



Camden Council

Business Paper

Ordinary Council Meeting
28 March 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
DECCW	Department of Environment, Climate Change & Water
DCP	Development Control Plan
DDCP	Draft Development Control Plan
DoPE	Department of Planning & Environment
DoIRE	Department of Industry Resources and Energy
DoT	NSW Department of Transport
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GSC	Greater Sydney Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
NSWH	NSW Housing
OLG	Office of Local Government, Department of Premier & Cabinet
OSD	Onsite Detention
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
RMS	Roads & Maritime Services (incorporating previous Roads & Traffic Authority)
SECTION 149 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
SECTION 603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
WSROC	Western Sydney Regional Organisation of Councils

General Manager
Ron Moore Mayor
Lara Symkowiak

Director Customer and Corporate Services
David Reynolds

Manager Governance and Corporate
Services
Charles Weber

Director Planning and Environmental Services
Nicole Magurren

Director Community Infrastructure
Vince Capaldi

SEATING DIAGRAM

Camden Council Meeting

Councillor
Rob Mills

Councillor
Theresa Fedeli

Councillor
Peter Sidgreaves

Councillor
Michael Morrison

Councillor
Ashleigh Cagney

Councillor
Eva Campbell

Councillor
Paul Farrow

Councillor
Cindy Cagney

Public Address

Public Seating

Media



ORDINARY COUNCIL

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ORDINARY COUNCIL

SUBJECT: PRAYER

PRAYER

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

Amen

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

Amen

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

Amen

AFFIRMATION

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

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

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

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

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

ORDINARY COUNCIL

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

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



ORDINARY COUNCIL

SUBJECT: RECORDING OF COUNCIL MEETINGS

In accordance with Camden Council's Code of Meeting Practice and as permitted under the *Local Government Act 1993*, this meeting is being audio recorded by Council staff for minute taking purposes.

No other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images is permitted without the prior approval of the Council. The Council has not authorised any other recording of this meeting. A person may, as provided by section 10(2)(a) or (b) of the *Local Government Act 1993*, be expelled from a meeting of a Council for using or having used a recorder in contravention of this clause.

ORDINARY COUNCIL

SUBJECT: APOLOGIES

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

RECOMMENDED

That leave of absence be granted.

ORDINARY COUNCIL

SUBJECT: DECLARATION OF INTEREST

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

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

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

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

RECOMMENDED

That the declarations be noted.

ORDINARY COUNCIL

SUBJECT: PUBLIC ADDRESSES

The Public Address session in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper.

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

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

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

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

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

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

The Mayor/Chairperson has the discretion to withdraw the privilege to speak where a speaker continues to make inappropriate or offensive comments about another person, or make a point of order ruling if a speaker breaches the Guidelines.

RECOMMENDED

That the public addresses be noted.

ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 14 March, 2017.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 14 March, 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: DEMOLITION OF EXISTING STRUCTURES, REMEDIATION OF CONTAMINATED LAND, PROPOSED RESIDENTIAL SUBDIVISION, CONSTRUCTION OF A PERMANENT STORMWATER BASIN, AND ASSOCIATED SITE WORKS - 10 SPRINGS ROAD, SPRING FARM.

FROM: Director Planning & Environmental Services
TRIM #: 16/241564

APPLICATION NO: 423/2016
PROPERTY ADDRESS: 10 Springs Road, Spring Farm
APPLICANT: Umbrella Civil
OWNER: Olmoty Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the demolition of existing structures, remediation of contaminated land, proposed residential subdivision, construction of a permanent stormwater basin and associated site works at 10 Springs Road, Spring Farm.

The DA is referred to Council for determination as there remain unresolved issues raised in five individual submissions from three property addresses and two submissions containing 54 signatories.

SUMMARY OF RECOMMENDATION

That Council determine DA 423/2016 for the demolition of existing structures, remediation of contaminated land, residential subdivision, construction of a permanent stormwater basin 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 423/2016 seeks approval for the demolition of existing structures, remediation of contamination land, residential subdivision, construction of a permanent stormwater basin and associated site works.

Specifically the proposed development involves:

- Demolition of existing structures including the existing dilapidated dwelling and outbuildings;
- Remediation of contaminated land;
- Subdivision creating 17 residential lots, one residue lot and one lot for a permanent stormwater basin. The proposed lots range in area from 389.9m² to 3532m²;
- Construction of a permanent stormwater basin to be dedicated to Council; and,

- Associated site works including earthworks, roads, drainage, services and landscaping.

The estimated cost of the proposed development is approximately \$1,954,296.

Lot 14 has been identified in the applicant's statement of environmental effects as being a future child care centre site. No DA has been lodged for the child care centre at this time.

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

THE SITE

The site is commonly known as 10 Springs Road, Spring Farm and is legally described as Lot 1 DP 798823.

The site has a frontage of approximately 197m to Macarthur Road, a frontage of approximately 136m to Springs Road and an overall area of 1.62ha. The site is currently vacant and is located within the Spring Farm urban release area.

The surrounding area is characterised by the Camden Bypass and developing residential subdivisions to the north, the Spring Farm neighbourhood centre, primary school and other developing residential parts of Spring Farm to the east, the Spring Farm Quarry and Wollondilly Shire local government to the south and rural residential land, the quarry and Nepean River to the west.





KEY DEVELOPMENT STATISTICS

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

Camden Local Environmental Plan 2010 (LEP)			
Clause	Requirement	Provided	Compliance
2.7 Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.	Consent is sought for the demolition of the existing dwelling and outbuildings.	Yes
4.1 Minimum Lot Size	Minimum 300m ² lot size.	Minimum lot size of 389.9m ² .	Yes
5.9 Trees or Vegetation	Preserve the amenity of the area though the preservation of trees and other vegetation.	The proposed development will not have any significant effect on any endangered ecological communities as discussed in the Key Issues section of this report.	Yes – see Key Issues for further discussion.
5.10 Heritage Conservation	<p>Conserve the heritage significance of heritage items.</p> <p>A heritage management document is required to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> <p>The consent authority must consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an</p>	<p>The subject site is not identified as an item of local heritage significance, listed the Camden Local Environmental Plan 2010.</p> <p>The site is not located within a Heritage Conservation Area of the Camden Local Environmental Plan 2010.</p> <p>The site is however located in the vicinity of two locally listed heritage items being two houses on the opposite side of Macarthur Road.</p> <p>The proposal is supported by a Heritage Impact Statement, which concludes the proposal will not impact the adjoining heritage items. An Aboriginal Cultural Heritage report was submitted to address the potential Aboriginal archaeological significance of the subject site and concludes there are no</p>	Yes – see Key Issues for further discussion.

