



Camden Council

Business Paper

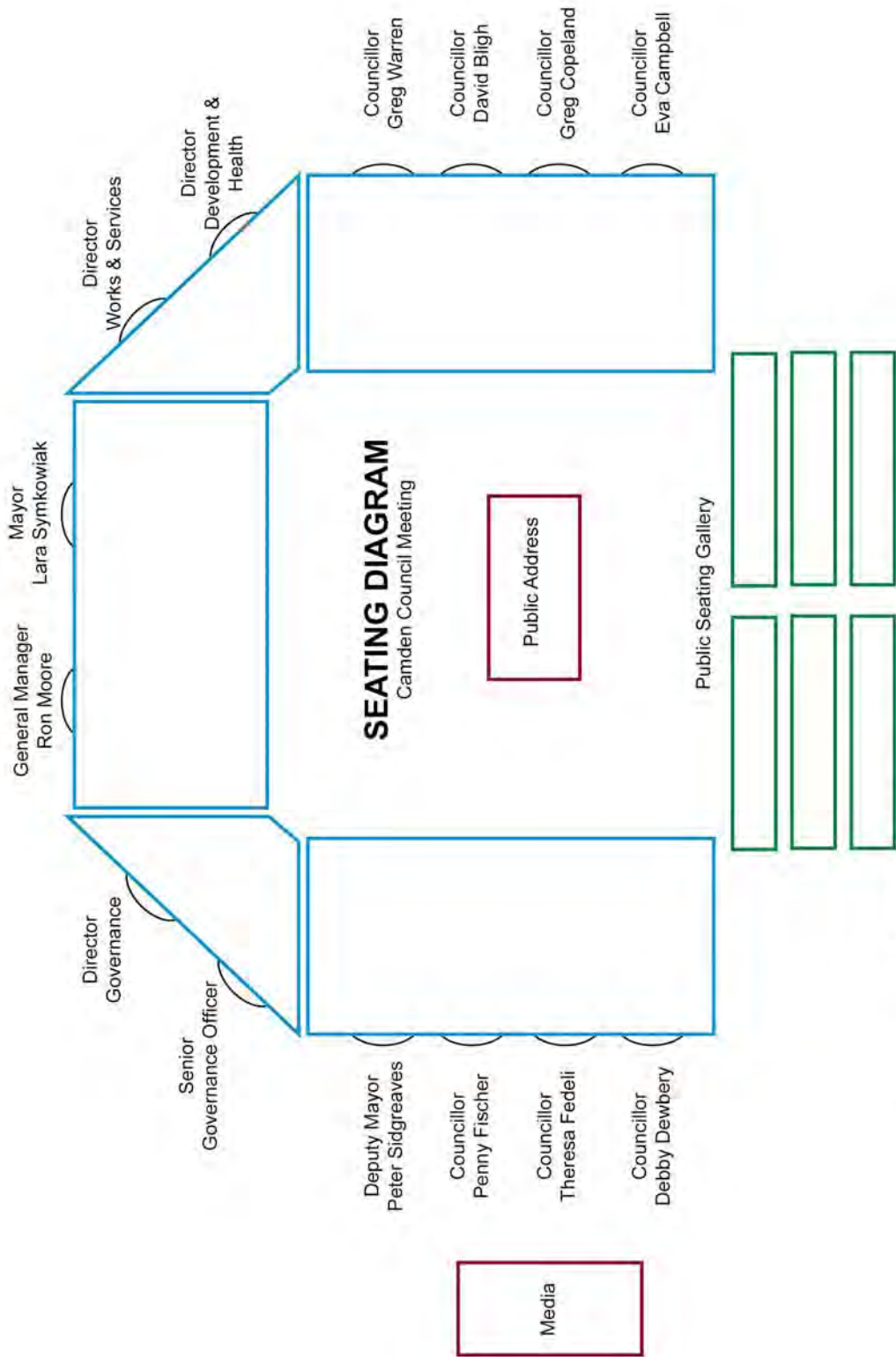
Ordinary Council Meeting
28 May 2013

Camden Civic Centre
Oxley Street
Camden



COMMON ABBREVIATIONS

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



SEATING DIAGRAM
Camden Council Meeting

Public Address

Media

Public Seating Gallery

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

ORDINARY COUNCIL

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ORDINARY COUNCIL

SUBJECT: PRAYER

PRAYER

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

Amen

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

Amen

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

Amen

AFFIRMATION

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

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

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

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

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



ORDINARY COUNCIL

SUBJECT: ACKNOWLEDGMENT OF COUNTRY

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



ORDINARY COUNCIL

SUBJECT: RECORDING OF COUNCIL MEETINGS

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

ORDINARY COUNCIL

SUBJECT: APOLOGIES

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

RECOMMENDED

That leave of absence be granted.

ORDINARY COUNCIL

SUBJECT: DECLARATION OF INTEREST

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

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

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

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

RECOMMENDED

That the declarations be noted.

ORDINARY COUNCIL

SUBJECT: PUBLIC ADDRESSES

The Public Address segment (incorporating Public Question Time) in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper agenda or on any matter within the Local Government area which falls within Council jurisdiction.

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

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

All speakers are limited to 4 minutes, with a 1 minute warning given to speakers prior to the 4 minute time period elapsing.

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

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

RECOMMENDED

That the public addresses be noted.

ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 14 May 2013.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 14 May 2013, copies of which have been circulated, be confirmed and adopted.



ORDINARY COUNCIL

ORD01

ORD01

SUBJECT: STAGED SUBDIVISION TO CREATE 168 RESIDENTIAL LOTS, 1 RESIDUE LOT, 1 PUBLIC RESERVE, CONSTRUCTION OF ROADS, DRAINAGE, LANDSCAPE AND ASSOCIATED SITE WORKS AT 650 AND 668 CAMDEN VALLEY WAY, GLEDSDOOD HILLS

FROM: Director, Development & Health

BINDER: DA 1060/2012

APPLICATION NO: DA1060/2012

PROPOSAL: Staged subdivision to create 168 residential lots, 1 residue lot, 1 public reserve, construction of roads, drainage, landscaping and associated site works

PROPERTY ADDRESS: 650 and 668 Camden Valley Way, Gledswood Hills

PROPERTY DESCRIPTION: Lot 71, DP1153631

ZONING: R1 General Residential and E4 Environmental Living

OWNER: Broad Acre Development Company

APPLICANT: Brown Consulting (NSW) Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for a staged subdivision to create 168 residential lots, 1 residue lot, 1 public reserve, construction of roads, drainage, landscaping and associated site works at 650 and 668 Camden Valley Way, Gledswood Hills.

The DA is referred to Council for determination as there remain unresolved issues received in 2 submissions from the public.

SUMMARY OF RECOMMENDATION

That Council determine DA 1060/2012 for a staged subdivision to create 168 residential lots, 1 residue lot, 1 public reserve, construction of roads, drainage, landscaping and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for a staged subdivision to create 168 residential lots, 1 residue lot, 1 public reserve, construction of roads, drainage, landscaping and associated site works at 650 and 668 Camden Valley Way, Gledswood Hills.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. 2 submissions were received (both objecting to the

proposed development). **A copy of the submissions is provided with the Business Paper supporting documents.**

The issues raised in the submissions relate to the absence of water cycle management basins on the north western corner of the site, construction of the North Spine Road (The Hermitage Way), concerns regarding stormwater drainage and the flooding documentation provided in support of the application.

The basin identified in the north western corner of the site by the Turner Road Development Control Plan 2007 cannot be constructed due to physical constraints including the flood level of South Creek and an existing TransGrid electricity transmission line easement. Council and the applicant are currently investigating a permanent drainage solution which will be capable of managing the stormwater flows from both this development and the wider catchment. The proposed development will provide two temporary water cycle management basins within the site. Council staff are satisfied that these two basins can adequately cater for stormwater runoff from this development and also for the existing upstream catchment.

The ultimate construction of the North Spine Road (The Hermitage Way) will be partially located on this site and partially within an adjacent property to the west (under separate ownership). Following consultation with the RMS, the full width road construction of the North Spine Road (The Hermitage Way) for a minimum length of 50m and the requirement to enter into a Works Authorisation Deed with the RMS is recommended.

The remainder of the North Spine Road within this site is proposed to be constructed as part of this DA. This constitutes a half road construction (6.6m wide to allow for two way traffic). Council staff are satisfied that a half road construction is sufficient to service the proposed development from a traffic perspective.

As aforementioned, Council is currently working with the applicant to investigate a permanent drainage solution for the catchment area. The DA proposes two temporary drainage basins which are deemed to be satisfactory. These basins will take up approximately 8 of the proposed residential lots on the site. These temporary basins will only be removed when a permanent drainage solution is provided. It is therefore considered that the proposed development will not adversely affect any adjoining properties with regard to stormwater drainage.

A stormwater management strategy was lodged in support of the proposed development which identified that there will be no adverse flooding impacts on adjacent land as a result of this development. Council staff raised a number of questions in relation to this report. As a result the applicant's engineer provided further technical information. Council staff have reviewed this information and agree with its findings. It is therefore considered that there will be no flooding impacts on adjacent lands as a result of this development.

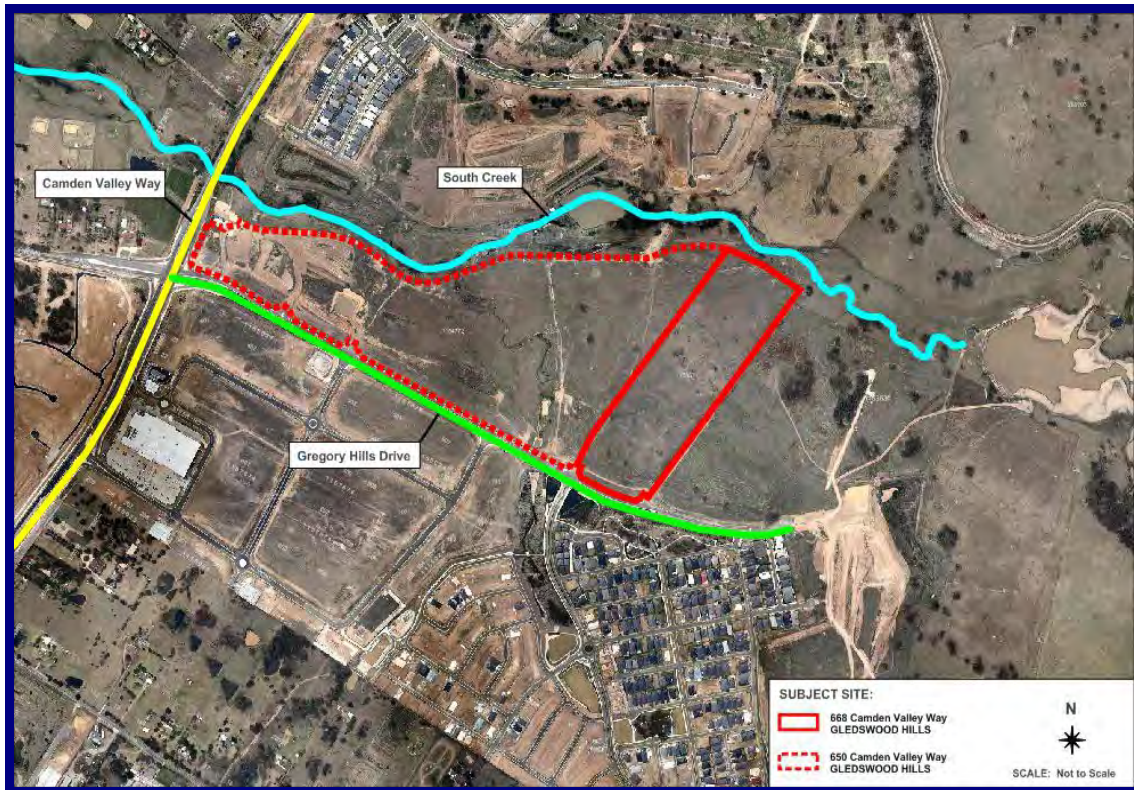
The applicant proposes a variation to the street network outlined in the Turner Road DCP. The DCP shows the provision of two north-south local streets along the site's eastern boundary. The proposed development only provides one local street. Council staff have assessed this DCP variation and recommend that it be supported.

The rationale for the provision of two local streets along the eastern side of the subject site was to support the provision of a 132kv TransGrid electricity transmission line. This line has since been relocated to the median island within Gregory Hills Drive and will no longer need to traverse this section of road. The provision of only one local street is

sufficient to cater for the traffic demands of this development and adjacent lands and will result in Council not having to permanently maintain an unnecessary second public road.

Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

AERIAL PHOTO



THE SITE

The site involves two properties that are commonly known as 650 and 668 Camden Valley Way, Gledswood Hills and are legally described as lot 701, 1154772 and lot 71, DP 1153631 respectively. Despite having a legal address to Camden Valley Way both lots have frontages to Gregory Hills Drive.

The principal property for this development is 668 Camden Valley Way (shown in a solid red line on the above aerial photo). It is on this property that the subdivision will and the majority of associated works are proposed. For 650 Camden Valley Way (shown in a dashed red line on the above aerial photo), the applicant proposes to construct only a small section of road just within its eastern property boundary.

668 Camden Valley Way has a frontage of approximately 162m to Gregory Hills Drive, a depth of approximately 608m and an overall area of 11ha. The site is currently vacant except for some scattered vegetation and is bound by Gregory Hills Drive to the south and South Creek to the north.

The adjacent properties to the east are zoned for residential development whilst the properties to the west and south west are zoned for business and industrial

development. Additional residentially zoned land lies to the north on the opposite side of South Creek.

The surrounding area comprises the existing Smeaton Grange industrial estate to the south with the existing Currans Hill residential suburb to the south east. On the opposite side of Camden Valley to the west/south west lies Harrington Park and the “Harrington Grove” urban release area. The Oran Park growth centre precinct exists to the north west whilst to the north exists the Camden Valley Golf Club, El Caballo Blanco and Gledswood sites. The east of the area is defined by the Sydney Catchment Authority upper canal and the Camden/Campbelltown LGA boundary.

HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
20 April 2012	Refusal of DA 409/2012 for the construction of a staged subdivision to create 168 residential lots, 1 residue lot, 1 public reserve, construction of roads, drainage, landscaping and associated site works

THE PROPOSAL

DA 1060/2012 seeks approval for a staged subdivision to create 168 residential lots, 1 residue lot, 1 public reserve, construction of roads, drainage, landscaping and associated site works.

Specifically the proposed development involves:

- subdivision of the site to create 168 residential lots across 3 stages. The lots will range in area from 350m² to 630m²;
- the provision of a public reserve with an area of 3,002m². This reserve will contain a 0-4 years children’s playground and an open turf area; and
- construction of roads, drainage, landscaping and associated site works.

The value of the works is \$6,070,000.

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

PROPOSED SUBDIVISION PLAN



ORD01

ASSESSMENT

Environmental Planning and Assessment Act 1979 – Section 79(C)(1)

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

(a)(i) The Provisions of any Environmental Planning Instrument

The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- State Environmental Planning Policy No 55 – Remediation of Land
- State Environmental Planning Policy (Infrastructure) 2007
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River

An assessment of the proposed development against these Environmental Planning Instruments is detailed below.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP)

Permissibility

This site has a mixed zoning including R1 General Residential, E4 Environmental Living and B5 Business Development under the provisions of the SEPP. The subdivision works are located largely within the R1 zone however some minor earth battering works to support a retaining wall along the northern edge of proposed road



no. 8 will protrude slightly into the E4 zone. Part of a proposed north south road (the Hermitage Way) is located within the B5 zone at 650 Camden Valley Way.

The proposed subdivision of land, retaining walls, earth battering and road construction are permitted with consent in these zones.

Zone Objectives

The objectives of the R1 General Residential zone are as follows:

- To provide for the housing needs of the community.

Officer comment:

The proposed development will provide for the future housing needs of the community by providing 168 residential lots via this DA.

- To provide for a variety of housing types and densities.

Officer comment:

The proposed development provides for a variety of lot sizes ranging from 350m² to 600m². This will allow for a range of housing types and densities within the site.

- To enable other land uses that provide facilities to meet the day to day needs of residents.

Officer comment:

The proposed development will provide 1 public reserve which will help meet the day to day needs of residents through the provision of a children's playground and a passive open space.

- To support the well-being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no adverse effect on the amenity of proposed or existing nearby residential development.

Officer comment:

The proposed development will provide 1 public reserve which will support the well-being of the community through the provision of a children's playground and passive open space.

- To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.

Officer comment:

This objective is not relevant to the proposed development as the proposal is for a residential subdivision. None of the above uses will be provided within the proposed public reserve.

-
- To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.

Officer comment:

This objective is not relevant to the proposed development as the proposal is for a residential subdivision.

- To provide for a variety of recreational uses within open space areas.

Officer comment:

As noted, the development proposes the provision of 1 public reserve which will support the well-being of the community through the provision of a children's playground and passive open space.

The objectives of the E4 Environmental Conservation zone are as follows:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.

Officer comment:

This objective is not relevant in that the only works proposed within the E4 zone is battering works associated with the proposed retaining wall along the riparian corridor.

- To ensure that residential development does not have an adverse effect on those values.

Officer comment:

This objective is not relevant in that the only works proposed within the E4 zone are battering works associated with the proposed retaining wall along the riparian corridor. These works will not have any adverse effects upon the corridor.

- To preserve and maintain the natural values of core riparian areas and to allow development where it can be demonstrated that the development will not destroy, damage or have any other adverse effect on those values.

Officer comment:

As aforementioned, the only works occurring within the riparian area is battering associated with the proposed retaining wall. It is not considered that these works will adversely impact the natural values of the riparian area.

- To ensure that flood prone land is used in a manner appropriate to its environmental characteristics.

Officer Comment:

This objective is not relevant in that the only works proposed within the E4 zone is battering works associated with the proposed retaining wall along the riparian corridor.

Relevant Clauses

The DA was assessed against the following relevant clauses of the SEPP.

Clause	Requirement	Provided	Compliance
4.1 Minimum Lot Size	Minimum 125m ² lot area	The proposed lots range from 350m ² to 630m ² in area	Yes
6.1 Public Utility Infrastructure	Appropriate public utility infrastructure to service the development	It is a recommended condition that appropriate public utility infrastructure including water, electricity and sewer be provided prior to the issue of a Subdivision Certificate for any stage of the proposed development	Yes

State Environmental Planning Policy No 55 – Remediation of Land (SEPP)

The SEPP requires Council to be satisfied that the proposed site is suitable for its intended use (in terms of contamination) prior to granting consent. This applicant has submitted a detailed contamination assessment which assessed soil contamination conditions at the site. The report concluded that no contaminants of concern were present on site. Council staff are satisfied with the findings of the assessment and therefore the land is suitable for its intended residential use.

State Environmental Planning Policy (Infrastructure) 2007 (SEPP)

The DA was referred to TransGrid for assessment pursuant to Clause 45 of the SEPP as this site is burdened by a TransGrid electricity easement along its north western corner. TransGrid has raised no issues with the proposed development subject to a number of proposed plans being approved as part of any development consent issued. It is therefore a recommended condition that the plans as specified by TransGrid be approved as part of this DA.

Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (SEPP)

The proposed development is consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. Proposed temporary sediment and water quality basins will provide appropriate stormwater quantity and quality control and will protect the integrity of the Hawkesbury/Nepean River catchment.

(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).

There is no draft Environmental Planning Instrument applicable to the proposed development.

(a)(iii) The Provisions of any Development Control Plan

Turner Road Development Control Plan 2007 (Turner Road DCP) and Camden Development Control Plan 2011 (Camden DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP. Discussion of any variations of the controls is provided after the compliance table.

Control	Requirement	Provided	Compliance
A2.0 Turner Road Precinct (Turner Road DCP)	Development to be in accordance with the Turner Road Indicative Layout Plan (ILP) A copy of the ILP is provided as attachment 2 to this report.	This DA proposes a subdivision to create 168 residential lots, 1 residue lot, 1 public reserve, construction of roads, drainage and landscaping which is consistent with the ILP	Yes
A2.3 Residential Density Targets (Turner Road DCP)	The sub-precinct targets as shown on Figure 3 must be achieved (155 dwellings for sub-precinct D)	This subdivision encompasses the whole of sub-precinct D and provides 168 residential lots and 1 residue with the potential to be further subdivided into approximately 18 additional residential lots. This is considered acceptable in that the required minimum yield of 155 dwellings is exceeded by at least 13	Yes
A3.1 Street Network and Design (Turner Road DCP)	The street network is to be provided generally in accordance with Figure 2 and Figure 5	The proposed street network generally complies with the DCP with one variation proposed along the site's eastern boundary.	No – DCP Variation 1
A3.2 Pedestrian and Cycle Network (Turner Road DCP)	Key pedestrian and cycleway routes are to be provided generally in accordance with Figure 14	Pedestrian and cycle paths are provided along the eastern side of the North Spine Road and are generally in accordance with figure 14 of the DCP	Yes
A3.3 Public Transport Network	Bus routes are to be provided generally in	Proposed road no. 5, which is identified as a public transport route, is capable of	Yes

Control	Requirement	Provided	Compliance
(Turner Road DCP)	accordance with Figure 15	accommodating bus routes in accordance with figure 15	
A4.1 Public Parks and Landscape Strategy (Turner Road DCP)	Public parks are to be provided generally in accordance with Figure 16	<p>The proposed development includes the provision of a public reserve located in accordance with figure 16, however the area of the reserve is not consistent with the Oran Park and Turner Road Section 94 Contributions Plan (CP). The CP requires the provision of 3,000m² of active open space (children's playground 0-4 years) and 1,900m² of passive open space. The proposed plans show a total area of 3,002m² for the reserve which is a deficit of 1,898 m².</p> <p>The applicant has accepted that the reserve must have a total area as required by the CP and it is a recommended condition that it be increased in area from 3,002m² to the required 4,900m²</p>	Yes
	Provision of a range of amenities including seating, shade structures, waste bins and drinking fountains must be provided	An open space design plan for the public reserve was lodged which provides for seating, shade shelter, bubbler, waste bins, bike racks, picnic tables and turf areas. This plan has been assessed by Council staff and is deemed to be acceptable	Yes
	A landscape plan is to be submitted for each park at the time of subdivision	A landscape plan has been submitted for the proposed public reserve and is deemed to be satisfactory	Yes
A6.1 Riparian Corridors (Turner Road DCP)	Riparian corridors are to be provided in accordance with the Oran Park and Turner Road (OPTR) Waterfront Land Strategy 2009	The proposed subdivision and associated works fully comply with the requirements of the OPTR Waterfront Land Strategy	Yes
A6.2 Flooding and Watercycle Management (Turner Road DCP)	Development must comply with the environmental stormwater objectives	The stormwater management strategy submitted with the report complies with the DCP's environmental stormwater objectives	Yes

Control	Requirement	Provided	Compliance
A6.3 Salinity and Soil Management (Turner Road DCP)	Sediment erosion controls to be installed prior to construction and a salinity report to be provided	Details of appropriate erosion and sedimentation controls measures have been provided. The development will be constructed to be salinity resistant. An appropriate condition is recommended which requires the construction of both the subdivision and infrastructure to comply with the SMP	Yes
A6.6 Bushfire Hazard Management (Turner Road DCP)	The indicative location and widths of APZs are to be provided generally in accordance with Figure 21	A bush fire protection assessment was submitted in support of the DA. This was referred to the Rural Fire Service who have recommended a number of conditions to be imposed (including asset protection zones, utilities and access). These have been included in the conditions contained in this report and subject to their inclusion, the development will be in accordance with Figure 21	Yes
A6.8 Contamination Management (Turner Road DCP)	Developments in areas of environmental concern (AEC) as identified by Figure 23 require a Phase 2 Environmental Site Investigation	A contamination assessment was lodged as part of this DA and no contaminants were found to be present on the site	Yes
A6.10 Acoustics (Turner Road DCP)	All residential development is to comply with Council's Environmental Noise Policy	An acoustic report was submitted in support of the proposed development and complies with Council's Environmental Noise Policy. It is a recommended condition that the proposed development fully complies with the acoustic report	Yes
A7.1 Neighbourhood and Subdivision Design (Turner Road DCP)	Establish a clear urban structure that maximises the 'sense of neighbourhood' and encourages walking and cycling	The proposed subdivision is considered to be acceptable in terms of the DCP's subdivision design objectives and controls on the basis that the proposed street blocks are not wider than 70m and are less than 250m long, all of the proposed lots are deeper than the minimum 20m with most being deeper than 30m and a range of lot frontages have been provided The proposed lot orientations are	Yes

ORD01

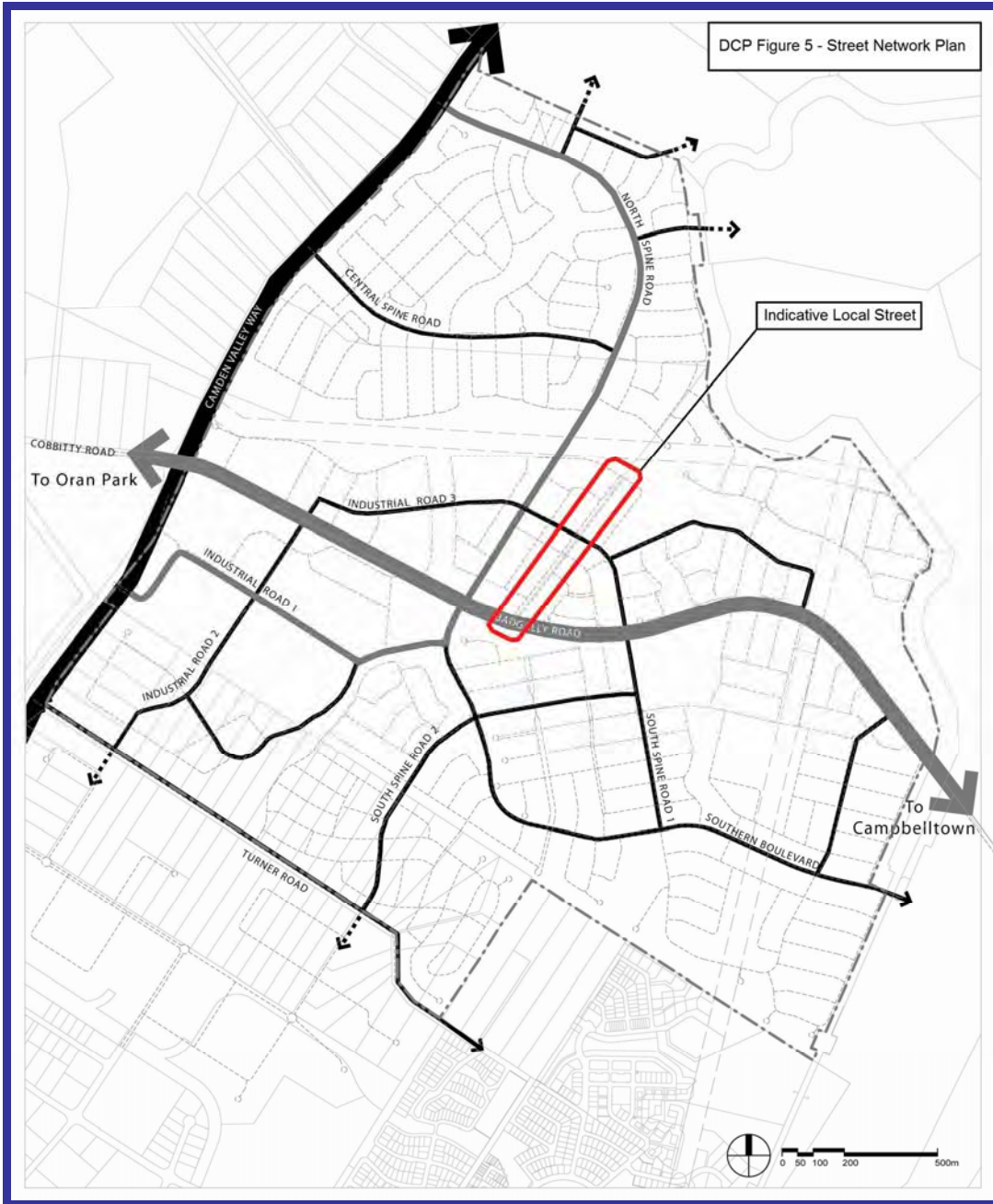
Control	Requirement	Provided	Compliance
		considered acceptable in terms of achieving adequate solar access in accordance with Figure 25 with which they are generally consistent	
A8.3 Stormwater and Construction Management (Turner Road DCP)	Stormwater concept plan to be lodged with the application	A stormwater concept plan was submitted with the DA. Council staff have assessed this plan and consider it to be acceptable	Yes
B2 Controls for Land Containing a Riparian Corridor (Turner Road DCP)	The outcomes for Riparian corridors are to be provided in accordance with the Oran Park and Turner Road (OPTR) Waterfront Land Strategy 2009	The proposed subdivision and associated works are capable of meeting the outcomes for a category 1 watercourse and fully comply with the requirements of the OPTR Waterfront Land Strategy	Yes
B1.2 Earthworks (Camden DCP)	Development must minimise cut and fill and respond to natural topography	The proposed development proposes a reasonable amount of cut and fill and adequately responds to the natural topography of the site	Yes

DCP Variation 1 – Street Network and Design

DCP Control

The DCP requires the provision of a street network in accordance with Figure 5. Figure 5 shows the provision of two north-south local streets along the site’s eastern boundary. This local street is to be constructed by both this applicant and the adjacent land owner as it will straddle their shared property boundary.

The DCP’s Figure 5 with the two north-south local streets shown inside the red box is provided in the following diagram.



Variation Request

The applicant has requested that Council support a variation to this DCP control on the basis that:

- Development Consent 1194/2007 was approved on the basis that only one local street was to be provided in this location.

Council Staff Assessment

Council staff have reviewed this variation request and recommend that it be supported for the following reason:

- Figure 5 of the DCP notes the provision of two local streets along the eastern side of the subject site. The rationale for this was to support the provision of a 132kv

TransGrid electricity transmission line. This line has since been relocated to the median island within Gregory Hills Drive and will no longer need to traverse this section of road. The provision of only one local street is sufficient to cater for the traffic demands this development and the development on the adjacent lands to the east and will result in Council not having to permanently maintain an unnecessary second public road.

Consequently it is recommended that Council support this proposed variation to the DCP.

(a)(iia) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F

No relevant agreement exists or has been proposed as part of this DA.

(a)(iv) The Regulations

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality

As demonstrated by the above assessment, the proposed development is unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality.

Use of Temporary Roads and Turning Areas

The subdivision proposes some temporary roads to provide access through the subdivision. Also proposed are temporary turning areas at the end of each of the subdivision's east west roads.

The reason for this is that this subdivision will ultimately connect into an adjoining subdivision in Gregory Hills to the east. However this eastern subdivision has not yet been constructed and consequently the proposed subdivision requires the provision of some temporary roads and turning areas in order to ensure vehicles can enter, manoeuvre around and exit.

This is considered to be a reasonable outcome in this circumstance. It is anticipated that the future subdivision in Gregory Hills to the east may be constructed prior to this development and therefore there may be no need for the temporary roads and turning areas.

Regardless, the temporary roads and turning areas will work satisfactorily from a traffic perspective and are only an interim measure that will be removed upon the construction of adjoining roads.

(c) The suitability of the site

As demonstrated by the above assessment, the site is considered to be suitable for the development.

(d) Any submissions made in accordance with this Act or the Regulations

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. The exhibition period was from 29 November to 13 December 2012. 2 submissions were received (both objecting to the proposed development).

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

1. *Concerns relating to the absence of water cycle management basins on the north western corner of the subject site.*

Officer comment:

The development proposes the provision of two temporary water cycle management basins within the site. Council staff are satisfied that these two basins can adequately cater for stormwater provision within the site and also for the existing catchment. The basin identified on the north western corner of the site by the DCP cannot be constructed due to physical constraints including the flood level of South Creek and an existing TransGrid electricity transmission line easement. Council and the applicant are currently investigating a permanent drainage solution which will be capable of managing the stormwater flows from both this site and the wider catchment.

2. *Full construction of the North Spine Road (Hermitage Way) should occur as part of this DA*

Officer comment:

The ultimate construction of the North Spine Road (The Hermitage Way) will be partially located on this site and partially within an adjacent property to the west (under separate ownership). Following consultation with the RMS, the full width road construction of the North Spine Road (The Hermitage Way) for a minimum length of 50m and the requirement to enter into a Works Authorisation Deed with the RMS is recommended.

The remainder of the North Spine Road within this site is proposed to be constructed as part of this DA. This constitutes a half road construction (6.6m wide to allow for two way traffic). Council staff are satisfied that a half road construction is sufficient to service the proposed development from a traffic perspective.

3. *Concerns relating to drainage implications for adjacent lands.*

Officer comment:

As noted, Council is currently working with the applicant to investigate a permanent drainage solution for the catchment area. This DA proposes two temporary drainage basins which are deemed to be satisfactory. These basins take up approximately 8 of the proposed residential lots on the subject site. These temporary basins can only be removed when a permanent drainage solution is provided. It is therefore considered that the proposed development will not adversely affect any adjoining properties with regard to drainage.

4. *Concerns with the flooding documentation provided in support of the application.*

Officer comment:

A stormwater management strategy was lodged in support of the proposed development which identified that there will be no adverse flooding impacts on adjacent land as a result of this development. Council staff raised a number of questions in relation to this report. As a result the applicant's engineer provided further technical information. Council staff have reviewed this information and agree with its findings. It is therefore considered that there will be no flooding impacts on adjacent lands as a result of this development.

(e) *The public interest*

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, Environmental Planning and Assessment Regulations 2000, Environmental Planning Instruments, Development Control Plans and policies. Based on the above assessment, the proposed development is consistent with the public interest.

EXTERNAL REFERRALS

Rural Fire Service (RFS)

The DA was referred to the RFS for assessment as this development proposes the subdivision of residentially zoned bush fire prone land and is therefore classed as Integrated Development pursuant to Section 91 of the *Environmental Planning and Assessments Act 1979*. The RFS raised no objection to the proposed development subject to general terms of approval relating to asset protection zones, water and utilities and access. Compliance with these general terms of approval is a recommended condition.

TransGrid

The DA was referred to TransGrid for assessment pursuant to Clause 45 of State Environmental Planning Policy (Infrastructure) 2007 as this subject site is burdened by a TransGrid electricity easement along its north western corner. TransGrid have raised no issues with the proposed development subject to a number of proposed plans being approved as part of any development consent issued. It is therefore a recommended condition that the plans as specified by TransGrid be approved as part of this development application.

Roads and Maritime Service (RMS)

The DA was referred to the RMS for assessment as the development proposes the half road construction of the North Spine Road (The Hermitage Way) which connects into Gregory Hills Drive to the south and forms part of an existing signalised intersection.

The RMS have provided their concurrence subject to a number of requirements being imposed. These requirements include the full width road construction of the North Spine Road (The Hermitage Way) for a minimum length of 50m and the requirement to enter into a Works Authorisation Deed (WAD). The RMS requirements are recommended as conditions.

Camden Local Area Command (CLAC)

The DA was discussed with the CLAC in relation to "Safer by Design" principles.

The CLAC classified the development as a low crime risk and raised no objections to the proposed development.

FINANCIAL IMPLICATIONS

Council will be responsible for the ongoing maintenance of the proposed public reserve and the facilities contained therein. The cost of this maintenance will be factored into future maintenance budgets.

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 1060/2012 is recommended for approval subject to the conditions contained in this report.

CONDITIONS

1.0 - General Requirements

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

Plan / Development No.	Description	Prepared by	Dated
X10274-F31 Issue 10	Plan of Proposed Subdivision	Brown Consulting	20 February 2013
001 Issue 10	General Arrangement Plan	Brown Consulting	22 February 2013
002 Issue 10	General Notes and Legends	Brown Consulting	22 February 2013
101 Issue 10	Engineering Plan Sheet 01 of 02	Brown Consulting	22 February 2013
102 Issue 10	Engineering Plan Sheet 02 of 02	Brown Consulting	22 February 2013
201 Issue 10	Hermitage Way Longitudinal Sections	Brown Consulting	22 February 2013
202 Issue 10	Road No.1 & 2 and Typical Cross Sections	Brown Consulting	22 February 2013
203 Issue 10	Road No.3 & 4 Longitudinal Sections	Brown Consulting	22 February 2013
204 Issue 10	Road No.5 & 6 & Typical Cross Sections	Brown Consulting	22 February 2013
205 Issue 10	Road No.7 & 8& Typical Cross Sections	Brown Consulting	22 February 2013
206 Issue 10	Road No.10 Temporary Access Way Longitudinal	Brown Consulting	22 February 2013

	Section		
207 Issue 10	Future Cockatoo & Wagtail Longitudinal Sections	Brown Consulting	22 February 2013
601 Issue 10	Site Regrading Sheet 01 of 02	Brown Consulting	22 February 2013
602 Issue 10	Site Regrading Sheet 02 of 02	Brown Consulting	22 February 2013
701 Issue 10	Soil & Water Management Plan	Brown Consulting	22 February 2013
702 Issue 10	Soil & water Management Notes and Detail	Brown Consulting	22 February 2013
34270.01	Salinity Investigation and Management Plan	Douglas Partners	October 2011
20110573.1/2011A/R1/TA	Traffic Noise Assessment	Acoustic Logic	November 2012
L-01 of 2	Street Tree Masterplan	James Mather Delaney Design	March 2011
L-02 of 2	Open Space Design	James Mather Delaney Design	January 2013
X10274.01-01	Stormwater Management Plan	Brown Consulting	January 2012
X10274	Memo – Response to Additional Information	Brown Consulting	21 December 2012
X10274-SK04	Retaining Wall Typical Section	Brown Consulting	15 March 2013

Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

- (2) **Area of Public Reserve** – The public reserve area as shown on Drawing No. X10274-F3 must be increased to 4,900m² in accordance with the Oran Park and Turner Road Section 94 Contributions Plan. An amended subdivision plan must be provided to Council and the certifying authority prior to the issue of a Construction Certificate which shows the required area of 4,900m².

The amended subdivision plan must also demonstrate that all remaining residential lots to the east of the public reserve have a minimum area of 350m² and meet the minimum lot frontage and lot depth controls as set out in State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and the Turner Road Development Control Plan 2007.

An amended open space design plan must also be submitted which details the incorporated 1,898m² of additional open space. This additional open space must be contiguous with the open space area shown on the submitted plans and must not be separated by any roads.

- (3) **Landscaping Maintenance and Establishment Period** - Commencing from the Date of Practical Completion (DPC), the Applicant will have the

establishment and maintenance responsibility for all hard and soft landscaping elements associated with this Consent.

