

**MINUTES OF THE RESOURCES AND SERVICES COMMITTEE
HELD ON 9 FEBRUARY 2004
CIVIC CENTRE, OXLEY STREET CAMDEN**

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**MINUTES OF THE RESOURCES AND SERVICES COMMITTEE
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Present: Cr Anderson (Mayor/Chairperson), Cr Corrigan, Cr Patterson,
Cr Campbell, Cr Winn, Cr Batros, Cr Fekete

Staff: General Manager, Director Development & Environment,
Director Works & Services, Director Governance & Outcomes,
Manager Development, Manager Environment & Health,
Manager Outcomes, Administration Officer, Narellan Place
Manager

APOLOGIES

An apology was received from Cr Senise and Cr McFadden from
this meeting.

*Resolved on the Motion of Cr Batros, seconded Cr Winn that
leave of absence be granted to Cr Senise and Cr McFadden.*

RS01/04 THE MOTION WAS **CARRIED**

**DECLARATION OF PECUNIARY OR CONFLICT OF
INTEREST**

There were no declarations.

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1. Investment Monies: Period Ended 31 December 2003

(Director Governance & Outcomes)

In accordance with clause 19 (3a & 3b) of the Local Government (Financial Management) Regulation 1993, a list of investments held by council as at 31 December 2003, is provided as **Tabled Document "RS 1"**.

It is further 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.

Current investments of the General Fund both term and call are returning an average daily yield of 5.58% and during the month of December 2003, the average return on all investments both call and term was 5.54%.

Recommended: That

- (a) Council note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the Local Government Act, Regulations and Council's Investment Policy.
- (b) The list of investments as at 31 December, 2003 be noted.
- (c) The interest rate return of 5.54% for the month of December 2003 be noted.

Resolved on the Motion of Cr Winn, seconded Cr Corrigan that:

- (a) Council note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the Local Government Act, Regulations and Council's Investment Policy.
- (b) The list of investments as at 31 December, 2003 be noted.
- (c) The interest rate return of 5.54% for the month of December 2003 be noted.

RS02/04

THE MOTION WAS **CARRIED**

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2. Pre-Election Seminar – Intending Candidates

(2811/9)(Director of Governance and Outcomes)

Council intends to hold a Pre-Election Seminar for persons considering standing for election at the 27 March, 2004 Council Elections.

The Seminar will be held on Monday, 16 February, 2004 in the Art Gallery Room, Civic Centre commencing at 7.30pm.

The seminar is intended primarily to those considering standing and will cover such issues as:

- The legal framework of Local Government
- Role and responsibilities of Councillors
- Life as a councillor
- The election process

The Returning Officer, Mr Mario Saliba will be attending on the night to outline the nomination process as well as details relating to electoral details and changes to the counting of votes.

Advertisements have been placed in the local press to promote the seminar and a media release will also be prepared.

Recommended: That the information be noted and the local media be encouraged to promote the seminar.

Resolved on the Motion of Cr Fekete, seconded Cr Batros that:

The information be noted and the local media be encouraged to promote the seminar.

RS03/04

THE MOTION WAS **CARRIED**

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3. Study Tour of Alternate Technology Waste Management Facilities

(File No: TC4746) (Director, Development & Environment Division)

Purpose of Report

This report seeks Council's endorsement of attendance by the Director, Development and Environment on a Study Tour of Waste Management Facilities and an International Waste Conference in Europe.

Background

Council is currently at the beginning of a tender process for Council's future waste disposal contracts. It is highly unlikely that disposal options presented by tenderers will be for landfill and almost certainly will involve some form of alternative technology. Council has also permitted the staged release of land at Mount Annan South in accordance with an Odour Management Plan for Jacks Gully which results in the cessation of landfilling by 2007 and the possible provision of an alternate waste processing facility on the land. It is imperative that consideration of both the tender process and the assessment process for any development application received is done with knowledge of best practice technologies.

Report

Alternate Waste Management Technology in Australia is in its infancy with the majority of waste disposal particularly for putrescible waste being to landfill. Because of the obvious environmental issues associated with such practice, the future of waste disposal must encompass alternate technology. There have been some attempts in Australia to provide this technology and to date these have achieved mixed success. The capital costs of establishing the facilities are high and therefore it is important that the facility is sustainable and meets best practice.