	adequate investigation and assessment.	Aboriginal heritage items of significance on the subject site.	
6.1 Arrangement for Designated State Public Infrastructure (SIC)	Satisfactory arrangements must be made before the subdivision of land in an urban release area to satisfy the needs that arise from the development on the land.	The site is subject to a State Infrastructure Contribution. As such, a SIC condition has been included as a recommended condition in accordance with the SIC Practice Note.	Yes
6.2 Public Utility Infrastructure	Appropriate public utility infrastructure to service the development.	A condition is recommended which requires the installation of all necessary services prior to the issue of a Subdivision Certificate.	Yes
6.5 Matters to be specifically considered for residential development at Spring Farm	<p>Before granting consent for the subdivision of the urban release area known as 'Spring Farm', Council to consider whether:</p> <p>(a) remnant vegetation and bush corridors will be protected, enhanced and managed;</p> <p>(b) adverse odour impacts from the Macarthur Resource Recovery Park will be mitigated; and</p> <p>(c) adverse noise and dust impacts from the sand mining operations will be mitigated.</p>	<p>The proposed subdivision will not impact any remnant vegetation or bush corridors.</p> <p>The proposed subdivision will not be impacted by the Macarthur Resource Recovery Park, due to its location being more than 2km to the east of the subject site.</p> <p>The applicant has undertaken air quality and acoustic assessments to evaluate the impact of the extractive industry on the future residential development. Based on the findings of these assessments, Council officers are satisfied that the potential impact from noise, dust and other particulate matter will be within</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>



		acceptable limits having regard to the relevant NSW EPA criteria.	
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Camden Development Control Plan 2011 (DCP)			
Control	Requirement	Provided	Compliance
C7.1 Spring Farm Introduction.	Consistency with the Spring Farm Masterplan (C18).	The proposed development is generally consistent with the Spring Farm Masterplan.	Yes
C7.1 Residential Density Targets and Staging for Spring Farm	Demonstrate that density targets for Spring Farm and the dwelling targets in Figure C20 will be achieved (see attachment 2).	Figure C20 of the DCP identifies an overall density of 29 dwellings for this section of the western village. The proposal includes the creation of 17 residential lots and one residue lot that will be subject to a future subdivision.	Yes
	Demonstrate staging plan is achieved in accordance with Figure C21 (see attachment 2).	The proposed subdivision is located within Stage 8 as illustrated within Figure C21 of the DCP. The timing of the design and construction of this stage is consistent with the development approved within Spring Farm to date and is deemed acceptable.	Yes
C7.2 Neighbourhood and Subdivision Design	View corridors protected and curtilage of heritage items to be protected.	The DCP identifies the consideration of views from within the Spring Farm Release area to the Blue Mountains and Razorback Range. Consideration of the potential view impacts of the proposal are discussed within the Key Issues section of the report.	Yes - see Key Issues for further discussion.

ASSESSMENT

Zoning and Permissibility

Zoning:	R1 General Residential.
Permissibility:	The proposed development is defined as 'earthworks', 'roads' and the subdivision of land by the LEP which is permitted with consent in this zone.

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

State Environmental Planning Policy(s) - S79C(1)(a)(i)	<p>State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) 2007 - Compliant with conditions recommended where necessary.</p> <p>State Environmental Planning Policy (Infrastructure) 2007 - Compliant with conditions recommended where necessary.</p> <p>State Environmental Planning Policy No. 55 - Remediation of Land - A Phase 2 contamination assessment was submitted as part of the application, which identified that the northern portion of the site was found to have some rubbish fill mounds up to 1.5m high, which include bonded asbestos. The existing abandoned residential dwelling also appears to be constructed of asbestos sheets. The site will be suitable for its intended residential use, subject to the implementation of the Remediation Action Plan (RAP). Council staff have reviewed the RAP and are satisfied that the report addresses the remediation works, with adopted remediation strategies, further sampling and analysis prior to excavation and validation procedures.</p> <p>Deemed State Environmental Planning Policy No. 9 - Extractive Industry - Compliant with conditions recommended where necessary</p> <p>Deemed State Environmental Planning Policy No. 20 - Hawkesbury-Nepean River - Compliant with conditions recommended where necessary.</p>
Local Environmental Plan - S79C(1)(a)(i)	Camden LEP 2010 - 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)	Camden Development Control Plan 2011 - Generally compliant as discussed below.
Planning Agreement(s) - S79C(1)(a)(iiia)	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 and two submissions containing 54 signatories were received, which are 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 include heritage, regional views, air quality impacts, traffic and safety, vegetation and submission issues discussed in this report.



Heritage

The subject site is not identified as an item of local heritage significance or as being within a Heritage Conservation Area under the Camden Local Environmental Plan 2010.

The site is located in the vicinity of two locally listed heritage items described as:

- 'House and curtilage' at 176 Macarthur Road, Spring Farm (Item No.I141) and,
- 'Galvin Cottage and curtilage' at 196 Macarthur Road, Spring Farm (Item No.I142).

The DA proposal was accompanied by a Heritage Impact Statement (HIS), which concludes the proposal will not impact on the adjoining heritage items.

The two heritage items are directly opposite the subject site (on the western side of Macarthur Road) and are screened by vegetation from the street. In addition to the vegetation, each dwelling is set back substantially from Macarthur Road.

The proposed subdivision will allow for future residential development, consistent with the emerging urban landscape on the eastern side of Macarthur Road. The allotments are of a size and dimension that will accommodate detached style housing, which is considered to be of a scale, size and form that will not visually dominate the landscape or streetscape.

The HIS also considers that the existing dwelling is not of heritage value and the demolition of the dwelling is supported.

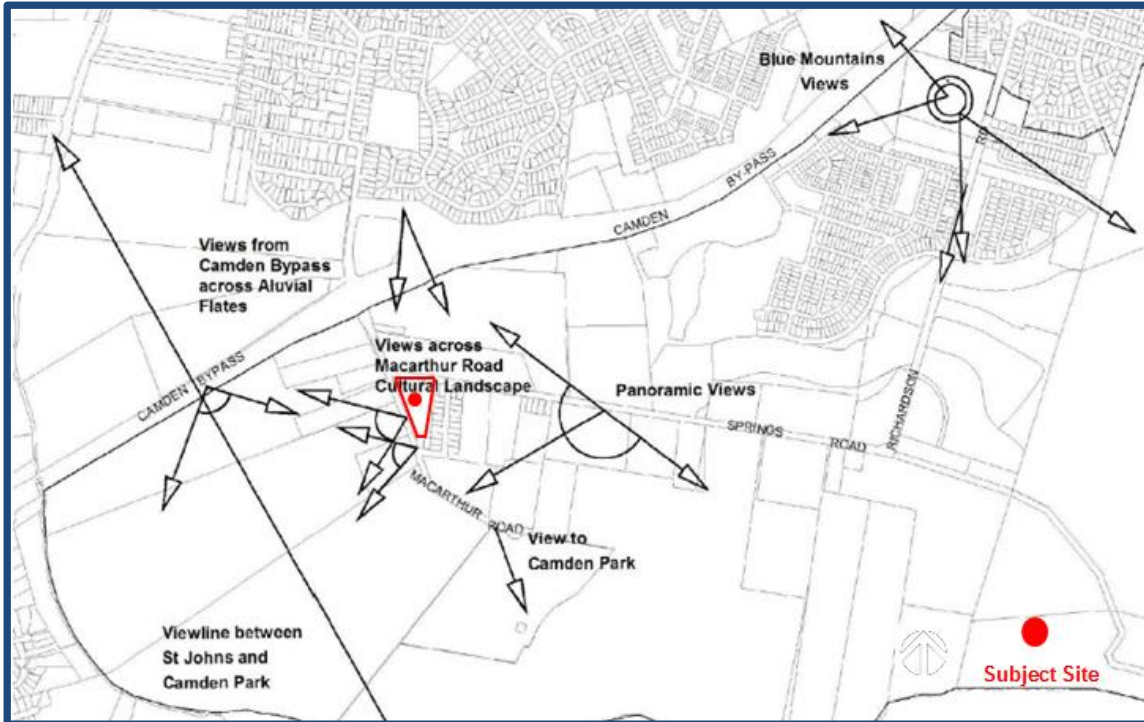
An Aboriginal Cultural Heritage report was submitted with the DA to address the potential Aboriginal archaeological significance of the subject site.