The 12 month maintenance and establishment period includes (but not limited to) the Applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations.

The Date of Practical Completion (DPC) is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation, street tree installation and mulching.

It is the Applicant's responsibility to arrange a site inspection with the Principal Certifying Authority (PCA), upon initial completion of the landscaping works, to determine and agree upon an appropriate DPC.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards) must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth

At the completion of the maintenance and establishment period, the landscaping works must comply with the approved Landscaping Plans.

- (4) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with: -
- (a) Camden Council's current Engineering Specifications, and
 - (b) Turner Road Development Control Plan 2007

It should be noted that designs for line marking and regulatory signage associated with any proposed public road within this subdivision MUST be submitted to and approved by the Roads and Maritime Services, Camden Council prior to the issue of any Construction Certificate

- (5) **Completed In Stages** - Where the development must be completed in stages, a plan must be submitted showing details of subdivision boundaries for each stage and their relationship to adjoining buildings, together with details as to site works, landscaping works, road and drainage works and erosion and sediment control works to be undertaken in conjunction with each stage, and the expected timing of such development.

In addition, details must be shown as to any proposed reciprocal rights of access and rights of way or easement designed to ensure the effective future functioning, maintenance and use of common areas such as roadways and open spaces.

The above details must be submitted to the Consent Authority (i.e. Camden Council) prior to the issue of a Construction Certificate being issued.

- (6) **Commencement of Works on Stage 3** – Works cannot commence on Stage 3 (except for temporary turning areas) until the future Cockatoo and Wagtail Streets have been constructed and dedicated to Council.

- (7) **Temporary Basins to Remain** - All temporary on-site detention and water quality basins must stay in place until a permanent solution for stormwater detention and treatment in the precinct is determined by Council and fully implemented.
- (8) **Easements for Overland Flows** - Easements must be obtained over adjoining properties for overland flows from the temporary basins in the north and south. A Subdivision Certificate cannot be issued for stage 1 until an easement to drain water is obtained over adjoining land to the west to cater for overland flows from basin 2. A Subdivision Certificate cannot be issued for stage 2 until an easement to drain water is obtained over adjoining land to the west to cater for flows from basin 1.
- (9) **Retaining Walls** - All retaining walls must be certified by a suitably qualified Structural Engineer. Retaining walls shall incorporate all necessary easements for support and maintenance or be designed to transfer any loads so that no adjoining property is burdened or restricted by the presence of the retaining wall.
- Adequate provisions must also be made for surface and subsurface drainage. Any water collected shall be diverted to, and connected to a stormwater disposal system.
- (10) **Clear Zone Requirements** - Landscaping for the interim configuration of the North Spine Road (The Hermitage Way) must be delayed to ensure that proposed trees do not encroach within the clear zone. Landscaping or other infrangible objects are to be bonded with Council until such a time that an appropriate clear zone can be achieved.
- (11) **Water from External Catchments** – External catchments must be considered in all drainage designs and accounted for in all calculations.
- (12) **Services** -
- (a) All services within the subdivision must be underground.
 - (b) All service connections to existing works in Council's Road Reserve requires a Public Road Activity approval from Council. Connections to existing works within Public Reserve or Drainage Reserve will require owners permission (i.e. Camden Council).
- (13) **Sewer Access Chambers And Mains** -
- (a) No sewer access chambers are to be constructed within the proposed Road Reserves, Public Reserves and Drainage Reserves without prior approval of the Principal Certifying Authority.
 - (b) No sewer mains are to be constructed within both proposed and existing Public Reserves and Drainage Reserves without prior approval of the Principal Certifying Authority.
- (14) **General Requirement** - All activities associated with the development must be carried out within the boundaries of the site, and must be carried out in an environmentally satisfactory manner as defined under section 95 of the Protection of the Environment Operation Act 1997.

(15) **Noxious Weeds -**

- (a) The applicant must fully and continuously suppress and destroy, by appropriate means, any noxious or environmentally invasive weed infestations that occurs during or after subdivision and prior to sale of new lots. New infestations must be reported to Council.
- (b) As per the requirements of the *Noxious weeds Act 1993*, the applicant must also ensure at all times any machinery, vehicles or other equipment entering or leaving the site must be cleaned and free from any noxious weed material, to prevent the spread of noxious weeds to or from the property.
- (c) Maintenance work is to be carried out, involving regular surveys to determine if any species are becoming established through time. Any noxious or environmental weed infestations that occurs during subdivision, and prior to sale of new lots. These must be reported to Council and fully and continuously suppress and destroy, by appropriate means.

(16) **Bush Fire Safety Authority** – A Bush Fire Safety Authority from the Rural Fire Service is attached to and forms part of this development consent. All requirements of this Bush Fire Safety Authority dated 28 November 2012 must be complied with.

(17) **Graffiti Resistant Materials** - Graffiti resistant materials must be used where practicable within the public reserve.

(18) **North Spine Road (The Hermitage Way)** – A full width road construction must be provided on the North Spine Road (The Hermitage Way), as a collector road in accordance with the Turner Road Development Control Plan 2007, for a minimum length of 50m from the stop line at the signalised intersection of Gregory Hills and Donovan Boulevard.

(19) **Traffic Signal Components** – All traffic signal components, hardware and associated civil works must be provided to RMS requirements.

(20) **Public Utility Adjustment** – The developer is responsible for all public utility adjustment/relocation works necessitated by the above work and as required by the various public utility authorities and or/ their agents.

(21) **Road Works and Regulatory Signposting** – All works/regulatory signposting associated with the proposed development will be at no cost to the RMS or Council.

2.0 - Construction Certificate Requirements

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Detailed Landscaping Plans** - Prior to the issue of the Construction Certificate, detailed Landscaping Plans prepared by a qualified Landscape Architect or qualified Landscape Designer, must be submitted with the

Construction Certificate application in accordance with Camden Council's current Engineering Design Specifications.

The following items listed must be included in the detailed Landscaping Plans.

- (i) Ensure that the necessary street tree installation and their proposed establishment schedules are clearly shown in the detailed Landscaping Plans.
- (ii) That all street trees have at time of planting, well constructed tree guard protection installed. A minimum requirement is the installation of at least 3 bollards per street tree. The bollards are to be installed approximately 1m from the main stem of the tree. The bollards are to be sourced in minimum 1.8m length, which will allow for 1.2m above ground exposure and .6m buried support. The bollards are to be timber (or other acceptable composite material) and a minimum 150mm x 150mm width. Timber bollards are to be a durability minimum of H4 CCA.
- (iii) Eucalyptus, Angophora, Araucaria and other very large trees are not to be installed in any median strip, road verge or nature strip planting without written approval from the Consent Authority (i.e. Camden Council).
- (iv) That all the street trees are sourced in a minimum 55 litre container size, are not multi-stemmed and can stand alone without the need for staking.
- (v) The detailed Landscaping Plans lodged for the issue of the Construction Certificate must include a planting schedule.

The planting schedule must clearly detail the planting positioning, species by botanical and common names, quantities, planting sizes and the estimated size of the plant at approximately 12 years maturity. The planting schedule must also clearly show the proposed establishment and maintenance programme to be applied to the installed landscaping.

- (vi) The Landscaping Plans lodged for the issue of the Construction Certificate must include all proposed public open space landscaping. The Landscaping Plans must comprehensively detail all proposed recreational park landscaping and any proposed recreational or ornamental playground equipment, signage, paths, bins, seating, street art or other hard landscaping items, etc.
 - (vii) The detailed Landscaping Plans must clearly show any proposed road verge estate entry feature, statement feature wall, or entry statement signage. These works are not to be positioned on any public open space areas such as the nature strip or other Council maintained area. Any entry statement wall or entry feature is to be positioned wholly within the boundaries of private property.
- (2) **Civil Engineering Plans** - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with the relevant Development Control Plan and Engineering Specifications, and are to be submitted for approval to the Principal Certifying Authority prior to the Construction Certificate being issued.

Note:

- (a) Under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
 - (b) Under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.
- (3) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:
- (a) all matters associated with Council's Erosion and Sediment Control Policy;
 - (b) all matters associated with Occupational Health and Safety;
 - (c) all matters associated with Traffic Management/Control; and
 - (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.
- (4) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.
- The survey must include descriptions of each photo and the date when each individual photo was taken.
- (5) **Provision of Kerb Outlets** – Where proposed lots grade to an existing/proposed public road, kerb outlets shall be provided in the kerb and gutter adjacent to those lots. Such kerb outlets shall be:
- (a) located within 2m downstream of the prolongation of the lot corner with the lowest reduced level and to the requirements of the Principal Certifying Authority;
 - (b) constructed in accordance with Camden Council's current Engineering Specification/s; and
 - (c) indicated in any design plan submitted to the Certifying Authority for the purposes of obtaining a Construction Certificate.
- (6) **Performance Bond** - Prior to the issue of the Construction Certificate, a performance bond of must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (7) **Turning Facilities** – All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc. must be designed in accordance with the current edition

of AS 2890.2 and in accordance with Camden Council's current Engineering Specifications.

- (8) **Temporary Turning Facility** – A temporary turning/manoeuvring facility must be provided at the end of proposed Road Nos 1 - 8. The facility must be designed in accordance with:
- (a) the current edition of AS 2890.2 and more specifically the Heavy Rigid Vehicle (HRV) swept turning path contained within that document; and
 - (b) Camden Council's Development Control Plan 2011.

The manoeuvring area within the facility shall incorporate the pavement and wearing course design associated with the adjoining proposed public road and there shall be no kerb and gutter of any type within the facility. Any additional land required to accommodate the facility, adjacent to the proposed public road, shall be provided with such land being dedicated as a temporary public road in accordance with s.9, 39 and 40 of the *Roads Act 1993*. The status of the facility shall remain as a temporary public road until such time as:

- (a) an alternative facility has been provided and dedicated as either:
 - (i) public road, or
 - (ii) temporary public road.
- (9) **Traffic Management Plan** – A construction Traffic Management Plan is required in accordance with Camden Council's current Engineering Design Specifications.
- (10) **Public Risk Insurance Policy** - Prior to the issue of the Construction Certificate, the owner or contractor is to take out a Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (11) **Traffic Management Procedure** - Traffic management procedures and systems must be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems. Such procedures and systems must be in accordance with AS 1742.3 1985 and to the requirements and approval of Council (and the Roads and Maritime Services). Plans and proposals must be approved by Council (and the Roads and Maritime Services) prior to the Construction Certificate being issued.
- (12) **Drainage Design** - A Stormwater Management Plan is to be prepared prior to the issue of a Construction Certificate to ensure that the final stormwater flow rate off the site is no greater than the maximum flow rate currently leaving the development site for all storm events. This Plan must be submitted and approved by the Principal Certifying Authority. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties.
- (13) **Stormwater Disposal** - Stormwater runoff from the whole development must be properly collected and discharged to the Council drainage system. Surface discharge across the footpath to the road gutter is not permitted. Provision must be made to cater for existing stormwater overland flow from adjoining properties.
- (14) **Stormwater Detention** - The capacity of the existing stormwater drainage system must be checked to ensure its capability of accepting the additional

runoff from this development. If necessary an on-site detention system must be provided to restrict stormwater discharges from the site to pre-development flows in accordance with Camden Council's current Engineering Design Specifications.

On completion of the on-site detention system, Works-as-Executed plans are to be prepared by a Registered Surveyor or the Design Engineer and submitted to the Principal Certifying Authority. If Camden Council is not the Principal Certifying Authority, a copy is to be submitted to the Council prior to the issue of the Occupation Certificate. The plans are to be certified by the Designer and are to clearly make reference to:

- (a) the works having been constructed in accordance with the approved plans,
- (b) actual storage volume and orifice provided,
- (c) the anticipated performance of the system with regard to the design intent.

The developer must prepare a Section 88b Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:

- (a) Restriction as to user indicating that the on-site detention basin must be maintained at all times to a level sufficient to ensure efficient operation of the basin, and that the Consent Authority (ie Camden Council) must have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency) to:
 - (i) view the state of repair of the basin;
 - (ii) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date of receipt by the proprietor of written notice from the Council requiring remedy of a breach of the terms of this covenant, taken steps to remedy the breach, and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith upon demand.
 - (b) Restriction as to user indicating that the on-site detention basin must not be altered, or removed in part, or structures erected thereon without the prior consent of Council.
- (15) **Location of the "Construction" On-site Detention/Sediment Control Basin** - A "construction" on-site detention/sediment control basin must be provided for within the site.
- (16) **Location of Temporary Water Quality Facilities** - A temporary water quality facility must be provided for the site. The facility may be provided in the following locations:
- (a) within any proposed public road and/or drainage reserve contained within the site,

- (b) within any proposed residue lot contained within the site,
 - (c) within any adjoining property that is privately owned. In this regard appropriate easements, pursuant to s.88B of the *Conveyancing Act 1919*, must be registered by the Department of Lands – Land and Property Information, prior to the issue of any Construction Certificate.
- (17) **Design of “Construction” On-site Detention/Sediment Control Basin** - The design of the “construction” on-site detention/ sediment control basin and water quality facility must be prepared in accordance with the requirements of:
- (a) for sediment control generally, *Managing Urban Stormwater – Soils and Construction, Volume 1, 4th Edition, March 2004* as produced by Landcom,
 - (b) Camden Council’s current Engineering Design Specification,
 - (c) and must not concentrate final discharge flows from the facility.
- The construction of the on-site detention/sediment control basin must contain an impervious layer to provide water harvesting.
- The design must be prepared and certified by an Accredited Certifier and must be submitted to the Certifying Authority for inclusion in any application for a Construction Certificate.
- (18) **Location of Permanent Water Quality Facilities** - A permanent water quality facility must be provided for the site. Such a facility must be located within proposed and/or existing public land.
- (19) **Vehicle and Pedestrian Safety Barriers** - Safety barriers for roads, road embankments and retaining walls are to be provided in accordance with Camden Councils Engineering Specifications.
- (20) **Maintenance Access** - Provision for access of Council maintenance vehicles must be incorporated into the design of all temporary basins, stormwater facilities, water quality structures and watercourse channels.
- (21) **Inter-Allotment Drainage** - Inter-allotment drainage lines must be designed and constructed to service lots that do not grade naturally to the road drainage system. A drainage connection junction pit and pipe stub must be provided to all lots within the proposed subdivision.
- (22) **Site Filling** - Where filling is proposed, provision is to be made to ensure that no water is ponded on any of the development lots or adjoining land. If filling is to be placed against adjoining property, provision is to be shown on the plans for the interface of batters to merge with the natural surface a minimum of one metre within the development to permit the free passage of water away from the adjoining land.
- (23) **Bush Fire Safety** - Prior to the Issue of a Construction Certificate, the applicant must provide to the Certifying Authority, written confirmation that the development proposal is compliant with all requirements of the Rural Fire Service.

This written confirmation may be by way of either:

- (a) written advice from the Rural Fire Service that the development is compliant with the current Planning for Bush Fire Protection document, or
- (b) written advice from an appropriately qualified Bush Fire Risk Assessor that the proposed development is compliant with the current Planning for Bushfire Protection document.

In any event, the written confirmation must include specific advice that:

- (a) All access roads have sufficient carriageway width.
 - (b) Verge widths are sufficient.
 - (c) Longitudinal grades are not too great.
 - (d) Horizontal geometry provides for appropriate access.
 - (e) Turning/manoeuvring is achievable.
 - (f) Kerb types are appropriate.
 - (g) On street parking (kerbside and indented) is not expected to be problematic for fire fighting vehicles to gain access.
 - (h) On street parking restrictions/signage is not expected to be problematic for fire fighting vehicles to gain access.
 - (i) Access requirements with regards to perimeter roads has been achieved.
 - (j) The required Asset Protection Zones have been achieved.
 - (k) All requirements of the Rural Fire Service's General Terms of Approval for Development Consent 1060/2012 have been met.
- (23) **Play Equipment Design** – All play equipment for the public reserve must be of a modular design that allows for the maintenance and replacement of individual components of each piece of equipment. Details of the final play equipment design that demonstrates this must be submitted to and approved by the Certifying Authority prior to the issue of a Construction Certificate.
- Note:** No wood must be used in any of the playground equipment poles that come into contact with the ground.
- (24) **Signalised Intersection (Fourth Leg)** – The proposed fourth leg to the signalised intersection of Gregory Hills Drive and Donovan Boulevard must be designed in accordance with Austroads, RMS's supplements, RMS's Traffic Signal Design Manual and other Australian Standards and endorsed by a suitably qualified practitioner.

The certified copies of traffic signal design and civil design plans as well as swept path analysis must be submitted to RMS for consideration and approval prior to the release of a Construction Certificate by the Principal Certifying Authority (PCA) and commencement of any road works.

RMS fees for administration, plan checking, signal works inspection and project management must be paid by the developer prior to the commencement of works.

The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned traffic signal and civil works. The WAS will need to be executed prior to RMS assessment of the detailed traffic signal design plan. The Construction Certificate must not be released by the PCA until such time as the WAD is executed.

3.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing on the construction site.

- (1) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point
- (2) **Construction of the "Construction" On-site Detention/Sediment Control Basin** - Prior to the commencement of any other subdivision work the "construction" on-site detention/sediment control basin and the associated immediate stormwater drainage system must be constructed:
 - (a) in accordance with the approved plans, and
 - (b) to the requirements of the Principal Certifying Authority.

Any earth batters associated with such a facility must be compacted and stabilised to ensure that the integrity of the batters is continually maintained.

- (3) **Notice Of Commencement Of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
- (4) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.

- (5) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's current Engineering Design Specifications.
- (6) **Pollution Warning Sign** – A sign must be erected at all entrances to the subdivision site prior to work commencing and maintained until the subdivision has reached 80% occupancy. The sign must be constructed of durable materials and be a minimum of 1200 x 900mm. The wording of the sign must be as follows:-

“WARNING UP TO \$1,500 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) - Solution to Pollution.”

The warning and fine statement wording must be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

The location and details of the signage shall be shown on the soil and water management plan prior to the release of the construction certificate

4.0 - During Construction

The following conditions of consent shall be complied with during the construction phase.

- (1) **Civil Engineering Inspections** - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following stages of construction:
- (a) prior to installation of sediment and erosion control measures;
 - (b) prior to backfilling pipelines and subsoil drains;
 - (c) prior to casting of pits and other concrete structures, including kerb and gutter, roads, accessways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;
 - (d) proof roller test of subgrade and sub-base;
 - (e) roller test of completed pavement prior to placement of wearing course;
 - (f) prior to backfilling public utility crossings in road reserves;
 - (g) prior to placement of asphaltic concrete;
 - (h) final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

Where Council is not nominated as the Principal Certifying Authority, documentary evidence in the form of Compliance Certificates stating that all work has been carried out in accordance with Camden Council's Development Control Plan 2011 and Engineering Specifications must be submitted to Council prior to the issue of the Subdivision/Occupation Certificate.

- (2) **Fencing of the "Construction" On-site Detention/Sediment Control Basin** – Any "construction" on-site detention/ sediment control basin must be enclosed by a 2.1m high security fence of a type approved by the Consent Authority (Camden Council). Any such fence is to be continually maintained and is to remain in place until this facility is removed or reconstructed to a temporary/permanent water quality facility.

(3) **Compaction (Allotments)** - Those proposed allotments which are subject to filling must be compacted in accordance with Camden Council's current Engineering Construction Specifications. The applicant's Geotechnical Engineer must supervise the placing of fill material and certify that the work has been carried out to level 1 responsibility in accordance with Appendix B of AS 3798-1990.

(4) **Subdivision, Building and Demolition Work Hours** - All such work must be restricted to the following hours:

- a) between 7.00am and 6.00pm, Mondays to Fridays (inclusive);
- b) between 8.00am to 5.00pm on Saturdays,

Work is prohibited on Sundays and Public Holidays.

(5) **Compaction (Roads)** - All filling on roadways must be compacted in accordance with Camden Council's current Engineering Construction Specifications.

(6) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- (a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- (b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- (c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

- (i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
 - (ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- (d) confirm that the fill material:
- (i) provides no unacceptable risk to human health and the environment;
 - (ii) is free of contaminants;
 - (iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - (iv) is suitable for its intended purpose and land use; and
 - (v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m³ - 3 sampling locations,
- (f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

For (e) and (f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m ³)
Virgin Excavated Natural Material	1 <i>(see Note 1)</i>	1000 or part thereof

Note 1: Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (7) **Unexpected Finds Contingency (General)** - Should any further suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material etc) be encountered during any stage of earth works/ site preparation/ construction, then such works must cease immediately until a qualified environmental consultant has been contacted and conducted a thorough assessment. In the event that contamination has been identified as a result of this assessment and remediation is required, site works must cease in the vicinity of the contamination and the Consent Authority must be notified immediately.

Where remediation work is required the applicant will be required to comply fully with Council's Policy - Management of Contaminated Lands with regards to obtaining consent for the remediation works.

- (8) **Construction Requirements** - All roads, buildings, infrastructure and landscaping shall be constructed in accordance with the Section 10 of "Report on Salinity Investigation and Management Plan, Proposed Residential Subdivision Lot 71, DP 1153631, Gregory Hills Drive, Gregory Hills prepared by Douglas Partners. Project 34270.01 dated October 2011.
- (9) **Water Quality Management** - The water quality management and water quality monitoring must be carried out in accordance with the approved Stormwater Management Plan prepared by Brown Consulting dated December 2011 Report no.X10274.01-01.
- (10) **Removal of Waste Material** - Where there is a need to remove any identified materials from the site that contain fill / rubbish / asbestos, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer www.environment.nsw.gov.au/waste/envguidlms/index.htm) Once assessed, the materials will be required to be disposed to a licensed waste facility suitable for

the classification of the waste with copies of tipping docket supplied to Council.

- (11) **Construction Noise Levels** - Noise Levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (12) **Location of Stockpiles** - Stockpiles of soil should not be located on/near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies.

5.0 - Subdivision Certificate

The following conditions of consent shall be complied with prior to the Council or an Accredited Certifier issuing a Subdivision Certificate.

- (1) **Maintenance Bond** - A maintenance bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works must be lodged with Council prior to the release of the Subdivision Certificate. This bond is to cover the maintenance of civil works constructed during subdivision works and any damage to existing roads, drainage lines, public reserves or other Council property or works required as a result of work not in accordance with Council's standards, and/or development consent conditions.

The maintenance bond shall be for (12) twelve months or such longer period as determined by Council's engineer, and shall commence on the date of release of the linen plan in the case of subdivision works or the date of the issue of the compliance certificate in the case of development works.

Note 1: In accordance with Council's current Fees and Charges an administration fee for processing of bonds in the form of cash or bank guarantees is applicable.

Note 2: It should be noted that Council will not refund/release the maintenance bond, unless a suitable replacement bond is submitted.

- (2) **Bond for Final Layer of Asphaltic Concrete** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a monetary bond with Camden Council for the placement of the final layer of asphaltic concrete wearing course on all proposed public roads within this subdivision.

The bond is to be in the form of cash or an unconditional bank guarantee in favour of Camden Council, and must be equivalent to 130% of the value of the works, including the cost of all reinstatement works, with the estimated cost of such work being determined by reference to Council's current Schedule of Fees and Charges.

The work is to be completed within 5 years from the registration of the Subdivision Certificate/Plan of Subdivision or when Occupation Certificates for dwellings associated with 80% of the lots created by a subdivision adjoining such road have been issued.

Camden Council reserves the right to claim against the bond at any time.

Note 1: An administration fee, in accordance with Council's current Schedule of Fees and Charges, is applicable for the processing of bonds.

Note 2: It should be noted that Council will not refund/release the bond until;

- (a) the work has been completed to the requirements of Camden Council, and/or
 - (b) where applicable a suitable replacement bond is submitted.
- (3) **Value Of Works** - Prior to release of the Subdivision Certificate, the applicant must submit itemised data and value of civil works for the inclusion in Council's Asset Management System. The applicant can obtain from Council upon request, a template and requirements for asset data collection.
- (4) **Lot Numbers and Street Names** - Prior to Issue of a Subdivision Certificate, lot numbers, house numbers and street names must be stencilled on the face of kerb, or in such location as directed by the Principal Certifying Authority.

The stencil medium must be of a good quality UV stabilised paint and applied to the kerb accordingly:

(a) Lot numbers:

- (i) White number on **Blue** background located on the prolongation of both common boundaries of each lot.

(b) Street names:

- (i) White lettering on **Blue** background at kerb and gutter tangent points or at such locations as directed by the Principal Certifying Authority.

- (5) **Works as Executed Plan** - Prior to the issue of any Subdivision Certificate, a works-as-executed plan in both hard copy and electronic form (.dwg files or equivalent) in accordance with Camden Council's current Engineering Construction Specifications.
- (6) **Stormwater Destination** – Prior to the issue of the Subdivision Certificate, pit lintels must be labelled with permanent stencilled signs in accordance with Camden Council's current Engineering Design Specifications.

(7) **Services** - Prior to the issue of any Subdivision Certificate the following service authority certificates/documents must be obtained and submitted to the Principal Certifying Authority for inclusion in any Subdivision Certificate application:

- (a) a certificate pursuant to s.73 of the *Sydney Water Act 1994* stating that both water and sewerage facilities are available to each allotment.

Application for such a certificate must be made through an authorised Water Servicing Co-ordinator.

- (b) a Notification of Arrangements from Endeavour Energy.

- (c) Written advice from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development.

(8) **Show Easements On The Plan Of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.

(9) **Show Restrictions On The Plan Of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.

(10) **Plot Watercourses** - The developer must chart the natural watercourse on the subdivision.

(11) **Plot Piped Watercourse** - The developer must chart the piped natural watercourse on the plan of subdivision.

(12) **Section 88B Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:

- (a) Easement for services.
- (b) Easement to drain water.
- (c) Drainage easement over overland flow paths.
- (d) Easement for on-site-Detention.
- (e) Easement for water quality.
- (f) Reciprocal right of carriageway. The owners of the subject properties burdened by the Right-Of-Way shall be responsible for on-going maintenance and the Public Liability of the Right-Of-Way.
- (g) Restriction as to user over any filled lots which stipulates that footings must be designed by a suitably qualified civil and/or structural engineer.
- (h) Restriction as to user over any lots adjacent to a public reserve stipulating dividing fence type.

- (i) Restriction as to user detailing that no person must alter, remove or destroy any soil, planting or any part of the fence which forms part of the acoustic barrier without the prior approval of the Consent Authority (i.e. Camden Council) and that the landowners or their assigns must maintain the acoustic barrier in good order at all times. If the acoustic barrier is not maintained to the satisfaction of Camden Council, Council may enter upon the land and carry out the necessary work at full cost to the owner.
- (j) Restriction as to user to ensure nothing is built within the boundary splays for Lots 2035, 2038, 2051, 2054 2067 and 2070, to the benefit of Council. This restriction can be extinguished at such a time that Road 6, 7 and 8 are fully constructed and connected to The North Spine Road (The Hermitage Way) or future Wagtail Street to the east.
- (k) Restriction as to user specifying that lots 1001,1010, 1012, 1013 and 3001 shall have a 1.8m solid lapped and capped timber fence constructed along the rear boundary adjoining Gregory Hills Drive as shown in the Acoustic Report prepared by Acoustic Logic, Traffic Noise Assessment lot 102 Catherine Field ref:20110573.1/2011A/R1/TA dated 20 November 2012.
- (l) Restriction as to user specifying that lots 1030,1031, 1053, 1054 and 1076 and 2001 shall have a 1.8m solid lapped and capped timber fence constructed along the side boundary adjoining The Hermitage Way as shown in the Acoustic Report prepared by Acoustic Logic, Traffic Noise Assessment lot 102 Catherine Field ref:20110573.1/2011A/R1/TA dated 20 November 2012.
- (m) Restriction as to user specifying that for dwellings on lots 1003-1005,1030-1031, 1053-1054, 1076 and 2001, the construction requirements and attenuation treatments including window glazing, acoustic seals, external doors, shall be in accordance with Zone A requirements in the Traffic Noise Assessment lot 102 Catherine Field prepared by Acoustic logic ref:20110573.1/2011A/R1/TA dated 20 November 2012. For the above lots the internal noise levels contained within the Turner Road Development Control Plan 2007 must be achieved for each dwelling. Compliance with the above is to be demonstrated for each dwelling application.
- (n) Restriction as to user specifying that for dwellings on lots 1001, 1002, 1010, 1012-1013 and 3001, the construction requirements and attenuation treatments including window glazing, acoustic seals, external doors, shall be in accordance with Zone B requirements in the Traffic Noise Assessment lot 102 Catherine Field prepared by Acoustic logic ref:20110573.1/2011A/R1/TA dated 20 November 2012. For the above lots the internal noise levels contained within the Turner Road Development Control Plan 2007 must be achieved for each dwelling. Compliance with the above is to be demonstrated for each dwelling application.
- (m) Restriction as to user specifying that for lots 3001,1013,1012,1001,1010,1030-1031,1053-1076, 2001, 2076, 2077, 2078 setbacks and fencing requirements shall be in accordance with the

Traffic Noise Assessment lot 102 Catherine Field prepared by Acoustic logic ref:20110573.1/2011A/R1/TA dated 20 November 2012. The front, rear and side setbacks for all dwellings on the above lots must also be consistent with the "minimum" setbacks in accordance with the current Turner Road Development Control Plan 2007. In addition, the principal private open space area must be located away from the road traffic noise source and comply with the DECC's Environmental Criteria for Road Traffic Noise. Compliance with the above is to be demonstrated for each dwelling application.

- (n) Restriction as to user specifying that for dwellings on lots 1002-1005,1030-1031,1053-1054, 1076,2001, 1001, 1010, 1012-1013 and 3001 where glazing treatments are specified and windows are to be kept closed to meet internal noise goals, mechanical ventilation shall be required in accordance with the minimum standards prescribed by the building code of Australia.

(13) Installation of Street Trees and their Protective Guards and Bollards –

- (a) All street trees are to have well constructed tree guard protection installed. A minimum requirement is the installation of at least 3 bollards per street tree. The bollards are to be installed approximately 1m from the main stem of the tree. The bollards are to be sourced in minimum 1.8m length, which will allow for 1.2m above ground exposure and .6m buried support. The bollards are to be timber (or other acceptable composite material) and a minimum 150mm x 150mm width. Timber bollards are to be a durability minimum of H4 CCA.
- (b) All street trees are to have root barrier installation to the kerb.
- (c) Prior to the issue of the Subdivision Certificate, any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored.
- (d) Any repairs, relocations, installations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Subdivision Certificate.

- (14) **Compliance Certificate** - A Compliance Certificate from a suitably qualified and experienced Geotechnical Engineer must be submitted verifying that the works detailed in the geotechnical report have been undertaken under the Engineer's supervision and to the Engineer's satisfaction, and that the assumptions relating to site conditions made in preparation of the report were validated during construction. This certificate must accompany the "Works as Executed" drawings.

- (15) **Section 94 Contributions Stage 1** - Pursuant to **Oran Park and Turner Road Precincts Section 94 Contributions Plan** adopted in February 2008, contributions shown in the following table (showing the infrastructure type and respective amount) must be paid to Council.

Infrastructure Type	Monetary Amount (a)	Land Area (m ²) (b)	Additional Land Area (sqm) (c)
Open space and recreation - land	\$684,456.00	6,899.28m ²	
Open space and recreation – works	\$714,856.00		
Open space and recreation – project management	\$15,656.00		
Open Space and recreation – sub total	\$1,414,968.00	6,899.28m²	
Community facilities – land	\$8,740.00	77.52m ²	
Community facilities – works	\$122,208.00		
Community facilities – project management	\$2,660.00		
Community facilities – sub total	\$133,608.00	77.52m²	
Transport management – land	\$55,490.00		
Transport management – works	\$1,267.00		
Transport management – project management	\$56,757.00	0.00	
Transport management – sub total	\$		
Water cycle management – land	\$231,485.00	2,161.89m ²	
Water cycle management – works	\$245,057.00		
Water cycle management – project management	\$5,965.00		
Water cycle management – sub total	\$482,507.00	2,161.89m²	
Total	\$2,087,840.00	9,138.69m²	0.00m²

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- (a) **Monetary Amount.** The monetary contribution specified in the Monetary Amount column of the above table must be paid to Council prior to the issue of a Subdivision Certificate. The monetary contributions must be indexed by the methods set out in clause 2.14 of the Contributions Plan at the date of payment.

At the sole discretion of Council the monetary contributions may be offset by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such agreement is to be undertaken, it must be signed prior to the release of a Subdivision Certificate.

- (b) **Land Area.** The amount of land specified in the Land Area column of the above table must be dedicated to Council free of cost.
- (c) **Additional Land Area.** The Indicative Layout Plan in the Oran Park Development Control Plan and the Oran Park and Turner Roads Precincts Section 94 Contributions Plan requires additional land for a public purpose associated with this development area. The amount of land specified in the Additional Land Area column of the above table must be dedicated to Council, with compensation to be agreed in writing between Council and the developer, such as through a Works In Kind Agreement.

Note: Any other land proposed by the applicant to be dedicated to Council, that is not land required to be dedicated to Council by the condition of consent

relating to development contributions (i.e. not land identified in the above table), must be dedicated to Council free of cost.

- (16) **Section 94 Contributions Stage 2** – Prior to the issue of a Subdivision Certificate for Stage 2 of the approved subdivision, Section 94 contributions (monetary and land) must be paid to Council in accordance with the Oran Park and Turner Road Section 94 Contributions Plan adopted in February 2008.

The monetary contributions must be indexed by the methods set out in clause 2.14 of the Contributions Plan at the date of payment.

At the sole discretion of Council the monetary contributions may be offset by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such agreement is to be undertaken, it must be signed prior to the release of a Subdivision Certificate.

Any other land proposed by the applicant to be dedicated to Council, that is not land required to be dedicated to Council by the Oran Park and Turner Road Section 94 Contributions Plan must be dedicated to Council free of cost.

- (17) **Section 94 Contributions Stage 3A** - Pursuant to **Oran Park and Turner Road Precincts Section 94 Contributions Plan** adopted in February 2008, contributions shown in the following table (showing the infrastructure type and respective amount) must be paid to Council.

Infrastructure Type	Monetary Amount (a)	Land Area (m²) (b)	Additional Land Area (sqm) (c)
Open space and recreation - land	\$54,036.00	544.68m ²	
Open space and recreation – works	\$56,436.00		
Open space and recreation – project management	\$1,236.00		
Open Space and recreation – sub total	\$111,708.00	544.68m²	
Community facilities – land	\$690.00	6.12m ²	
Community facilities – works	\$9,648.00		
Community facilities – project management	\$210.00		
Community facilities – sub total	\$10,548.00	6.12m²	
Transport management – land	\$		
Transport management – works	\$4,998.00		
Transport management – project management	\$114.00		
Transport management – sub total	\$5,112.00	0.00m²	
Water cycle management – land	\$20,850.00	194.73m ²	
Water cycle management – works	\$22,073.00		
Water cycle management – project management	\$537.00		
Water cycle management – sub total	\$43,460.00	194.73m²	
Total	\$170,828.00	745.53m²	0.00m²

- (a) **Monetary Amount.** The monetary contribution specified in the Monetary Amount column of the above table must be paid to Council prior to the issue of a Subdivision Certificate. The monetary contributions must be indexed by the methods set out in clause 2.14 of the Contributions Plan at the date of payment.

At the sole discretion of Council the monetary contributions may be offset by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such agreement is to be undertaken, it must be signed prior to the release of a Subdivision Certificate.

- (b) **Land Area.** The amount of land specified in the Land Area column of the above table must be dedicated to Council free of cost.
- (c) **Additional Land Area.** The Indicative Layout Plan in the Oran Park Development Control Plan and the Oran Park and Turner Roads Precincts Section 94 Contributions Plan requires additional land for a public purpose associated with this development area. The amount of land specified in the Additional Land Area column of the above table must be dedicated to Council, with compensation to be agreed in writing between Council and the developer, such as through a Works In Kind Agreement.

Note: Any other land proposed by the applicant to be dedicated to Council that is not land required to be dedicated to Council by the condition of consent relating to development contributions (i.e. not land identified in the above table), must be dedicated to Council free of cost.

- (18) **Section 94 Contributions Stage 3B - Pursuant to Oran Park and Turner Road Precincts Section 94 Contributions Plan** adopted in February 2008, contributions shown in the following table (showing the infrastructure type and respective amount) must be paid to Council.

Infrastructure Type	Monetary Amount (a)	Land Area (m²) (b)	Additional Land Area (sqm) (c)
Open space and recreation - land	\$99,066.00	998.58m ²	
Open space and recreation – works	\$103,466.00		
Open space and recreation – project management	\$2,266.00		
Open Space and recreation – sub total	\$204,798.00	998.58m²	
Community facilities – land	\$1,265	11.22m ²	
Community facilities – works	\$17,688.00		
Community facilities – project management	\$385.00		
Community facilities – sub total	\$19,338.00	11.22m²	
Transport management – land			
Transport management – works	\$8,464.00		
Transport management – project management	\$193.00		
Transport management – sub total	\$8,657.00	0.00m²	

Water cycle management – land	\$35,309.00	329.76m ²	
Water cycle management – works	\$37,379.00		
Water cycle management – project management	\$910.00		
Water cycle management – sub total	\$73,598.00	329.76m²	
Total	\$306,391.00	1,339.56	0.00

- (a) **Monetary Amount.** The monetary contribution specified in the Monetary Amount column of the above table must be paid to Council prior to the issue of a Subdivision Certificate. The monetary contributions must be indexed by the methods set out in clause 2.14 of the Contributions Plan at the date of payment.

At the sole discretion of Council the monetary contributions may be offset by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such agreement is to be undertaken, it must be signed prior to the release of a Subdivision Certificate.

- (b) **Land Area.** The amount of land specified in the Land Area column of the above table must be dedicated to Council free of cost.
- (c) **Additional Land Area.** The Indicative Layout Plan in the Oran Park Development Control Plan and the Oran Park and Turner Roads Precincts Section 94 Contributions Plan requires additional land for a public purpose associated with this development area. The amount of land specified in the Additional Land Area column of the above table must be dedicated to Council, with compensation to be agreed in writing between Council and the developer, such as through a Works In Kind Agreement.

Note: Any other land proposed by the applicant to be dedicated to Council, that is not land required to be dedicated to Council by the condition of consent relating to development contributions (i.e. not land identified in the above table), must be dedicated to Council free of cost.

- (19) **Maintenance Plan** – Prior the reserve being dedicated to Council, a maintenance plan detailing the maintenance required for the reserve (including the embellishment works approved by this DA) must be submitted to Council.
- (20) **Dedication of Public Reserve** - The dedication of the reserve is only to occur upon completion of the works.
- (21) **Works as Executed Plan** - Upon finalisation of the works, a works-as-executed plan in both hard copy and electronic form (.dwg files or equivalent) in accordance with Camden Council's current Engineering Specifications.
- (22) **Value of Works** – Upon finalisation of the works, the applicant must submit itemised data and value of civil works for the inclusion in Council's Asset Management System. The applicant can obtain from Council upon request, a template and requirements for asset data collection.