Because of land constraints, Europe has pioneered the delivery of alternate waste technology with many different practices engaged. A study tour of a number of these facilities and attendance at the 16th Waste Forum in Kassel, Germany, has been arranged by Organic Resources QLD and practitioners from government and the waste industry have been invited to participate. An outline of the tour forms **Tabled Document "RS 2"**. From the program it can be seen that the study tour provides an intensive overview of a number of different facilities.

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The estimated cost of the study tour is \$8,000 and includes economy return airfares, travel within Europe, and accommodation and admission to the conference. Meals and incidentals would be at an extra cost.

It is expected that the study tour would provide the Director with a good insight of best practice technologies that would assist in determining tenders received by Council and also any development application that Council may receive which proposes the establishment of an alternate waste technology facility. Valuable contacts with government and industry representatives would also be made.

Conclusion

Council will be faced with the need to determine tenders and development applications for alternate waste technology in the near future and it is important that staff are in a position to offer the best advice to Councillors when deciding such significant contacts and infrastructure commitments. Participation in the tour by the Director should ensure a great level of understanding of issues, community concerns and views of regulators as well as demonstrate best practice in alternate waste technology. Such opportunities are not currently available in Australia. This would assist in advising Councillors in relation to tenders and/or development applications. Sufficient funds are available within the waste management training budget to cover the costs of the study tour.

Recommended: That Council endorses attendance by the Director, Development and Environment on a study tour of waste management facilities including attendance at an international waste conference. Cost of attendance is to be paid from the Waste Management training budget. Estimated cost is \$8,000 plus incidentals.

MOTION

Moved Cr Winn, seconded Cr Batros that:

Council endorses attendance by the Director Development and Environment and Manager Environment & Health on a study tour of waste management facilities including attendance at an international waste conference. Cost of attendance is to be paid from the Waste Management training budget. Estimated cost is \$16,000 plus incidentals.

RS04/04

THE MOTION WAS **CARRIED**

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4. Camden Town Farm Project

(File 4364/2) (Director of Governance and Outcomes)

Purpose of this Report

This report outlines an Expression of Interest (EOI) and tender process for the design and construction of a dairy facility that constitutes stage 1 of the Camden Town Farm project. The report also examines underlying issues influencing the implementation of the project.

Background

At the meeting on 15 December 2003, Council considered a report on the Town Farm. Council had previously committed to the design and construction of a new dairy facility and while it was anticipated that the facility would already be in place, a number of issues have delayed implementation of the project.

These include issues related to property transfer, numerous constraints of the farm site, the economic viability of a staged implementation, the level of facility that can be achieved with the current budget allocation and failure to secure a new lease agreement.

The Farm Site

The farm site is unique in its setting and has numerous constraints to the type of dairying and processing facility envisioned by the original master plan. These constraints include flooding, effluent disposal, soil and water management, odour and noise generation and its unique heritage context.

Overcoming these constraints requires innovative solutions throughout the establishment, operation and management phases of the project. In identifying these solutions Council has sought input from agricultural consultants and appropriately qualified dairy professionals.

Meeting the challenges of the site has implications well beyond the design and construction of the facility. The ongoing operation and management of the farm will need to be sympathetic to the constraints of the site whilst capitalising on the significant opportunities offered in terms of innovation, education and commercial potential.

Operational Issues

Operational issues associated with water and effluent management have been identified. The proximity of the urban area, prevalence of flooding from the river and urban storm

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water all constrain farm development and on-site processing potential.

Odour generation cannot be tolerated and noise generation must be kept to acceptable levels. Discharge of farm effluent to the adjoining creek, river or wetland must be managed to the satisfaction of the Department of Environment and Conservation (DEC).

Ultimately a detailed Plan of Management that takes a 'whole of farm' approach will be required to guide the ongoing operation and management of the facility(s).

Design Considerations

Issues of form and function are foremost in establishing the facility in the short term. Building form is addressed through the establishment of specific design principles that deal with elements of bulk, scale, presentation and siting of the various buildings in the dairy precinct.

These principles have been established in conjunction with Council's heritage adviser and will suggest creative alternatives to the traditional, somewhat sanitised treatment and appearance of modern dairy sheds.

These principles are aimed at achieving a design that reflect the rural elements of Camden's agricultural past, central to what Council is seeking to achieve for any future development on the flood plain around the town. The design principles are included as **Tabled Document "RS 3"**.