Council's heritage officer has reviewed the report and concludes there are no Aboriginal archaeological items of significance on the site. A condition is recommended that requires works to cease immediately if any potential archaeological items of significance are discovered during construction.

The report was referred to the NSW Office of Environment and Heritage, which reviewed the proposed development and raised no objections to the development. No conditions were recommended.

Regional Views

The Spring Farm Urban Release Area was rezoned in 2004 and the subject site was identified to be developed for residential purposes. As part of the rezoning process, various specialist studies were undertaken including the consideration of view corridors. These include the consideration of views from within the Spring Farm urban release area towards Razorback Range as shown below.



Extract from Figure B9 of Camden DCP - Spring Farm Cultural and Visual Landscapes

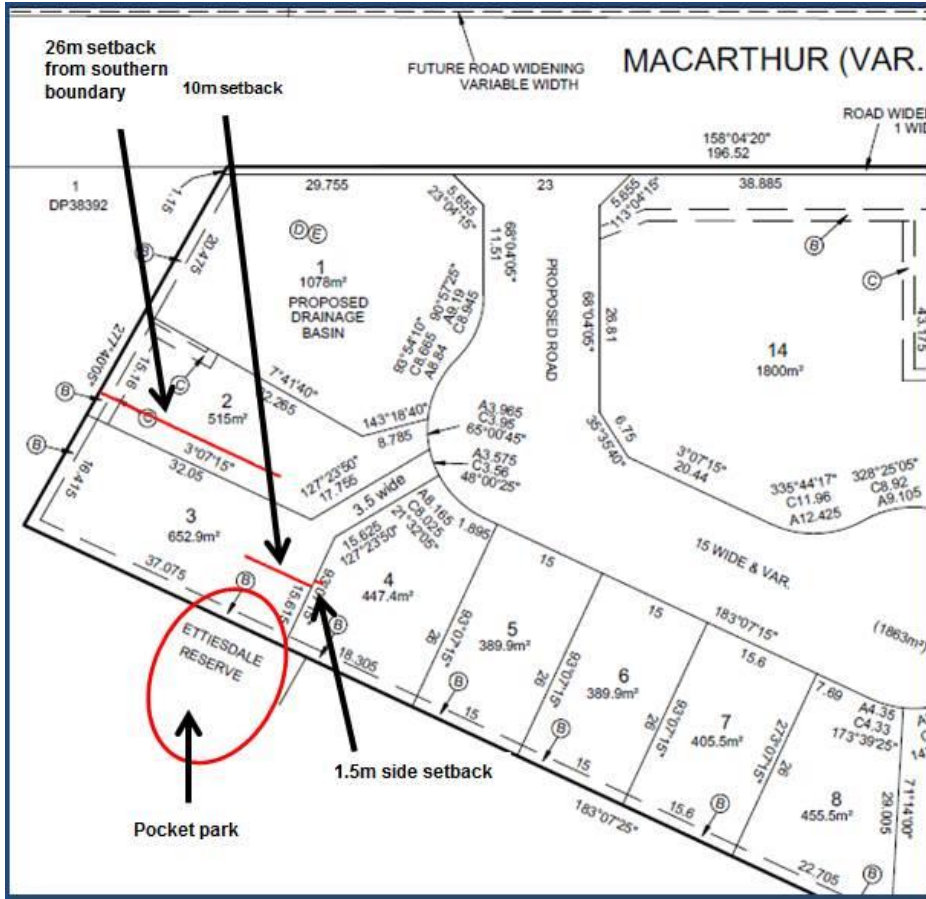
The proposed subdivision adjoins the rear yards of existing dwellings on Ettlesdale Road. The dwellings that back onto the proposed subdivision are single level and contain a 1.8m high fence along the rear boundary. The proposed development will not unreasonably impact on regional views from those dwellings.

However regional views from the existing pocket park on Ettesdale Road may be impacted by future development within the proposed subdivision. Views from the porch of the dwelling directly opposite a pocket park may also be impacted.

To mitigate the potential view impact the following Section 88B restrictions are recommended:

- Any future dwelling or ancillary building on Lot 3 shall be set back a minimum of 10m from the boundary shared with Lot 4.
- The front building line of a future dwelling or ancillary building on Lot 2 shall not be located further than 26m from the southern boundary so as not to extend any further forward than a future dwelling on Lot 3.
- Any future dwelling or ancillary building on Lot 4 shall be set back a minimum of 1.5m from the side southern boundary.

This is illustrated below.



Air Quality Impacts

An air quality assessment was submitted as part of the DA which assessed the potential particulate matter impacts associated with air emissions surrounding the development site. The air quality assessment report concludes that, due to the location of the quarry operations, the risk of long term exceedances of the air quality criteria is minimal.

Council staff have reviewed the air quality assessment and are satisfied the development will not be unduly impacted by the quarry operations. The existing conditions of consent for the operations of the quarry will further ensure its operations are effectively managed.

Traffic Safety Implications

A traffic assessment has been submitted as part of the DA to address the potential traffic implications on the surrounding area as a result of the proposed development. The report concludes there will be no significant impact on the Spring Farm road network. Intersection treatments such as a stop sign and centreline marking have been proposed to regulate turning movements onto Macarthur Road. There are also plans in progress for the treatment of the intersection at Macarthur Road and Springs Road, which will further improve traffic flow and safety for the proposed development.

Council staff have reviewed the report and are satisfied there will be no significant conflict between traffic and pedestrians associated with the development and the heavy vehicles using Macarthur Road.

Vegetation

The site is flat and contains scattered trees, which are shown as Cumberland Plain Woodland. The DA proposes the removal of all existing trees within the site. A 7 part test was submitted with the DA and was reviewed by Council's Natural Resource Officer. The proposed development was found to have no significant impact on an Endangered Ecological Community (EEC) as no EECs were detected on the site. The site was found not to be a suitable habitat for threatened flora and fauna species. The proposed development will therefore not impact threatened flora and fauna species.

Submissions

The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 24 May 2016 to 6 June 2016. Four (4) individual submissions and one submission containing 29 signatories were received all objecting to the proposed development.

Following the receipt of a remediation action plan, the DA was renotified and advertised for 30 days from 5 October 2016 to 3 November 2016. One individual submission and one submission containing 25 signatories were received all objecting to the proposed development.

Council staff contacted the submission writers and the representatives of the submissions containing signatories to discuss their concerns however were unsuccessful in resolving the issues raised.

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

1. *The level of documentation accompanying the application is considered to be deficient.*

Officer comment:

Council staff have reviewed all plans and documentation submitted as part of the development proposal. Additional and revised information was requested and provided to address a number of matters.

2. *Concerns relating to the incompatibility of the quarry, agricultural related activities and residential amenity.*

Officer Comment

A detailed assessment has been undertaken with respect to the compatibility of the proposed development with the quarry and surrounding agricultural related activities. Consideration has been given to matters such as potential air quality implications and potential vehicle conflict and traffic safety. Each of the submitted specialist reports have been assessed with consideration of the impact of the quarry related activities on the future residential development, as well as the potential impact the future residential dwellings may have on the quarry operations.

The proposed development will not impact on agricultural-related activities.