- (23) **Update of Bush Fire Prone Land Maps** - Prior to the issue of the Subdivision Certificate, a revised draft Bush Fire Prone Land Map shall be produced showing all Asset Protection Zones and Bush Fire Prone Land within the subdivision and shall include the following:
- (a) Statement that clarifies and certifies that the changes to the Maps are in accordance with the *Planning for Bush Fire Protection Guidelines* and *Guideline for Bush Fire Prone Land Mapping NSW Rural Fire Service*. See http://www.rfs.nsw.gov.au/dsp_content.cfm?CAT_ID=900. Such Statement shall be undertaken by a suitably qualified and experienced consultant who has:
- (i) experience in identifying bush fire prone land within NSW,
 - (ii) experience in assessing potential bush fire impact, and developing and submitting bush fire risk assessments and deemed to satisfy designs and plans for development in bushfire prone areas,
 - (iii) a detailed knowledge of, and experience with the bush fire planning, design and construction guidelines requirements for NSW (such as Planning for Bush Fire Protection and Australian Standards) for subdivisions, new buildings, modifications to existing buildings,
 - (iv) a detailed knowledge of, and experience with, the bush fire provisions and hierarchy within the *Building Code of Australia*,
 - (v) a detailed understanding of, and experience with, the bush fire provisions within, and the operation of the NSW and Local Government planning systems,
 - (vi) a thorough understanding of the Macarthur District Bush Fire Risk Management Plan, Macarthur District Bush Fire Operations Plan,
 - (vii) public liability/professional indemnity insurance, each to a minimum of \$20 Million.
- Note:** The above criteria has been adopted from the Certification Guides for Bush Fire Planning and Design BPAD (A & D)- Certified Practitioners (as per the FPA (Fire Protection Australia) Certified Practitioner and Business Program) See website <http://www.fpaa.com.au/certification/index.php?certification=bpad>
- (b) Maps to be provided shall include the final layout of the subdivision and as a separate layer in .dxf or .dwg format.
- (24) **Signalised Intersection (Fourth leg)** – The proposed signalised intersection at Gregory Hills Drive and Donovan Boulevard must be fully constructed and operational to RMS satisfaction prior to the issue of any Subdivision Certificate for this development.

RECOMMENDED

That Council approve DA 1060/2012 for a staged subdivision to create 168 residential lots, 1 residue lot, 1 public reserve, construction of roads, drainage, landscaping and associated site works at 650 and 668 Camden Valley Way, Gledswood Hills subject to the conditions listed above.

ATTACHMENTS

1. Proposed Plans
2. Turner Road Indicative Layout Plan
3. Submission 1 - *Supporting Document*
4. Submission 2 - *Supporting Document*

CATHERINE FIELD RESIDENTIAL SUBDIVISION

CIVIL ENGINEERING WORKS FOR DEVELOPMENT APPLICATION



LGA CAMDEN COUNCIL
LOT 71
D.P. 1153631

THE BROAD ACRE DEVELOPMENT

BROWN

DRAWING LIST

GENERAL
000 COVER SHEET
010 SITE PLAN
020 GENERAL NOTES AND LEGEND
ROADWORKS
100 ENGINEERING PLAN SHEET 01 OF 02
150 ENGINEERING PLAN SHEET 02 OF 02
200 THE HERMITAGE HWY LONGITUDINAL SECTIONS
250 ROAD NO 1 & 2 LONGITUDINAL & TYPICAL CROSS SECTIONS
300 ROAD NO 3 & 4 LONGITUDINAL & TYPICAL CROSS SECTIONS
350 ROAD NO 5 & 6 LONGITUDINAL & TYPICAL CROSS SECTIONS
400 ROAD NO 7 & 8 LONGITUDINAL & TYPICAL CROSS SECTIONS
200 ROAD NO 10 TEMPORARY ACCESS HWY LONGITUDINAL SECTION
200 FUTURE COORDINATE & TYPICAL LONGITUDINAL SECTIONS
SITE REGRADING
500 REGRADING PLAN SHEET 01 OF 02
600 SITE REGRADING PLAN SHEET 02 OF 02
SOIL & WATER MANAGEMENT
700 SOIL & WATER MANAGEMENT NOTES & DETAILS

CATHERINE FIELD
DEVELOPMENT APPLICATION
JOB No: X10274.01

DATE: 10
000



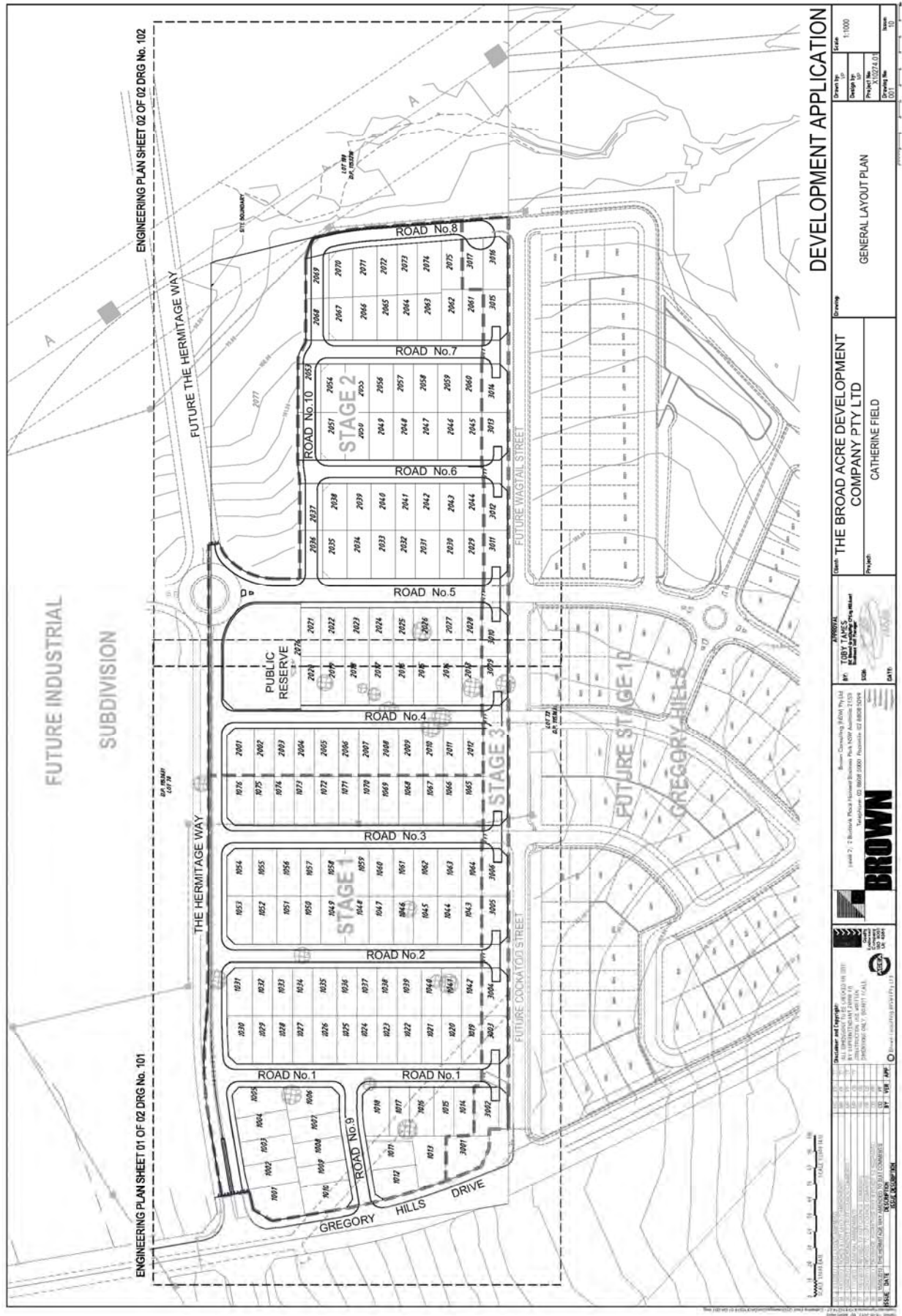
Brown Consulting (NSW) Pty Ltd

Level 2, 3 Burchard Place, Newport Business Park
Bentleigh Hills, NSW Australia 150
Telephone: (02) 8848 1000 Fax: (02) 8848 1009



ORD01

Attachment 1



DEVELOPMENT APPLICATION

GENERAL LAYOUT PLAN

Scale: 1:1000

Drawn by: [Name]

Design by: [Name]

Project No.: X10272.01

Client No.: 101

Client: **THE BROAD ACRE DEVELOPMENT COMPANY PTY LTD**

Site: **CATHERINE FIELD**

Project No.: [Number]

BROWN

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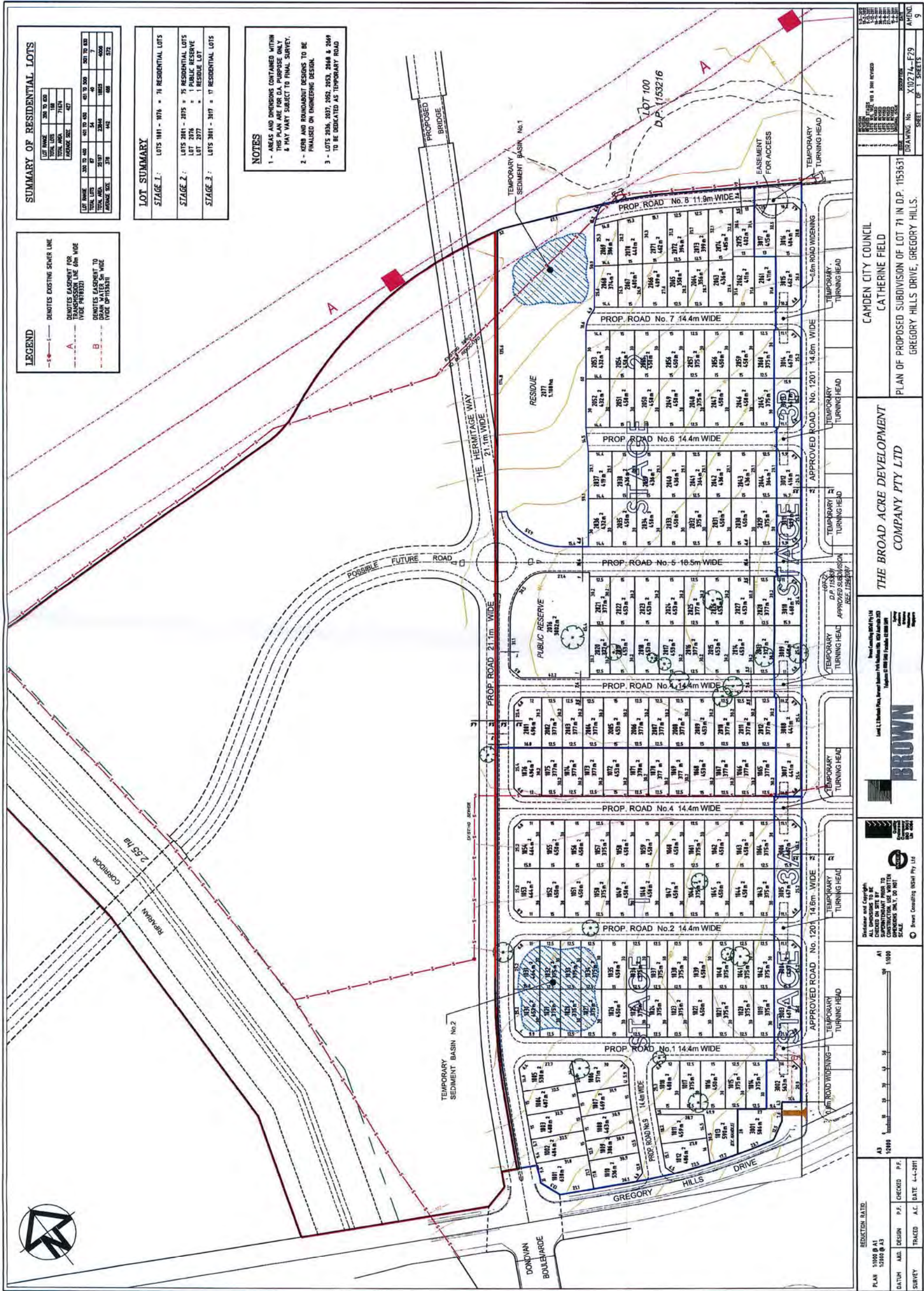
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ORD02

ORDINARY COUNCIL

ORD02

SUBJECT: DETACHED DUAL OCCUPANCY AND STRATA SUBDIVISION AT 69 EXPLORER STREET, GREGORY HILLS

FROM: Director, Development & Health

BINDER: DA 17/2013

APPLICATION NO: 17/2013
PROPOSAL: Construction of a detached dual occupancy and strata subdivision
PROPERTY ADDRESS: 69 Explorer Street, Gregory Hills
PROPERTY DESCRIPTION: Lot 2109, DP 1166232
ZONING: R1 General Residential
OWNER: 3E Engineering Pty Limited
APPLICANT: AR Design

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the construction of a detached dual occupancy and strata subdivision at 69 Explorer Street, Gregory Hills.

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

SUMMARY OF RECOMMENDATION

That Council determine DA 17/2013 for the construction of a detached dual occupancy and strata subdivision pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of a detached dual occupancy and strata subdivision at 69 Explorer Street, Gregory Hills.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. 1 submission was received (objecting to the proposed development). **A copy of the submission is provided with the Business Paper supporting documents.**

The issues raised in the submission relate to privacy impacts, terms of restriction on the 88B Instrument pertaining to subdivision, the effect of the proposed development on the community (cultural) surroundings which Gregory Hills is trying to establish.

Dual occupancy development is permitted in the zone and the proposal fully complies with all applicable planning controls. It is considered that the proposed development is consistent with the developing character of the area and is a type of development that is envisaged by the planning controls.

Clause 1.9A of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP) suspends any covenants, agreements and other instruments which restrict the carrying out of development to the extent necessary to allow development to proceed.

Consequently Council cannot refuse this DA due to the 88B restriction on the land that prohibits it from being subdivided for 10 years after registration.

The design of the dwellings includes windows offset with the adjoining dwelling, screening provided by the 1.8 metre boundary fencing, minimum 1.7 metre high sill height to the TV room, in addition to the 4.9m setback between the proposal and adjoining development. This results in the proposed development not having a direct line of sight into adjoining habitable room windows. As such the proposal has demonstrated compliance with the objectives of the Turner Road Development Control Plan 2007 in respect to the privacy and acoustic privacy controls.

The proposed development **fully complies** with all applicable planning controls.

Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

AERIAL PHOTO



THE SITE

The site is commonly known as 69 Explorer Street, Gregory Hills and is legally described as lot 2109, DP 1166232.

The site forms the western corner of Explorer Street and Healy Avenue. The site has a frontage of 20.5m to Explorer Street, 30m to Healy Avenue and an overall area of 610.5m². The site is relatively flat and currently vacant.

The surrounding area is characterised by a mix of low density residential dwellings at various stages of construction. The immediately surrounding area is the residential area of the developing Gregory Hills suburb.

The Smeaton Grange industrial estate lies to the south of this site on the southern side of Turner Road. To the west lies Camden Valley Way with the residential Harrington Park suburb and the "Harrington Grove" release area on the opposite side. To the north lies other developed and undeveloped residential land within the residential area of Gregory Hills with South Creek and its tributaries further to the north. To the west is undeveloped residential land within Gregory Hills, the Sydney Catchment Authority upper canal and St. Gregory's College.

HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
19 May 2011	Creation of this lot approved by DA 1546/2010

THE PROPOSAL

DA 17/2013 seeks approval to construct a two storey detached dual occupancy and strata subdivision.

Specifically the proposed development involves:

- construction of a detached two storey dual occupancy. Both dwellings contain 3 bedrooms and will be finished in a mix of brick, render and cladding in neutral colours;
- strata subdivision of the dual occupancy to create 2 lots with areas of 309.5m² and 301m².

The value of the proposed works is \$340,000.

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

PROPOSED SITE PLAN



PROPOSED PERSPECTIVE



ASSESSMENT

Environmental Planning and Assessment Act 1979 – Section 79(C)(1)

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

(a)(i) The Provisions of any Environmental Planning Instrument

The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River

An assessment of the proposed development against these Environmental Planning Instruments is detailed below.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP)

The SEPP aims to encourage sustainable residential development and requires DAs for such development to be accompanied by a list of BASIX commitments as to the manner in which the development will be carried out.

Council staff have reviewed the BASIX certificates for the proposed development and are satisfied that it has been designed to achieve the minimum targets for water, thermal comfort and energy. It is a recommended condition that the proposed development is carried out in accordance with the commitments described in the BASIX certificates.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Permissibility

The site is zoned R1 General Residential under the provisions of the SEPP. The proposed development is defined as a “dual occupancy” which is a permissible land use in this zone. The subdivision of land is also permitted with consent in this zone.

Zone Objectives

The objectives of the R1 General Residential zone are as follows:

- To provide for the housing needs of the community.

Officer comment:

The proposed development will provide housing for future residents and is consistent with this objective.

- To provide for a range of housing types and densities

Officer comment:

The proposed development will contribute towards the provision of a range of housing types and densities in the area and is consistent with this objective.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Officer comment:

This objective is not relevant to the proposed development as it is for a dual occupancy.

- To support the well being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no adverse effect on the amenity of proposed or existing nearby residential development.

Officer comment:

This objective is not relevant to the proposed development as it is for a dual occupancy.

- To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.

Officer comment:

This objective is not relevant to the proposed development as it is for a dual occupancy.

- To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.

Officer comment:

This objective is not relevant to the proposed development as it is for a dual occupancy.

- To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.

Officer comment:

This objective is not relevant to the proposed development as it is for a dual occupancy.

- To provide for a variety of recreational uses within open space areas.

Officer comment:

This objective is not relevant to the proposed development as it is for a dual occupancy.

Relevant Clauses

The DA was assessed against the following relevant clauses of the SEPP.

Clause	Requirement	Provided	Compliance
4.1A Minimum Lot Size for Other Development	Minimum 600m ² lot area for dual occupancies	The subject lot is 610.5m ² in area	Yes
4.1C Residential Density – Turner Road Precinct	Development must not preclude achievement of 4,020 new dwellings being provided within the precinct	The proposed development will provide 2 dwellings and actively contribute towards achieving 4,020 in the overall precinct	Yes
4.3 Height of Buildings	Maximum 9.5m building height	Proposed 7.9m building height	Yes
6.1 Public Utility Infrastructure	Appropriate public utility infrastructure to service the development	The site is serviced by appropriate public utility infrastructure including sewer and water	Yes

(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).

There is no draft Environmental Planning Instrument applicable to the proposed development.

(a)(iii) The Provisions of any Development Control Plan

Turner Road Development Control Plan 2007 (Turner Road DCP) and Camden Development Control Plan 2011 (Camden DCP)

The proposed development has been assessed against the relevant controls of the Turner Road DCP.

Control	Requirement	Provided	Compliance
7.2 Streetscape and Architectural Design (Turner Road DCP)	<p>Ensure buildings are designed to enhance and fit harmoniously with their surroundings</p> <p>Provide a diversity of house types and densities</p> <p>Create an attractive and cohesive streetscape</p>	<p>The proposed development is considered to be cohesive with the streetscape and demonstrates compliance with the streetscape design principals</p>	Yes
7.3 Front Setbacks (Turner Road DCP)	<p>Building line façade setback 4.5m</p> <p>Articulation Zone 3.5m</p> <p>Garage Line setback of 5.5m and 1 metre behind the building façade line.</p>	<p>The building façade line complies being setback at 4.5m.</p> <p>The articulation zone setback complies at 3.5 metres.</p> <p>The garage building line setback at 5.5 metres and 1 metre behind the building façade line complies.</p>	Yes
7.4 Side and Rear Setbacks (Turner Road DCP)	<p>Ground Floor 0.9m / 0m</p> <p>Upper Floor 0.9m / 1.5m</p> <p>Rear Setback 4 metres</p>	<p>Ground floor side setbacks comply with the 0.9m setback and 0.0m controls of the DCP.</p> <p>The upper floor setbacks comply with the 0.9 metre and 1.5 metre required setback in accordance with the DCP.</p> <p>Both dwellings have provided a 4 metre rear setback.</p>	Yes

Control	Requirement	Provided	Compliance
7.5 Corner Lots (Turner Road DCP)	For lots less than 15m wide a minimum secondary setback of 2m and 0.9m setback from a splayed boundary is required	Proposed strata lot 2109(b) has a width of 14.9 metres with the dwelling demonstrating compliance with the 2m setback requirements	Yes
7.6 Zero lot lines (Turner Road DCP)	Orientation compliant with Table 13 and easement created over adjoining lot	The Zero lot line for proposed lot 2109b is compliant with the orientation, maximum lot length and garage wall requirements.	Yes
7.7 Dwelling Height, Massing and Siting (Turner Road DCP)	Maximum two storeys, upper floor area maximum 30% of lot area	Both dwellings demonstrate compliance with scale and building height restrictions.	Yes.
7.8 Private Open Space (Turner Road DCP)	Private open space being minimum 20% allotment area and minimum dimension of 2.5m Principal Private Open Space being 24m ² with a minimum dimension of 4m	Proposed lot 2109a provides 76.5m ² of private open space, being 24% of the proposed strata lot. Proposed lot 2109b provides 70m ² of private open space, being 23% of the proposed strata lot. Both proposed dwellings have demonstrated compliance with the private open space requirements	Yes
7.9 Site Cover and Landscape Area (Turner Road DCP)	Maximum site cover 50% for ground floor and 30% for upper floor	Proposed lot 2109a has a ground floor site cover of 137.7m ² (44.5% of the strata lot) and first floor area of 80m ² (25% of the strata lot). Proposed lot 2109b has a ground floor site cover of 130m ² (43% of the strata lot) and first floor 88m ² (29% of the	Yes

Control	Requirement	Provided	Compliance
	Minimum landscape area. 30%	<p>strata lot).</p> <p>The proposed site cover for ground and upper floors of the development complies with the DCP.</p> <p>The proposed development complies with a minimum 43% landscape area being provided.</p>	
7.10 Garages, Site Access and Parking (Turner Road DCP)	<p>Garage setback required to be a minimum 5.5m, setback a minimum 1m behind the building façade line</p> <p>Maximum total width of the garage door is to be 50% of the building façade length</p>	<p>The garage building line is setback at 5.5 metres and 1 metre behind the building façade line and complies with the DCP.</p> <p>The proposed 4.8 metre double garage has a maximum façade length of 40.6%.</p> <p>Both dwellings have demonstrated compliance with this requirement</p>	Yes
8.1 Visual and Acoustic Privacy (Turner Road DCP)	<p>Habitable rooms with a direct line of sight in an adjacent dwelling within 9 metres are to:</p> <ul style="list-style-type: none"> - Be obscured by fencing, screens or appropriate landscaping, or - be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window; or <p>Have fixed obscure glazing in any part of the window below 1.7 metres above floor</p>	<p>The design includes offsetting of windows, screening provided by the 1.8 metre boundary fencing, minimum 1.7 metre high sill height to the TV room, in addition to a 4.9m setback between the proposal and adjoining development. The design has resulted in the proposed development not having a direct line of sight into adjoining habitable</p>	Yes

Control	Requirement	Provided	Compliance
	level; or - Fixed screen or opaque windows can be built closer than non-habitable room windows.	room windows.	
8.2 Sustainable Building Design (Turner Road DCP)	Residential Developments shall be accompanied by a BASIX certificate.	A current and valid BASIX certificate has been submitted for the proposed development	Yes
8.3 Stormwater and Construction Management (Turner Road DCP)	Stormwater concept plan and soil and water management plan must be submitted with all developments	An appropriate stormwater and soil and water management plan has been submitted with the DA	Yes
8.7 – Safety and Surveillance (Turner Road DCP)	Developments must allow for casual surveillance	The proposed development complies with safer design principles	Yes
B1.2 Earthworks (Camden DCP)	Maximum cut and fill shall not exceed 1m. No fill within 2m of property boundary contained within the footprint of the building	Proposed cut and fill for the development complies with the requirements of the DCP	Yes
B5.1 Car parking (Camden DCP)	Minimum 2 car parking spaces for each dwelling	Both dwellings will be provided with a double garage	Yes

(a)(iia) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F

No relevant agreement exists or has been proposed as part of this DA.

(a)(iv) The Regulations

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality

As demonstrated by the above assessment, the proposed development is unlikely to have any significant impact on both the natural and built environments, and the social and economic conditions of the locality.

(c) The suitability of the site

As demonstrated by the above assessment, the site is considered to be suitable for the proposed development.

(d) Any submissions made in accordance with this Act or the Regulations

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. 1 submission was received (objecting to the proposed development).

The following discussion addresses the issues and concerns contained within the submission.

1. *The proposal doesn't fit into the community (cultural) surroundings that Gregory Hills are trying to establish and maintain.*

Officer comment:

The proposed dual occupancy is permitted in the zone and fully complies with all applicable planning controls.

It is considered that the proposed development is consistent with the developing character of the area and is a type of development that is envisaged by the planning controls.

2. *Dart West staff advised the land has been zoned for a house.*

Officer comment:

The proposed dual occupancy is permitted within the R1 General Residential zone and is an appropriate form of low density housing for the area.

3. *The application is inaccurate as it makes mention of surrounding streets being Discovery Circuit when it is in fact Explorer Street.*

Officer comment:

The site description provided in the notification letter correctly identified the subject lot. The applicant has amended the plans to correctly identify the adjoining street as Explorer Street, not Discovery Circuit.

4. *The proposed development fails to comply with the contract of sale and the 88B terms of restriction which restrict future subdivision of the property within ten years of the date of the registration of the plan of subdivision that created the Lot Burdened.*

Officer comment:

There is a restriction on land within Gregory Hills that an owner must not subdivide for 10 years after registration unless they obtain approval from the developer (Dart West). The developer has raised no objection to the proposed strata title subdivision of this development.

Notwithstanding this, Clause 1.9A of SEPP suspends any covenants, agreements and other instruments which restrict the carrying out of development to the extent necessary to allow development to proceed.

Consequently Council cannot refuse this DA due to the 88B restriction on the land that prohibits it from being subdivided for 10 years after registration.

In addition, Clause 2.6(3) of the SEPP permits strata subdivision as exempt development.

5. *Privacy concerns from a two storey dwelling towering over their dwelling. Further concerned for the actual size and intention of the potential bedrooms that have been proposed.*

Officer comment:

A single storey dwelling is currently under construction on the adjoining property fronting Explorer Street. This dwelling has a 0.9m setback to the boundary. The adjoining dwelling's southern (side) façade consists of four windows including, two bedroom windows, one bathroom window, one ensuite window and a glass sliding door servicing the laundry. The alfresco area of the adjoining dwelling is orientated away from the subject site.

A copy of the complying development plans for the single storey dwelling presently under construction at Lot 2110 is provided with the Business Paper supporting documents.

Existing two storey developments constructed within Gregory Hills are approved either under the Turner Road DCP or the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Clause 3.23 of this SEPP requires privacy treatment to a habitable room window, other than a bedroom, only where the boundary setback is less than 3 metres. As such the proposed first floor setback and privacy treatment is compliant with this legislation.

The design of the proposed dwellings including offsetting of windows, screening provided by the 1.8 metre boundary fencing, minimum 1.7 metre high sill height to the first floor TV room, in addition to the 4.9m setback between the proposal and adjoining development have resulted in the proposed development not having a direct line of sight into adjoining habitable room windows. As such the proposal has demonstrated compliance with the objectives of the Turner Road Development Control Plan 2007 in respect to the privacy and acoustic privacy controls.

(e) *The public interest*

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, Environmental Planning Instruments, Development Control Plans and policies. Based on the above assessment, the proposed development is consistent with the public interest.

EXTERNAL REFERRALS

No external referrals were required for the proposed development.

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 17/2013 is recommended for approval subject to the conditions contained in this report.

CONDITIONS

1.0 - General Requirements

The following conditions of consent are general conditions applying to the development.

- (1) **Building Code Of Australia** – All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (2) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

Plan No.	Description	Prepared by	Dated
777	Strata Plan	AR Design	02/05/13
777	Site & Landscape Plan	AR Design	02/05/13
777	Ground & First Floor Plan	AR Design	02/05/13
777	Elevations Plan	AR Design	02/05/13
777	Elevations & Section Plan	AR Design	02/05/13
777	Waste Management Plan	AR Design	02/05/13
Statement of Environmental Effects (incorporating amendments), BASIX Certificate submitted with the application.			

Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

- (3) **Landscaping** – A minimum 30% of the subject site shall be maintained as soft landscaping.
- (4) **Fencing** – All fencing shall comply with the provisions of the Turner Road Precinct Development Control Plan 2007.

Fencing for acoustic purposes shall comply with Restriction on the Use of the Land' numbered eleven (11) on the 88b Instrument and shall be in accordance with the acoustic report applying to the allotment of land.

- (5) **Acoustic Construction** – The development shall comply with the acoustic report prepared by "Acoustic Logic Consultancy", Report Reference 2010894/1509A/R7/TT dated 17 March 2011.

2.0 - Construction Certificate Requirements

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Electrical Services** - Prior to the issue of a Construction Certificate, written clearance is to be obtained from Endeavour Energy stating that electrical services have been made available to the development, or that arrangements have been entered into for the provision of services to the development. In the event that a padmounted substation is necessary to service the development, Camden Council shall be consulted over the proposed location of the substation before the Construction Certificate for the development is issued, as the location of the substation may impact on other services and building, driveway or landscape design already approved by Council.
- (2) **Sydney Water Approval** – Prior to works commencing, the approved development plans must also be approved by Sydney Water.
- (3) **Salinity** – The proposed dwellings, landscaping and associated works for the dwellings are to be constructed in accordance with the requirements of the Salinity Management Plan prepared by “Douglas Partners” Project 71913.01 dated September 2010. Details shall accompany the Construction Certificate application.
- (4) **Geotechnical Classification** - The piers/slab/footings shall be designed and certified by a practising structural engineer and shall take into consideration the geotechnical classification applicable to the site.
- (5) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.

The survey must include descriptions of each photo and the date when each individual photo was taken.

- (6) **Section 94 Contributions** – Pursuant to Oran Park and Turner Road Precincts Section 94 Contributions Plan adopted in February 2008, contributions shown in the following table (showing the infrastructure type and respective amount) must be paid to Council.

Infrastructure Type	Monetary Amount (a)
Open space and recreation - land	\$9,006.00
Open space and recreation – works	\$9,411.00
Open space and recreation – project management	\$206.00
Open Space and recreation – sub total	\$18,623.00
Community facilities – land	\$115.00
Community facilities – works	\$1,609.00
Community facilities – project management	\$35.00
Community facilities – sub total	\$1,759.00

Total	\$20,382.00
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Monetary Amount. The monetary contribution specified in the Monetary Amount column of the above table must be paid to Council prior to the issue of a Construction Certificate. The monetary contributions must be indexed by the methods set out in clause 2.14 of the Contributions Plan at the date of payment.

At the sole discretion of Council the monetary contributions may be offset by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such agreement is to be undertaken, it must be signed prior to the release of a Construction Certificate.

(7) **Strata Plan of Subdivision** – The strata plan as shown on the architectural plans has not been approved. Amended strata plans shall be provided to Camden Council or the certifying authority prior to the issue of the Construction Certificate that show the following:

- a. Proposed lot 2109a maintaining the lot dimensions and lot area of 309.5m² as approved on the site plan.
- b. Proposed lot 2109b maintaining the lot dimensions and lot area of 301.0m² as approved on the site plan.
- c. The building areas (floor areas) and associated non-building lot areas,
- d. All existing easements and restrictions affecting the site,
- e. All proposed easements affecting the site including:
 - i. Easement to drain water 1.5 metres wide (not 1.0 metres as identified on the architectural plan) shall be created over proposed lot 2109(a), benefiting lot 2109(b), in respect to the drainage line, and
 - ii. Easement for support, maintenance and repair being 0.9 metres wide shall be created over proposed lot 2109(a), benefiting lot 2109(b), in respect to the “zero” lot wall.

Note: A final Strata Plan of Subdivision shall be prepared to a quality suitable for lodgement with the NSW Land & Property Information.

(8) **Acoustic Construction Measures** – Amended plans or other supporting details shall be prepared for assessment and approval by the certifying authority for the Construction Certificate showing compliance with the acoustic report requirements specified “Douglas Partners” Project 71913.01 dated September 2010.

All dwelling construction requirements and attenuation treatments (including window/door glazing, acoustic seals, external doors, ceiling insulation, wall and ceiling construction) for the dwelling shall comply with the acoustic report.

(9) **Civil Engineering Plans** - A detailed engineering design shall be prepared for the proposed inter allotment drainage line prepared strictly in accordance with the relevant Development Control Plan and Engineering Specifications, and are

to be submitted for approval to the Principal Certifying Authority prior to the Construction Certificate being issued.

Note:

- (a) Under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
 - (b) Under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.
- (10) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.

The survey must include descriptions of each photo and the date when each individual photo was taken.

- (11) **Public Risk Insurance Policy - Prior to the issue of the Construction Certificate**, the owner or contractor is to take out a Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (12) **Revised Waste Management Plan** - Prior to the issue of a Construction Certificate, the waste management plan shall be revised to identify the proposed site access location being a setback a minimum 1.0 metre from the existing light pole. This revised plan shall be submitted to the Principal Certifying Authority.

3.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Erection of Signs** – Shall be undertaken in accordance with Clause 98A of the Environmental Planning and Assessment Regulation 2000.
- (2) **Toilet Facilities** - Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site. Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (3) **Notice Of Commencement Of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a

certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.

- (4) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (5) **Soil Erosion And Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

Where a soil erosion and sediment control plan (or details on a specific plan) has been approved with the development consent, these measures must be implemented in accordance with the approved plans. In situations where no plans or details have been approved with the development consent, site soil erosion and sediment controls must still be implemented where there is a risk of pollution occurring.

Provide a stabilised entry/exit point. The access should be a minimum of 2.5m wide and extend from the kerb to the building line. The access should consist of aggregate at 30-40mm in size.

Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

4.0 - During Construction

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Civil Engineering Inspections** - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following stages of construction:
- (a) prior to installation of sediment and erosion control measures;
 - (b) prior to backfilling pipelines and subsoil drains;
 - (c) prior to casting of pits and other concrete structures, including kerb and gutter, roads, accessways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;
 - (d) prior to backfilling public utility crossings in road reserves;
 - (e) final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

Where Council is not nominated as the Principal Certifying Authority, documentary evidence in the form of Compliance Certificates stating that all work has been carried out in accordance with Camden Council's Development

Control Plan 2011 and Engineering Specifications must be submitted to Council prior to the issue of the Occupation Certificate.

- (2) **Fill Quality** – Any fill material brought in for the construction of the development must only contain uncontaminated soil, clay, shale or rock. No effluent, garbage or trade waste, including building or demolition waste, must be included in the fill. The extent and depth of filling must only occur in accordance with the approved plans and any other conditions of the Development Consent. Evidence of the certification of the fill as uncontaminated shall be provided to the Principal Certifying Authority.
- (3) **Works By Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works must be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (4) **Survey Report (Peg Out)** - The building must be set out by a registered Land Surveyor. A Survey Report detailing the siting of the building in relation to the allotment boundaries shall be submitted to the Principal Certifying Authority (PCA) prior to the placement of any concrete.
- (5) **Building Platform** - This approval restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2m from the external walls of the building. Where the external walls are within 2m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level must be used.
- (6) **Retaining Walls** - If the soil conditions require it:
 - (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and
 - (b) retaining walls must be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property.

The following restrictions apply to any retaining wall erected within the allotment boundaries:

- (a) where the height of an approved retaining wall exceeds 600mm above or below natural ground level, structural engineering details must be provided to the Principal Certifying Authority, prior to any works commencing on the site. Manufacturers' installation details may satisfy this requirement for treated timber products and some dry stacked masonry products;

Note: Where Council is nominated as the Principal Certifying Authority, construction of the retaining wall must be inspected at critical stages as nominated in the Mandatory Inspection Notice. Prior to issue of an Occupation Certificate, certification will also be required attesting that the wall has been built in accordance with the relevant standard.

- (b) adequate provisions must be made for surface and subsurface drainage of retaining walls and all water collected must be diverted to, and connected to, a stormwater disposal system within the property boundaries;

- (c) retaining walls shall not be erected within drainage easements;
 - (d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited by the easement or entitled to release or vary the restrictions applying to the easement (electrical easement and the like), or if the erection of the retaining wall makes the purpose of the easement inconvenient or redundant (such as easements for support and maintenance).
- (7) **Hours of Work** – The hours for all construction and demolition work are restricted to between:
- (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
 - (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
 - (c) work on Sunday and Public Holidays is prohibited.
- (8) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:
- (a) the delivery of material shall only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 7.00am and 4.00pm on Saturdays;
 - (b) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site;
 - (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
 - (e) a waste control container shall be located on the development site.
- (9) **Footpath Levels** - The ground levels of the footpath area within the road reserve (between the boundary of the subject site to the kerb and gutter) must not be altered (by cut or fill) as a consequence of building design and/or construction.
- (10) **Surface Drainage** – To prevent surface water from entering the building:
- (a) the floor level for slab on ground construction shall be a minimum of 150mm above finished ground level for habitable rooms;
 - (b) seepage and surface water shall be collected and diverted clear of the building by a sub-surface/surface drainage system;
 - (c) the control of surface water drainage shall in all respects comply with the *Building Code of Australia (Class 1 and Class 10 Buildings)*;

- (d) where a rainwater tank is required on the site, all surface water drainage lines shall be connected to the outlet overflow drainage line from the rainwater tank.
- (11) **Shoring and Adequacy of Adjoining Property** - Shall be in accordance with Clause 98E of the Environmental Planning and Assessment Regulation 2000.
- (12) **Protection of Public Places** – If the work involved in the erection or demolition of a building:
- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) building involves the enclosure of a public place,
- a hoarding or fence must be erected between the work site and the public place.
- If necessary, an awning is to be erected, sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
- (13) **Drainage Easements** - No changes to site levels, or any form of construction shall occur within any drainage easements that may be located on the allotment.
- (14) **Retaining Wall Easement** - No changes to site levels, or any form of construction other than the overhead eave and guttering encroachment (as approved by Council) shall occur within the 1.8 metre easement for support (identified as “G” within the deposited plan) on the subject allotment.
- (15) **Roof Water To Drainage Easement** - The roof of the subject building for proposed lot 2109a (unit 1) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the drainage easement.

