Councillor Paul Farrow, hereby give notice of my intention to move the following at the Council Meeting of 13 June 2017:

Review of Zoning in Little Street, Camden

Background

Little Street Camden currently has multiple Land use Zones, including IN2 Light Industrial, R2 Low density residential and R3 Medium density residential.

IN2 Light Industrial zoned land that sits within an area which comprises a mix of light industrial uses including car repair workshops, catering companies, warehouses and residential dwellings. Residential accommodation is prohibited in the IN2 Light Industrial zone. The existing dwellings within the IN2 land have existing use rights.

The objective of both R2 and R3 Land use zones is "To minimise conflict between land uses within the zone and land uses within adjoining zones".

The objective of the IN2 Light Industrial land use zone is "To minimise any adverse effect of industry on other land uses".

Whilst it is not my intention for this Motion to adversely affect existing businesses utilizing IN2 Light Industrial land, it is clear to me, following discussions with residents and recent submissions to council, that the Objectives of the zone are not being met.

- i. That the General Manager or his nominee, prepare a report for Councillor's into possible solutions to reduce conflict between these zones as required by the objectives contained within the Camden Local Environmental Plan 2010 Land Use Table.
- ii. That the report be completed no later than 1 month from this meeting and be reported back to the following Ordinary Council Meeting.

RECOMMENDED

- i. That the General Manager or his nominee, prepare a report for Councillor's into possible solutions to reduce conflict between these zones as required by the objectives contained within the Camden Local Environmental Plan 2010 Land Use Table.**
- ii. That the report be completed no later than 1 month from this meeting and be reported back to the following Ordinary Council Meeting.**



ORDINARY COUNCIL

ORD15

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - LIVE STREAMING
FROM: Cr Farrow
TRIM #: 17/166526

"I, Councillor Paul Farrow, hereby give notice of my intention to move the following at the Council Meeting of 13 June 2017:

LIVE STREAMING COUNCIL MEETINGS

Background

At the Ordinary Council meeting on 14 March 2017, the following resolution was passed,

"that Council Officers investigate live streaming of Council meetings including consideration of positives and negatives and any matters concerning policy, procedure, legal implications and costs and report back to Council for its consideration.

- i. That the General Manager or his nominee gives an update on the investigation into live streaming of council meetings.
- ii. That the report into the investigation of live streaming of council meetings be completed no later than one month from this meeting and be reported back to the following Ordinary Council Meeting."

RECOMMENDED

- i. **That the General Manager or his nominee gives an update on the investigation into live streaming of council meetings.**
- ii. **That the report into the investigation of live streaming of council meetings be completed no later than one month from this meeting and be reported back to the following Ordinary Council Meeting.**



ORDINARY COUNCIL

ORD16

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - SCHOOL CROSSING CAMDEN SOUTH PUBLIC SCHOOL, BELGENNY AVE, CAMDEN SOUTH
FROM: Cr Farrow
TRIM #: 17/166558

"I Councillor Paul Farrow hereby give notice of my intention to move the following at the Council Meeting of 13 June 2017:

School Crossing Belgenny Ave Camden South Public School

Background

In the past two years, two onsite reviews of the number of students and vehicles at this crossing have been conducted by RMS. The reviews identified that the school does not meet the RMS's criteria to fund a school crossing supervisor.

The requirements for a supervised Crossing are: Vehicle volume: 300
Unaccompanied primary school pedestrians: 50 This is over a 1 hour period
Our results in October 2016 were:

AM

Vehicle volume: 270

Unaccompanied primary school pedestrians: 15

PM

Vehicle volume: 181

Unaccompanied primary school pedestrians: 18

Unaccompanied primary school pedestrian numbers were low due to parents standing on the school side and crossing with the children (for every adult that crosses with a child or a group of children then those children are not counted). This is very frustrating for parents as allowing their children to cross unaccompanied to achieve the required numbers for a count exposes the children to greater risk.

After a recent meeting with the Traffic Committee, line marking and additional sign postings will be installed to improve the visibility of the crossing.

Whilst these measures improve the crossing, they do not resolve the need for a Crossing Supervisor.

As late as last week a child was close to being hit by a car which reportedly stopped on the middle of the crossing.

- i. That council refers this issue again to the Traffic Committee as a matter of urgency for resolution.

-
- ii. Council writes to the RMS asking them to conduct a recount at the Belgenny Ave crossing and if possible notify council as to when this can occur.
 - iii. Any progress on this issue be reported back to council at the first opportunity.”

RECOMMENDED

That Council:

- i. **refers this issue again to the Traffic Committee as a matter of urgency for resolution.**
- ii. **writes to the RMS asking them to conduct a recount at the Belgenny Ave crossing and if possible notify council as to when this can occur.**
- iii. **any progress on this issue be reported back to council at the first opportunity.**



ORDINARY COUNCIL

ORD17

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - ST JOHN'S CHURCH HERITAGE PRECINCT
FROM: Cr Campbell
TRIM #: 17/166983

"I, Councillor Eva Campbell, hereby give notice of my intention to move the following at the Council Meeting of 13 June 2017:

That any application for development in relation to the St John's Church Heritage Precinct, as listed on the Camden LEP 2010, must be brought to Council for consideration."

RECOMMENDED

That any application for development in relation to the St John's Church Heritage Precinct, as listed on the Camden LEP 2010, must be brought to Council for consideration.



ORDINARY COUNCIL

ORD18

SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC
FROM: Director Customer & Corporate Services
TRIM #: 17/161142

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

- Appointment of Chairperson and Directors and for the Camden Region Economic Taskforce

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

- 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)).

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

Members of the public may make representations as to whether the meeting should be closed before any part of the meeting is closed to the public. A representation can only be made by a member of the public as to whether a part of the meeting should be closed, in writing, to the General Manager prior to the commencement of the meeting or 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:

- 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**
- close the meeting to the media and public to discuss a report about information dealing with a commercial matter in accordance with the provisions of Sections 10A(2)(d)(i) of the *Local Government Act 1993*, being satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.**