Council staff are satisfied there will be an acceptable relationship between the development and the adjoining land uses.

-
3. *The proposal is inconsistent with the staging objectives identified in the Camden DCP.*

Officer comment:

Figure C21 of the Camden Development Control Plan 2011 shows the indicative staging of the Spring Farm release area and was prepared to provide the orderly development of land and protection of future residents from the effects of mining, industry and waste disposal activities. This site is located within Stage 8 (residential subdivision) of the staging plan. The timing of the design and construction of this stage is consistent with the development approved within Spring Farm to date and is deemed acceptable.

4. *The Section 149 Planning Certification and specifically reference to the Contaminated Land Management Act was not accessible and reference to an Addendum in the subject context appears to not have been addressed.*

Officer comment:

A Phase 2 contamination assessment was submitted as part of the application, which identified that the northern portion of the subject site was found to contain some fill mounds up to 1.5m high, which include bonded asbestos. The existing abandoned residential dwelling also appears to be constructed containing asbestos sheets.

The report concludes the site will be suitable for its intended residential use, subject to the implementation of the Remediation Action Plan (RAP). Council staff have reviewed the RAP and are satisfied with the recommendations of the report.

5. *Potential noise and air quality/dust impacts are not considered to have been satisfactorily addressed and the prevailing meteorological conditions at the time of sound recording are not detailed.*

Officer comment:

An air quality assessment was submitted with the DA, which assesses any potential impacts of the quarry operations on the proposed residential development. The report reviews existing documentation relating to the quarry operations, including previous air modelling and the quarry's environmental protection licence. The report demonstrates that air quality impacts upon the proposed development will not exceed the applicable annual criteria.

An acoustic report was submitted with the DA, which assesses the impacts of the quarry and road traffic noise. The report recommends measures including: that the window and door glazing on certain facades for certain lots be acoustically attenuated and alternative ventilation be provided. Conditions are recommended that nominate the lots and facades to be acoustically attenuated.

The residue lot on the northern portion of the site will contain a 1.8m high acoustic fence along the southern boundary thereby providing further acoustic amenity to adjoining proposed lots from any noise impacts of Springs Road.

A Section 88B restriction has been included to ensure that the proposed development complies with the acoustic report.

It is also recommended that notations be added to the Section 149 planning certificates for the proposed lots to advise future purchasers of the quarry's operations.

Clarification was also sought on the meteorological conditions present during the acoustic modelling. It was confirmed by the acoustic consultant that there was no rainfall during the measurement period or prevailing wind condition in the area that could affect the noise data, and that the an ambient average temperature was 27 degrees Celsius.

Council staff have reviewed the submitted air quality and acoustic reports. It is considered that an acceptable level of residential amenity will be provided to future residents.

6. *Potential odours from nearby rural and blending activities on the Spring Farm holding have not been addressed.*

Officer comment:

The subject site is situated outside the odour buffer from the Macarthur Resource Recovery Park, shown hatched on the Spring Farm Master Plan (attached to this report). It is acknowledged the site is adjacent to agricultural activities on the adjacent western property. The agricultural use is not considered to generate any adverse odours that would preclude this subdivision from occurring.

7. *Potential heavy vehicles, pedestrian and cyclist safety and local traffic generation are not considered to be satisfactorily addressed.*

Officer comment:

The applicant has submitted a traffic report and subsequent addendum in support of the DA. The report provides projected traffic generation from the proposed subdivision and concludes there will be no significant impact on the performance of the Spring Farm road network. Intersection treatment, such as a stop sign and centreline marking, has been proposed to regulate turning movements onto Macarthur Road. There are also plans in progress for the treatment of the intersection at Macarthur Road and Springs Road, which will further improve traffic flow and safety for the proposed development.

Council staff have reviewed the report and are satisfied there will be no significant conflict between traffic and pedestrians associated with the proposed development and the heavy vehicles using Macarthur Road.

8. *The adequacy of the drainage system beyond the offsite drainage pit on Macarthur Road is not referenced.*

Officer comment:

The legal stormwater discharge point after detention and treatment is an existing gully pit. Council officers have reviewed the proposal and are satisfied the proposal complies with Council's Engineering Design Specifications and the proposal will have minimal impacts on downstream properties. A condition is recommended to ensure the existing stormwater discharge point on the western side of Macarthur Road is upgraded in accordance with the Engineering Specifications.

-
9. *The proposal has not considered the nearby local heritage items, potential heritage items and view loss.*

Officer comment:

As discussed above, the site is located in the vicinity of two locally listed heritage items. The proposal is supported by a Heritage Impact Statement (HIS), which considers the impact on the two heritage items, as well as giving consideration as to whether the subject site is a potential heritage item. Council officers have reviewed the HIS and are satisfied the proposal will have minimal impact on existing and potential heritage items.

Aboriginal heritage has also been identified in previous reports undertaken during the consideration of Spring Farm as an urban release area. An Aboriginal Cultural Heritage report has been submitted with the DA to address the potential Aboriginal archaeological significance of the subject site. Council's heritage officer has reviewed the report and concludes there is no Aboriginal archaeological significance on the subject site. A condition is recommended which requires works to cease immediately if any potential archaeological items of significance are discovered during construction.

The DCP identifies the consideration of views from within the Spring Farm Release area to the Blue Mountains and Razorback Range. Views to the Blue Mountains and regional views are from the north to west and views to Razorback are to the southwest of Ettlesdale Road. The proposed residential subdivision is located to the west of Ettlesdale Road.

The proposed development will not unreasonably impact on regional views from the pocket park and dwellings on Ettlesdale Road subject to the recommended Section 88B restrictions as discussed in the Key Issues section of this report.

10. *Impacts on the density and existing historic character of the local area.*

Officer comment:

The proposed subdivision of the site will allow for future residential development consistent with the emerging urban landscape of Spring Farm. The allotments are of a size and dimension that provide for low density housing, which is generally considered to be of a scale, size and form that would not visually dominate the landscape or streetscape.

11. *Concerns that potential two storey dwellings to be constructed in the future will impact on privacy.*

Officer comment:

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

Any future dwelling is also required to comply with the residential dwelling house controls identified within the Camden Development Control Plan 2011 or relevant

provisions of SEPP (Exempt and Complying Development Codes) 2008, which specifically address issues of visual and acoustic privacy.

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 423/2016 is recommended for approval subject to the conditions attached to this report.

RECOMMENDED

That Council:

- i. approve DA 423/2016 for the demolition of existing structures, remediation of contaminated land, residential subdivision, construction of a permanent stormwater basin and associated site works at 10 Springs Road, Spring Farm, subject to the conditions attached.**
- ii. endorse that notation be added to the Section 149 planning certificates for the proposed lots to advise future purchasers of the quarry's operations.**

ATTACHMENTS

1. Recommended Conditions
2. Proposed Plans
3. Engineering Plans
4. Landscape Plans
5. Master Plan
6. 7 Part Test
7. Aboriginal Archaeological Assessment & Cultural Heritage Assessment
8. Heritage Impact Statement
9. Public Exhibition and Submissions Map - *Supporting Document*
10. Submissions with signatories - *Supporting Document*
11. Submissions - *Supporting Document*

ORDINARY COUNCIL

ORD02

SUBJECT: DRAFT SOUTH WEST DISTRICT PLAN AND DRAFT AMENDMENT TO A PLAN FOR GROWING SYDNEY.