Connection to the drainage easement shall only occur at the designated connection point for the subject allotment. New connections that require the rectification of an easement pipe shall only occur with the prior approval of Camden Council.

All roofwater must be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The Principal Certifying Authority (PCA) must not permit construction works beyond the frame inspection stage until this work has been carried out

- (16) **Roofwater to Drainage Proposed Easement** - The roof of the subject building for proposed lot 2109b (unit 2) shall be provided with guttering and downpipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the proposed drainage easement being created over proposed lot 2109a (unit 1).

Connection to the proposed drainage easement shall only occur at the designated connection point for the subject allotment. All roofwater must be

connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The Principal Certifying Authority (PCA) must not permit construction works beyond the frame inspection stage until this work has been carried out.

(17) **BASIX Certificate** – Under clause 97A of the *Environmental Planning & Assessment Regulation 2000*, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. In this condition:

(a) relevant BASIX Certificate means:

- (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under Section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
- (ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and

(b) BASIX Certificate has the meaning given to that term in the *Environmental Planning & Assessment Regulation 2000*.

(18) **Survey Report (Completion)** - A survey report prepared by a registered land surveyor shall be provided upon completion of the building. The survey report shall be submitted to the Principal Certifying Authority (PCA) upon completion of the building and prior to the issue of an Occupation Certificate.

(19) **Driveway Gradients and Design** - The driveway gradients and design for the proposed development must comply with Australian Standard AS2890.1-2004 - 'Off street car parking'. Please note the following:

- the level for the driveway across the footpath area must achieve a gradient of 4%.
- driveway and garage levels are critical and may be required to be confirmed during construction with the provision of a survey report.
- the driveway must be a minimum of 4.0m wide, and 1.0m from any street tree, stormwater pit or service infrastructure unless otherwise approved by Council.

(20) **Infrastructure in Road and Footpath Area** - Any costs incurred due to the relocation or reconstruction of light poles, kerb inlet pits, service provider pits, street trees or other restrictions in the street footpath area for the proposed development shall be borne by the developer, and not Council.

(21) **Relocation of Street Trees, their Tree Root Barrier Guards and Protective Guards** - Driveways shall be located to ensure that where possible, all street trees are retained. Any road verge or nature strip street tree, their tree guards or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.

Any repairs, relocations or replacements needed to the street trees, tree guards or existing root guard barriers are to be completed with the same type, species,

plant maturity and initial installation standards and the works carried out successfully prior to the issue of the Occupation Certificate.

An inspection must be arranged with Council's Landscape Development Officer, to determine that the Street Trees and any protective measures have been restored correctly. The inspection must occur prior to the issue of the Final Occupation Certificate.

- (22) **Construction Noise Levels** - Noise Levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

5.0 - Prior To Issue Of Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (2) **Footpath Crossing Construction** – Prior to use or occupation of the development, a footpath crossing must be constructed in accordance with the Development Consent, approved plans and Camden Council's issued footpath crossing information.
- (3) **Services** - Prior to the issue of any occupation certificate the following service authority certificates/documents must be obtained and submitted to the Principal Certifying Authority. These documents shall also be submitted to the Principal Certifying Authority for inclusion with the strata subdivision certificate application:

- (a) Sydney Water Clearance – A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water.
 - (b) a Notification of Arrangements from Endeavour Energy.
 - (c) Written advice from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development.
- (4) **Strata Plan of Subdivision** – Prior to the issue of a final Occupation Certificate or within 30 days of the issue of an Interim Occupation Certificate for the development, the proposed strata subdivision shall be created and registered with the NSW Land and Property Management Authority (LPMA).

All plans for the approved development must also be consistent with the registered allotment and any restrictions as to the user created under the property title.

6.0 - Operational Conditions

The following conditions of consent are operational conditions applying to the development.

- (1) **Residential Air Conditioning Units** - The operation of the approved air conditioning units must operate at all times so:
- (a) as to be inaudible in a habitable room during the hours of 10.00pm to 7.00am on weekdays and 10.00pm to 8.00am on weekends and public holidays; and
 - (b) as to emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.
 - (c) as not to discharge any condensate or moisture onto the ground surface of the premises or into stormwater drainage system in contravention of the requirements of the Protection of the Environment Operations Act, 1997.

7.0 - Strata Subdivision Certificate

The following conditions of consent shall be complied with prior to the issue of a Subdivision Certificate.

- (1) **Strata Plan of Subdivision** – The strata subdivision Section 37 and 37A of the *Strata Schemes (Freehold Development) Act, 1973* require an application to be submitted to Camden Council or an accredited certifier for approval prior to the issue of the certified Strata Plan of Subdivision.

The applicant will be required to submit documentary evidence that the property has been developed in accordance with the plans approved by Development Consent 17/2013 and of compliance with the relevant conditions of consent, prior to the issuing of a Strata Plan of Subdivision.

Note: A final Strata Plan of Subdivision shall be prepared to a quality suitable for lodgement with the NSW Land & Property Information.

- (2) **Restriction on Issue of Strata Plan of Subdivision** – Prior to the issue of any strata plan of subdivision associated with the Development Consent 17/2013 an Interim Occupation Certificate for the building must be issued by the Principal Certifying Authority. Documentary evidence of the issue of the Interim Occupation Certificate must be submitted to the Camden Council in conjunction with the application for the strata plan of Subdivision.
- (3) **Show Easements On The Plan Of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.
- (4) **Show Restrictions On The Plan Of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.
- (5) **Burdened Lots To Be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions must also be suitably burdened.
- (6) **Section 88b Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:
 - i. Easement to drain water 1.5 metres wide shall be created over proposed lot 2109(a), benefiting lot 2109(b) in respect to the drainage line.
 - ii. Easement for support, maintenance and repair being 0.9 metres wide shall be created over proposed lot 2109(a), benefiting lot 2109(b), in respect to the “zero” lot wall.
- (7) **Works as Executed Plan** - Prior to the issue of any Subdivision Certificate, a works-as-executed plan in respect to the inter allotment drainage line shall be submitted to Camden Council or an accredited certifier in both hard copy and electronic form (dwg files or equivalent) in accordance with Camden Council’s current Engineering Construction Specifications.

RECOMMENDED

That Council approve DA 17/2013 for the construction of a detached dual occupancy and strata subdivision at 69 Explorer Street Gregory Hills subject to the conditions listed above.

ATTACHMENTS

1. Proposed Plans
2. Proposed Floor Plan - *Supporting Document*
3. Plans for dwelling under construction - Lot 2110 - *Supporting Document*
4. Submission - *Supporting Document*



ORDINARY COUNCIL

ORD03

ORD03

SUBJECT: DEMOLITION OF AN EXISTING DWELLING AND ASSOCIATED STRUCTURES AND THE CONSTRUCTION OF 5 X 3 BEDROOM, TWO STOREY ATTACHED TOWNHOUSES, TREE REMOVAL AND ASSOCIATED SITE WORKS AT 38 OLD HUME HIGHWAY, CAMDEN

FROM: Director, Development & Health

BINDER: DA 1167/2012

APPLICATION NO: DA 1167/2012

PROPOSAL: Demolition of an existing dwelling and associated structures and the construction of 5 x 3 bedroom, two storey attached townhouses, tree removal and associated site works

PROPERTY ADDRESS: 38 Old Hume Highway, Camden

PROPERTY DESCRIPTION: Lot 4, DP 28081

ZONING: R3 Medium Density Residential

OWNER: Mr D A Stilloni and Ms M A Piccinin

APPLICANT: Mr D A Stilloni

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the demolition of an existing dwelling and associated structures, construction of 5 x 3 bedroom, two storey, attached townhouses, tree removal and associated site works at 38 Old Hume Highway, Camden.

The DA is referred to Council for determination as there remain unresolved issues received in 1 submission from the public and there is a proposed variation to Camden Development Control Plan 2011 (DCP).

SUMMARY OF RECOMMENDATION

That Council determine DA 1167/2012 for the demolition of an existing dwelling and associated structures, construction of 5 x 3 bedroom, two storey attached townhouses, tree removal and associated site works pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the demolition of an existing dwelling and associated structures, construction of 5 x 3 bedroom, two storey attached townhouses, tree removal and associated site works at 38 Old Hume Highway, Camden.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant *Environmental Planning Instruments*, *Development Control Plans* and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly exhibited for a period of 14 days in accordance with the DCP. 1 submission was received (objecting to the proposed development). **A copy of the submission is provided with the Business Paper supporting documents.**

The issues raised in the submission relate to traffic and parking issues, both for the proposed development and upon the existing Camden South Primary School (located approximately 150m to the south of the site). These issues relate to traffic safety and a perceived reduction in the available on-site car parking spaces for school drop off and pick up. Concerns were also raised over non-compliance with the DCP controls, the loss of trees and habitat and residential amenity impacts.

Council staff have considered the traffic and parking impacts of the proposed development. As only 5 dwellings are proposed there will be only minimal additional traffic generated and no anticipated impacts upon traffic safety in the area. The proposed development will provide 10 on-site car parking spaces which is in excess of the 9 required by the DCP. There will be only minimal impacts on the availability on on-street car parking in the overall area.

The removal of vegetation on the site has been considered by Council staff. Much of the existing vegetation on the site could be removed without Council approval. None of the vegetation is listed on Council's significant tree register and its removal is necessary to facilitate the redevelopment of the site. The planting of replacement landscaping, including new Jacaranda trees along the site's Old Hume Highway frontage, will help to mitigate the proposed vegetation removal. Overall it is considered that the proposed removal of the vegetation on the site is reasonable and will not have any significant impacts upon fauna habitat or the residential amenity of the area.

The applicant proposes a variation to Section D2.2.3 of the DCP in relation to the minimum rear setback required for the dwellings. The DCP requires a rear setback of 6m however the proposed dwellings are only setback between of 5.44 and 5.78m at the rear.

Since the DA was originally lodged Council staff have worked with the applicant to reduce the proposed rear setback variation. Staff have assessed the variation and recommend that it be supported. The proposed variation is considered to be minor and necessary to facilitate a reasonable medium density development on the site which is a key objective of this zone. The reduced rear setback will not negatively impact upon adjoining properties or the surrounding area.

Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

AERIAL PHOTO



THE SITE

The site is commonly known as 38 Old Hume Highway, Camden and is legally described as lot 4, DP 28081.

The site forms the northern corner of the Old Hume highway and Rosalie Avenue. The site has a frontage of approximately 61m to Rosalie Avenue, approximately 17m to the Old Hume Highway and an overall area of 1,037m².

The site currently accommodates a single storey timber clad cottage with a pergola, outhouse and vegetation. The site slopes downwards from west to east along Rosalie Avenue.

The surrounding properties are characterised by a mix of residential developments. The area contains detached dwellings, medium density dwellings and a residential flat building which lies directly to the north of this site. Camden Primary School lies approximately 150m to the south of the site.

The residential part of Camden lies to the north with the Camden Town Centre further to the north. The Nepean River, Camden Bypass and the developing residential suburb of Spring Farm lies to the east. To the south exists the residential suburb of Camden South and to the west lies Camden General Cemetery and the rural residential suburb of Cawdor.

HISTORY

Council does not have any records of any development approvals on this site. However the site's existing dwelling is believed to have been built prior to the 1970s.

THE PROPOSAL

DA 1167/2012 seeks approval for the demolition of an existing dwelling and associated structures, construction of 5 x 3 bedroom, two storey attached townhouses, tree removal and associated site works.

Specifically the proposed development involves:

- demolition of the site's existing single storey dwelling and associated structures including a pergola and outhouse;
- removal of 14 trees;
- construction of 5 x 3 bedroom, two storey attached townhouses. Each dwelling will have a single attached garage. The dwellings will be of masonry construction with a grey painted finish;
- associated site works including drainage and landscaping; and
- display of a small building identification sign along the site's Old Hume Highway frontage identifying the dwellings as "Rosalie Terraces." This sign will have an area of 1.52m² (0.95m x 1.6m).

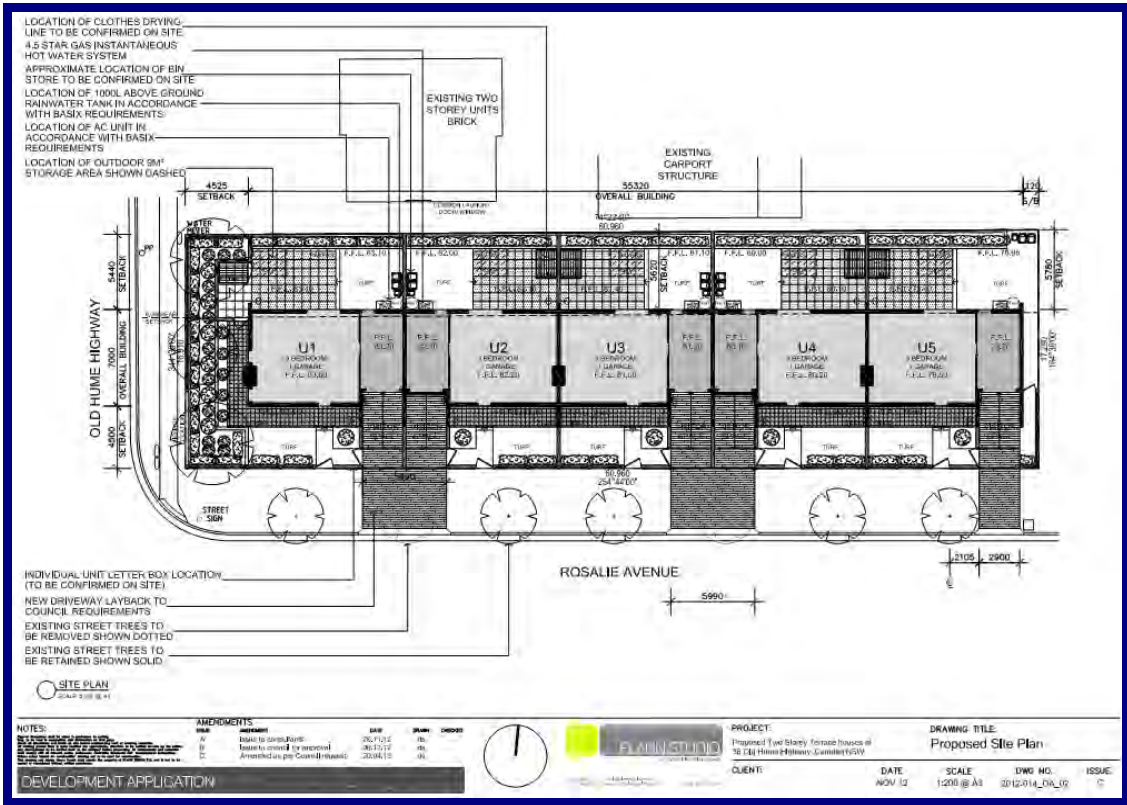
No subdivision of the land has been proposed as part of this DA.

The value of the works is \$850,000.

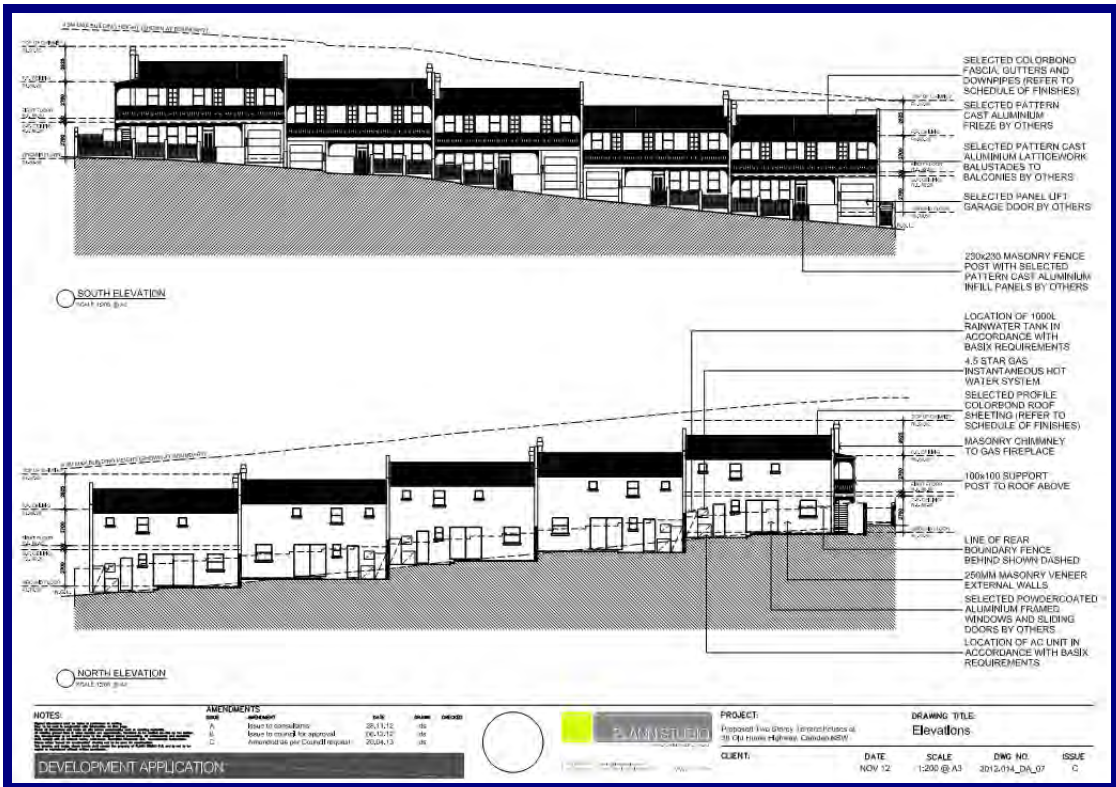
A copy of the proposed plans is provided as attachment 1 to this report.

PROPOSED SITE PLAN

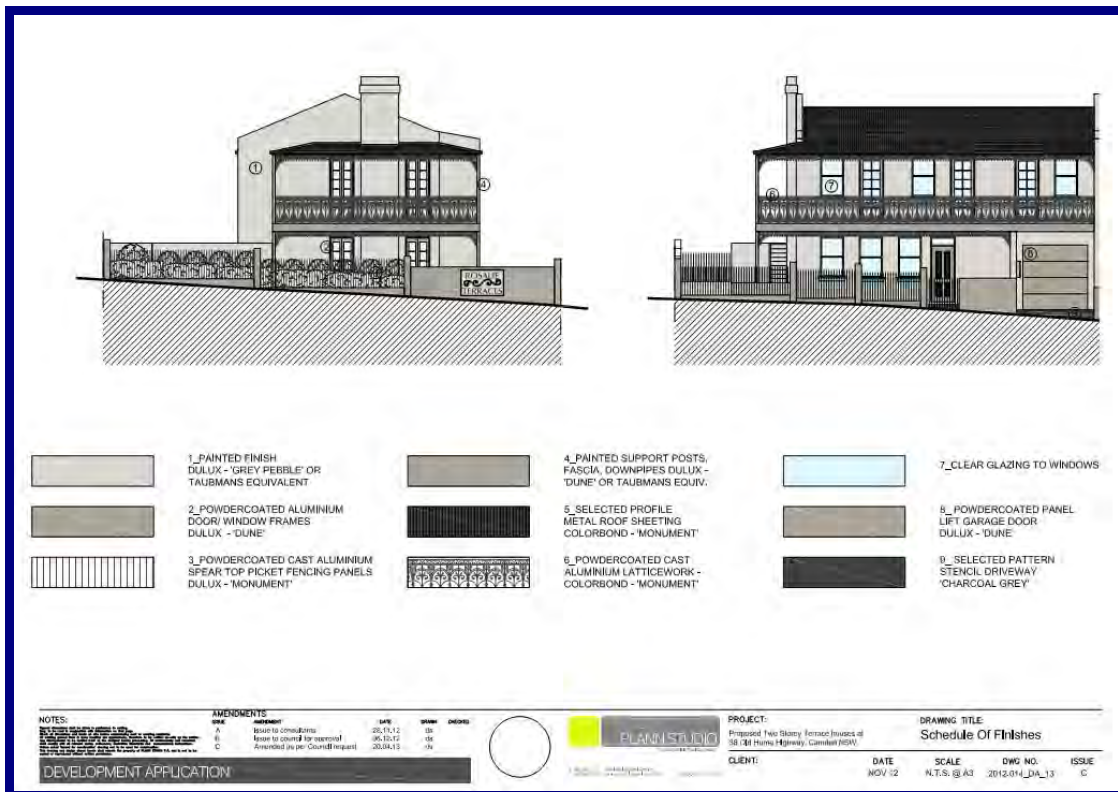
ORD03



PROPOSED ELEVATIONS



PROPOSED STREETSCAPE



ASSESSMENT

Environmental Planning and Assessment Act 1979 – Section 79(C)(1)

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

(a)(i) The Provisions of any Environmental Planning Instrument

The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No 64 – Advertising and Signage
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- Camden Local Environmental Plan 2010

An assessment of the proposed development under the Environmental Planning Instruments is detailed below.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP)

The SEPP aims to encourage sustainable residential development and requires DAs for such development to be accompanied by a list of BASIX commitments as to the manner in which the development will be carried out.

Council staff have reviewed the BASIX certificates for the proposed development and are satisfied that it has been designed to achieve the minimum targets for water,

thermal comfort and energy. It is a recommended condition that the proposed development is carried out in accordance with the commitments described in the BASIX certificates.

State Environmental Planning Policy No 64 – Advertising and Signage (SEPP)

The proposed development includes the display of a small building identification sign along the site's Old Hume Highway frontage identifying the dwellings as "Rosalie Terraces." This sign will have an area of 1.52m² (0.95m x 1.6m).

Pursuant to Clause 4(1) of the SEPP, the proposed sign is considered to be a "building identification sign" in that it simply identifies the dwellings but does not include the general advertising of products, goods or services.

The proposed sign has been assessed against the Schedule 1 assessment criteria of the SEPP. The sign is considered acceptable on the basis that:

- the sign is deemed compatible with the existing and desired future character of the area and complementary to the proposed dwellings for the site;
- the sign will not detract from any special areas such as residential or environmentally sensitive areas;
- the sign is small and attached to the dwelling's fence along the site's Old Hume Highway frontage. Therefore it is not considered that it will dominate the local skyline or unacceptably detract from views into, out of or through the area;
- the sign will provide some visual interest to the Old Hume Highway streetscape, is of an appropriate scale and form for this area and will not protrude above buildings or significant landscape features in the area;
- the scale and proportions of the sign are considered acceptable, having regard to its identification function, the proposed dwellings for the site, the surrounding landform and landscape features;
- the sign will not be illuminated; and
- given its proposed location and design, the sign will not reduce safety for passing pedestrians or motorists or that it will obscure any sight lines.

Overall it is considered that the proposed sign is consistent with the aims, objectives and Schedule 1 assessment criteria of the SEPP.

Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (SEPP)

The proposed development is consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development.

Camden Local Environmental Plan 2010 (LEP)

Permissibility

The site is zoned R3 Medium Density Residential under the provisions of the LEP. The proposed development is defined as "multi dwelling housing" by the LEP which is a permissible land use in this zone.

Objectives

The objectives of the R3 Medium Density Residential zone are as follows:

- To provide for the housing needs of the community within a medium density residential environment.

Officer comment:

The proposed development will increase the residential density of the site (5 dwellings as opposed to 1) and is therefore consistent with this objective.

- To provide a variety of housing types within a medium density residential environment.

Officer comment:

The proposed development provides a housing type that is consistent with the medium density outcome sought by this objective and is therefore consistent with it.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Officer comment:

This objective is not relevant to the proposed development as the proposal is for residential development.

- To encourage redevelopment of land for medium density housing in locations close to main activity centres within the Camden local government area.

Officer comment:

The proposed development will provide medium density development that is located in close proximity to the Camden town centre and other important activity centre including Camden hospital and Camden Primary School. It is considered the proposed redevelopment of this site is consistent with this objective.

- To minimise conflict between land uses within the zone and land uses within adjoining zones.

Officer comment:

It is not considered that the proposed development will cause conflict between land uses within this or adjoining zones.

Relevant Clauses

The DA was assessed against the following relevant clauses of the LEP.

Clause	Requirement	Provided	Compliance
2.7 Demolition	Demolition requires consent	A demolition plan has been provided and the proposed demolition forms part of this DA	Yes
4.3 Height of Buildings	Maximum 9.5m building height	Proposed building heights range from 8.3m to 9.2m	Yes

(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).

There is no draft Environmental Planning Instrument applicable to the proposed development.

(a)(iii) The Provisions of any Development Control Plan

Camden Development Control Plan 2011 (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP. Discussion of any variations of the controls is provided after the compliance table.

Control	Requirement	Provided	Compliance
B1.1 Erosion and Sedimentation	Erosion and sediment control measures	Appropriate erosion and sedimentation controls are required via a recommended condition	Yes
B1.2 Earthworks	Maximum cut and fill shall not exceed 1m	Minimal cut and fill is proposed (less than 1m and only in certain areas) and the proposed development respects the sloping topography of the site	Yes
B1.3 Salinity Management	Salinity resistant construction	The proposed development will be constructed to be salinity resistant	Yes
B1.4 Water Management	Demonstrate how stormwater will be managed in accordance with Council's Engineering Specifications	The applicant has provided concept stormwater plans outlining how stormwater will be managed through on site detention in accordance with Council's Engineering Specifications	Yes

Control	Requirement	Provided	Compliance
B1.5 Trees and Vegetation	Protect trees and vegetation that contribute to the ecological, botanical, cultural, heritage and aesthetic of the LGA.	The DA proposes to remove 14 existing trees from the site. No trees on site are listed on Council's significant tree register. A number of the trees are dead and others would not require Council approval to be removed. Their removal will help facilitate the redevelopment of the site, will not have any adverse ecological or amenity impacts and is supported	Yes
B1.9.1 Waste Management Plan	A waste management plan is required	An appropriate waste management plan has been provided	Yes
B1.9.6 WMP for Multi Dwelling Housing, Attached housing and residential flat buildings	Waste management plan showing the location and storage of garbage receptacles on each site demonstrating collection points and path of travel	A site plan showing locations for bin storage behind the building line and paths of travel to the street has been provided for each dwelling	Yes
B4.1 General Requirements for Signs	Signs to not detract from amenity/character	The proposed sign will not detract from the amenity or character of the area due to its design, location and graphic	Yes
	Signs must be in scale with development	The proposed sign is in scale with the building and is not considered to be inconsistent with the existing area due to its size, position and graphic	Yes
	Signs must be located wholly with property boundaries	The proposed sign is located wholly within the property boundaries	Yes
B4.1 Signs in Residential Zones	Signs to not detract from amenity/character	The proposed sign will not detract from the amenity or character of the area due to its design, location and graphic	Yes

Control	Requirement	Provided	Compliance
	Signs must be located wholly with property boundaries	The proposed sign is located wholly within the property boundaries	Yes
	Illuminated signs are not permitted	The proposed sign will not be illuminated	Yes
B5.1 Off-street Car Parking Rates and Requirements	1 space per dwelling plus 0.5 spaces per each 3 bedroom dwelling and 1 visitor space per 5 dwellings. Therefore: 5 x 3 bedroom dwellings = 7.5 plus 1 visitor space = 8.5 (9 spaces)	10 off-street car parking spaces have been provided which complies with the DCP	Yes
D2.1.5 Private Open Space (POS), Site Cover and Landscape Area	Dwellings must comply with the minimum landscaped area of 30%	30%	Yes
	Each dwelling must be provided with a minimum of 20% POS	20% POS has been provided for each dwelling	Yes
	POS minimum area of 24m ² , minimum length of 4m and at a grade of 1:10	Minimum 24m ² POS has been provided with minimum dimensions of 4m and grades less than 1:10	Yes
	Solar access for 50% of POS for minimum 3hrs between 9am and 3pm	50% of POS receives a minimum of 3hrs between 9am and 3pm	Yes
	North facing windows shall receive at least 3 hours solar access	3 hours solar access has been demonstrated for north facing windows	Yes
	North facing windows to neighbouring properties shall not have solar access reduced to less than 3 hours	Solar access to neighbouring properties will not be reduced by the proposed development as shadows from the dwellings will be largely cast shadows to the	Yes

Control	Requirement	Provided	Compliance
	<p>At least one principal living area of a dwelling should face predominately north</p> <p>Principal private open space must be adequately screened from adjacent dwellings</p> <p>At least 65% of POS shall be soft landscaping</p>	<p>south onto Rosalie Avenue</p> <p>Kitchen and living areas for each dwellings face predominately north</p> <p>The proposed development provides sufficient screening between dwellings to ensure privacy is maintained</p> <p>A condition is recommended to ensure compliance with this control</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
D2.2.3 Multi Dwelling Housing	Encourage high quality residential developments and amenity whilst ensuring sites have sufficient area to accommodate appropriate setbacks, open space areas	The proposed development provides a quality design that will provide a high level of amenity to future residents whilst complying with Council's open space the majority of setback requirements. The dwellings are of a compatible design and suitable for the character and streetscape of the surrounding area	Yes
Image and Legibility	Development should be reflective of existing character, compatible with the streetscape and avoid design repetition, whilst providing clear differentiation between private areas and communal areas and car parking	The style of the proposed development is Victorian terrace which involves a repetitious design however the design is considered to be of a high quality and compatible with the surrounding area. The proposal clearly differentiates public from private spaces through boundary fencing thereby ensuring each dwelling has a clearly defined street frontage	Yes
Access and Entries	Minimise vehicular and pedestrian entry points, providing a pedestrian route	The site has direct street frontage and has been designed to minimise vehicular access points	Yes

Control	Requirement	Provided	Compliance
	safe route and accessibility to people with lesser mobility	to ensure safe pedestrian access	
Car Parking and Access	Parking be provided in accordance with Section B5, parking to be located in view of residents and to be located away from bedrooms	The car parking provided complies with Section B5 as stated above, and can be viewed by residents from first floor balconies	Yes
Storage	Each dwelling has separate secure storage space of 8m ³	9m ³ of secure storage space is provided behind the building line for all dwellings	Yes
Private open Space (POS)	POS to be provided in D2.1.5 of this DCP	The proposed development fully complies as described previously in this table	Yes
Communal open Space and Landscaping	Each development should incorporate an area of communal open space with landscaping designed in accordance with section D2.1.5, the design should minimise water usage and maintenance	The proposed development does not provide a communal open space as the proposal is designed to give all dwellings sufficient private open space. The proposal does not warrant a communal space and the DCP control is aimed at providing such spaces within larger townhouse developments	Yes
Security	Designed to Council's Safer by Design guidelines	The proposal has been designed to provided for an active street frontage allowing passive surveillance and territorial reinforcement to the site as the proposal clearly delineates public and private space	Yes
Site Requirements	Primary frontage 25m (small developments)	61m frontage to Rosalie Avenue	Yes
Front Setback	4.5m	4.5m	Yes
Secondary Street Setback	4.5m	4.52m	Yes
Side Setback	0.9m	1.2m	Yes
Rear Setback	6m	5.44-5.78m	No – DCP variation 1

Control	Requirement	Provided	Compliance
Garage Setback	1m behind building line (5.5m from front boundary)	5.5m	Yes
Site Coverage (max)	50%	35.4%	Yes
Landscape Area	30%	30%	Yes
Private Open Space	20%	A minimum of 20% of the site has been provided as private open space	Yes
Principal Private Open Space (PPOS)	24m ² with a minimum dimension of 4m at ground level	All units have a minimum dimension of 4m ranging and areas ranging from 25.2m ² to 26.8m ²	Yes
Gradient of PPOS	1:10	Level platforms are provided for each dwelling's PPOS	Yes
Solar access to PPOS	3 hours between 9.00-3.00pm on 21 June	A minimum of 3 hours of solar access between 9-3pm has been demonstrated for each dwelling	Yes
Garage Width	Maximum 50% of the front elevation	The garage widths are a maximum of 36% of the dwellings' front elevations	Yes

DCP Variation 1 – Rear Setbacks

DCP Control

The DCP requires a rear setback of 6m for each dwelling. The proposal development provides a rear setback that varies in depth from 5.44 to 5.78m for each dwelling.

Variation Request

The applicant has requested that Council support a variation to this DCP control on the basis that:

- the proposed development requires this minor non-compliance due to the depth of the site and the requirement to meet front setbacks for the dwellings;
- the proposal meets the aims and objectives of the controls by providing the required open space, parking, landscaping and front and side setbacks; and
- the proposed development will not result in a loss of amenity in terms of solar access, overshadowing or privacy as a result of the non-compliance.

Council Staff Assessment

Council staff have reviewed this variation request and recommend that it be supported for the following reasons:

- the proposed setback variation will not result in any negative impacts upon the adjacent apartment building at the rear of the site. It is noted that the apartment building has only a low carport structure adjoining part of its shared boundary with the subject site;
- the proposed development complies with all other objectives and controls specified in the DCP;
- the proposal is consistent in style and density to other developments in the surrounding area and is considered consistent with the local character; and
- the proposed development provides a good development outcome for the site and assists in achieving the overall strategic objective of the zone to provide quality medium density developments.

Consequently it is recommended that Council support this proposed variation to the DCP.

(a)(iia) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F

No relevant agreement exists or has been proposed as part of this DA.

(a)(iv) The Regulations

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the above assessment, the proposed development is unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality.

(c) The suitability of the site

As demonstrated by the above assessment, the site is considered to be suitable for the proposed development.

(d) Any submissions made in accordance with this Act or the Regulations

The DA was publicly exhibited for 14 days in accordance with the DCP. The exhibition period was from 27 February to 13 March 2013. 1 submission was received (objecting to the proposed development).

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

1. *The application does not comply with the DCP for medium density housing, in particular the rear set back requirement of 4.5m and approval of this application will result in establishing significant precedent in Camden*

Officer comment:

The plans originally submitted with the DA proposed a significant variation to the rear setback control of 6m by providing only a 4m setback, which Council staff did not support. Following discussions with Council staff the applicant has amended the plans to reduce the non compliance to a rear setback of between 5.44 and 5.78m.

This non-compliance is supported by Council staff on the basis that it will not result in any negative impacts upon the adjacent apartment building at the rear of the site.

- 2. Concerns that insufficient off-street car parking spaces have been provided and that the stacking of parking does not comply with the DCP and will encourage more on street parking*

Officer comment:

The proposed development will provide 10 off-street car parking spaces. This complies with Part B5.1 of the DCP which requires 9 spaces to be provided. Therefore sufficient off-street car parking spaces will be provided for the proposed development.

- 3. Traffic volumes on Old Hume Highway make it difficult to turn right into Rosalie Avenue. The increase in driveways accessing Rosalie Avenue will exacerbate this issue.*

Officer comment:

The proposal will increase the residential density on the site. The design of the development, including the driveway location has been assessed and is considered satisfactory in relation to access and safety. The additional vehicle movement generated by the development can be accommodated within the capacity of the existing road network.

- 4. The increase in number of driveways will decrease on street parking available. On street parking is required for school drop off and pick ups and school events.*

Officer comment:

Camden South Primary School's main entrances are located on the Old Hume Highway approximately 150m away from Rosalie Avenue. Whilst the additional driveways will reduce on-street car parking availability this is not considered to be significant.

- 5. The proposal will require visitors to park on street due to the parking configuration proposed (stacking).*

Officer comment:

The proposed development provides parking spaces in excess of those required by the DCP. Whilst visitor spaces are provided in front of each dwelling's garage this is no different than detached residential dwellings with single garages.

- 6. The objector identifies that the removal of trees on site will reduce their level of amenity and enjoyment of the surrounding area*

Officer comment:

The planting of replacement landscaping, including new Jacaranda trees along the site's Old Hume Highway frontage, will help to mitigate the proposed vegetation removal. Overall it is considered that the removal of the vegetation on the site is reasonable and is necessary to facilitate the redevelopment of the site and will not have any significant impacts upon the residential amenity of the area.

7. *Concerns are raised over the loss of habitat on site and the resulting loss in nesting places for local birds such as wrens and finches.*

Officer comment:

The removal of vegetation on the site has been considered by Council staff. Much of the existing vegetation on the site could be removed without Council approval. None of the vegetation is listed on Council's significant tree register and its removal is necessary to facilitate the redevelopment of the site. It is not considered that their removal will adversely affect nesting places for wrens and finches in the area, particularly given that replacement landscaping is proposed.

8. *Concerns on the impact of the development on a large Oak tree on the adjoining property to the east*

Officer comment:

Council staff has assessed the proposed development and do not consider that it will adversely impact upon this adjoining tree. A condition is recommended to ensure that this tree is protected during construction works.

(e) *The public interest*

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, *Environmental Planning Instruments*, *Development Control Plans* and policies. Based on the above assessment, the proposed development is consistent with the public interest.

EXTERNAL REFERRALS

No external referrals were required for the proposed development.

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 1167/2012 is recommended for approval subject to the conditions contained in this.

CONDITIONS

1.0 - General Requirements

The following conditions of consent are general conditions applying to the development.

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

Plan / Development No.	Description	Prepared by	Dated
2012.014_DA_02 Issue C	Site Plan	Plann Studio	20.4.13
2012.014_DA_12 Issue C	Demolition/ waste management Plan	Plann Studio	20.4.13
2012.014_DA_03 Issue C	Ground Floor Plan	Plann Studio	20.4.13
2012.014_DA_04 Issue C	First Floor Plan	Plann Studio	20.4.13
2012.014_DA_06 Issue C	Roof Plan	Plann Studio	20.4.13
2012.014_DA_07 Issue C	Elevations	Plann Studio	20.4.13
2012.014_DA_08 Issue C	Elevations/section	Plann Studio	20.4.13
2012.014_DA_11 Issue C	Landscape Plan	Plann Studio	20.4.13
2012.014_DA_13 Issue C	Schedule of Finishes	Plann Studio	20.4.13

Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

- (2) **Building Code Of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (3) **Landscaping Installation, Removal, Replacement, Establishment and Maintenance Costs** - The applicant will be responsible for all costs involved with the site landscaping and nature strip street tree, removal, replacement, installation, establishment and maintenance works. The costs involved will include, but not limited to, such items as electricity costs and water usage.
- (4) **Landscaping Maintenance and Establishment Period** - Commencing from the Date of Practical Completion (DPC), the Applicant will have the establishment and maintenance responsibility for all hard and soft landscaping elements associated with this Consent.

The 12 month maintenance and establishment period includes (but not limited to) the Applicant's responsibility for the establishment, care and repair of all street tree installations.

The Date of Practical Completion (DPC) is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation, street tree installation and mulching.