Functional Considerations

Whilst acknowledging the importance of presentation and layout the facility must be functionally viable in order to realise its commercial potential. The achievement of a balance between the small-scale rural type out buildings envisaged in the design principles and a facility sizeable enough to be economically viable is critical.

Siting the dairy and processing facilities in close proximity if not adjoining is likely to facilitate the more effective operation of both while the necessity to locate operational equipment above flood levels is likely to increase the scale of the proposed building(s).

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Budgetary Considerations

Initially a budget of some \$82,000 (from the Dairy Adjustment Authority's compensation package) was allocated to the restoration of the old dairy building. However it soon became apparent that this was not a viable exercise due to its size, style and state of disrepair and a new facility was required.

Additional funding of \$165,000 was secured through the Sustainable Regions Program (SRP), specifically aimed at making the farm more sustainable. Targeted areas included effluent disposal, wetland restoration, irrigation, fencing and the control of exotic weed infestation.

As the SRP funding package did not include a component for building work only the original \$82,000 is available to design and construct a new dairy facility. Already professional fees and site survey costs have eroded this allocation and there is the potential for the facility to be compromised through insufficient funds.

Management Considerations

With regard to the long-term management of the farm and the terms of the original bequest, negotiations to date have not resulted in a new agreement with the long-term lessee, despite protracted negotiations and the development of a lease document. Issues associated with the short-term economic viability of the dairy without the 'value adding' processing component underlie the reluctance of the lessee to commit to the project.

For its part Council will apply for Stage 2 funding to complete the project (including the 'value adding' facilities) once the new dairy facility is established. Council recently sought to fast track the stage 2 application to allow the dairy and processing plant to be constructed simultaneously and integrated together from the outset.

The Sustainable Regions Committee advised that a Stage 2 application would only be considered upon completion of Stage 1. It is noted, however, that Miss Davies' bequest specifies a 'working dairy' and this is what Stage 1 seeks to achieve.

Works in Progress

Whilst acknowledging the delayed implementation of the project, progress has been made towards realising the vision for the farm. To date measures to control the Alligator Weed have been implemented, the irrigation system has been updated and soon the fencing along Exeter Street and Macquarie Grove Road will be renewed.

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Additionally significant progress towards a solution to the on site effluent problem has been achieved while a detailed plan aimed at wetland restoration has been established.

The EOI and Tender Process

Council intends to seek expressions of interest from suitably qualified firms to be invited to tender for the design and construct contract for the new facility. Initially Council will seek to appoint a firm (or firms) to design and construct a fit for purpose building suitable for the conduct of a modern dairying operation.

The capacity for this facility to integrate with a future small-scale plant to process the milk harvest is a key consideration and will underpin the viability of the overall project. Firms will need to demonstrate innovation, experience in similar dairy projects, an understanding of the vision for the farm, the constraints of the site and the design principles as documented. Subject to costings, a design for the later construction of the Stage 2 building will also be sought.

An expression of interest document will be prepared to inform the design and construct process. Design principles referred to earlier will be communicated to potential respondents through the document as will DEC guidelines to address the operational issues.

The Time Frame

It is envisaged that the following indicative time frame will apply to the process outlined above. If all issues can be successfully resolved the construction of the new facility should occur in the latter half of this year.

- Closing date for Expressions of Interest 29 March 2004
- Invite selective Tenders for Submission 19 April 2004
- Closing date for Tenders 24 May 2004
- Appoint Preferred Design & Construct
Firm (or Firms) 7 June 2004

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Conclusion

While the Camden Town Farm project offers much potential the current delay in securing the new dairy facility, a lease agreement or a clearly identified operator leaves significant challenges to be negotiated.

The expressions of interest and tender process outlined above is regarded as the most effective means of selecting a firm(s) to design and construct the new facility

The tender process will determine the scope of works able to be achieved with the funds available. It should be noted that the original estimates were based on a substantial refurbishment of the existing dairy, whereas the recent introduction of new 'FoodSafe' requirements has necessitated the construction of a new building in order to meet the improved standards. When the tenders are considered by Council the funding issues will be addressed if necessary.

Recommended: That

- (i) The information be noted.
- (ii) The Design Principles, Expression of Interest and tender process and indicative timeframe, be endorsed by Council.
- (iii) Council consider the tenders when received and the funding implications.