FROM: Director Planning & Environmental Services

TRIM #: 17/38155

PURPOSE OF REPORT

The purpose of this report is to inform Council of the exhibition of the Greater Sydney Commission's draft South West District Plan ('the draft Plan') and a draft amendment to 'A Plan for Growing Sydney', and to seek Council's endorsement of a submission providing comment on the draft Plan. A copy of the draft submission is **provided as Attachment 1 to this report.**

A copy of the exhibition package is **provided as Attachment 2 to this report.**

BACKGROUND

The Greater Sydney Commission (GSC) is currently exhibiting six draft District Plans and an amendment to a Plan for Growing Sydney, until the end of March, 2017. The Camden LGA is located within the South West District with the LGAs of Campbelltown, Fairfield, Liverpool and Wollondilly local government areas.

The GSC is responsible for coordinating and aligning the planning for Greater Sydney, in partnership with the State Government and Local Government. The GSC has a direct reporting line to the State Government and has statutory responsibilities under the *Greater Sydney Commission Act 2015*.

District Plans sit in the middle of the hierarchy of metropolitan, district and local planning for the Greater Sydney Region. The District Plans offer a strategic and integrated approach to managing Sydney's growth through linking State and regional-level aspirations with local government land use and infrastructure planning.

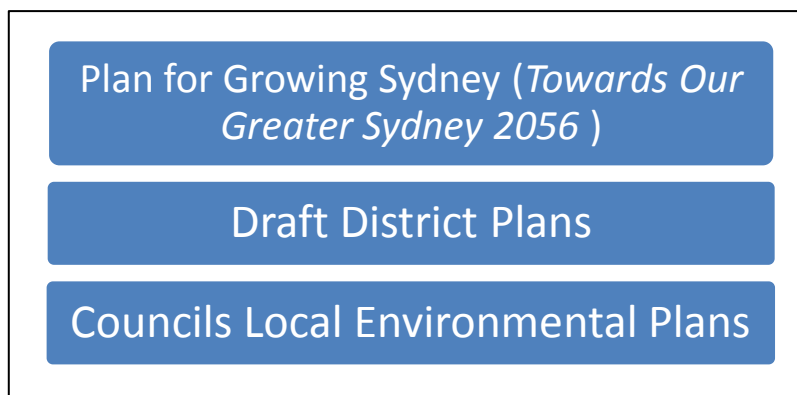


Figure 1 – Hierarchy of Planning Documents

The draft District Plans have been developed to support a metropolis of three cities, based around the established Eastern City (Sydney CBD), the developing Central City

(Parramatta) and the emerging Western City (in and around the Western Sydney Airport).

The draft District Plans propose priorities and actions that will influence how different levels of government plan within their respective district, and how public and private investment decisions are made. For local government, the District Plans will:

- Inform the preparation and review of LEPs;
- Inform planning proposals;
- Guide strategic land use, transport and infrastructure planning across local government areas; and
- Inform infrastructure planning.

Towards Our Greater Sydney 2056' (Sydney 2056) is a separate 40 year vision document underpinning each of the draft District Plans. It presents a shift away from thinking of Sydney as reliant on a single business district. Sydney 2056 is a draft amendment to 'A Plan for Growing Sydney' and is on exhibition alongside the draft District Plans. Feedback received will inform a more comprehensive review of 'A Plan for Growing Sydney' to be undertaken throughout 2017.

Both the South West District Plan and Sydney 2056 are on public exhibition until the end of March, 2017.

Councillors were briefed on the draft District Plan on 7 February, 2017.

MAIN REPORT

A review of the draft District Plan and draft amendment to 'A Plan for Growing Sydney' has been undertaken and Council officers have prepared a draft submission.

Whilst the overall vision reflected within the draft Plan is broadly supported, key issues have been identified that relate mostly to the ability for this vision to be implemented within the current planning system and address the need for commitment to supportive infrastructure.

The submission addresses the following key issues:

1. Implementation and Monitoring;
2. Delivering the Western City;
3. Transport Infrastructure;
4. Social Infrastructure (including health and education);
5. Housing;
6. Rural Land; and
7. Environment.

The key issues are discussed in the draft submission. A summary of the key issues and officer recommendations are provided below.

Summary of draft Submission

1. Implementation and Monitoring

Funding Mechanisms

The draft submission raises concerns around the ability of the District Plans to deliver on key promises under the current contributions funding framework and recommends a review of the framework and linking promises to funding mechanisms to provide certainty to the community.

Recommendations

- That the NSW Government commit to a holistic and comprehensive review of the development contributions framework, with particular regard to the \$30,000 cap on contributions in greenfield release areas and the definition of essential infrastructure, within twelve months of the finalisation of the District Plan.
- That key deliverables within the draft District Plan such as the 'blue green grid' include a funding mechanism.
- That the NSW Government further investigate 'value capture' and prepare an implementation framework with input from local government and the development industry.

Policy Framework

The draft submission raises concerns around the inconsistency between the aims and objectives of the draft District Plan and other plans, policies and strategies. The ability to implement the District Plans relies on all levels of government and policy working consistently together.

The draft submission seeks clarity on the legislative and working relationship between the GSC, the Department of Planning and Environment (DPE) and other State Government agencies, and highlights the disparities between the objectives of legislation such as the Exempt and Complying SEPP and the District Plans.

Recommendations

- Require all policy changes to the NSW planning framework be approved by the GSC as being consistent with District Plans.
- The DPE clarify the legislative relationship between the GSC, District Plans and Growth Centres SEPP, and the precinct planning process.
- Request a review of the Exempt and Complying SEPP in relation to inconsistency with the draft District Plan.
- The District Plan include a detailed 'Action Plan' identifying not only who will undertake which action, but also outlining timeframes and the correlation between other strategic documents.
- That the review of the Structure Plan for the South West Priority Growth Area reflect the draft District Plan, as well as the precinct planning that has occurred in the Growth Area and the key infrastructure required to support development in the Growth Area.
- That the relationship between the draft District Plan and the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 be clarified, particularly given the potential inconsistency between the SEPP and the Plan.

-
- Clarification of the relationship between the draft District Plan and the preparation of Council's Community Strategic Plan and to what extent Council will need to ensure that the Community Strategic Plan is consistent with the District Plan.

2. Delivering the Western City

The draft submission reiterates Council's support for the City Deals initiative, and outlines the importance of local centres in the development of a regional Economic Development Strategy (EDS). The submission also highlights the importance of the centres hierarchy framework for developing key centres such as Leppington Town Centre and other centres identified within the South West Priority Growth Areas.

Economic Development Strategy for Western Sydney

Recommendations

- The EDS for the Western City should be informed by local economic development strategies to ensure local opportunities for investment are not lost in the context of the higher order employment lands surrounding the Western Sydney Airport.
- The GSC to undertake consultation with Councils and industry and business leaders prior to the preparation of the Western Sydney EDS.

The Centres Framework for the District

The draft District Plan identifies the need to undertake a review of the centres hierarchy for the District. The draft submission acknowledges the need for this review and recommends a timeframe be included as this is a matter of urgency for the Camden LGA due to the ongoing development of a number of commercial centres.

The draft submission also acknowledges the inclusion of action L13 with regard to the protection of the heritage values of the Camden Town Centre.

Recommendations

- The Centres Hierarchy Review be prioritised and completed within 12 months of finalising the District Plan to allow Council to appropriately consider development.
- The role of larger 'local centres' such as Oran Park and Camden be investigated and clarified through the development of the centres framework.
- The location of future local employment be identified through the Centres Hierarchy Review.