It is the Applicant's responsibility to arrange a site inspection with the Principal Certifying Authority (PCA), upon initial completion of the landscaping works, to determine and agree upon an appropriate DPC.

At the completion of the 12 month landscaping maintenance and establishment period any nature strip street trees, street tree protective guards and bollards must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth

- (5) **Demolition WorkCover NSW Notifications and Permits** - All demolition work must be notified to WorkCover NSW at least seven (7) days before work starts in accordance with Clauses 333 and 345 of the Occupational Health and Safety Regulation 2001.

Demolition work must not begin until a WorkCover NSW stamped copy of the notification has been received and is displayed on site for inspection by any interested party.

- (6) **General Requirement** - All activities associated with the development must be carried out in an environmentally satisfactory manner as defined under Section 95 of the *Protection of the Environment Operation Act 1997*.

- (7) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with: -

- (a) Camden Council's current Engineering Specifications; and
- (b) Camden Council's Development Control Plan 2011.

2.0 - Construction Certificate Requirements

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Salinity** - Council's Salinity Management Policy is to be implemented in this development. Details of compliance shall be forwarded to the certifying authority for approval with the Construction Certificate application.

- (2) **Section 94 Contributions** - Pursuant to Camden Contributions Plan 2011 adopted in April 2012, a contribution must be paid to Council of \$4,587 per additional lot or dwelling, total \$18,348, for **Open Space, Recreation & Community Land**.

The contribution must be indexed by the methods set out in Paragraph 2.15.2 of the plan and paid Prior to the issue of a Construction Certificate.

The monetary contribution may at the sole discretion of Council be offset by the value of land transferred to Council or by works in kind. Such works cannot commence until an agreement is made with Council pursuant to the Contributions Plan. If such an agreement is to be undertaken, it must be signed prior to the release of a Construction Certificate.

- (3) **Section 94 Contributions** - Pursuant to Camden Contributions Plan 2011 adopted in April 2012, a contribution must be paid to Council of \$6,247 per

additional lot or dwelling, total \$24,988, for **Recreation & Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation & Administration Services.**

The contribution must be indexed by the methods set out in Paragraph 2.15.1 of the plan and paid Prior to the issue of a Construction Certificate.

- (4) **Traffic Management Plan** – A construction traffic management plan is required in accordance with Camden Council's current Engineering Design Specifications.
- (5) **Driveways** - The proposed driveways shall be designed with a maximum grade of 4% across the Rosalie Avenue and internal graded to comply with the AS 2890.1.
- (6) **Civil Engineering Plans** - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with the relevant Development Control Plan and Engineering Specifications and are to be submitted For Approval To The Principal Certifying Authority prior to the Engineering Construction Certificate being issued.
 - (a) under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
 - (b) under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.
- (7) **Civil Engineering Details** - The developer must submit details of all engineering works on engineering plans to the Certifying Authority for approval prior to a Construction Certificate being issued.
- (8) **Public Risk Insurance Policy** - Prior to the issue of the Construction Certificate, the owner or contractor is to take out Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (9) **Drainage Design** - A stormwater management plan is to be prepared prior to the issue of a Construction Certificate to ensure that the final stormwater flow rate off the site is no greater than the maximum flow rate currently leaving the development site for all storm events. This Plan must be submitted and approved by the Principal Certifying Authority. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties.
 - The submitted drainage concept plan is not approved and should be amended to Comply with the council's design specifications. The location of the facility must be wholly with in the private property outside of the existing easement.
 - Detail drainage design for the proposed drainage system shall be prepared by an engineer or qualified and experienced person on hydraulics and hydrology in accordance with the Council's Design Specifications and comply with the approved architectural plans.

- The Principal Certificate Authority shall obtain a Design Compliance Certificate from a hydraulic engineer/consultant confirming that the proposed drainage design complies with the Council's Design Specification and the relevant conditions of the Development Consent, prior to the issue of the Construction Certificate.
- (10) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.
- The survey must include descriptions of each photo and the date when each individual photo was taken.
- (11) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:
- (a) all matters associated with Council's Erosion and Sediment Control Policy.
 - (b) all matters associated with Occupational Health and Safety.
 - (c) all matters associated with Traffic Management/Control.
 - (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.
- (12) **Amended Landscaping Plan** - A revised landscaping plan demonstrating a minimum 65% of the private open space for each dwelling as soft landscaping must be provided to the Certifying Authority prior to the issue of a Construction Certificate.

3.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Information Required Prior to Demolition** - The demolisher shall lodge with Camden Council or the Principal Certifying Authority at least 48 hours prior to the commencement of demolition work the following details:
- (a) written notice indicating the date when demolition of the building is to commence;
 - (b) copy of the demolition licence and details of name, address and business hours contact telephone number;
 - (c) a copy of the applicable asbestos licence (if required for demolition works involving asbestos);
 - (d) copy of the WorkCover NSW permit for the demolition works;
 - (e) copy of the WorkCover NSW stamped notification form including any asbestos removal notification.

- (2) **Notice to Adjoining Properties of Demolition** - The following matters must be satisfied prior to and during demolition:
- (a) seven days prior to the commencement of demolition, the applicant shall give written notice to adjoining land owners and residents, advising of the commencement date for the demolition works;
 - (b) safe access to and from adjoining buildings shall be maintained at all times;
 - (c) no demolition activity shall cause damage to or adversely affect the structural integrity of any adjoining building;
 - (d) consideration shall be given to the need for shoring and underpinning, and to changes in soil conditions as a result of the demolition, and appropriate measures implemented;
 - (e) the affects of vibration and concussion on adjoining buildings and their occupants must be minimised;
 - (f) where the surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate; and
 - (g) the demolition of below ground walls which support the adjoining ground shall not be undertaken until it is established that demolition will not cause the collapse of the adjoining ground, or effective lateral support is provided to prevent collapse.

- (3) **Hoardings and Security Fencing** - The site must be enclosed with a suitable temporary hoarding or security fence of a type approved by Camden Council.

No site or demolition works must commence before the hoarding or fence is erected. Public thoroughfares must also not be obstructed in any manner whatsoever during demolition works.

All demolition works must comply with the requirements of AS2601:2001 - Demolition of structures.

- (4) **Sydney Water Approval** – Prior to works commencing, the approved development plans must also be approved by Sydney Water.
- (5) **Erection of Signs** – Shall be undertaken in accordance with Clause 98A of the Environmental Planning and Assessment Regulation 2000.
- (6) **Toilet Facilities** - Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or

- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (7) **Notice Of Commencement Of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
- (8) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (9) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point. Council's standard detail (SD 31) shall be used for construction.
- (10) **Performance Bond** - Prior to the issue of the Construction Certificate a performance bond of \$15,000 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (11) **Soil Erosion And Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

Where a soil erosion and sediment control plan (or details on a specific plan) has been approved with the development consent, these measures must be implemented in accordance with the approved plans. In situations where no plans or details have been approved with the development consent, site soil erosion and sediment controls must still be implemented where there is a risk of pollution occurring.

Provide a stabilised entry/exit point. The access should be a minimum of 2.5m wide and extend from the kerb to the building line. The access should consist of aggregate at 30-40mm in size.

Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

- (12) **Zone Of Influence To An Easement** - Structures adjacent to an easement or within the zone of influence of the easement must be designed to utilise a pier and

beam system of footing or other approved method designed by a suitably qualified practising Structural Engineer. The loads must be transferred below the invert of existing pipeline within the easement. A Compliance Certificate/documentary evidence confirming compliance with this condition must be submitted prior to the construction proceeding above floor level.

- (13) **Public Road Activity** - A Public Road Activity Application shall be lodged for approval of the Council (Road Authority) with Public liability insurance and Traffic Control Plan prepared by a RTA accredited Traffic Controller prior to commencement of any work in public roads.
- (14) **Disconnection of Services** - All services (such as sewer, telephone, gas, water and electricity) must be disconnected prior to the commencement of demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (15) **Protection for Existing Trees on-site** - The protection of existing trees, other than any existing trees authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the development site.

The works and procedures involved with the protection of existing trees and other landscape features are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

- (16) **Asbestos Licence** - An asbestos licence must be obtained from WorkCover NSW for asbestos removal.

The required asbestos licence must be obtained prior to any demolition works commencing.

A copy of the licence is to be displayed on the demolition work site.

4.0 - During Construction

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Conditional Approval for Tree Removal** - Consent is granted for the removal of trees and other vegetation as indicated on the Landscape Plan (Drwg No 2012.014_DA_11, Dated Nov 2012, Issue B, prepared by Plan Studio) and Demolition Waste Management Plan (Drawing No 2012.014_DA_12, Dated Nov 2012, Issue B, prepared by Plan Studio) lodged with the subject Development Application.

Consent is also granted to remove the existing 7 Prunus trees in the adjoining nature strip area in Rosalie Avenue, on the Consent Condition that 3 advanced Jacaranda trees (sourced in minimum 200 litre container size) are reinstalled into the Rosalie Avenue nature strip.

This work should only be carried out by a fully insured and qualified Arborist or Horticulturist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

The issuing of this Consent is conditioned upon the planting, maintenance and establishment of suitable replacement nature strip street trees and also in the site re landscaping, as a means to achieve a "No Nett Loss" approach to the area and street amenity. The plantings are to be installed on the subject property and nature strip prior to the issue of the Occupation Certificate.

Prior to the issue of the Occupation Certificate, arrangements must be made for Council's Vegetation Management Officer to inspect the street tree plantings to ensure that Council's objectives for vegetation management and amenity enhancement and retention are being achieved.

- (2) **Fill Quality** – Any fill material brought in for the construction of the development must only contain uncontaminated soil, clay, shale or rock. No effluent, garbage or trade waste, including building or demolition waste, must be included in the fill. The extent and depth of filling must only occur in accordance with the approved plans and any other conditions of the Development Consent. Evidence of the certification of the fill as uncontaminated shall be provided to the Principal Certifying Authority.
- (3) **Survey Report (Peg Out)** - The building must be set out by a registered Land Surveyor. A Survey Report detailing the siting of the building in relation to the allotment boundaries shall be submitted to the Principal Certifying Authority (PCA) prior to the placement of any concrete.
- (4) **Retaining Walls** - If the soil conditions require it:
 - (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and

- (b) retaining walls must be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property.

The following restrictions apply to any retaining wall erected within the allotment boundaries:

- (a) where the height of an approved retaining wall exceeds 600mm above or below natural ground level, structural engineering details must be provided to the Principal Certifying Authority, prior to any works commencing on the site. Manufacturers' installation details may satisfy this requirement for treated timber products and some dry stacked masonry products;

Note: Where Councils is nominated as the Principal Certifying Authority, construction of the retaining wall must be inspected at critical stages as nominated in the Mandatory Inspection Notice. Prior to issue of an Occupation Certificate, certification will also be required attesting that the wall has been built in accordance with the relevant standard.

- (b) adequate provisions must be made for surface and subsurface drainage of retaining walls and all water collected must be diverted to, and connected to, a stormwater disposal system within the property boundaries;
 - (c) retaining walls shall not be erected within drainage easements;
 - (d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited by the easement or entitled to release or vary the restrictions applying to the easement (electrical easement and the like), or if the erection of the retaining wall makes the purpose of the easement inconvenient or redundant (such as easements for support and maintenance).
- (5) **Hours of Work** – The hours for all construction and demolition work are restricted to between:
- (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
 - (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
 - (c) work on Sunday and Public Holidays is prohibited.
- (6) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:
- (a) the delivery of material shall only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 4.00pm on Saturdays;
 - (b) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site;

- (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
 - (e) a waste control container shall be located on the development site.
- (7) **Footpath Levels** - The ground levels of the footpath area within the road reserve (between the boundary of the subject site to the kerb and gutter) must not be altered (by cut or fill) as a consequence of building design and/or construction.
- (8) **Surface Drainage** – To prevent surface water from entering the building:
- (a) the floor level for slab on ground construction shall be a minimum of 150mm above finished ground level for habitable rooms;
 - (b) seepage and surface water shall be collected and diverted clear of the building by a sub-surface/surface drainage system;
 - (c) the control of surface water drainage shall in all respects comply with the *Building Code of Australia (Class 1 and Class 10 Buildings)*;
 - (d) where a rainwater tank is required on the site, all surface water drainage lines shall be connected to the outlet overflow drainage line from the rainwater tank.
- (9) **Shoring and Adequacy of Adjoining Property** - Shall be in accordance with Clause 98E of the Environmental Planning and Assessment Regulation 2000.
- (10) **Protection of Public Places** – If the work involved in the erection or demolition of a building:
- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (b) building involves the enclosure of a public place,
- a hoarding or fence must be erected between the work site and the public place.
- If necessary, an awning is to be erected, sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
- (11) **Drainage Easements** - No changes to site levels, or any form of construction shall occur within any drainage easements that may be located on the allotment.
- (12) **BASIX Certificate** – Under clause 97A of the *Environmental Planning & Assessment Regulation 2000*, it is a condition of this development consent that

all the commitments listed in each relevant BASIX Certificate for the development are fulfilled.

In this condition:

- (a) relevant BASIX Certificate means:
 - (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under Section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - (ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and
- (b) BASIX Certificate has the meaning given to that term in the *Environmental Planning & Assessment Regulation 2000*.

- (13) **Burying and Burning of Demolition Materials** - No demolition materials shall be buried on the site, other than with the consent of Council. The burning of any demolition material on the site is also not permitted.
- (14) **Prevention of Nuisance to Inhabitants** - All possible and practical steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from wind blown dust, debris, noise and the like.
- (15) **Vehicles Leaving the Site** - The demolisher shall ensure that motor lorries leaving the site with demolition material and the like are have their loads covered. Wheels of vehicles leaving the site are also not to track soil and other waste material onto the public roads adjoining the site.
- (16) **Removal of Hazardous and/or Intractable Wastes** - Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant Statutory Authorities, and receipts submitted to Council.
- (17) **Asbestos Removal** - All works/demolition works involving the removal and disposal of asbestos over 10m² must only be undertaken by contractors who hold an appropriate and current WorkCover Asbestos Licence.
- (18) **Protection of Council Property** - Damage caused to any Council land or infrastructure will be required to be rectified to Council's satisfaction.
- (19) **Asbestos Safe Disposal** - The procedures in the WorkCover NSW publication "*Working with Asbestos – Guide 2008*" are to be adhered to.
- (20) **Asbestos Removal** - The removal of asbestos shall be carried out in accordance with the "Asbestos Code of Practice" for the safe removal of asbestos (National Occupational Health and Safety Commission).
- (21) **Asbestos Transporting** - All asbestos must be lawfully transported to a waste facility that is classified for the disposal of asbestos, and a copy of tipping

receipts being submitted to Council at the completion of removal works and prior to the issue of the Occupation Certificate.

- (22) **Air Quality (Dust and Odours)** - Dust emissions shall be confined within the site boundary.
- (23) **Construction Noise** - That noise from the construction/demolition activities associated with the development shall have regard to the guidelines contained in the NSW, EPA, Environmental Noise Control Manual chapter 171, that is

Construction periods of 4 weeks and under:

The LA10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background (LA90) noise level by more than 20dB(A) when assessed to any sensitive noise receiver.

Construction periods greater than 4 weeks and not exceeding 26 weeks:

The LA10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background (LA90) noise level by more than 10dB(A) when assessed to any sensitive noise receiver.

- (24) **Offensive Noise, Dust, Odour, Vibration** – Construction work shall not give rise to offensive noise or give rise to dust, odour, vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (25) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material etc) be encountered during any stage of earthworks/site preparation/ construction, then such works must cease immediately until a qualified Environmental Consultant has been contacted and has conducted a thorough assessment. In the event that contamination has been identified as a result of this assessment and remediation is required, site works must cease in the vicinity of the contamination and the Consent Authority must be notified immediately.

Where remediation work is required, the Applicant will be required to comply fully with Council's Policy - Management of Contaminated Lands with regard to obtaining consent for the remediation works.

- (26) **Public Utility Relocation** – Any work and public utility relocation within a public place shall incur no cost to Council.
- (27) **Civil Engineering Inspections** - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following Stages of construction:
- (a) prior to installation of sediment and erosion control measures;
 - (b) prior to backfilling pipelines and subsoil drains;
 - (c) prior to casting of pits and other concrete structures, including kerb and gutter, roads, accessways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;
 - (d) proof roller test of subgrade and sub-base;
 - (e) roller test of completed pavement prior to placement of wearing course;

- (f) prior to backfilling public utility crossings in road reserves;
- (g) prior to placement of asphaltic concrete;
- (h) final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

Where Council is not nominated as the Principal Certifying Authority, documentary evidence in the form of Compliance Certificates, stating that all work has been carried out in accordance with Camden Council's Development Control Plan 2011 and Engineering Specifications must be submitted to Council prior to the issue of the Subdivision/Occupation Certificate.

- (28) **Services** - All services affected due to the proposed work shall be adjusted in consultation with the appropriate Service Authority at no cost to Council.
- (29) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- (a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- (b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- (c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

- (i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
 - (ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- (d) confirm that the fill material:
- (i) provides no unacceptable risk to human health and the environment;
 - (ii) is free of contaminants;
 - (iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - (iv) is suitable for its intended purpose and land use; and
 - (v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m³ - 3 sampling locations,
- (f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

For (e) and (f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m ³)
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

Note 1: Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (30) **Fill Quality** – Any fill material brought in for the construction of the development must only contain uncontaminated soil, clay, shale or rock. No effluent, garbage or trade waste including building or demolition waste must be included in the fill. The extent and depth of filling must only occur in accordance with the approved plans and any other conditions of the development consent. Evidence of the certification of the fill as uncontaminated shall be provided to the Principal Certifying Authority.
- (31) **Demolition WorkCover NSW Licence** - Persons undertaking demolition work shall be licensed.

A copy of this licence must be obtained from WorkCover NSW and displayed on the site where demolition work is carried out.
- (32) **Demolition Australian Standard** - Demolition of the building shall be carried out in accordance with the requirements of Australian Standard AS2601:2001 - *Demolition of Structures*.
- (33) **Compaction** - Any filling on the site must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (34) **Building Platform** - This approval restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2m from the external walls of the building. Where the external walls are within 2m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level must be used.

5.0 - Prior To Issue Of Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Installation of 3 Street Trees and Their Protective Guards and Bollards –**
 - (a) Approval is given for the Applicant to remove the existing 7 Prunus street trees along Rosalie Avenue

- (b) The Applicant is advised that 3 advanced Jacaranda mimosifolia nature strip street trees are to be re installed in the nature strip area of Rosalie Avenue to restore the street amenity.

The 3 advanced street trees are to be positioned to allow appropriate distance from the proposed driveways and the trees installed a minimum 1.2 meter from the kerb edge to the main stem.

The 3 Jacaranda street trees are to be sourced in minimum 200 litre container size.

- (c) The 3 reinstalled street trees are to have well constructed tree guard protection installed.

A minimum requirement is the installation of at least 3 bollards per street tree. The bollards are to be installed approximately 1m from the main stem of the tree. The bollards are to be sourced in minimum 1.8m length, which will allow for 1.2m above ground exposure and .6m buried support. The bollards are to be timber (or other acceptable composite material) and a minimum 150mm x 150mm width. Timber bollards are to be a durability minimum of H4 CCA.

- (d) All street trees are to have root barrier installation to the kerb.
- (e) Prior to the issue of the Occupation Certificate, any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored.
- (f) Any repairs, relocations, installations or replacements needed to the street trees, bollards, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Occupation Certificate.

- (2) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (3) **Component Certificates** - Where Camden Council is appointed as the Principal Certifying Authority (PCA) for the development, the following component certificates, as relevant to the development, shall be provided prior to the issued of a Final Occupation Certificate:

- (a) Insulation installation certificates.
- (b) Termite management system installation certificates.
- (c) Smoke alarm installation certificate from installing licensed electrician.
- (d) Survey certificate(s), prepared by a registered land surveyor, certifying that the building has been correctly and wholly located upon the subject allotment.
- (e) Certification attesting that retaining walls have been constructed in accordance with Engineer's details or manufacturer's specifications as applicable.
- (f) All certificates or information relating to BASIX compliance for the development.
- (g) An 'Approval to Operate a Sewage Management System' issued by Camden Council (for areas that are not serviced by a Sydney Water sewer).
- (h) A certificate certifying that the wet areas have been waterproofed in accordance with the requirements of the *Building Code of Australia*.
- (i) All certificates relating to salinity, as required by conditions of the development consent.
- (j) Any other certificates relating to the development (for example, engineering certification for foundations, piers, reinforcing steel or hydraulic certification for all stormwater drainage works).

Where the appointed PCA is not Camden Council, the matters listed in this condition should be regarded as advisory only.

Note: The above certification does not override any requirements of the *Environmental Planning and Assessment Act, 1979* with respect to any required critical stage inspections.

- (4) **Path** - A standard 1.2m wide concrete footpath shall be constructed on Rosalie Avenue to link the footpaths on the Old Hume Highway and Murrndah Avenue in accordance with Council's Engineering Specifications.
- (5) **Works As Executed Plan** - Prior to the Occupation Certificate being issued, a works-as-executed drawing must be submitted in accordance with Camden Council's current Engineering Construction Specifications to the Principal Certifying Authority.
- (6) **Footpath Crossing Construction** - Prior to the issue of any Occupation Certificate a footpath crossing must be constructed in accordance with Camden Council's issued footpath crossing information.
- (7) **Gutter/Footway Crossings** - The following works must be constructed prior to the issue of an Occupation Certificate and under the *Roads Act 1993* must be approved by Camden Council:

- Provision of a gutter crossing at all points of ingress and egress.

All works must be carried out strictly in accordance with Camden Council's current Engineering Specifications. Prior to works commencing the applicant must contact Council on (02) 4654 7777 to arrange payment of fees and inspection of the works.

- (8) **Redundant Crossings** - All redundant gutter crossings and footpath crossing must be reinstated to the existing standards on the road.
- (9) **Survey Report (Completion)** - A survey report prepared by a registered land surveyor shall be provided upon completion of the building. The survey report shall be submitted to the Principal Certifying Authority (PCA) upon completion of the building and prior to the issue of an Occupation Certificate.
- (10) **Asbestos Certification** - A Clearance Certificate issued by an Occupational Hygienist shall be submitted to Council at the completion of works and prior to the issue of the Occupation Certificate, validating that all asbestos has been removed from the site.

6.0 - Operational Conditions

The following conditions of consent are operational conditions applying to the development.

- (1) **Residential Air Conditioning Units** - The operation of the approved air conditioning units must operate at all times so:
 - (a) as to be inaudible in a habitable room during the hours of 10.00pm to 7.00am on weekdays and 10.00pm to 8.00am on weekends and public holidays; and
 - (b) as to emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.
 - (c) as not to discharge any condensate or moisture onto the ground surface of the premises or into stormwater drainage system in contravention of the requirements of the Protection of the Environment Operations Act, 1997.
- (2) **Waste Reciprocals** – All mobile waste reciprocals must be stored behind the building line as shown on the approved plans

RECOMMENDED

That Council approve DA 1167/2012 for the demolition of an existing dwelling and associated structures, construction of 5 x 3 bedroom, two storey attached townhouses, tree removal and associated site works at 38 Old Hume Highway, Camden subject to the conditions listed above.

ATTACHMENTS

1. Proposed Site Plan and Elevations
2. Proposed Floor Plan - *Supporting Document*
3. Submission - *Supporting Document*

LOCATION MAP



DEVELOPMENT DATA

site area 1037.0m²

site coverage: *balconies & verandahs not inclusive
 ground floor site coverage 372.1m² (35% of total site area)
 first floor site coverage 387.2m² (37% of total site area)

car spaces required
 1 space per dwelling, plus:
 0.5 spaces per 3 bed dwelling, plus:
 1 space per 5 dwellings (visitor space)
 8.5 = 9 spaces

total car spaces required
 car spaces provided
 total car spaces provided
 10 spaces (5 covered + 5 uncovered)

p.o.s. required
 p.o.s. provided
 min 40m² per dwelling
 U1 - 68.0m²
 U2 - 59.2m²
 U3 - 59.9m²
 U4 - 60.7m²
 U5 - 68.9m²
 316.0m² (30% of total site area)

total p.o.s. provided
 p.p.o.s. required
 p.p.o.s. provided
 24m² - min 6m x 4m
 U1 - 26.4m²
 U2 - 26.4m²
 U3 - 26.4m²
 U4 - 26.4m²
 U5 - 26.4m²

landscaping required
 landscaping provided
 min. 30% of total site area
 455.3m² 44% of total site area

- 2012.014_DA_00 COVER
- 2012.014_DA_01 SITE ANALYSIS
- 2012.014_DA_02 PROPOSED SITE PLAN
- 2012.014_DA_03 GROUND FLOOR PLAN
- 2012.014_DA_04 FIRST FLOOR PLAN
- 2012.014_DA_05 DOORS/ WINDOWS/ BASIX NOTES
- 2012.014_DA_06 ROOF PLAN
- 2012.014_DA_07 ELEVATIONS
- 2012.014_DA_08 ELEVATIONS
- 2012.014_DA_09 SECTIONS
- 2012.014_DA_10 SHADOW DIAGRAMS
- 2012.014_DA_11 LANDSCAPE PLAN
- 2012.014_DA_12 DEMOLITION/WASTE MANAGEMENT PLAN
- 2012.014_DA_13 SCHEDULE OF EXTERNAL FINISHES

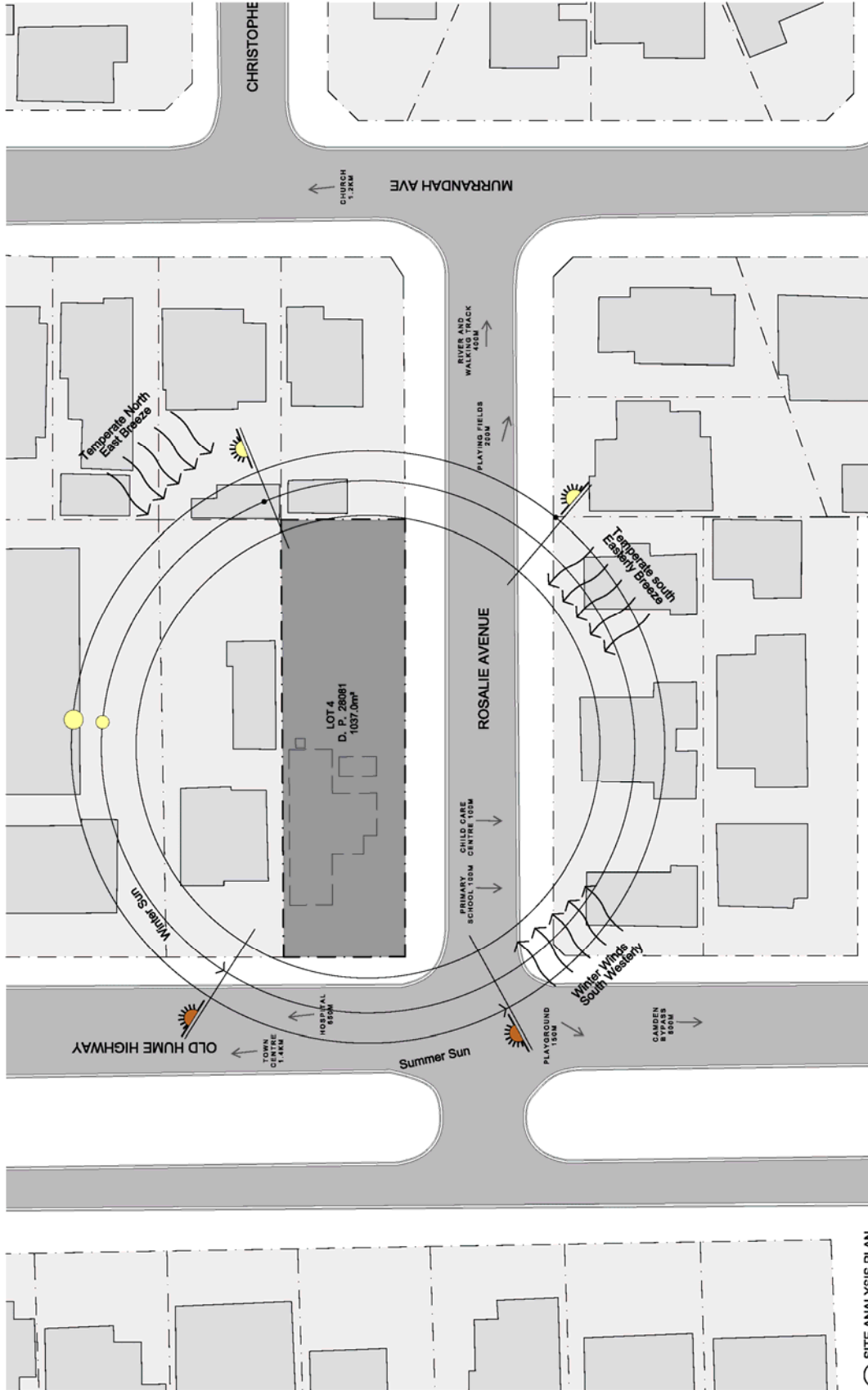


PROPOSED TERRACE HOUSE DEVELOPMENT - 38 OLD HUME HIGHWAY, CAMDEN NSW

DEVELOPMENT APPLICATION



(02) 8600 7777
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 info@plannstudio.com.au
 1/4, Lot 28 Liverpool, NSW
 A.B.N. 41 141 573 368
 www.plannstudio.com.au



SITE ANALYSIS PLAN
SCALE 1:500 @ A3

NOTES:

AMENDMENTS

ISSUE	DATE	DRAWN	CHECKED
A	28.11.12	ds	ds
B	08.12.12	ds	ds
C	20.04.13	ds	ds

Issue to consultants
Issue to council for approval
Amended as per Council request

DEVELOPMENT APPLICATION

PROJECT: Proposed Two Storey Terrace houses at 38 Old Hume Highway, Camden NSW

DRAWING TITLE: Site Analysis

CLIENT:

DATE: NOV 12

SCALE: 1:500 @ A3

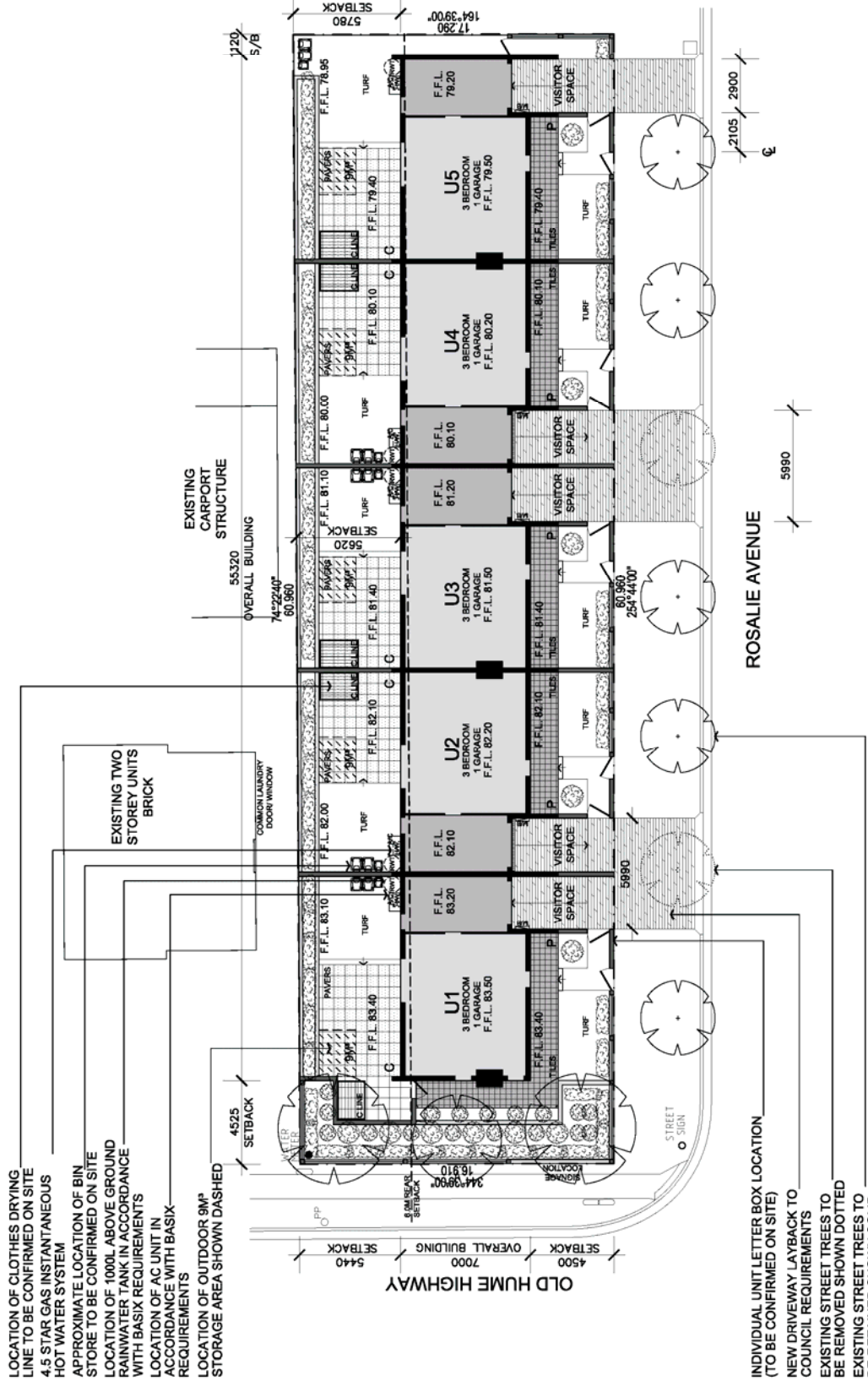
DWG. NO.: 2012.014_DA_01

ISSUE: C

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A.S.N. 41 141 03 36

ORD03

Attachment 1



- LOCATION OF CLOTHES DRYING LINE TO BE CONFIRMED ON SITE
- 4.5 STAR GAS INSTANTANEOUS HOT WATER SYSTEM
- APPROXIMATE LOCATION OF BIN STORE TO BE CONFIRMED ON SITE
- LOCATION OF 1000L ABOVE GROUND RAINWATER TANK IN ACCORDANCE WITH BASIX REQUIREMENTS
- LOCATION OF AC UNIT IN ACCORDANCE WITH BASIX REQUIREMENTS
- LOCATION OF OUTDOOR 9M² STORAGE AREA SHOWN DASHED

- INDIVIDUAL UNIT LETTER BOX LOCATION (TO BE CONFIRMED ON SITE)
- NEW DRIVEWAY LAYBACK TO COUNCIL REQUIREMENTS
- EXISTING STREET TREES TO BE REMOVED SHOWN DOTTED
- EXISTING STREET TREES TO BE RETAINED SHOWN SOLID

SITE PLAN
SCALE 1:200 @ A3

NOTES:

AMENDMENTS	DATE	BY	REASON
A	28.11.12	ds	Issue to consultants
B	08.12.12	ds	Issue to council for approval
C	20.04.13	ds	Amended as per Council request

DEVELOPMENT APPLICATION

PROJECT: Proposed Two Storey Terrace houses at 38 Old Hume Highway, Camden NSW

DRAWING TITLE: Proposed Site Plan

DATE: NOV 12

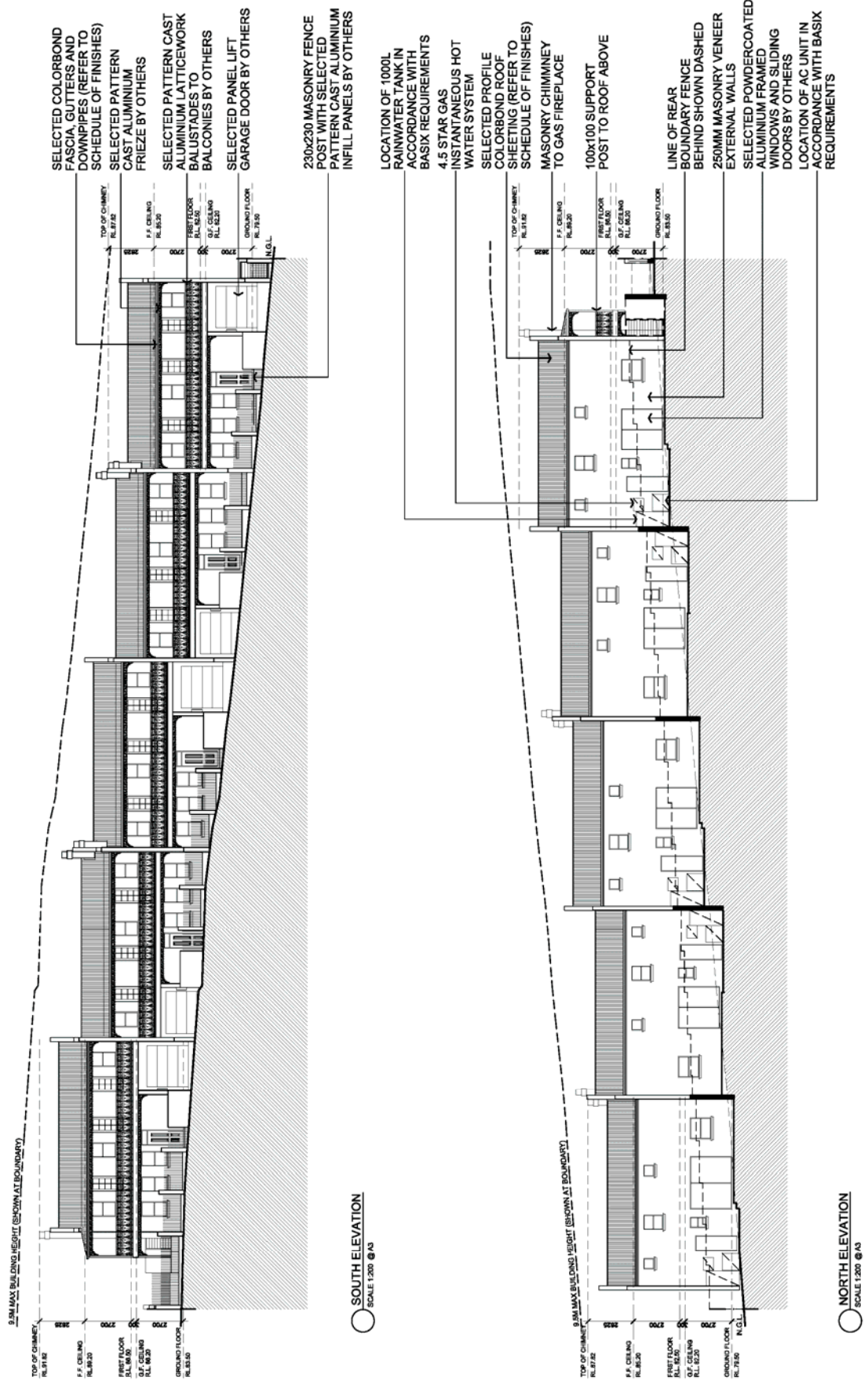
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DWG. NO.: 2012.014_DA_02