MOTION

Moved Cr Fekete, seconded Cr Campbell that:

- (i) The information be noted.*
- (ii) The Design Principles, Expression of Interest and tender process and indicative timeframe, be endorsed by Council.*
- (iii) Council consider the tenders when received and the funding implications.*
- (iv) A copy of this report be forwarded to the Federal Member for Macarthur, Mr Pat Farmer.*

RS05/04

THE MOTION WAS **CARRIED**

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5. Elderslie Release Area – Land located at Kirkham Park to be used for a Sewerage Pumping Station

(File 3345/22) (Director Governance & Outcomes)

Purpose of Report

This report concerns the need for Council to formally agree to the sale of a portion of land required for a sewerage pumping station at Kirkham Park to Sydney Water.

Background

Servicing the Elderslie Release Area requires the provision of major infrastructure, inclusive of reticulated sewage, rising mains and pumping stations. On 14 June 2003 Council resolved to prepare a LEP to reclassify a small section of land (20 x 20 metres) within Kirkham Park to operational land so as to enable its sale to Sydney Water to accommodate a sewerage pumping station. LEP No 132 giving such effect was gazetted on 9 January 2004.

Proposal

In addition to the sale of the land to Sydney Water it is intended to provide temporary access to the site via the existing bitumen road, which services the rugby league football ground. A small section of road will need to be constructed from the existing access to the proposed pumping station. Sydney Water will require a temporary right of carriageway over this land until the land to the south has been developed when permanent access can then be established. Refer to **Tabled Document "RS 4"** which shows the interim and permanent access arrangements.

A registered valuer has been requested to provide a valuation of the land and temporary access so as to facilitate the relevant transfer.

Conclusion

It is appropriate to finalise the transfer of the subject land for the purposes of a sewerage pumping station with appropriate access arrangements.

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Recommended: That Council resolve to:

- (i) Authorise the General Manager to negotiate the sale price in accordance with the valuation to be obtained.
- (ii) Authorise affixing of the Seal of the Council to all relevant documents in relation to the sale.
- (iii) Require that any income, less costs, derived from the sale of the land and access be spent within Kirkham Park in accordance with a program to be endorsed by Council.

Resolved on the Motion of Cr Corrigan, seconded Cr Fekete that Council:

- (i) Authorise the General Manager to negotiate the sale price in accordance with the valuation to be obtained.
- (ii) Authorise affixing of the Seal of the Council to all relevant documents in relation to the sale.
- (iii) Require that any income, less costs, derived from the sale of the land and access be spent within Kirkham Park in accordance with a program to be endorsed by Council.

RS06/04

THE MOTION WAS **CARRIED**

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6. RTA Funding 2004-05 REPAIR Program

(File 3212) (Director Works and Services)

Purpose

To advise Council of the RTA funding offer under the Annual Repair Program

2004-2005 Repair Funding Offer

Council has been advised of a funding offer from the RTA under the 2004-2005 REPAIR Program. The following rehabilitation project has been approved on the basis that:

1. Council matches the funds on a dollar for dollar basis.
2. Work must be completed by 30 June 2005.

Location	Description	Project Cost	RTA Contribution
Camden Valley Way Narellan between the traffic lights at Richardson Road and the Roundabout at Camden View Drive and Wilson Crescent	Asphalt overlay	\$68,200	\$34,100

Funding

In accepting funding for this project Council must therefore provide matching funds of \$34,100.

Council's annual support funding of the RTA is provided through the Roads Program. This project will be included within the 2004-05 recurrent Roads Program and will result in a saving of \$34,100.

Comment

The RTA requests formal acknowledgment of Council's acceptance of the Repair funding allocation and condition of offer.

Recommended: That Council accept the RTA funding offer of \$34,100 towards providing an asphalt overlay to a section of Camden Valley Way between the traffic lights at Richardson Road and the Roundabout at Camden View Drive and Wilson Crescent, subject to Council providing matching funding from the 2004-05 Roads Program Budget.

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Resolved on the Motion of Cr Batros, seconded Cr Winn that Council:

Accept the RTA funding offer of \$34,100 towards providing an asphalt overlay to a section of Camden Valley Way between the traffic lights at Richardson Road and the Roundabout at Camden View Drive and Wilson Crescent, subject to Council providing matching funding from the 2004-05 Roads Program Budget.

RS07/04 THE MOTION WAS **CARRIED**

The meeting closed at 7.09pm.