Leppington Town Centre

The draft District Plan highlights the need to review the vision and planning framework for the Leppington Town Centre. The draft submission agrees with this action and highlights the timely nature of delivery of the Leppington Town Centre. The draft submission also identifies the potential within Leppington to showcase innovative centres development and delivery, given its current stage of development.

Recommendations

- The GSC, Council and the DPE investigate using Leppington as a pilot project to encourage and incentivise innovative design outcomes.
- An interim framework for decision making in Leppington be developed with the DPE, GSC and Councils to inform development assessment and investment ahead of the finalisation of a broader vision for the centre.

3. Transport Infrastructure

The draft submission requests the District Plans to include the delivery of key infrastructure such as road and rail including timing and funding commitments. The draft submission also recommends greater emphasis on precinct planning to ensure infrastructure delivery is linked to dwelling densities.

Recommendations

- The District Plan must include a commitment by the NSW Government to the preservation of the South West Rail Link (SWRL) corridor (Leppington to Narellan).
- The NSW Government to commit to the investigation of the SWRL extension from Narellan to the T2 South Line and a timeframe for completion.
- Finalisation of the Regional Traffic Strategy as part of the Growth Centres Structure Plan review.
- The NSW Government commit to the extension of Badgally Road and a timeframe for completion.
- The NSW Government prioritise the planning and construction of the Spring Farm Parkway to the M31 Hume Highway.
- The District Plans must not be finalised until such time as there is a detailed Transport Infrastructure Delivery Plan with commitments to timing and delivery.

Developing Thresholds for Greenfield Dwelling Numbers based on Transport Provision

The draft District Plan includes an action linking dwelling numbers to transport provision. The draft submission supports this in principle however identifies a number of administrative issues for Councils in managing this. The draft submission instead recommends improving linkages to Precinct Planning for new release areas to ensure transport provision.

Recommendations

- All precinct release areas should have an approved servicing and staging strategy for key infrastructure that responds to future densities.
- The precinct planning process for new release areas be required to demonstrate how early delivery of public transport has been planned for including planning for key infrastructure such as bus lanes and depots, rail infrastructure including parking and cycle and pedestrian connectivity.
- TfNSW and contracted bus companies agree to early service provision in greenfield release areas to assist in mode shift to public transport.

4. Social Infrastructure

Health and Education

The draft submission suggests that, outside the Regional Centres of Liverpool and Campbelltown/Macarthur, there is a lack of provision of health and education facilities to support the projected population growth. The draft submission recommends further

investigations into tertiary education and major healthcare facilities outside the regional centres to support population growth within the priority growth areas.

Recommendations

- The draft District Plan to include the identified TAFE campus at the Leppington Town Centre.
- The planning for a new medical precinct, including an additional public hospital, in the South West Priority Growth Area is identified as a priority in the draft District Plan.
- Explore innovative opportunities for additional tertiary education facilities within the South West Priority Growth Area.

Social Planning and Services

The draft submission highlights the disadvantage of the South West District with regards to access to key services. The submission recommends an increased focus on the provision of services and not just built infrastructure.

Recommendations

- The draft District Plan to require a commitment from the NSW Government to provide and fund early services to new communities, with key agencies as partners in delivery.
- The draft District Plan to require a study on the regional social infrastructure and gaps within 12 months of the finalisation of the District Plan.

5. Housing

The draft submission acknowledges the housing targets within the draft District Plan and reiterates the need for a commitment to infrastructure before Council can commit to the delivery of the targets. The submission also seeks further clarity on the delivery of affordable rental housing within a greenfield development and recommends a practice note be provided to Councils on this matter.

Recommendations

- Housing targets must be aligned to the provision of infrastructure.
- Amend the draft District Plan to include incremental housing targets by local government area.
- The GSC to provide clarity around the mechanism to facilitate the delivery and handover of affordable housing for greenfield areas.
- Councils' local housing strategies inform the location of affordable housing. The percentage of affordable housing should be linked to the proposed future location (e.g. higher percentages next to highly serviced centres).

6. Rural Lands

The draft submission reiterates the significance of Camden's rural lands to our community and the unique identity of the area. The submission recommends further investigations into the location and impacts of key infrastructure such as the M9 Outer Sydney Orbital within Camden's rural lands.



Recommendations

- That the GSC consider the findings of the Rural Lands Study to inform any future investigation of Camden's rural land.
- All future urban development located within the Growth Centres, but adjoining rural land not identified for future urban development, is required to include a transitional zoning to reduce landuse conflict.
- The District Plan to identify the 'urban edge' for the Camden LGA and that this boundary be reflected within the Growth Centres SEPP.

7. The Environment

The draft District Plan identifies the need to protect and enhance the South West Districts unique environmental qualities and its distinctive landscape. Council supports the focus on enhancement of environmental qualities for the district as this is an important element of Camden's Community Strategic Plan Camden 2040.

The draft submission identifies a unique opportunity to work with Council, landowners and the GSC to protect and enhance the South Creek corridor as part of precinct planning associated with the South West Priority Growth Area (SWPGA).

Recommendations

- The GSC, Council and OEHL to develop and investigate a regional strategy for the South Creek catchment including development of a funding framework for acquisition and long term management.
- GSC, Council and landowners to investigate recreational opportunities associated with the development of land within and adjacent to the South Creek corridor.

Summary

The draft South West District Plan provides an overview of key strategic directions to inform the development of the future Western City. Broadly these objectives are supported however success is dependent on the ability to implement the District Plans and require all levels to participate in their implementation.

The draft submission provides a number of recommendations for the consideration of the GSC. In summary, Council's key concerns relate to seeking a commitment from the GSC and State Government in relation to:

- Delivery of the SWRL extension from Leppington to Narellan, inclusive of timing;
- A review of the development contributions framework and identify funding mechanisms for key deliverables from the District Plan;
- A review of the policy framework in NSW with respect to inconsistencies between policies;
- The release of new housing precincts to be matched by provision and timing of key infrastructure; and
- The completion of the Centres Hierarchy Study within 12 months of the finalisation of the District Plans.

Camden's ability to continue to deliver growth and meet mandated housing targets is reliant upon these recommendations being implemented jointly by the State Government and the GSC.

Without this commitment from the State Government and the GSC, Council cannot deliver the productive, sustainable and liveable places required for the Western City of Sydney to succeed.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council as a result of this report, however should the draft District Plan be adopted, there may be resourcing implications to Council.

CONCLUSION

The GSC is exhibiting the draft South West District Plan and an amendment to A Plan for Growing Sydney until the end of March, 2017. The draft District Plans offer a strategic and integrated approach to managing Sydney's growth through linking State and regional-level aspirations with local government land use and infrastructure planning.

Council officers have reviewed the draft District Plan and broadly support the overall 20 year vision, priorities and actions for the South West District. However the draft submission raises concern as to the implementation of the vision of the District Plan due to apparent inconsistencies with other State government policy direction and priorities, no clear commitment to big ticket infrastructure items and a lack of information around funding mechanisms for delivery.

It is recommended that the GSC further investigate these issues prior to finalising the draft South West District Plan and that consultation with Council and the community continue throughout the process.