ISSUE: C

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 F 02 9886 8282 A 02 9886 8283

PROJECT:
 Proposed Two Storey Terrace houses at
 38 Old Hume Highway, Carridon NSW

CLIENT:

DATE: NOV 12
SCALE: 1:200 @ A3
DWG. NO.: 2012.014_DA_07
ISSUE: C

NOTES:
 1. ALL WORKS TO BE IN ACCORDANCE WITH THE NSW BUILDING REGULATIONS 2008.
 2. ALL WORKS TO BE IN ACCORDANCE WITH THE NSW PLANNING REGULATIONS 2009.
 3. ALL WORKS TO BE IN ACCORDANCE WITH THE NSW ENVIRONMENTAL PLANNING AND CONTROL ACT 2007.
 4. ALL WORKS TO BE IN ACCORDANCE WITH THE NSW LOCAL GOVERNMENT ACT 1995.
 5. ALL WORKS TO BE IN ACCORDANCE WITH THE NSW LOCAL GOVERNMENT (GENERAL PRACTICE) REGULATIONS 2007.
 6. ALL WORKS TO BE IN ACCORDANCE WITH THE NSW LOCAL GOVERNMENT (GENERAL PRACTICE) REGULATIONS 2007.
 7. ALL WORKS TO BE IN ACCORDANCE WITH THE NSW LOCAL GOVERNMENT (GENERAL PRACTICE) REGULATIONS 2007.
 8. ALL WORKS TO BE IN ACCORDANCE WITH THE NSW LOCAL GOVERNMENT (GENERAL PRACTICE) REGULATIONS 2007.
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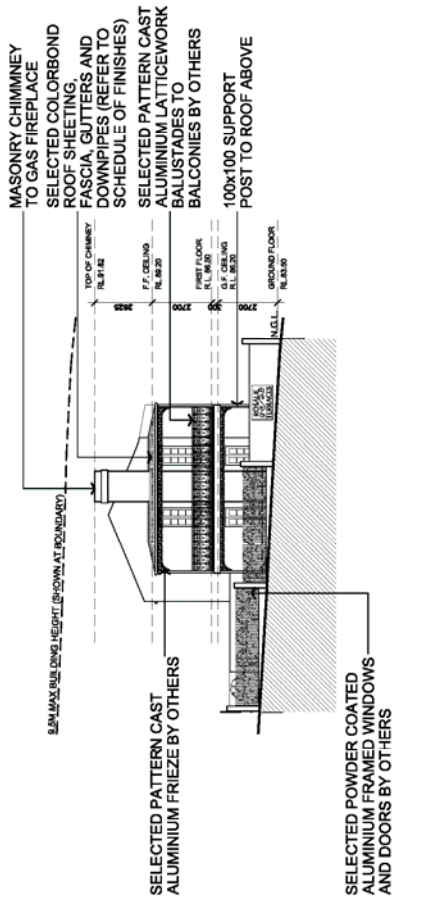
AMENDMENTS

AMENDMENT	ISSUE	DATE	DRAWN	CHECKED
A	Issue to consultants	28.11.12	ds	ds
B	Issue to council for approval	08.12.12	ds	ds
C	Amended as per Council request	20.04.13	ds	ds

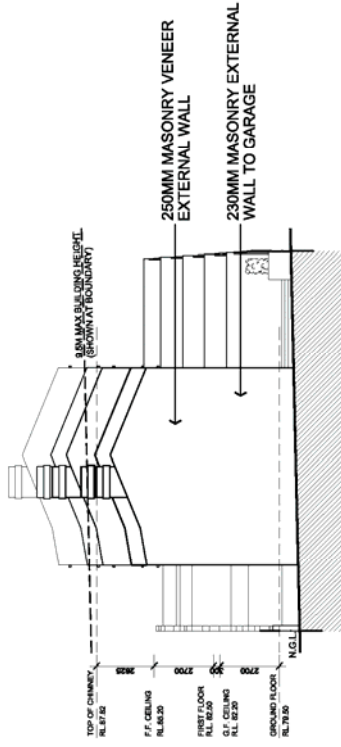
DEVELOPMENT APPLICATION

Attachment 1

ORD03

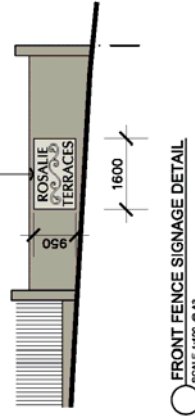


WEST ELEVATION
SCALE 1:200 @ A3

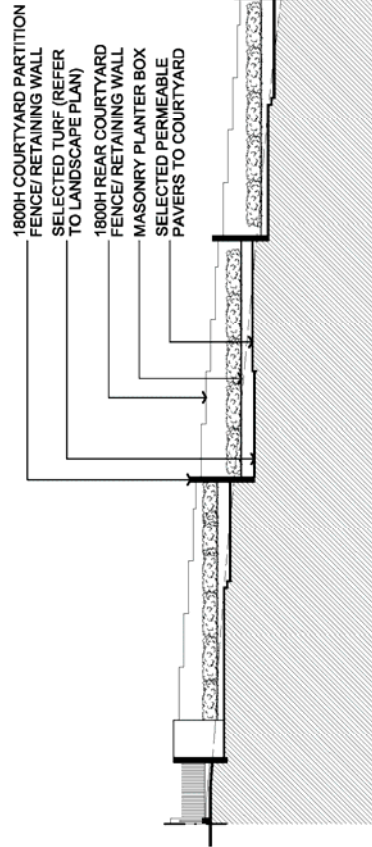


EAST ELEVATION
SCALE 1:200 @ A3

CAST ALUMINIUM PLAQUE POWDERCOATED FINISH TO MANUFACTURER'S SPECIFICATION FIXED TO RENDERED AND PAINTED FENCE



FRONT FENCE SIGNAGE DETAIL
SCALE 1:100 @ A3



REAR COURTYARD SECTION
SCALE 1:200 @ A3

NOTES:
1. ALL WORK TO BE IN ACCORDANCE WITH THE NSW BUILDING REGULATIONS 2006 AND THE NSW BUILDING ACT 1993.
2. ALL WORK TO BE IN ACCORDANCE WITH THE NSW PLANNING ACT 2009 AND THE NSW PLANNING REGULATIONS 2007.
3. ALL WORK TO BE IN ACCORDANCE WITH THE NSW ENVIRONMENTAL PLANNING AND CONTROL ACT 2007 AND THE NSW ENVIRONMENTAL PLANNING AND CONTROL REGULATIONS 2007.
4. ALL WORK TO BE IN ACCORDANCE WITH THE NSW LOCAL GOVERNMENT ACT 1995 AND THE NSW LOCAL GOVERNMENT REGULATIONS 1995.
5. ALL WORK TO BE IN ACCORDANCE WITH THE NSW PUBLIC WORKS ACT 1999 AND THE NSW PUBLIC WORKS REGULATIONS 1999.
6. ALL WORK TO BE IN ACCORDANCE WITH THE NSW ROAD ACT 1999 AND THE NSW ROAD REGULATIONS 1999.
7. ALL WORK TO BE IN ACCORDANCE WITH THE NSW WATER ACT 1996 AND THE NSW WATER REGULATIONS 1996.
8. ALL WORK TO BE IN ACCORDANCE WITH THE NSW ELECTRICITY ACT 1997 AND THE NSW ELECTRICITY REGULATIONS 1997.
9. ALL WORK TO BE IN ACCORDANCE WITH THE NSW GAS ACT 1999 AND THE NSW GAS REGULATIONS 1999.
10. ALL WORK TO BE IN ACCORDANCE WITH THE NSW FIRE ACT 1997 AND THE NSW FIRE REGULATIONS 1997.
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13. ALL WORK TO BE IN ACCORDANCE WITH THE NSW OIL AND GAS ACT 1999 AND THE NSW OIL AND GAS REGULATIONS 1999.
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23. ALL WORK TO BE IN ACCORDANCE WITH THE NSW RADIATION ACT 1997 AND THE NSW RADIATION REGULATIONS 1997.

AMENDMENTS
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DATE 28.11.12 08.12.12 20.04.13
ISSUE TO CONSULTANTS ds ds ds
ISSUE TO COUNCIL FOR APPROVAL ds ds ds
AMENDED AS PER COUNCIL REQUEST ds ds ds

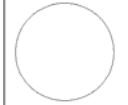
PROJECT:
Proposed Two Storey Terrace houses at
38 Old Home Highway, Camden NSW

CLIENT:
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DRAWING TITLE:
Elevations/ Section

SCALE 1:200 @ A3
DATE NOV 12
DIM. NO. 2012.014_DA_08
ISSUE C

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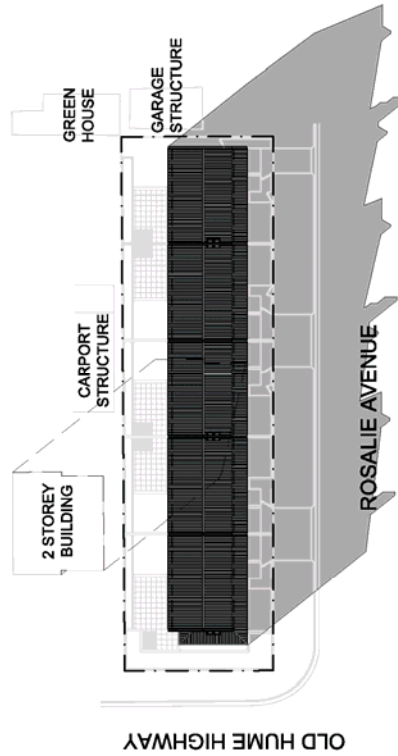


DEVELOPMENT APPLICATION



9AM SHADOW
SCALE 1:500 @ A3

12NOON SHADOW
SCALE 1:500 @ A3



3PM SHADOW
SCALE 1:500 @ A3

NOTES:

NOTE: THE SHADOWS ARE SHOWN FOR APPROVAL ONLY. THE SHADOWS ARE NOT TO BE USED FOR CONSTRUCTION. THE SHADOWS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE SHADOWS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE SHADOWS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

AMENDMENTS

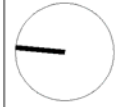
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	Issue to consultants	28.11.12	ds	ds
B	Issue to council for approval	08.12.12	ds	ds
C	Amended as per Council request	20.04.13	ds	ds

DEVELOPMENT APPLICATION

PROJECT:	DRAWING TITLE:	DATE	SCALE	DMC NO.	ISSUE
Proposed Two Storey Terrace houses at 38 Old Hume Highway, Carndon NSW	Shadow Diagrams	NOV 12	1:200 @ A3	2012.014_DA_10	C



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ORDINARY COUNCIL

ORD04

ORD04

SUBJECT: CONSTRUCTION OF SHED AND USE OF LAND AS A MARKET GARDEN AT 27 LOFTUS ROAD, BRINGELLY

FROM: Director, Development & Health

BINDER: DA 1166/2012

APPLICATION NO: 1166/2012
PROPOSAL: Construction of a farm shed and use of land for market gardening
PROPERTY ADDRESS: 27 Loftus Road, Bringelly
PROPERTY DESCRIPTION: Lot 5, DP 2650
ZONING: RU4 Small Lot Primary Production
OWNER: Mr VA and Mrs K Calabrese
APPLICANT: Dean Calabrese

PURPOSE OF REPORT

The purpose of this report is to seek Council's determination of a development application (DA) for the construction of a farm shed and use of land for market gardening at 27 Loftus Road, Bringelly.

The DA is referred to Council for determination as there remain unresolved issues received in 2 submissions from the public, and there is a proposed variation to Camden Development Control Plan 2011 (DCP).

SUMMARY OF RECOMMENDATION

That Council determine DA 1166/2012 for the construction of a farm shed and use of land for market gardening pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of a farm shed and use of land for market gardening at 27 Loftus Road, Bringelly.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly exhibited for a period of 28 days in accordance with the DCP. 2 submissions were received (both objecting to the proposed development). **A copy of the submissions is provided with the Business Paper supporting documents.**

The issues raised in the submissions relate to diminished air quality from the use of fertilisers, spray drift from chemicals, the appearance of the property, loss of property

value, concerns that a proposed water tank is too small and dust impacts from the driveways.

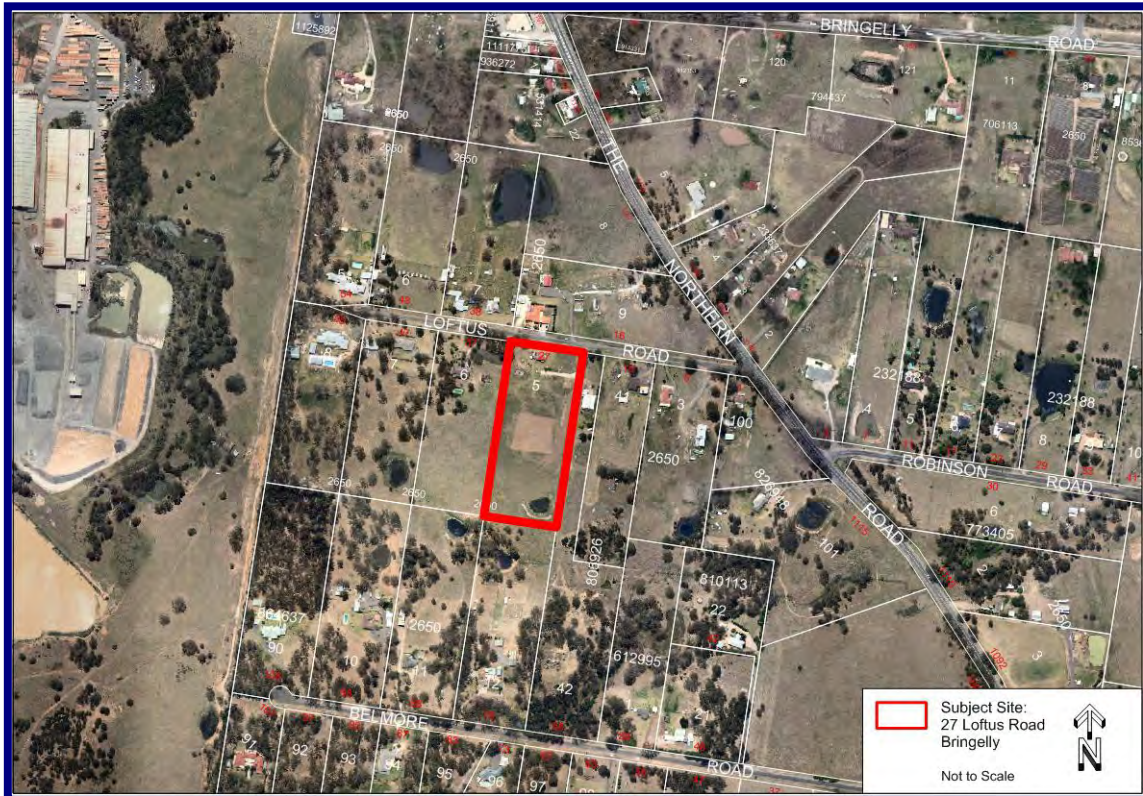
The issue of air quality has been reviewed by Council staff and it is acknowledged that market gardening can produce odour from the use of fertilisers and manure. It is considered that the application of fertilisers, which includes chicken manure, can be appropriately managed by only permitting the spraying of chemicals during calm weather conditions and prohibiting the stockpiling of manure. This will minimise any potential odour impacts upon neighbouring residents to an acceptable level. It is a recommended condition that should Council staff receive any complaints regarding odour from this development, that the applicant mitigate these impacts to Council staff satisfaction.

All proposed agricultural activities will be carried out a minimum of 55m from the front property boundary and at least 2m lower than Loftus Road (due to the sloping topography of the land). Landscape screening along both sides of the property is recommended to provide a visual barrier to the market garden. Therefore it is considered that the visual impacts of the proposed development upon surrounding properties will be minimal.

The impact on property values is not a matter for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*. However there is no evidence to suggest that the proposed development will have adverse economic impacts on surrounding businesses or property values.

Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

AERIAL PHOTO



THE SITE

The site is commonly known as 27 Loftus Road, Bringelly and is legally described as lot 5, DP 2650.

The site has a frontage of 101m to Loftus Road, a depth of 241m and an overall area of 2.43ha.

The site currently accommodates a single storey fibro-clad dwelling, a garage adjacent to the Loftus Road frontage and a dam at the rear of the property. The site slopes downwards from Loftus Road with a level difference of 11m from the front to the rear. The north and south western corners of the site are mapped as bush fire prone land.

The surrounding area is characterised by similar rural residential properties.

To the north lies Bringelly village. To the east lies other rural residential properties and the Northern Road. The Bringelly Brickworks site lies to the west whilst the south is characterised by other rural residential properties.

HISTORY

Council does not have any records of any development approvals on this site.

THE PROPOSAL

DA 1166/2012 seeks approval for the construction of a farm shed and the use of the land for market gardening.

Specifically the proposed development involves:

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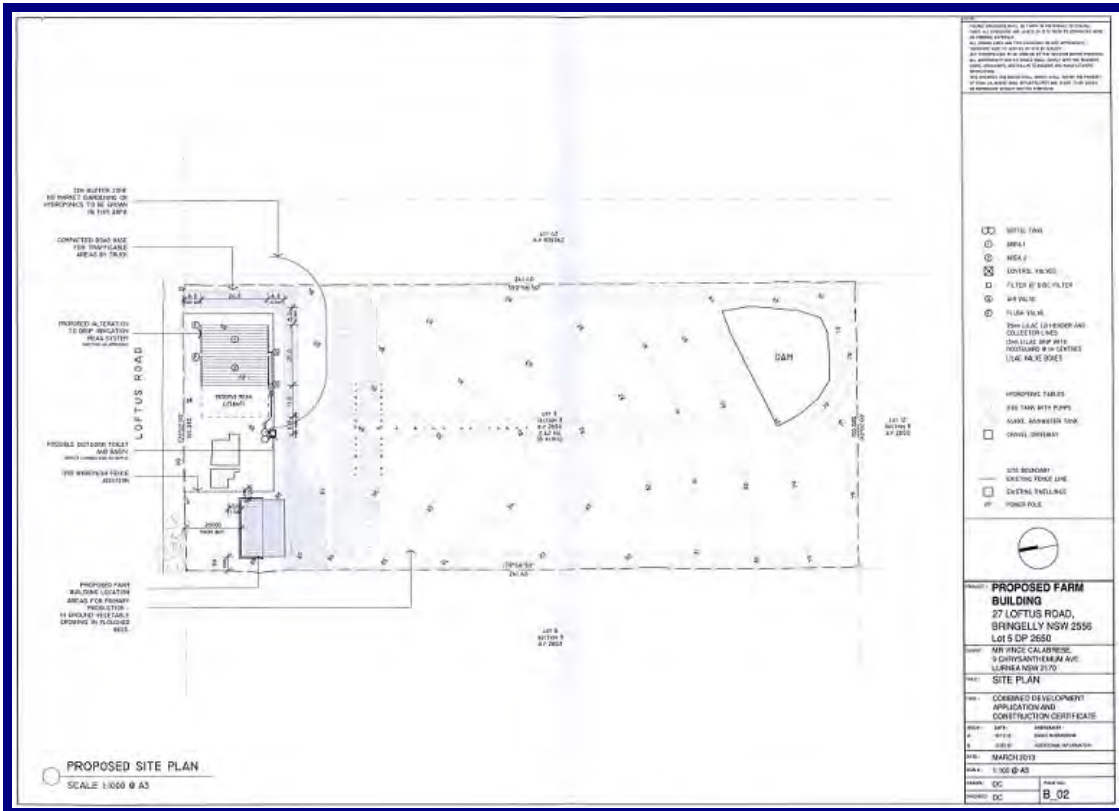
- construction of a 320m² farm shed. The shed will be 6.4m high to the ridge and will be constructed of colorbond metal. The building's roof colour will be wilderness (green) with walls being paperbark (light beige). The shed will be used for the storage of produce, machinery and chemicals related to the proposed market gardening;
- establishment of an open air market garden with 62 hydroponic tables and additional ploughed beds, covering an area of approximately 11,000m² behind the site's existing dwelling and the proposed shed;
- construction of a new driveway through the middle of the site and the application of compacted road base to an existing driveway from Loftus Road to the proposed shed;
- replacement of an existing on-site wastewater system with subsurface drip irrigation and relocation of a reserve wastewater area;
- construction of a 1.2m high chain wire fence to separate the site's existing dwelling and subsurface drip irrigation area from the market garden;
- earthworks including a maximum of 800mm cut and 700mm of fill to create a level building platform for the proposed shed; and
- the employment of 3 staff.

The value of the works is \$70,000.

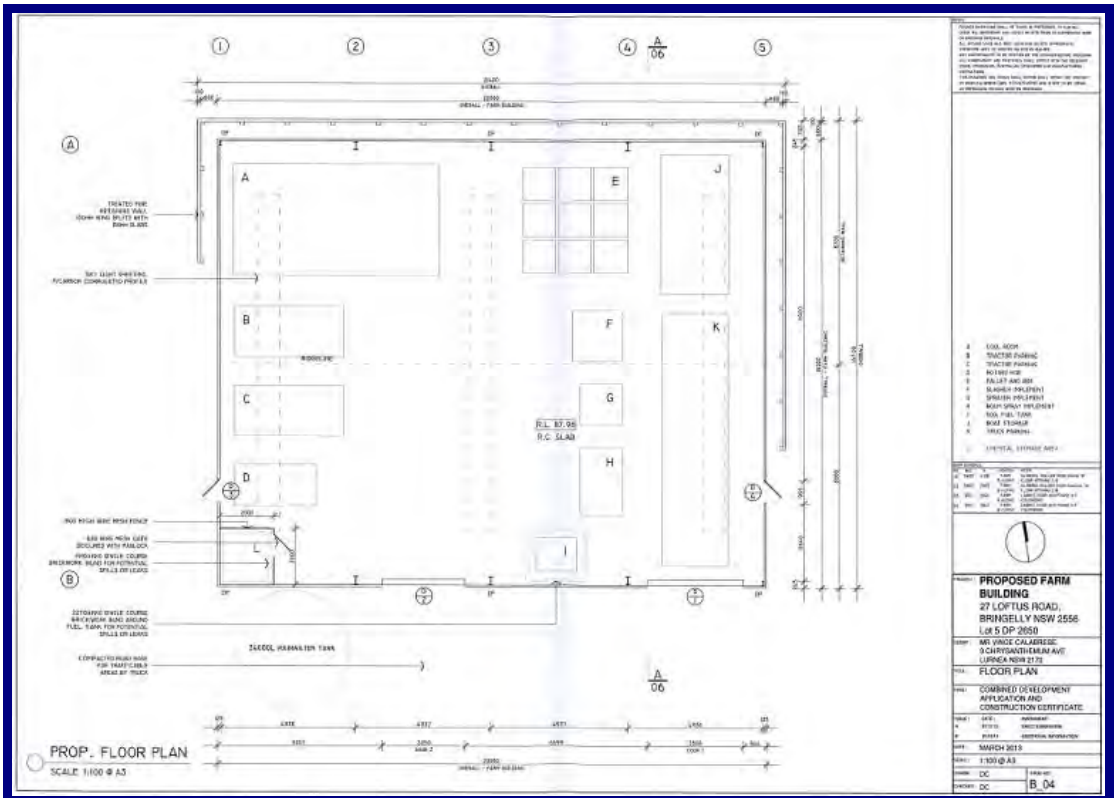
A copy of the proposed plans is provided as attachment 1 to this report.

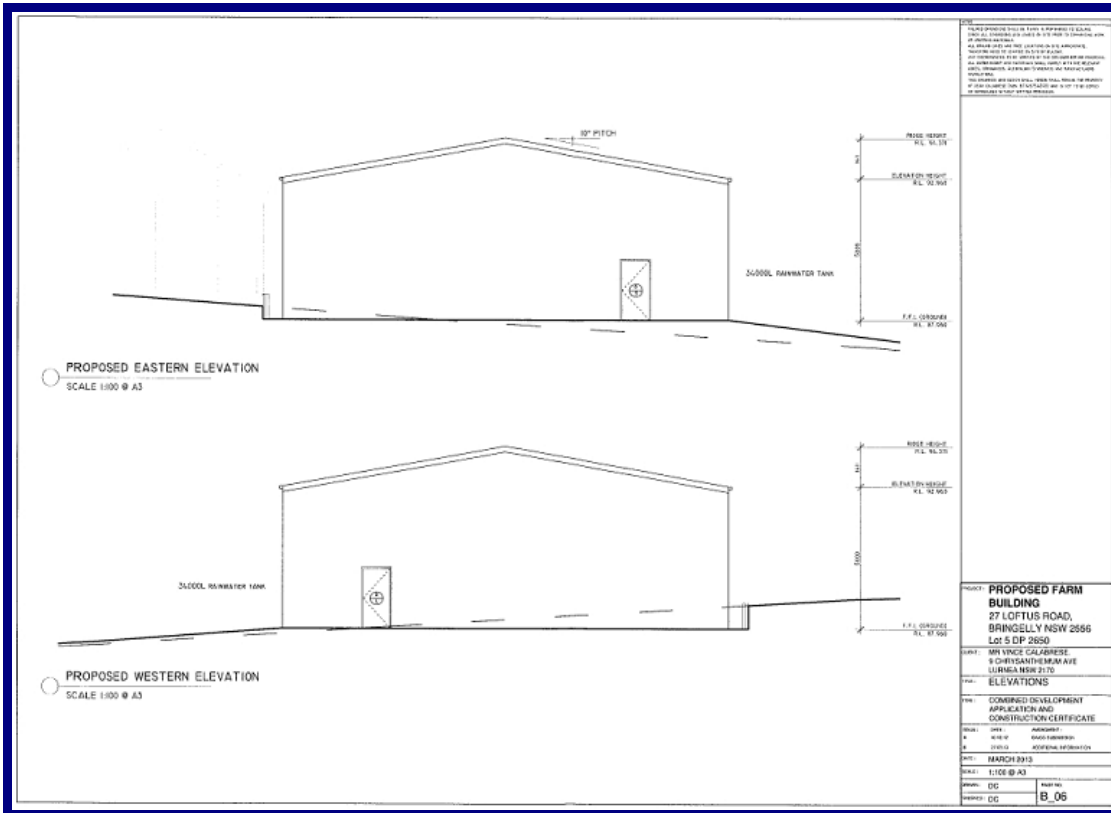
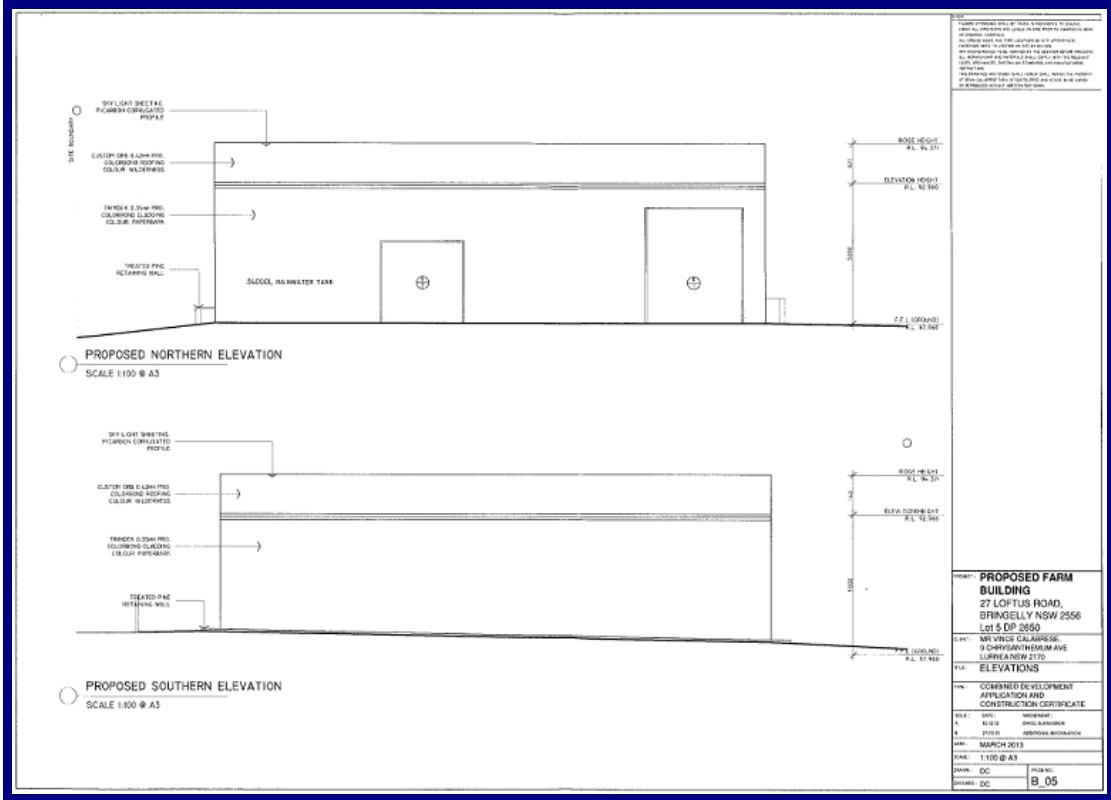
PROPOSED SITE PLAN

ORD04



PROPOSED SHED PLAN AND ELEVATIONS





ASSESSMENT

Environmental Planning and Assessment Act 1979 – Section 79(C)(1)

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

(a)(i) The Provisions of any Environmental Planning Instrument

The Environmental Planning Instruments that relate to the proposed development are:

- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- Camden Local Environmental Plan 2010

An assessment of the proposed development against these Environmental Planning Instruments is detailed below.

Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (SEPP)

The proposed development is consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. All stormwater run-off will be collected by the existing farm dam at the rear of the property.

Camden Local Environmental Plan 2010 (LEP)

Permissibility

The site is zoned RU4 Primary Production Small Lots under the provisions of the LEP. The proposed development is defined as “intensive plant agriculture” by the LEP which is a permissible land use in this zone.

Zone Objectives

The objectives of the RU4 Primary Production Small Lots zone are as follows:

- To enable sustainable primary industry and other compatible land uses.

Officer comment:

The proposed development is for a primary industry involving intensive plant agriculture. This is sustainable activity and is consistent with this objective.

- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.

Officer comment:

The proposal will generate employment opportunities for 3 staff.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

Officer comment:

It is not considered that the proposed development will negatively impact upon the existing dwellings or any other land use in the surrounding area.

Relevant Clauses

The DA was assessed against the following relevant clauses of the LEP.

Clause	Requirement	Provided	Compliance
4.3 Height of Buildings	Maximum 9.5m building height	The proposed building has a maximum height of 6.4m above natural ground level	Yes
7.4 Earthworks	Earthworks must not have detrimental impacts	The proposed earthworks are minor, are designed only to provide a level building platform for the proposed shed and will not have any detrimental impacts	Yes

(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).

There is no draft Environmental Planning Instrument applicable to the proposed development.

(a)(iii) The Provisions of any Development Control Plan

Camden Development Control Plan 2011 (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP. Discussion of any variations of the controls is provided after the compliance table.

Control	Requirement	Provided	Compliance
B1.1 Erosion and Sedimentation	Erosion and sediment control measures	Appropriate erosion and sedimentation controls measures have been nominated on the DA plans	Yes
B1.2 Earthworks	Use of clean fill	It is a recommended condition that any necessary importation of fill onto site will be only clean fill material	Yes
B1.3 Salinity Management	Salinity resistant construction	A condition is recommended to require that either a salinity investigation of the land is undertaken prior to the issue of	Yes

Control	Requirement	Provided	Compliance
		a Construction Certificate and incorporated into the design of the proposed shed. Alternatively the applicant must construct to a suitable salinity resistance standard	
B1.4 Water Management	Water management in accordance with Council's Engineering Specifications	Overflow from the rainwater tank and used water from the hydroponics beds will be disposed of into the existing farm dam through channels and pipes. This is consistent with Council's Engineering Specifications	Yes
B1.9 Waste Management Plan	Waste management plan required (WMP)	An appropriate WMP has been provided detailing the types of waste which will be generated and the methods of disposal	Yes
B1.10 Bush Fire Risk Management	Bush fire assessment in accordance with NSW Rural Fire Service (RFS) guidelines	A portion of the site is mapped as being bush fire prone. A referral pursuant to Section 79BA of the <i>Environmental Planning and Assessment Act 1979</i> was sent to the RFS. The RFS raised no objection to the proposed development and no conditions were recommended	Yes
B1.17 Air Quality	Appropriate levels of air quality for amenity of residents	Artificial and organic fertilisers as well as other chemicals will be used on site. One of the organic fertilisers, chicken manure, will emit odour. It will be used every 2-3 crop cycles, which is between 4-16 weeks, depending on the type of vegetables being grown. The manure will be worked into the ground immediately which will minimise odour. No manure will be stockpiled and will only be brought on site at the time of application. Chemicals such as pesticides will only be sprayed during calm weather conditions to minimise spray drift. All of these chemicals are odourless. This has been assessed by Council staff and is considered to be acceptable and consistent with the objectives of the DCP	Yes
D1.2 Farm Buildings	Must be ancillary to an agricultural use	The proposed farm shed will be used as part of the agricultural use for the storage of produce,	Yes

Control	Requirement	Provided	Compliance
		machinery and chemicals related to the proposed market gardening	
	Materials, colours and finishes that complement the principal dwelling must be used	The shed's proposed wall and roof cladding will be colorbond metal. The wall cladding will be "paperbark" and roof cladding will be "wilderness" in colour. Both of these colours are considered to be neutral / earth tones and will complement the site's existing dwelling	Yes
	Farm buildings must not be visually prominent	The proposed shed will not appear higher than any existing buildings when viewed from Loftus Road due to the topography of the site	Yes
	Minimum front setback of 20m	The proposed shed will be set back 20m from the front property boundary	Yes
	Minimum side setback of 5m	The proposed shed will be set back 5m from both side property boundaries	Yes
	Cut and fill minimised and slope not exceeding 15%	There will be a maximum cut of 0.8m and a maximum fill of 0.7m. The slope of the site is approximately 4% (1:24)	Yes
	Pitched roofs within the range 15-25 degrees	The pitch of the proposed shed's roof is 10 degrees	No – DCP Variation 1
D1.3.1 Intensive Plant Agriculture	Minimum lot size is to be 2ha	The lot size is 2.43ha	Yes
	Minimum front setback of 20m, minimum side setback of 5m and minimum 40m from a watercourse	The proposed shed will be set back 20m from the front property boundary, 5m from both side property boundaries and is greater than 40m from any watercourse in the area	Yes
	Landscape screening shall be provided between market gardening structures and any boundaries to a height of at least 1.5m in height	Existing trees in the north west corner of the site and on the adjacent property to the east (37 Loftus Road), combined with the sloping topography of the site, will adequately mitigate any visual impacts of the proposed shed	Yes
	Wastewater is to be disposed in accordance	A Section 68 application has been approved by Council to alter the sewage management	Yes

Control	Requirement	Provided	Compliance
	with Council's sewage management strategy	system and provide wastewater disposal in accordance with Council's sewage management strategy	
	A water cycle management plan detailing how water will be sourced, stored, used, treated and recycled is required	Rainwater runoff from the proposed shed and hydroponics beds will be channelled to the existing dam for re-use within the market garden. This re-use from the dam will be through pumps. It is a recommended condition that details of these pumps is provided prior to the issue of a Construction Certificate	Yes
	Buffer distances from any septic wastewater disposal areas are to be in accordance with Council's sewage management strategy	A 20m exclusion zone has been specified on the plans from the drip irrigation system in which no agricultural activities will occur. This is consistent with Council's sewage management strategy	Yes
	Odour must be contained within the site and must not be offensive to surrounding properties	The use of fertilisers has been assessed by Council staff. Manure will not be stockpiled on the site and will be immediately worked into the ground. This is considered to be acceptable	Yes

DCP Variation 1 – Pitch of the Proposed Shed's roof

DCP Control

The DCP requires the pitch of the proposed shed's roof to be between 15-25 degrees. The proposed shed will have a roof pitch of only 10 degrees.

Variation Request

The applicant has requested that Council support a variation to this DCP control on the basis that:

- at a minimum of 15 degrees, the maximum height of the proposed shed would make it higher than the roofline of the site's existing dwelling when viewed from Loftus Road;
- moving the shed further south where the land is lower, to compensate for the shed being higher than the site's dwelling if it had a 15 degree roof pitch, would reduce the area available for market gardening; and

- the manufacturer of the shed has expressed that a 10 degree pitch is the most suitable design for the configuration of the proposed shed.

Council Staff Assessment

Council staff has reviewed this variation request and recommend that it be supported for the following reasons:

- it is acknowledged that at a minimum of 15 degrees, the maximum height of the proposed shed would make it higher than the roofline of the site's existing dwelling when viewed from Loftus Road;
- it is also noted moving the shed further south where the land is lower, to compensate for the shed being higher than the site's dwelling if it had a 15 degree roof pitch, would reduce the area available for market gardening; and
- the proposed 10 degree pitch will assist in minimising the height of the proposed shed and ensure that it is not a visually dominant feature on the property.

Consequently it is recommended that Council support this proposed variation to the DCP.

(a)(iii) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F

No relevant agreement exists or has been proposed as part of this DA.

(a)(iv) The Regulations

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality

As demonstrated by the above assessment, the proposed development is unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality.

(c) The suitability of the site

As demonstrated by the above assessment, the site is considered to be suitable for the proposed development.

(d) Any submissions made in accordance with this Act or the Regulations

The DA was publicly exhibited for a period of 28 days in accordance with the DCP. The exhibition period was from 24 December 2012 to 21 January 2013. 2 submissions were received (both objecting to the proposed development).

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

1. *Diminished air quality from the operation of the market garden with fertilisers, and its impact on the health of neighbouring residents*

Officer comment:

The issue of air quality has been reviewed by Council staff and it is acknowledged that market gardening can produce odour from the use of fertilisers and manure. It is considered that the application of fertilisers, which includes chicken manure, can be appropriately managed by only permitting the spraying of chemicals during calm weather conditions and prohibiting the stockpiling of manure. This will minimise any potential odour impacts upon neighbouring residents to an acceptable level. It is a recommended condition that should Council staff receive any complaints regarding odour from this development, that the applicant mitigate these impacts to Council staff satisfaction.

2. *Potential impacts of spray drift on horses and other animals on adjoining properties.*

Officer comment:

The potential for chemical spray drift has been reviewed by Council staff. It is a recommended condition that chemical spraying only occurs during calm weather.

Should Council receive a complaint from a neighbouring property regarding this issue staff will investigate and ensure that the condition is fully complied with.

3. *Concerns about the appearance of the property, particularly if the market garden becomes unviable and is abandoned.*

Officer comment:

All agricultural activities will be carried out a minimum of 55m from the front property boundary and at least 2m lower than Loftus Road (due to the sloping topography of the land). Landscape screening along both sides of the property is recommended to provide a visual barrier to the market gardening. Therefore it is considered that the visual impacts of the proposed development upon surrounding properties will be minimal.

3. *Impacts on property values.*

Officer comment:

The impact on property values is not a matter for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979* in the assessment of a DA. However there is no evidence to suggest that the proposed development will have adverse economic impacts on surrounding businesses or property values.

4. *Concerns that the 35,000 litre water tank is too small and will not sustain agricultural activity during dry periods*

Officer comment:

The applicant has elected to provide a rainwater tank however this is not required by Council's DCP. The provision of a water tank of this size is considered to be acceptable for the proposed development.

5. *Dust from the compacted driveway during windy periods.*

Officer comment:

The potential dust that will lift from the compacted driveway during windy periods is considered to be negligible.

(e) *The public interest*

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulations 2000*, *Environmental Planning Instruments*, *Development Control Plans* and policies. Based on the above assessment, the proposed development is consistent with the public interest.

EXTERNAL REFERRALS

NSW Rural Fire Service (RFS)

The DA was referred to the RFS for assessment pursuant to Section 79BA of the *Environmental Planning and Assessment Act 1979* as part of the site is mapped as bush fire prone land.

The RFS raised no objection to the proposed development and no conditions were recommended.

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 1166/2012 is recommended for approval subject to the conditions contained in this report.

CONDITIONS

1.0 - General Requirements

The following conditions of consent are general conditions applying to the development.

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

Plan / Development No.	Description	Prepared by	Dated
B_02	Proposed Site Plan	Dean Calabrese	March 2013
B_03	Water Management	Dean	March 2013

	Plan	Calabrese	
B_04	Proposed Floor Plan	Dean Calabrese	March 2013
B_05	Northern and Southern Elevations	Dean Calabrese	March 2013
B_06	Eastern and Western Elevations	Dean Calabrese	March 2013
B_07	Proposed Section A-A	Dean Calabrese	March 2013
B_09	Erosion and Sediment Control	Dean Calabrese	March 2013

Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

- (2) **Protect Existing Vegetation and Natural Landscape Features** – Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this Consent.

The following procedures shall be strictly observed:

- (a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval,
 - (b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.
- (3) **Building Code Of Australia** – All works must be carried out in accordance with the requirements of the *Building Code of Australia*.

2.0 - Construction Certificate Requirements

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Amendments to Approved Plans** – The amendments described below must be incorporated in the overall development and must be reflected in any plans prepared prior to the issue of a Construction Certificate:
- (a) A 40 metre buffer area identified from the top of bank of the dam at 37 Loftus Street. No market gardening or hydroponic activities are permitted within this buffer area.
- (2) **Salinity** – Due to the inherent characteristics of the Camden Local Government Area, buildings erected in the area may be susceptible to soil salinity levels that may have a cumulative damaging effect over time.

Camden Council therefore requires:

- (a) A salinity investigation report be undertaken; OR
- (b) Compliance with the 'minimum requirements' specified in this condition.

Salinity Investigation Report

Prior to the issue of a Construction Certificate, a Salinity Investigation Report shall be prepared for the development in accordance with the requirements of "Site Investigation for Urban Salinity (Local Government Salinity Initiative)" prepared by the *Department of Land and Water Conservation (2002)*.

The recommendations from this report shall be followed and incorporated into the design and construction of the development and are to be approved by the certifying authority.

Minimum Salinity Requirements for Camden LGA

Where a Salinity Investigation Report is not undertaken, the following construction inclusions shall be incorporated as a minimum in the building design to reduce/prevent any detrimental affect to the building from accumulative salt deposits:

- (a) Concrete Strength: The minimum concrete strength to bored piers, piles, strip footings and concrete floor slabs in contact with the ground shall be 32MPa.
- (b) Damp-Proofing Membrane: Concrete floor slabs in contact with the ground shall be provided with a damp-proofing membrane that is a 0.2mm thickness polyethylene film and of "high impact resistance" (as determined in accordance with AS2870).

The above minimum requirements shall be incorporated in the structural design and construction of the development and are to be approved by the Principal Certifying Authority with the Construction Certificate application.

Note: Consideration in the design and construction of the development should also be made to the following matters (where relevant):

- (a) The provision of drainage to the building perimeter (including subsoil drainage), to prevent water ponding or soil waterlogging in the building vicinity;
 - (b) External finished ground levels, including pavements, should not be higher than the base of the first course of brickwork, or the brickwork and mortar below a damp proof course (DPC) should be exposure rated;
 - (c) DPC material must be carried through to the face of any applied finishes;
 - (d) Retaining walls should be built of salinity resistant materials;
 - (e) Porous pavement products such as cement and clay pavers may show permanent efflorescence and salt corrosion. The use of these products should be confirmed with the manufacturer as being suitable for use in a saline environment, prior to installation.
- (3) **Stormwater Disposal** – Stormwater runoff from the whole development must be properly collected and discharged to the Council drainage system. Surface discharge across the verge to the road gutter is not permitted. Provision must be

made to cater for existing stormwater overland flow from adjoining properties. Details of this is to be provided with the application for a Construction Certificate.

- (4) **Pumping of Water from the Dam** – Details on how the water will be pumped from the dam into the market garden is to be provided prior to the issue of a Construction Certificate.

3.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Construction Certificate Before Work Commences** – This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (2) **Sydney Water Approval** – Prior to works commencing, the approved development plans must also be approved by Sydney Water.
- (3) **Erection of Signs** – Shall be undertaken in accordance with Clause 98A of the *Environmental Planning and Assessment Regulation 2000*.
- (4) **Toilet Facilities** – Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (5) **Notice Of Commencement Of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.
 - (6) **On Site Sewage Management** – The On Site Sewage Management System, as per the Section 68 approval issued by Camden Council on 21 March 2013 (58/2013), is to be fully installed and an Approval to Operate is to be issued prior to any construction works for the shed or works relating to the market gardening activities occurring.

4.0 - During Construction

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Fill Material** – For importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- (a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- (b) be endorsed by a practising Engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- (c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

- (i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
 - (ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- (d) confirm that the fill material:
- (i) provides no unacceptable risk to human health and the environment;
 - (ii) is free of contaminants;
 - (iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - (iv) is suitable for its intended purpose and land use; and
 - (v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m³ - 3 sampling locations,
- (f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

For (e) and (f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m ³)

Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof
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Note 1: Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (2) **Removal of Construction Materials** – Where there is a need to remove any identified waste materials, including fill material, from the site, the materials will be required to be disposed to a licensed waste facility or licensed recycling facility with copies of tipping/recycling receipts to be supplied to Council.
- (3) **Construction Noise Levels** – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA’s Environmental Noise Control Manual.

This manual recommends:

Construction period of 4 weeks and under;

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks;

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (4) **Bunding of Fuel tank and Chemical Storage** –
 - (a) The storage and handling of flammable and combustible liquids must be in accordance with Australian Standard AS 1940 “The Storage and handling of flammable and combustible liquids”.
 - (b) The walls and floor of the chemical storage area must be banded with impervious materials of sufficient capacity to contain 110% of the volume of the tank or the largest tank where a group of tanks are enclosed. Walls must not be less than 250mm high.
- (5) **Hours of Work** – The hours for all construction and demolition work are restricted to between:
 - (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
 - (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
 - (c) work on Sunday and Public Holidays is prohibited.
- (6) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:

- (a) the delivery of material shall only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 4.00pm on Saturdays;
 - (b) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site;
 - (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
 - (e) a waste control container shall be located on the development site.
- (7) **Protection of Public Places** – If the work involved in the erection or demolition of a building:
- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (b) building involves the enclosure of a public place,

a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

5.0 - Prior To Issue Of Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (2) **Fire Safety Certificates** – A Fire Safety Certificate is to be submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*. The Fire Safety Certificate is to certify that each fire safety measure specified in the current fire safety schedule for the building to which it relates:
- (a) has been assessed by a properly qualified person; and
 - (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

As soon as practicable after the Final Fire Safety Certificate has been issued, the owner of the building to which it relates:

- (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of Fire & Rescue New South Wales, and
 - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (3) **Gutter/Footway Crossings** - The following works must be constructed prior to the issue of the Occupation Certificate and under the *Roads Act 1993* must be approved by Camden Council:
- (a) Provision of a rural driveway crossing at all points of ingress and egress.

All works must be carried out strictly in accordance with Camden Council's current Engineering Specifications. Prior to works commencing the applicant must contact Council on (02) 4654 7777 to arrange payment of fees and inspection of the works.

6.0 - Operational Conditions

The following conditions of consent are operational conditions applying to the development.

- (1) **Management of Stored Goods** – The storage of goods, materials, equipment, machinery, refuse or refuse bins must be stored within the shed.
- (2) **Vehicles that Service the Site** – Vehicles that service the site must comply with the following requirements at all times:
 - (a) All vehicles must enter and exit the site in a forward direction.
 - (b) All vehicles awaiting loading, unloading or servicing must be parked on-site and not on adjacent or nearby public roads.
 - (c) Articulated or heavy rigid vehicles in excess of 11 metres in length shall not service the premises due to the limited manoeuvring capabilities of the site.

- (4) **Stockpiling of Manure** – No stockpiling of manure is permitted on the subject property.
- (5) **Irrigation Water** – Irrigation water is to be contained on site at all times so as not to impact on adjoining residences or cause water pollution as define in the *Protection of the Environment Operations Act 1997*.
- (6) **Washing of Vegetables** – No washing of vegetables is to take place on the site without the prior consent of Council.
- (7) **Prevention of Nuisance** – All possible and practical steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from wind blown dust, debris, noise, odour and the like.
- (8) **Spraying of Chemicals** – The spraying of chemicals is to only occur during calm weather conditions to minimise drift to adjoining properties.
- (9) **No Open Burning** – No burning of plastics or rubbish is permitted to be carried out on the property.
- (10) **Offensive Noise** – The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*.
- (11) **Dam Water** – Dam Water is to be monitored for salinity, sodicity, pH, nitrates and phosphates on a quarterly basis, and must meet the requirements of ANZECC guidelines Chapter 4 for irrigation.
- (12) **Tank Water** – Tank water is to be monitored for salinity, sodicity, pH, nitrates and phosphates on a quarterly basis, and must meet the requirements of ANZECC guidelines Chapter 4 for irrigation. Should the tank water become saturated then the applicant must engage the services of an appropriately licensed liquid waste contractor to pump out the tank and remove to a licensed wastewater facility.
- (13) **Odour Impacts** – Should Council receive complaints regarding any odour impacts from the proposed development, Council staff will investigate the complaints and require the applicant to mitigate these impacts to Council staff satisfaction. This may require the preparation of an odour impact assessment at the applicant's expense.

RECOMMENDED

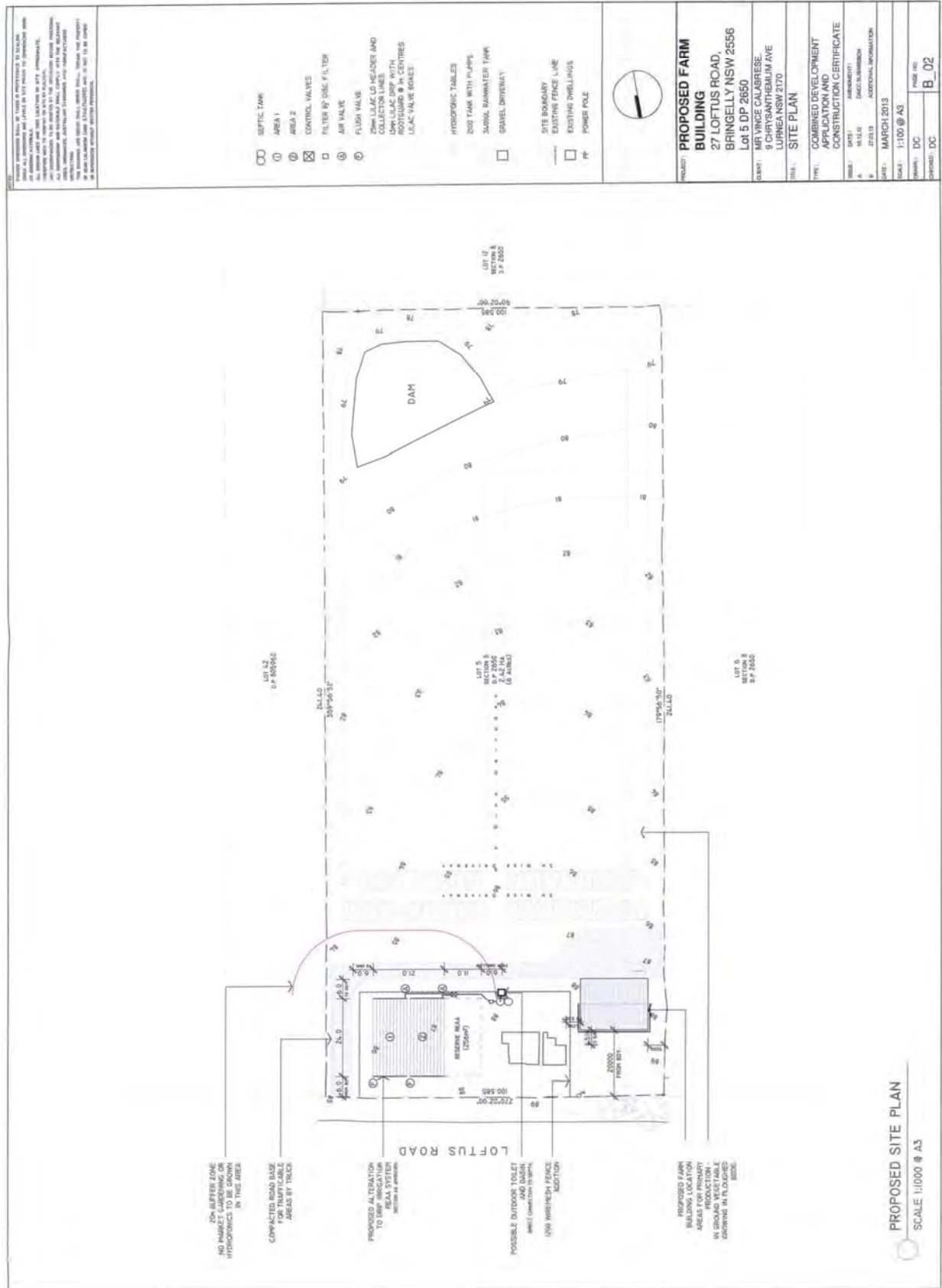
That Council approve DA 1166/2012 for the construction of a farm shed and use of land for market gardening at 27 Loftus Road, Bringelly subject to the conditions listed above.

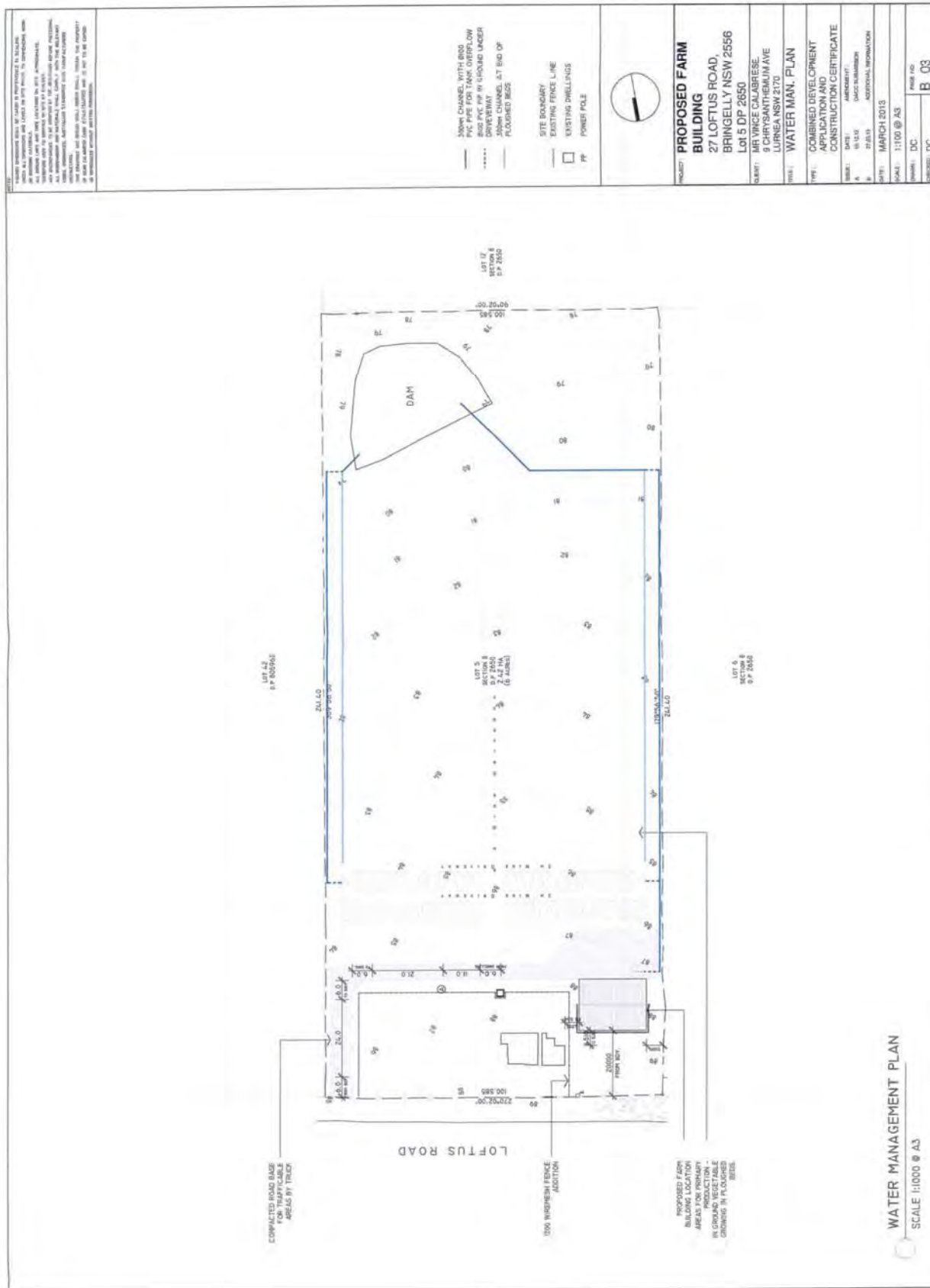
ATTACHMENTS

1. Proposed Plans
2. Submissions - *Supporting Document*

ORD04

Attachment 1



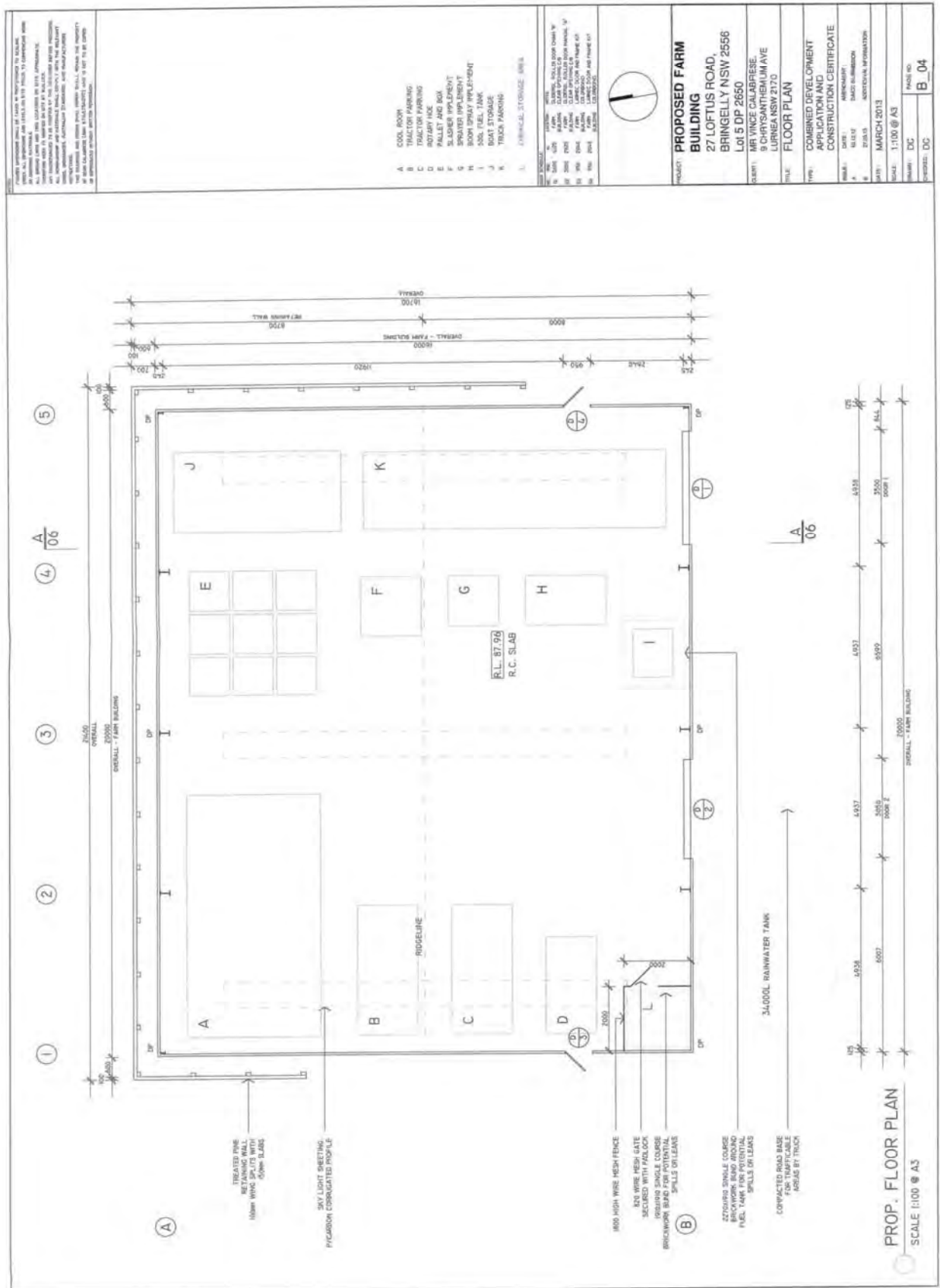


ORD04

Attachment 1

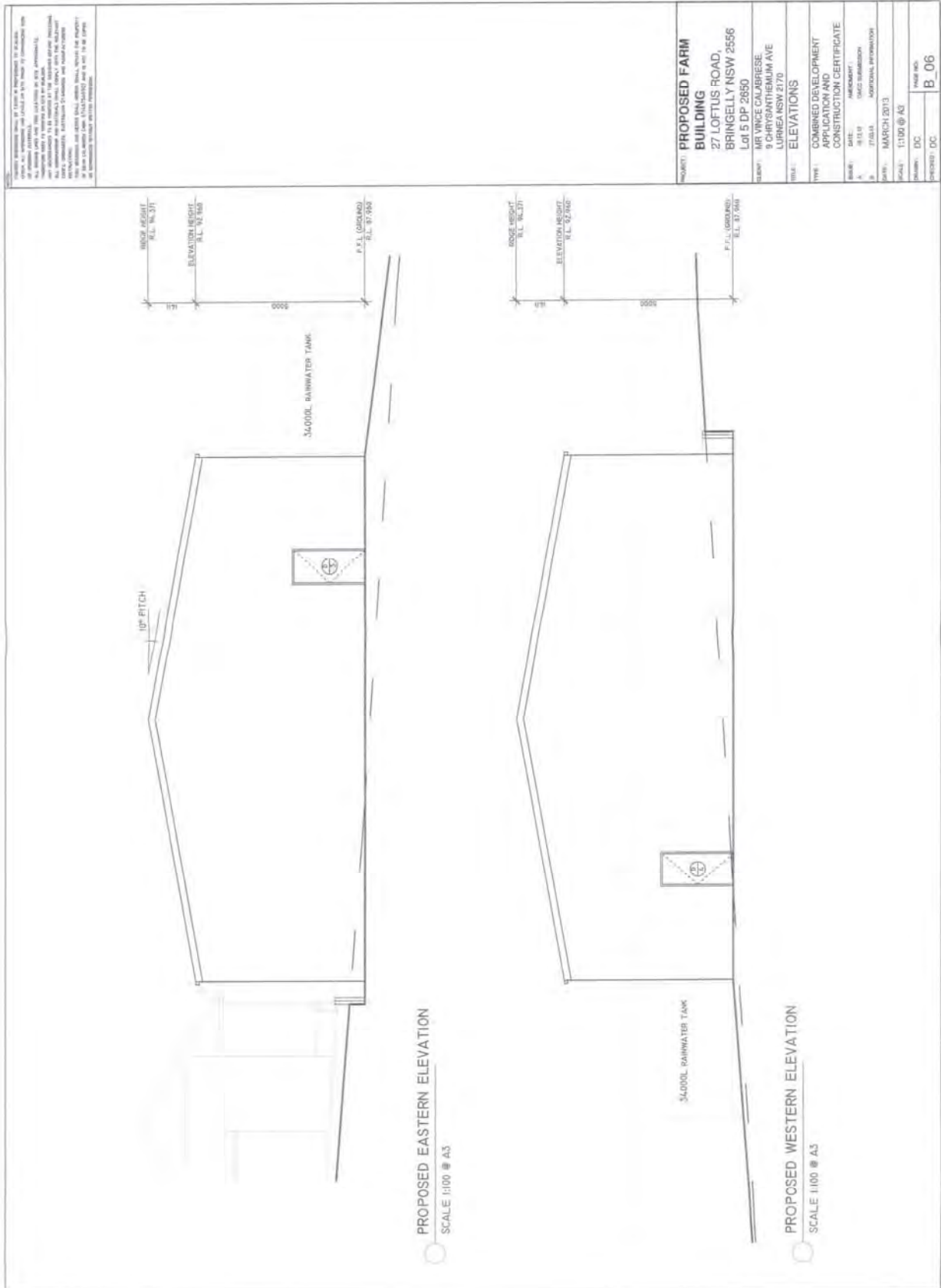
ORD04

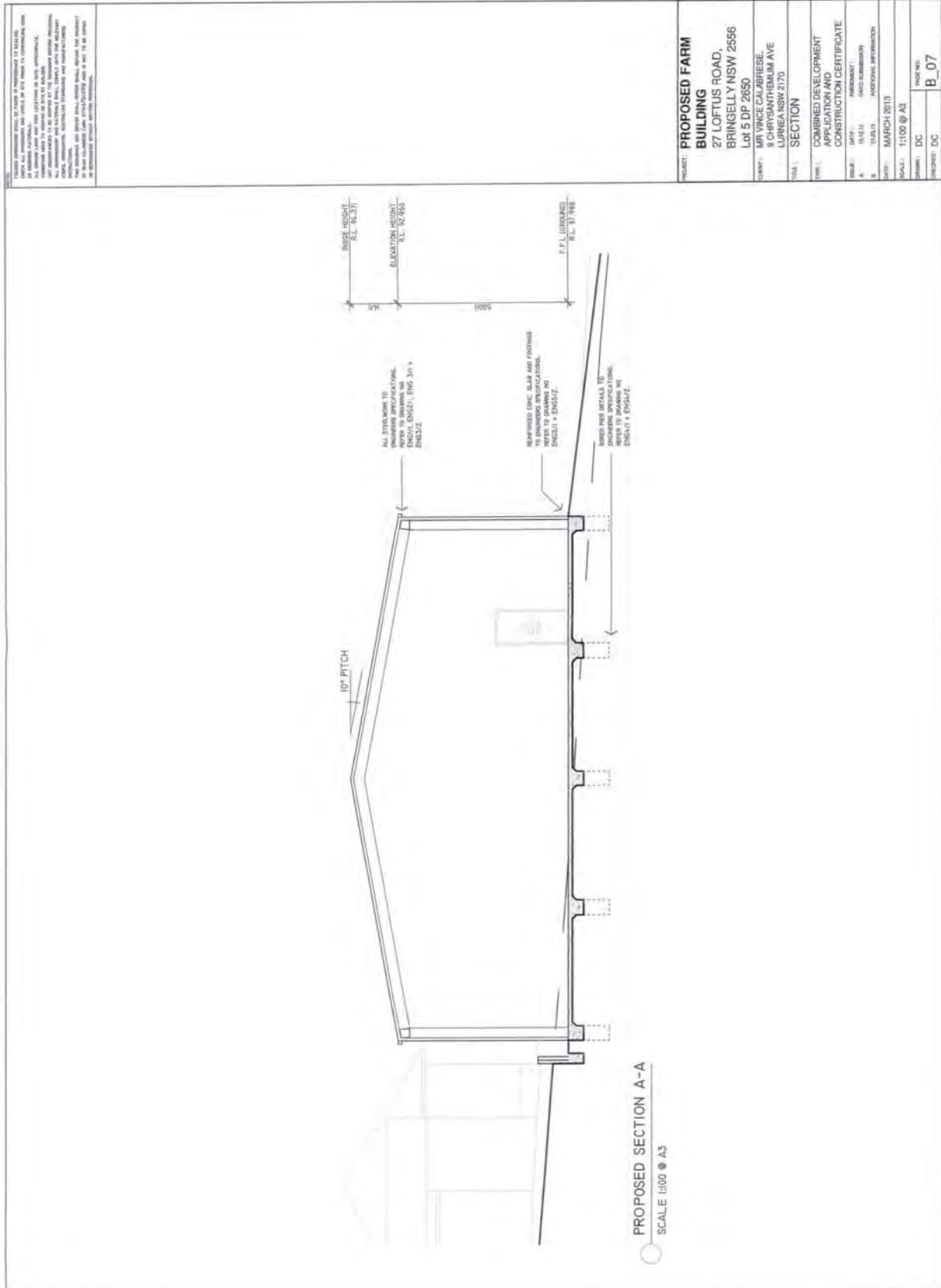
Attachment 1



ORD04

Attachment 1



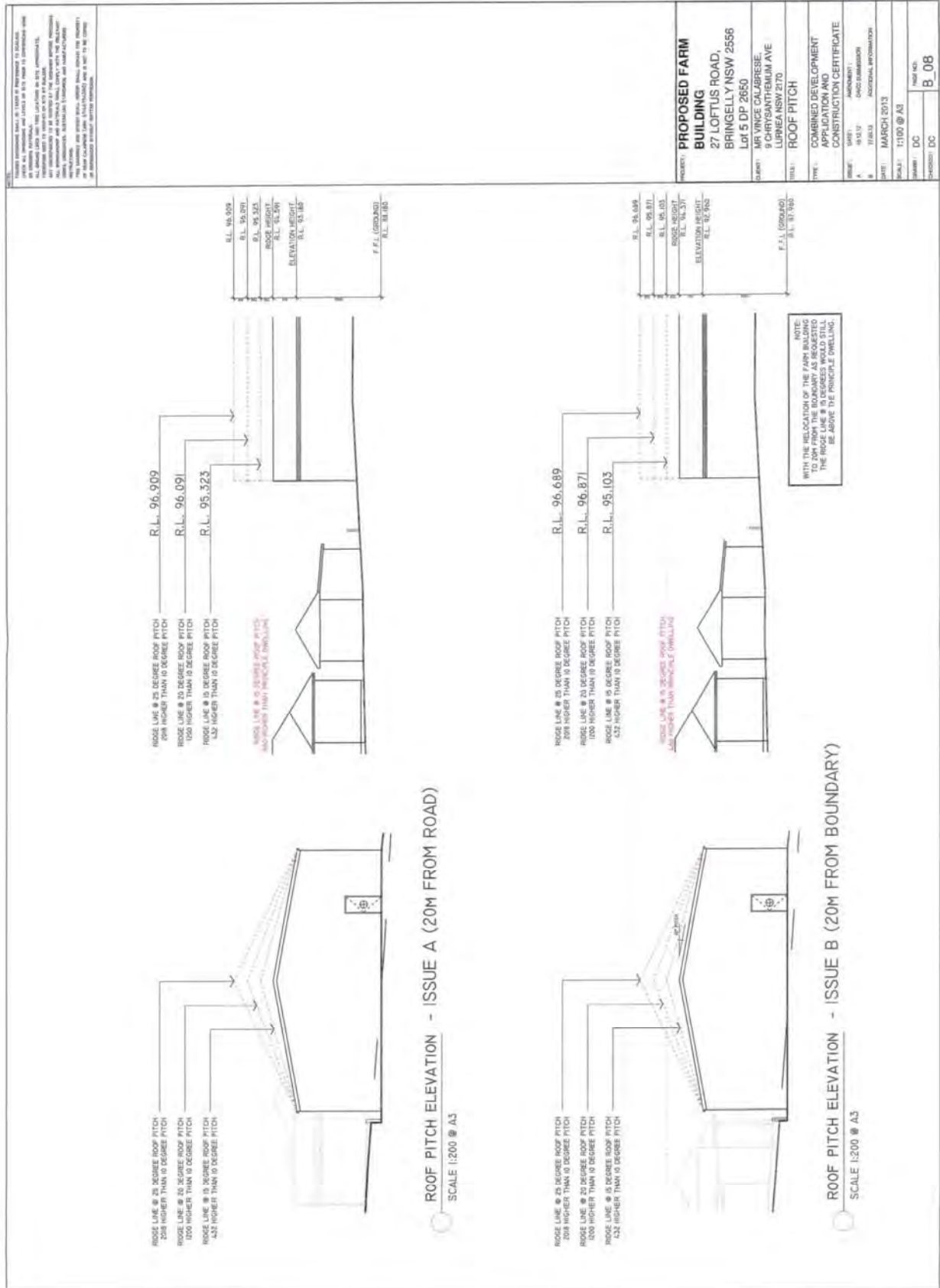


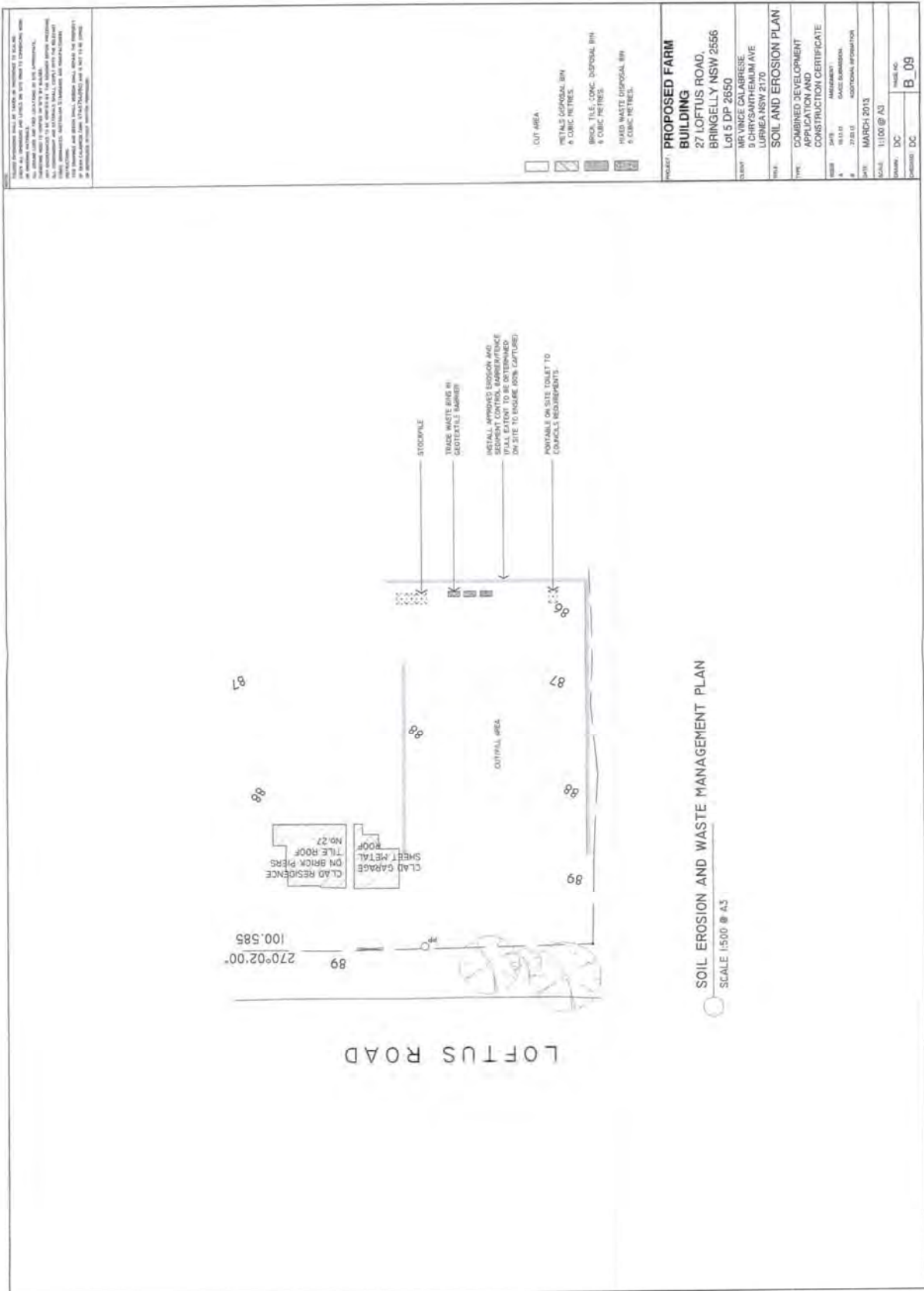
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PROJECT:	PROPOSED FARM BUILDING
ADDRESS:	27 LOFTUS ROAD, BRINGELLY NSW 2556
LOT:	LOT 5 DP 2650
CLIENT:	M/VANCE PARTNERSHIP, 27 LOFTUS ROAD, BRINGELLY NSW 2556
TITLE:	SECTION
TYPE:	COMBINED DEVELOPMENT APPLICATION AND CONSTRUCTION CERTIFICATE
SCALE:	1:100 @ A3
DATE:	MARCH 2013
DESIGNED BY:	DC
DRAWN BY:	B_07

ORD04

Attachment 1





ORDINARY COUNCIL

ORD05

SUBJECT: DRAFT METROPOLITAN STRATEGY FOR SYDNEY TO 2031
FROM: Manager Strategic Planning
BINDER: Draft Metropolitan Strategy 2013
PREVIOUS ITEMS: ORD05 - SUBMISSION TO NSW GOVERNMENT SYDNEY METROPOLITAN STRATEGY 2012 - Ordinary Council - 26 June 2012

PURPOSE OF REPORT

The purpose of this report is to consider a submission in response to the exhibition of the Draft Metropolitan Strategy for Sydney 2031.