RECOMMENDED

That Council:

- i. endorse the attached draft submission to be forwarded to the Greater Sydney Commission;**
- ii. forward the submission to the Greater Sydney Commission; and**
- iii. forward a copy of the submission to Mr Chris Patterson, MP, State Member for Camden.**

ATTACHMENTS

1. Submission - Draft South West District Plan 22/3/17
2. Exhibition Documents District Plan



ORDINARY COUNCIL

ORD03

SUBJECT: EXPRESSION OF INTEREST TO LEASE COUNCIL PROPERTY - 85 RICHARDSON ROAD, NARELLAN

FROM: Director Customer & Corporate Services

TRIM #: 17/57256

PURPOSE OF REPORT

This report provides details of submissions received to lease a Council-owned property at 85 Richardson Road, Narellan and seeks Council's approval to enter into a lease with the preferred tenant.

BACKGROUND

Between 2008 and 2010, the property was occupied by several groups offering children's services. Between 2010 and 2012, Narellan Community Pre-School occupied the entire building, other groups having relocated.

Big Fat Smile Group Ltd occupied the property for use as the 'Narellan Community Pre-School 0-5' between 2012 and 2017 under a lease which expired on 1 March, 2017. In September, 2016, the lessee had notified Council that it would not be seeking to extend or renew the lease.

Council called for a written Expression of Interest (EOI) for the occupation of the property. Information and application documents were available between 20 December, 2016 to 3 February, 2017, via the NSW e-tendering website. The EOI was also advertised in the local newspaper and the *Sydney Morning Herald*.

The lessee has vacated the property which is available for tenancy from April, 2017.

MAIN REPORT

Expressions of Interest

Applicants were asked to submit expressions of interest outlining their proposed use and terms. A total of five submissions were received from the following organisations (listed in alphabetical order). A brief description of their proposal is provided.

Brightest Start Early Learning Centre

Child Care Centre

Montessori Academy Group Pty Ltd

Child Care Centre

Disability-specific centre-based programs

Respite Choices

Non-conforming submission as the proposal did not address all of the requirements. It was not considered further.

Sam Haoui Investments Pty Ltd

Early Childhood Learning Centre

Mr V Latu

Non-conforming submission as it made no reference to the EOI and did not address the requirements. It was not considered further.

A summary of applications received is provided in **Supporting Documents**. Please note that this information is Commercial in Confidence.

Assessment of Submissions

An assessment evaluation panel was established and the submissions were assessed on rental and non-rental factors as agreed by the evaluation panel. Rent was given a weighting of 45% and non-rental factors a weighting of 55%.

Non-rental factors considered for this project included:

- Suitability of tenant to building;
- Economic benefit;
- Community benefit;
- Proposed terms; and
- Completeness of proposal.

An evaluation summary is provided in **Supporting Documents**.

Applications Requiring Development Consent

Depending on the extent of proposed works to the property by the respective applicants, development consent may be required. Council's endorsement will be used to provide owner's consent to the relevant application to enable it to be lodged for determination.

Preferred Tenant

Using the above assessment evaluation, the panel members were unanimous that Montessori Academy Group Pty Ltd is the most competitive application and is recommended as the preferred tenant.

References have been checked by Council officers.

Lease Negotiations

Council officers will finalise the lease documents and any related agreements following Council's approval of the preferred tenant and the proposed key terms outlined in **Supporting Documents**.

If there is any material amendment of the terms, apart from those of an administrative or minor nature, the matter will be reported back to Council for endorsement.

FINANCIAL IMPLICATIONS

Council will receive an annual rental income in line with the amount set out in **Supporting Documents**. Council has sufficient funds allocated in the 2016/17 budget to cover legal and other costs associated with the leasing of this property. No agency fee applies to this lease as Council conducted the advertising directly and will manage the tenancy internally.

CONCLUSION

Council called for written expressions of interest for the occupation of 85 Richardson Road, Narellan. Out of the five submissions received, three were assessed by an evaluation panel, as two were non-conforming. The preferred tenant represents the best value to Council and the community.

Council staff propose to finalise the lease documents and any related agreements with the preferred tenant.

RECOMMENDED

That Council:

- i. resolve that Montessori Academy Group Pty Ltd is the preferred tenant; and**
- ii. adopt the key terms outlined in the Supporting Documents; and**
- iii. authorise the General Manager, or his delegate, to finalise any lease documents or related agreements, based on the proposed key terms, including making any necessary administrative or minor changes.**

ATTACHMENTS

1. Summary of Submissions - *Supporting Document*
2. Evaluation Summary - *Supporting Document*
3. Proposed Lease Terms - *Supporting Document*

ORDINARY COUNCIL

ORD04

SUBJECT: PROPOSED PARK NAMES - GREGORY HILLS
FROM: Director Customer & Corporate Services
TRIM #: 17/61239

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the naming of six parks within the suburb of the Gregory Hills release area, and to seek authority to refer the proposed park names to the Geographical Names Board (GNB) for public exhibition.

BACKGROUND

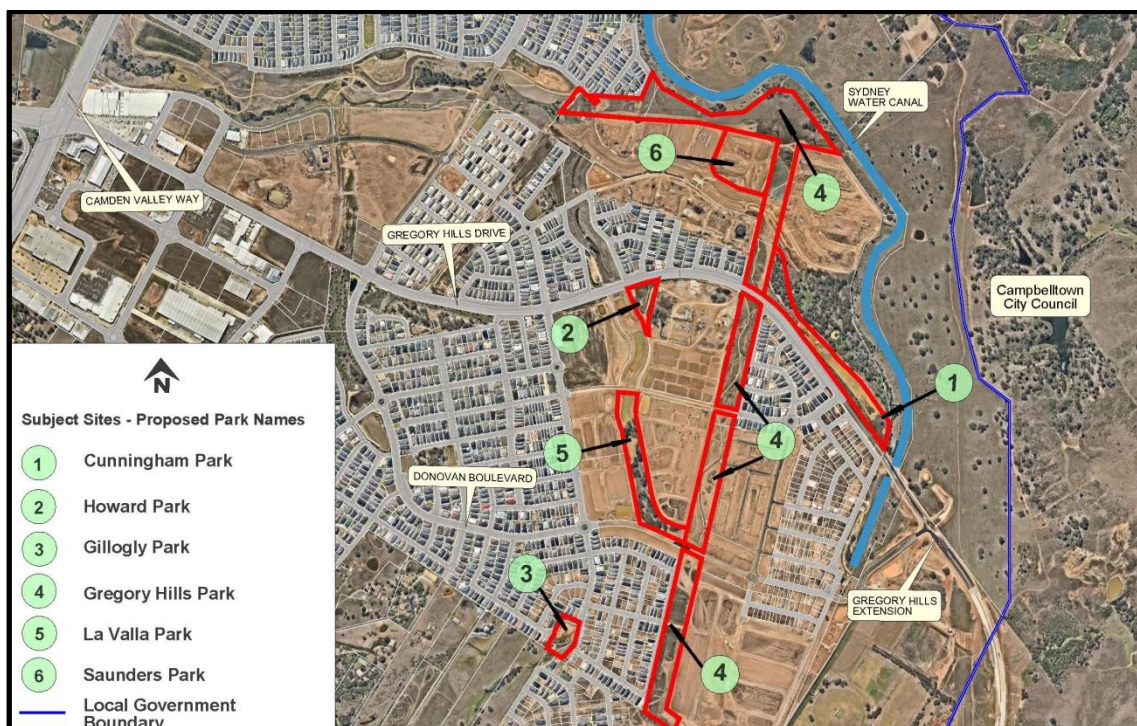
Gregory Hills is situated within the Turner Road precinct of the South West Growth Centre and was officially declared a new suburb by the Geographical Names Board (GNB) in August 2008.

Council received a request from Dart West Development Pty Ltd to consider the naming of six parks within the Gregory Hills release area.

Information prepared by Dart West Development Pty Ltd and provided in support of the applications is included in the table below for Council's consideration.

The proposed park names are: Cunningham Park, Howard Park, Gillogly Park, Gregory Hills Park, La Valla Park and Saunders Park.

AERIAL PHOTO



The proposed park names and historical background are outlined in the table below:



Proposed Park Names:	Historical Background provided by the Applicant
Cunningham Park (Location 1 on aerial photo)	<p>Brother Clarence Cunningham is an outstanding mentor, a teacher, and lifelong member of the Marist Brothers, (Land owners of Gregory Hills).</p> <p>He served as Principal of St. Gregory's College at Campbelltown from 1975 - 1980. He established John Therry High School at Rosemeadow (Principal from 1981-1985) and also founded Mount Carmel High School (Principal from 1986-1990). In 1990, Brother Clarence was honoured with the Order of Australia in recognition of his services to religion and education. Brother Clarence died on 18 August, 2011.</p>
Howard Park (Location 2 on aerial photo)	<p>Brother Charles Howard was born in Melbourne on 29 October, 1924 and died 14 January, 2012. His family relocated to Sydney during his youth and he attended the Marist Brothers school in Randwick, Sydney. In 1942, he pronounced his first vows and received the religious habit.</p> <p>He was headmaster at Joeys (St Joseph's College) from 1962-1967 and was also headmaster at St Gregory's College, Campbelltown. In 1972, Brother Howard was appointed Provincial of the Sydney Province and served in that role and as Provincial Superior of the Marists in Eastern Australia until 1976, when he was elected to the General Council of the Marist Brothers in Rome.</p> <p>In 1985, he was the first Australian to be elected Superior General of the Marist Brothers and served as Superior General until 1993. In 1997, he was declared a Member of the Order of Australia in recognition of his service to the Catholic Church and the community, particularly in the fields of education, social justice and reform. In 2000, he was awarded an Honorary Doctorate by the Australian Catholic University.</p>

<p>Gillogly Park (Location 3 on aerial photo)</p>	<p>Brother Mark Gillogly (Baptist) had a long history and commitment to the Marist Brothers. (Land owners of Gregory Hills)</p> <p>Brother Mark began teaching for the Marist Brothers in 1964 and was appointed Principal of Kogarah Marist High School in 1969.</p> <p>He was a teacher and a formator (mentor) to the young Brothers in the Philippines for five years. He was also the Assistant Director of the Manziana programs for 6 years. Brother Mark died on 1 July, 2008.</p>
<p>Gregory Hills Park (Location 4 on aerial photo)</p>	<p>Gregory Hills Park</p> <p>Given the park's prominent location within the Gregory Hills suburb, this location is best suited as Gregory Hills Park.</p> <p>The park contains many features such as walking tracks, a dog park, exercise equipment, seating as well as a public art strategy, which is being implemented by Camden Council.</p>
<p>La Valla Park (Location 5 on aerial photo)</p>	<p>La Valla is a valley in France where the Marist Brothers (Land wners of Gregory Hills and St Gregory's College) were founded in 1817 to further the education of the youth. It is a place of pilgrimage for Marists from all over the world.</p>
<p>Saunders Park (Location 6 on Aerial Photo)</p>	<p>Brother Anselm Saunders was a former principal of St Gregory's College. In the 1960's the school underwent rapid growth due to The Wyndham Scheme, which instituted six years of secondary education with an extra year at school. The result was a great demand for places at St Gregory's College. Brother Anselm was responsible for building a new class room and dormitory block for the college in 1963.</p> <p>Brother Anselm died in May, 1970.</p>



MAIN REPORT

Dart West Development Pty Ltd has submitted applications to name six parks within the suburb of Gregory Hills release area.

The GNB is the naming authority and has the role of assigning names to parks and natural features. The GNB's guidelines and procedures are aimed at ensuring community input as well as avoiding the duplication of names.

The GNB has advised Council that the following process is to be followed to have park names approved; if approved by the GNB, the park names will be formally included in the official place names register.

1. The land owner, developer or a resident provides Council with proposed park name/s;
2. The proposed park name/s are checked by Council staff in accordance with the Guidelines published by the GNB;
3. A report is sent to Council seeking endorsement of the proposed park name/s that are proposed to be submitted for approval by the GNB;
4. The GNB exhibits the proposed park name/s in the local media for 30 days, inviting submissions;
5. If objections are received by the GNB, they will be forwarded to Council for review; and
6. If no objections are received, the GNB gazettes the name/s and notifies Council of the gazettal.

Steps 1 to 2 have now been completed and this report has now been prepared in accordance with step 3.

The Camden Historical Society has reviewed the proposed park names and is supportive of the submission as it reflects the historical significance of the property.

The proposed park names are considered by Council staff to be appropriate, taking into account the history of the Marist Brothers within the suburb of the Gregory Hills release area.

Consequently, the proposed park names are now able to be recommended to Council for endorsement and, subject to Council endorsement, referred to the GNB to continue the above naming process.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

Dart West Development Pty Ltd has submitted an application seeking approval of the proposed public park names.

The proposed names outlined in this report are in accordance with GNB guidelines.

It is recommended that Council endorse the proposed public park names and refer the application to the GNB to continue the place naming process, which includes a 30 day public exhibition period, and, subject to no objections being received, proceed with gazettal.

RECOMMENDED

That Council:

- i. endorse the park names “Cunningham Park”, “Howard Park”, “Gillogly Park”, “Gregory Hills Park”, “La Valla Park” and “Saunders Park” in the release area within the suburb of Gregory Hills release area; and**
- ii. refer the application to the GNB in accordance with the GNB place naming process.**



ORDINARY COUNCIL

ORD05

SUBJECT: INVESTMENT MONIES - FEBRUARY 2017
FROM: Director Customer & Corporate Services
TRIM #: 17/69069

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 28 February, 2017 is provided.

MAIN REPORT

The weighted average return on all investments was 3.26% p.a. for the month of February, 2017. The industry benchmark for this period was 1.77% (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 February, 2017; and**
- iii. note the weighted average interest rate return of 3.26% p.a. for the month of February, 2017.**

ATTACHMENTS

1. Investment Report - February 2017

ORDINARY COUNCIL

ORD06

NOTICE OF MOTION

SUBJECT: NOTICE OF MOTION - SMEATON GRANGE INDUSTRIAL ESTATE
FROM: Cr Cagney
TRIM #: 17/82856

"I, Councillor Ashleigh Cagney, hereby give notice of my intention to move the following at the Council Meeting of 28 March 2017:

That Council:

- i. conduct a study, investigating and assessing the suitability of the current zoning of Smeaton Grange Industrial Estate bordering Residential zones; and
- ii. provide a report to Council on the outcomes of the investigation and any proposed changes to planning controls and instruments."

RECOMMENDED

That Council:

- i. **conduct a study, investigating and assessing the suitability of the current zoning of Smeaton Grange Industrial Estate bordering Residential zones; and**
- ii. **provide a report to Council on the outcomes of the investigation and any proposed changes to planning controls and instruments.**