BACKGROUND

A decision by the NSW Government was made in 2010 to review the Metropolitan Strategy to provide a fresh approach to meet the challenges facing Sydney (and NSW generally). As a result of this, a Discussion Paper on the review of the Metropolitan Strategy was released in May 2012. Council made a submission to this review in July 2012 and is **provided as Attachment 3 to this report**.

The NSW Government has now placed on exhibition a Draft Metropolitan Strategy and is seeking further comment from Council. A copy of the Draft Metropolitan Strategy is **provided as a Supporting Document to this report**.

MAIN REPORT

The Sydney metropolitan area will face increasing pressure over the next few years with the projected increase in population of 1.3 million people, 545,000 more dwellings and 625,000 more jobs by 2031. These pressures require careful and integrated land use and infrastructure planning and mechanisms for delivery. The draft Metropolitan Strategy for Sydney 2031 is the NSW Government's response to these pressures and differs from the previous Metropolitan Strategy in the following ways:

- outcome based, boosts housing supply and promotes housing choice;
- extends the Global Economic Corridor – to the north west and to Parramatta;
- focussed on unlocking potential in both existing suburbs and planned greenfield areas (does not prescribe any split between infill and greenfield housing targets);
- proposes a review of Land Release Policy – will actively identify and facilitate opportunities for further greenfield land;
- now has 10 year interim housing targets as well as the long term 2031 housing targets – allowing a response to market conditions;
- Growth Infrastructure Plans – co-ordination of urban infrastructure to support growth,
- The creation of 6 new subregions – reduction from 10; and
- provides for integration of transport and infrastructure with land use – is aligned with the NSW State Plan, the NSW Long Term Transport Master Plan, the NSW State Infrastructure Strategy and the NSW Green Paper as shown below:



Have Council's issues outlined in the previous submission been addressed?

While some of the issues raised by Council, outlined in the previous submission **provided as Attachment 3 to this report**, have been generally addressed in the draft strategy, others have not.

For example, further detail and emphasis has not been given to the proximity and diversity of employment with population growth in the Camden area. Similarly there is no reference made with regard to investment in transport infrastructure. Key regional road connections such as the Spring Farm Link Road need to be identified. Council will need to ensure that these issues are addressed in the sub regional delivery plans, which will be developed to help translate the outcomes sought by the strategy at the local scale.

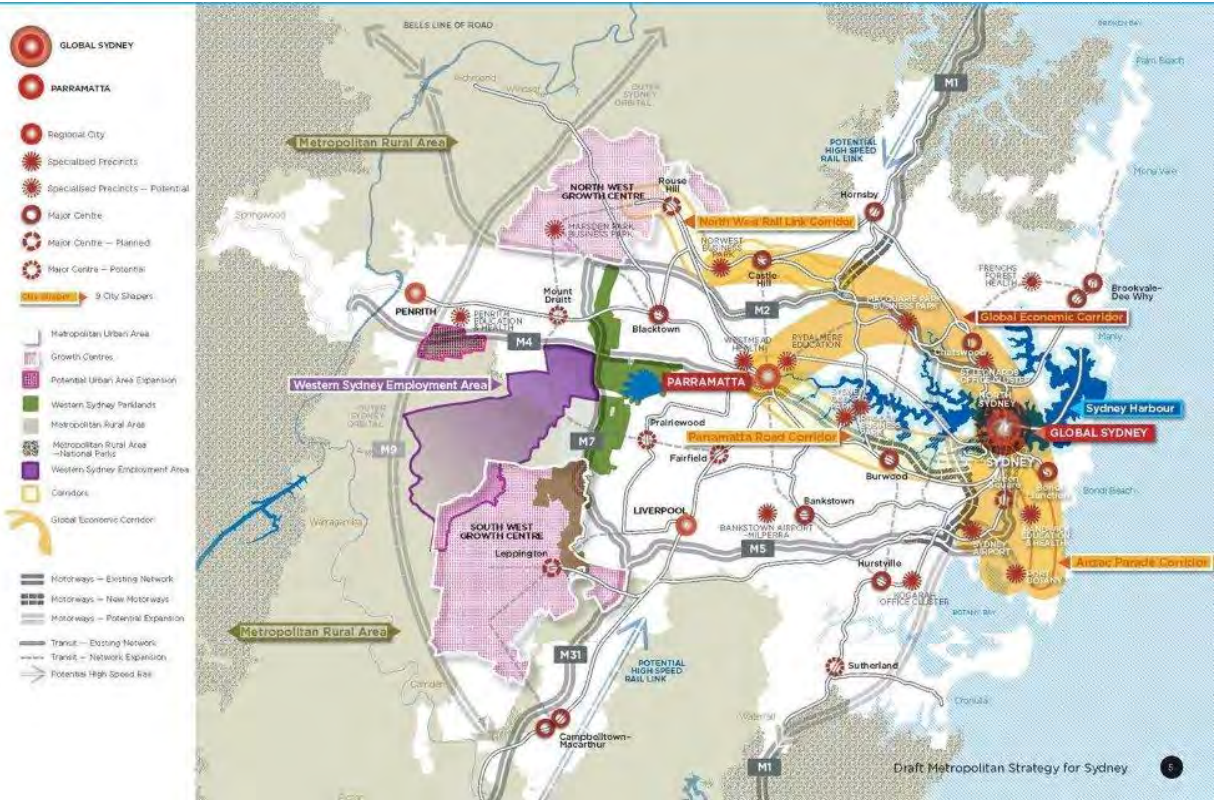
Outline of the draft Metropolitan Strategy

The draft strategy is built around achieving five key outcomes. These are:

- Balanced Growth
- A Liveable City
- Productivity and Prosperity
- Healthy and Resilient Environment
- Accessibility and Connectivity

Each outcome has a range of objectives. These objectives set the strategic direction for growth. Each objective has a range of policies, which guide how objectives will be delivered, and actions, which identify how and when objectives will be delivered and who is responsible for delivery.

Key elements of the draft strategy are shown in the map outlining the vision for Sydney in 2031 below.



Subregional Planning

One of the differences between the previous Metropolitan Strategy and the draft Metropolitan Strategy is the creation of 6 new subregions, where as previously there were 10. The subregions were identified based on an assessment of the population and economic catchments and are:

- Central;
- West Central;
- North West;
- North;
- South, and
- South West - consisting of Camden, Wollondilly, Campbelltown, Liverpool, Bankstown and Fairfield Local Government Areas.

It is intended that Subregional Delivery Plans will be developed in conjunction with local Councils and local communities and will help deliver the outcomes set by the Metropolitan Strategy. The Subregional Delivery Plans will also identify and plan for any strategic cross boundary issues and opportunities.

South West Subregion

The draft Strategy sets out the current, interim targets to 2021 and targets to 2031 for population, housing and employment in the south west subregion. These are shown in the following table.

South West Area: 3,554 ha 2011 Population density: 1,404 people/km ²	Current	Target to 2021 (2011-2021)	Target to 2031 (2011-2031)
Population	829,000	1,048,000 (218,000)	1,298,000 (469,000)
Housing	286,000	346,000 (60,000)	427,000 (141,000)
Employment	298,000	362,000 (64,000)	432,000 (134,000)

The draft Strategy will guide subregional planning by identifying the metropolitan priorities for each subregion. There are a range of priorities identified for the South West subregion and these include support for further greenfield housing growth, employment growth, and opportunities for improved infrastructure.

Nine City Shapers

An important element of the draft Strategy is the identification of nine city shapers. The city shapers have been identified because of their size and scale and the opportunities they present for the change and investment that are crucial for the growth of Sydney. The city shapers identified in the strategy are:

- Global Sydney;
- Global Economic Corridor;
- Sydney Harbour;
- Parramatta;
- Parramatta Road Corridor;
- Anzac Parade Corridor;
- North West Rail Link Corridor;
- Western Sydney Employment Area; and
- Sydney's Metropolitan Rural Area.

Delivery Plan for the Strategy

It is intended that the new planning system in NSW (White Paper currently open for comment) will assist in implementation of the draft Strategy. Monitoring of the progress of the implementation will be undertaken by a Chief Executive Officer's Group (representing a range of NSW Government agencies) and subregional planning boards will help establish effective partnerships between NSW Government agencies and local government and oversee subregional planning initiatives. These initiatives will be finalised as part of the changes to the planning system in NSW.

- A range of tools will help deliver the strategy:
- Subregional Delivery Plans – will guide Strategy implementation across Sydney's subregions;
- Local Plans – will deliver the Strategy's vision through Subregional Delivery Plans prepared by Councils with support from DP&I;
- Growth Infrastructure Plans (GIPs) – will link growth locations with the provision of the necessary supporting infrastructure;
- Cabinet Taskforce on Housing Delivery – will develop and coordinate a whole-of-government response to improve co-ordinated housing supply, with a focus on greenfield locations, and oversee delivery of infrastructure provision and land release. The Taskforces brief has recently been extended to include employment;
- Urban renewal programs – co-ordinated by DP&I or Urban Growth NSW in locations where NSW Government support can help achieve growth in areas

that face constraints, require timely infrastructure provision, or where particular outcomes can be showcased in locations;

- Greenfield development – occurring in the North West and South West Growth Centres and other areas committed through the Metropolitan Development Program or as a result of the new Land Release Policy. This will help deliver on the 2012/13 Budget commitment to expand the Metropolitan Development Plan to boost housing supply;
- Integration with other government strategies and plans – will require close partnership across State agencies, and whole-of-government reporting in the Annual Progress Report.
- Supplementary guidelines – developed by the Department of Planning and Infrastructure and relevant Stage Agencies and stakeholders, and
- The development assessment process – undergoing review in the White Paper.

The draft Strategy provides a number of positive and important steps towards planning for a large city. These include the integration of NSW planning documents, the focus on actions, the provision of strategies for delivery, and a monitoring and evaluation plan.

Issues for Camden

Following a review of the draft Metropolitan Strategy and assessment of a study undertaken by Hill PDA (Employment Prospects for Sydney's South West – updated 2013) for MACROC **provided as Attachment 2 to this report** the following issues have been identified. These will form Council's submission to the NSW Government on the draft Strategy. The submission is **provided as Attachment 1 to the report**.

Make up of Subregion

Currently Camden Council is part of MACROC, one of the 10 subregions within metropolitan Sydney. Under the new metropolitan strategy 6 new subregions are proposed to be developed. As previously outlined the subregions were identified based on an assessment of the population and economic catchments and are: Central; West Central and North West; North; South West; and South. Camden, Campbelltown, Wollondilly and Liverpool LGAs still sit within the South West subregion and it is proposed that Bankstown and Fairfield will also be within this subregion. This will effect on the current make up of the Regional Organisation of Councils (ROCs), including MACROC.

Camden has a high rate of growth that will continue for the next twenty years. This level of growth brings a range of issues including a rapidly changing population makeup, the need for up front delivery of infrastructure and facilities, local employment, and pressure on surrounding rural land and the historic Camden Town Centre. It is important that these issues are recognised within the subregion and not lost within the competing issues of a larger more diverse subregion. This is particularly important with the addition of Bankstown and Fairfield to the South West Subregion and their different growth scenarios, community diversity and associated issues.

Allocation of Housing Targets and Employment Targets within the Subregion

Current, interim and 2031 population, housing and employment targets are outlined within the draft strategy for each subregion. While it is intended that Subregional Delivery Plans will be developed in conjunction with local councils and local communities, it is unclear how subregional targets will be allocated.

Camden LGA currently is expected over the next forty years to accommodate additional population growth of 200,000, largely within the South West Growth area. Population growth requires a level of infrastructure and employment that can keep pace with this level of growth. Accordingly, it is felt that Camden should not be allocated any further growth in population within current boundaries and outside of the designated South West Growth area.

It is recognised that further land is designated for employment within the Western Sydney Employment Area. It is also recognised that one of the metropolitan priorities for the subregion is to intensify the subregions role in Sydney's manufacturing, construction and wholesale/logistics industries. The focus of these is to be in Fairfield, Bankstown and Liverpool and in future through Western Sydney Employment Area.

While there is recognition of the importance of employment needs and employment diversity in the South West subregion, it should also be recognised that Camden requires a significant level of employment numbers and employment diversity within its own boundary.

Delivery of Employment

The draft Strategy identifies employment targets for the South West subregion and a range of actions that require the development of Economic Development Plans and Industry Action Plans. The development of these plans may give some certainty on the delivery of employment targets.

Notwithstanding the above Council considers that the following elements are critical to the delivery of the employment targets:

- There is currently a significant shortfall of jobs in south west Sydney. It is more likely that many new dwellings will contain at least two persons in the labour market, adding to the shortfall of local jobs in the south west. This will be further exacerbated under the draft Strategy population and job growth allocation forecasts. As of 2031 the draft strategy indicates the South West Subregion is forecast to generate 1 job per 0.28 persons. A previous study of employment in the MACROC region based on targets set in 2008 calculated a rate of 1 job per 0.286 persons by 2031. Under the draft Strategy employment forecasts, MACROC region employment would be reduced to 1 job per 0.26 persons by 2031. Whilst the draft Strategy seeks to achieve the creation of jobs close to where people live by increasing the targeted number of jobs to be generated in South West Subregion, compared to earlier strategies and plans, as a proportion of population growth and by Subregion the ratio of jobs appears to have declined.
- The South West Subregion is poorly represented with respect to centres. Only 6 of the 34 existing or proposed centres in Sydney are located in the south west subregion and only one out of 11 specialised centres. As much of the job growth will be directed or attracted to these areas it is considered symptomatic of the disproportionate share of knowledge sector jobs to other Subregions in Sydney. This should be addressed by the consideration of further Specialised Precincts in the Subregion and the upgrading and addition of centres in the Subregion.
- The provision of diverse job opportunities throughout the subregion that include development of world class technology capabilities through the supply and improvement of telecommunications infrastructure, building the skills of local businesses and residents, and the opportunities for all residents to have equitable access to technology and skills. Further the NSW Government must

plan to readdress the reliance of the Subregion on subset industries (old industries in decline) to sunrise (new industries expanding) that better align with the predominant skill set of the Subregions growing resident population.

- Specialised Precincts are places that are, as identified in the draft Metropolitan Strategy, 'primarily employment destinations and/ or the location of essential urban services. Specialised Precincts perform vital economic and research roles and include major airports, ports, hospitals, universities, metropolitan business parks and office clusters. They are characterised by complex interactions with the rest of the city'. Bankstown Airport, Milperra is the closest Specialised Precinct to Camden and the only one located in the South West subregion. Given the level of growth that is planned for the South West and Camden in particular it would seem prudent to develop a Specialised Precinct in a more accessible location to the growth in the South West. A potential specialised precinct is flagged in the west for Penrith Education and Health. In a similar way Camden Council proposes that opportunities for the development of a Specialised Precinct, encompassing the Campbelltown campus of the University of Western Sydney, Campbelltown TAFE and Campbelltown Hospital, should be explored.
- Support is required for the ongoing growth of strong business development activities that strengthen and sustain local business and industry through the provision of information, networking, partnerships, educational opportunities and promotion;
- There should be provision of suitable and sufficient land to attract, enable and support a diversity of employment and industry types, including planning for economic hubs that will maximise opportunities to build competitive advantage and strengths. Furthermore, increasing the diversity of skills within the community to improve the match between local skills and jobs, through building the skills of existing residents and attracting new residents with a diverse range of skills to live in the local area and region;
- Further reference should be given to the identification of major transport infrastructure that can support local employment such as the Spring Farm Link Road.

Absence of City Shapers in the South West

The Strategy outlines that the city shapers 'have been identified because of their size and scale and the opportunities they present for the change and investment that are critical for the growth of Sydney'.

The city shapers with an employment focus are generally located in the north and east of the metropolitan area. If infrastructure is steered by the city shapers then that means that all the South West is getting is housing and housing related infrastructure. This has implications for the South West major centres and the Subregion as a whole. On a Sydney subregional basis, the forecast distribution of jobs suggests a rising concentration of employment in the North West, Lower North and Sydney City in comparison to resident population. By contrast, based on the assessment by Hill PDA, the South West Subregion will host 36% of population growth but only 21% of growth in local employment.

It is proposed that the following be considered for city shaper status:

- South West Growth Centre
- South West Rail Link
- Outer Sydney Orbital (M9) Corridor

Location of the Outer Sydney Orbital (M9)

Further detail regarding actual location of the Outer Sydney Orbital (M9) is crucial in the planning of Camden. The alignment of any infrastructure, such as the M9, needs to be carefully planned to ensure minimal impact on existing development, rural land and areas of unique environmental or built character. Camden's Strategic Plan Camden 2040 outlines Camden resident's vision for Camden. One of the main aspects residents identify as important to Camden is the rural backdrop that frames development. This could be compromised depending on the alignment of the M9.

The location of the M9 is likely to attract further development to the surrounding areas. This too could have a major impact on the Camden LGA and see the south become as intensely developed as its northern precincts. While Camden residents are coming to accept the increased development in the north, they believe it will be balanced by the adjoining rural environment. Further development would compromise this.

The indicative location of the M9 shows it traversing through the Metropolitan Rural Area. The area contains natural assets and agricultural land. Given that development is likely to occur in proximity to the M9 it would appear that while the strategy flags the area as important, it also undermines the area by locating a major orbital road within its boundaries.

Relationship between the Metropolitan Strategy and other Strategies

The draft Metropolitan Strategy clearly shows the intention of integrating the NSW Governments planning initiatives, linking the NSW State Plan, the NSW Long Term Transport Master Plan, the NSW State Infrastructure Strategy, and the NSW Green Paper with the Metropolitan Strategy. Council needs to ensure that the development of actions outlined in the draft Strategy and the delivery of the strategy encompasses the intentions outlined in the related documents.

New Land Release Policy

The new Land Release Policy is a response by the NSW Government to the low rate of delivery of new homes. The new policy will actively identify and facilitate opportunities for further greenfield land and opportunities will be explored to fast-track rezoning for large scale housing proposals where conditions are appropriate. These conditions include: investor and market feasibility; commitments to supply; infrastructure availability either within government-committed programs or at no cost to government; and where there is no significant impact on productive agricultural land outside of the Metropolitan Area.

While the intent of the new Land Release Policy is supported it needs to be recognised that there will be other ramifications to unplanned growth. The development of Camden's Strategic Plan 'Camden 2040' has undergone extensive community engagement over time and has accommodated the existing South West Growth Centre. Greenfield development outside this may have impacts on Camden's Strategic Plan and needs to be treated very carefully and in a strategic manner.

Where to From Here

Submissions to the exhibition of the draft Metropolitan Strategy close on the 31 May 2013. Accordingly if Council resolves to endorse the submission **provided as Attachment 1 to this report** it will be sent to the Metropolitan Strategy Team at the

Department of Planning and Infrastructure. The NSW Government intends that the final Strategy will go to Cabinet for approval and launch in October 2013.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The draft Metropolitan Strategy for Sydney to 2031 is an important step towards holistic and integrated planning of a large city. While the draft Strategy addresses some of Council's previously stated concerns, more detail and emphasis needs to be given to the level and diversity of local employment for Camden and for the provision of key transport connections within Camden and to the rest of the South West subregion and the greater metropolitan area.

It is important that the south west region is recognised as an important growth area that requires a level of employment and infrastructure that will provide its residents the opportunities to operate in an equitable way with the rest of Sydney.

Camden Council looks forward to working with the State Government to see these issues addressed and delivered in the context of the integrated framework.

RECOMMENDED

That Council:

- i. endorse the submission to the NSW Government's draft Metropolitan Strategy for Sydney to 2031; and**
- ii. forward a copy of the submission to the Metropolitan Strategy Team, at the NSW Department of Planning and Infrastructure, by the due date of 31 May 2013**

ATTACHMENTS

1. Council Submission 2013
2. Hill PDA report
3. Council Submission 2012
4. Draft Metro Strategy - *Supporting Document*



CONSULTATION SUBMISSION MAY 2013

Draft Metropolitan Strategy for Sydney to 2031

Introduction

Camden Council welcomes the release of the Draft Metropolitan Strategy for Sydney to 2031 that reflects the next step in the development of a new Metropolitan Strategy for Sydney, and the opportunity to comment on its content. Council also acknowledges the integration of the Governments new initiatives such as the NSW 2021, The NSW Long Term Master Plan, the NSW Infrastructure Strategy, the Draft Metropolitan Strategy for Sydney to 2031 and the release of the White Paper.

The Draft Metropolitan Strategy for Sydney to 2031 seeks input into the key elements of the draft Strategy and its delivery. The draft Strategy is premised on the growth of Sydney's population by more than 1.3 million to 2031, and the need for 545,000 new homes and 625,000 new jobs over that same period. The draft Strategy identifies the intent of 'Shaping Sydney' for the future through 5 key outcomes and associated objectives, policies and actions. The key outcomes are:

- Balanced growth outcome;
- A liveable city;
- Productivity and prosperity;
- Healthy and resilient environment;
- Accessibility and connectivity.

Camden Council acknowledges the intent of these outcomes in shaping Sydney for the future and requests that the following comments contained in this submission are incorporated into the development of the final Metropolitan Strategy.

Make up of Subregion

Currently Camden Council is part of MACROC, one of the 10 subregions within metropolitan Sydney. Under the new metropolitan strategy 6 new subregions are proposed to be developed. The subregions were identified based on an assessment of the population and economic catchments and are: Central; West Central and North West; North; South West; and South. Camden, Campbelltown, Wollondilly and Liverpool LGAs still sit within the South West subregion and it is proposed that Bankstown and Fairfield will also be within this subregion. This will have an affectation on the current make up of the Regional Organisation of Councils (ROCs), including MACROC.

Camden has a high rate of growth that will continue for the next forty years. This level of growth brings a range of issues including a rapidly changing population makeup, the need for up front delivery of infrastructure and facilities, local employment, and pressure on surrounding rural land and the historic Camden Town Centre. It is important that these

issues are recognised within the subregion and not lost within the competing issues of a larger more diverse subregion. This is particularly important with the addition of Bankstown and Fairfield LGAs to the South West Subregion and their different growth scenarios and associated issues.

Allocation of Housing Targets and Employment Targets within the Subregion

Current, interim and 2031 population, housing and employment targets are outlined within the draft strategy for each subregion. While it is intended that Subregional Delivery Plans will be developed in conjunction with local councils and local communities, it is unclear how subregional targets will be allocated.

Camden LGA currently is expected over the next forty years to accommodate additional population growth of 200,000, largely within the south west growth area. Population growth requires a level of infrastructure and employment that can keep pace with this level of growth. Accordingly, Camden should not be allocated any further growth in population within current boundaries and outside of the designated south west growth area.

It is recognised that further land is designated for employment within the Western Sydney Employment Area. It is further recognised that one of the metropolitan priorities for the subregion is to intensify the subregions role in Sydney's manufacturing, construction and wholesale/logistics industries. The focus of these is to be in Fairfield, Bankstown and Liverpool and in future through Western Sydney Employment Area.

While there is recognition of the importance of employment needs and employment diversity in the South West subregion, it should also be recognised that Camden requires a significant level of employment numbers and employment diversity within its own boundary.

Delivery of Employment

The draft strategy identifies employment targets for the South West subregion and a range of actions that require the development of Economic Development Plans and Industry Action Plans. The development of these plans may give some certainty on the delivery of employment targets.

Notwithstanding the above Council considers that the following elements are critical to the delivery of employment targets:

- There is currently a significant shortfall of jobs in south west Sydney. It is more likely that many new dwellings will contain at least two persons in the labour market, adding to the shortfall of local jobs in the south west. This will be further exacerbated under the draft Strategy population and job growth allocation forecasts. As of 2031 the draft strategy indicates the South West Subregion is forecast to generate 1 job per 0.28 persons. A previous study of employment in the MACROC region based on targets set in 2008 calculated a rate of 1 job per 0.286 persons by 2031. Under the draft Strategy employment forecasts, MACROC region employment would be reduced to 1 job per 0.26 persons by 2031. Whilst the draft Strategy seeks to achieve the creation of jobs close to where people live by increasing the targeted number of jobs to be generated in South West Subregion, compared to earlier strategies and plans, as a proportion of population growth and by Subregion the ratio of jobs appears to have declined.
- The South West Subregion is poorly represented with respect to centres. Only 6 of the 34 existing or proposed centres in Sydney are located in the south west subregion and only one out of 11 specialised centres. As much of the job growth will be directed or attracted to these areas it is considered symptomatic of the disproportionate share of knowledge sector jobs to other Subregions in Sydney. This should be addressed by

the consideration of further Specialised Precincts in the Subregion and the upgrading and addition of centres in the Subregion.

- The provision of diverse job opportunities throughout the subregion that include development of world class technology capabilities through the supply and improvement of telecommunications infrastructure, building the skills of local businesses and residents, and the opportunities for all residents to have equitable access to technology and skills. Further the NSW Government must plan to readdress the reliance of the Subregion on subset industries (old industries in decline) to sunrise (new industries expanding) that better align with the predominant skill set of the Subregions growing resident population.
- Specialised Precincts are places that are, as identified in the draft Metropolitan Strategy, 'primarily employment destinations and/ or the location of essential urban services. Specialised Precincts perform vital economic and research roles and include major airports, ports, hospitals, universities, metropolitan business parks and office clusters. They are characterised by complex interactions with the rest of the city'. Bankstown Airport, Milperra is the closest Specialised Precinct to Camden and the only one located in the South West subregion. Given the level of growth that is planned for the South West and Camden in particular it would seem prudent to develop a Specialised Precinct in a more accessible location to the growth in the South West. A potential specialised precinct is flagged in the west for Penrith Education and Health. In a similar way Camden Council proposes that opportunities for the development of a Specialised Precinct encompassing the Campbelltown campus of University of Western Sydney, Campbelltown TAFE and Campbelltown Hospital should be explored;
- Support is required for the ongoing growth of strong business development activities that strengthen and sustain local business and industry through the provision of information, networking, partnerships, educational opportunities and promotion;
- There should be provision of suitable and sufficient land to attract, enable and support a diversity of employment and industry types, including planning for economic hubs that will maximise opportunities to build competitive advantage and strengths. Further more, increasing the diversity of skills within the community to improve the match between local skills and jobs, through building the skills of existing residents and attracting new residents with a diverse range of skills to live in the local area and region;
- Further reference should be given to the identification of major transport infrastructure that can support local employment, such as the Spring Farm Link Road.

Absence of City Shapers in the South West

The Strategy outlines that the city shapers 'have been identified because of their size and scale and the opportunities they present for the change and investment that are critical for the growth of Sydney'.

The city shapers with an employment focus are generally located in the north and east of the metropolitan area. If infrastructure is steered by the city shapers then that means that all the South West is getting is housing and housing related infrastructure. This has implications for the South West major centres and the Subregion as a whole. On a Sydney subregional basis, the forecast distribution of jobs suggests a rising concentration of employment in the North West, Lower North and Sydney City in comparison to resident population. By contrast, based on the assessment by Hill PDA, the South West Subregion will host 36% of population growth but only 21% of growth in local employment.

It is proposed that the following be considered for city shaper status:

- South West Growth Centre
- South West Rail Link
- Outer Sydney Orbital (M9) Corridor

Location of the Outer Sydney Orbital (M9)

Further detail regarding actual location is crucial in the planning of Camden. The alignment of any infrastructure, such as the M9, needs to be carefully planned to ensure minimal impact on existing development, rural land and areas of unique environmental or built character. Camden's strategic plan 'Camden 2040' outlines Camden resident's vision for Camden. One of the main aspects residents identify as important to Camden is the rural backdrop that frames development. This could be compromised depending on the alignment of the M9.

The location of the M9 is likely to attract further development to the surrounding areas. This too could have a major impact on the Camden LGA and see the south become as intensely developed as its northern precincts. While Camden residents are coming to accept the increased development in the north, they believe it will be balanced by the adjoining rural environment. Further development would compromise this.

The indicative location of the M9 shows it traversing through the Metropolitan Rural Area. The area contains natural assets and agricultural land. Given that development is likely to occur in proximity to the M9 it would appear that while the strategy flags the area as important, it also undermines the area by locating a major orbital road within its boundaries. Further detail on the exact location is required.

Relationship between the Metropolitan Strategy and other Strategies

The draft Metropolitan Strategy clearly shows the integration of the NSW Government's planning initiatives, linking NSW State Plan, the NSW Long Term Transport Master Plan, the NSW State Infrastructure Strategy, the NSW Green Paper with the Metropolitan Strategy. Council needs to ensure that the development of actions outlined in the draft Strategy and the delivery of the strategy encompasses the intentions outlined in the related documents.

New Land Release Policy

The new Land Release Policy is a response by the NSW Government to the low rate of delivery of new homes. The new policy will actively identify and facilitate opportunities for further greenfield land and opportunities will be explored to fast-track rezoning for large scale housing proposals where conditions are appropriate. These conditions include: investor and market feasibility; commitments to supply; infrastructure availability either within government-committed programs or at no cost to government; and where there is no significant impact on productive agricultural land outside of the Metropolitan Area.

While the intent of the new Land Release Policy is supported it needs to be recognised that there will be other ramifications to unplanned growth. The development of Camden's Strategic Plan 'Camden 2040' has undergone extensive community engagement over time and has accommodated the existing South West Growth Centre. Greenfield development outside this may have impacts on Camden's Strategic Plan and needs to be treated very carefully and in a strategic manner.

Final Comments

The draft Metropolitan Strategy for Sydney to 2031 is an important step towards holistic and integrated planning of a large city. While the draft strategy addresses some of Council's previously stated concerns, more detail and emphasis needs to be given to the level and diversity of local employment for Camden and for the provision of key transport connections within Camden and to the rest of the South West subregion and the greater metropolitan area.

It is important that the South West region is recognised as an important growth area that requires a level of employment and infrastructure that will provide its residents the opportunities to operate in an equitable way with the rest of Sydney.

Camden Council looks forward to working with the state government to see these issues addressed and delivered in the context of the integrated framework.

ORD05**Attachment 1**

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Attachment 2

Employment Prospects for Sydney's South West
Updated 2013

DRAFT

PREPARED FOR

The Macarthur Organisation of Councils



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LIST OF ABBREVIATIONS

Australian Bureau of Statistics	ABS
Bureau of Transport Statistics	BTS
Greater Metropolitan Area	GMA
Land Quotient	LQ
Liverpool, Campbelltown, Camden, Bankstown, Fairfield, Wollondilly	South West Subregion
Liverpool, Campbelltown, Camden & Wollondilly	MACROC Region
Local Environmental Plans	LEPs
Local Government Areas	LGAs
Macarthur Regional Organisation of Councils	MACROC
NSW Department of Planning and Infrastructure	DP&I

DEFINITION OF TERMS

Greater Metropolitan Area – Refers to the area covering the Sydney Statistical Division, Illawarra, Central Coast and Newcastle localities.

Sydney Metropolitan Region – Comprising of the 6 Subregions defined in the draft Metropolitan Strategy for Sydney to 2031 (i.e. South, South West, North, West, Central, West Central and North West).

Statistical Local Area (SLA) - a small geographic area that comprises of a number of suburbs or postcodes. An SLA is usually equivalent to the boundaries of a local government area unless it does not fit entirely within a Statistical Subdivision.

Travel Zone - a small geographic area used as the basis for BTS modelling and data analysis. Travel Zones provide a level of analysis between Census Collection District (CD) and Statistical Local Areas (SLA) as defined by the Australian Bureau of Statistics.

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Attachment 2

Employment Prospects for Sydney's South West

Figure 1 - Metropolitan Subregion's as defined by the draft Subregional Strategies for Sydney (2007)



Figure 2 - Metropolitan Subregion's as defined by the draft Metropolitan Strategy for Sydney to 2031 (2013)



EXECUTIVE SUMMARY

In 2008 Hill PDA prepared a Study that reviewed employment prospects for the South West Subregion of Sydney. The Study reviewed the targets established by the State Government at that time for employment growth by 2031. It found that whilst the South West was forecast to receive 23% of Sydney's growth over the plan period, it was only forecast to receive 13% of its job growth resulting in the lowest ratio of jobs to residents across the Greater Metropolitan Area. This was considered a notable mismatch that would exacerbate existing inequalities in the South West Subregion creating a "two Sydney" phenomenon.

Since 2008, the State Government has released two subsequent reviews of employment and housing targets for Sydney, the most recent being the draft Metropolitan Strategy for Sydney to 2031 (draft Strategy). The release of the draft Strategy has led to the Macarthur Region Organisation of Councils (MACROC) to commission this Study to review whether the new Strategy, and its revised targets, sufficiently addresses the job to housing mismatch described above.

This 'update' Study has consequently analysed the most recently released employment targets and their apparent basis to better understand their assumptions and alignment with other targets for the MACROC Region and broader South West Subregion. The key findings of this analysis have been summarised below.

"Growth and balance are the key underlying goals. The South West will grow in population. The challenge is to grow the other attributes of a self-sustaining city unit in balanced proportion. The South West will be a population centre over twice the current size of Canberra, mechanisms for ensuring it develops the other attributes of a metropolitan centre of that size are vital to ensuring that it is not permitted to be a centre for disadvantage. The key component of balanced development is the growth of a commensurate level of local industry. Local industry can be thought of as fulfilling two functions, to provide employment and livelihood for employees, and to provide goods and services to the community."

Employment Prospects for the South West 2008, Hill PDA

KEY STUDY FINDINGS

Basis of Targets: The basis of the most recent employment Targets is not clarified in the draft Strategy however our review of the Bureau of Transport Statistics (BTS) forecasts shows a strong correlation between the two. In the case of the Sydney Metropolitan Area, the BTS forecasts growth of 624,746 jobs whilst the Strategy Targets 625,000 jobs.

Job Growth - Proportion of Forecast Share: The South West Subregion is forecast to experience 21% of all job growth in Sydney (128,170 jobs according to the BTS) which is the third largest growth of any Subregion. Notwithstanding this, it is forecast to achieve 36% of population growth (+449,610 people) which represents the largest single component of population growth any of Sydney Subregion (according to the BTS)¹.

¹ The Metropolitan Strategy does not provide the basis of its population forecasts. For the purposes of this Study we have used the most recent BTS population forecasts to ensure alignment with the BTS employment forecasts we discuss in this Study. It is also worth noting that the most recently released DP&I population forecasts were based on the BTS 2006 population base.

Employment Prospects for Sydney's South West

On this basis, the South West Subregion would only achieve a job to population growth ratio of 56% - the lowest of any Subregion. The ratio further reduces to 50% when we consider the MACROC Region on its own (i.e. the South West Subregion excluding Bankstown and Fairfield LGA's). This compares to the figures in Hill PDA's 2008 Study of 55% showing that on a population basis, the forecast number of jobs in the Region have declined further in the draft Strategy compared to earlier Government Targets for the Region.

Looking at the matter another way, as of 2031 the South West Subregion is forecast to generate 1 job per 0.28 persons. For the MACROC Region this would reduce to 1 job per 0.26 persons which would compare unfavourably to the rate of 0.286 by 2031 we calculated in 2008. All of these forecasts compare poorly to our estimate of 1 job per 0.304 residents that existed in 2006. In essence this means that based on current targets, the ratio of jobs to residents will get worse over time. A similar situation is found on a job growth to dwelling growth basis as summarised in the blue box.

Job Growth to Dwelling Growth Ratio	
2007 MACROC 1.66	2010 MACROC 0.94
2007 South West 1.11	2013 South West 0.95

Share of Job Growth in Centres: despite the draft Strategy's focus on job growth in centres, only 6 of Sydney's existing or proposed centres are located within the South West Subregion and thereby 13% of job growth in these locations. The South West is also poorly represented with respect to Specialised Centres with only 1 of the 11 Specialised Centres (2% of forecast job growth). This is considered symptomatic of the disproportionate share of knowledge sector jobs to other Subregion's in Sydney.

Share of Overall Population and Jobs: As of 2011 the South West comprised 15% of Sydney's population, by 2031 this is projected to increase to 18% yet the share of jobs in the Subregion will only grow from 11 to 12% over the same period. For MACROC, the resident population is forecast to increase from 8% to 12% yet the overall share of jobs is only anticipated to grow from 6% to 7% of Sydney's jobs.

Fair Market Share: Given the South West Subregion is forecast to provide 37% of Metropolitan Sydney's population growth between 2011 and 2031, the South West should aim to capture 37% of Metropolitan Sydney's employment growth. That would increase the current South West employment target from 134,000 to 229,125 jobs.

It is important to note that whilst this approach would achieve parity between population and job growth, owing to the existing mismatch between residents and jobs provision in the South West Subregion and MACROC Region, even if achieved an overall deficit would continue along with the associated social and economic challenges.

CONCLUSION – DON'T SHOOT THE MESSENGER

The draft Strategy identifies targets to support growth across Sydney. In doing this it recognises that *"Planning for this growth in the right way will help to boost our economy and make Sydney a great place to work and live."* To achieve this objective, the draft Strategy recognises the importance of creating jobs close to where people work in accordance with the priorities of the NSW State Plan.

Employment Prospects for Sydney's South West

Whilst the draft Strategy seeks to achieve these objectives by significantly increasing the targeted number of jobs to be generated in the South West Subregion (and MACROC Region) compared to earlier strategies and plans², as a proportion of population growth and by Subregion the ratio of jobs has declined. Furthermore there has been no corresponding shift in planning to achieve this significant additional growth. By this we mean that there has been a relatively limited review or addition to the number of centres, employment areas or Government policies to refocus business into the South West other than the ambition for the area to become an even greater area for housing growth.

Consistent with our earlier assessment, we believe that if left unaddressed, this would lead to the exacerbation of the two Sydney phenomenon foretold in Hill PDA's 2008 Study and the compounding of existing inequities. Whilst these targets may now be argued as a minimum, the draft Strategy still appears to 'plan' for this figure³ rather than the alternative or aspirational target of close to 230,000 jobs calculated by this Study.

Furthermore the Targets for the South West continue to be grounded on the BTS forecasts that are based on long term trends by industry and the historical trends of employment growth and industry profiles in the Subregion. We believe however that to achieve real and positive change, the NSW Government must plan to readdress the reliance of the Subregion on sunset industries (old industries in decline) to sunrise (new industries expanding) that better align with the predominant skill set of the Subregion's growing resident population. We believe it is not the role of the BTS to comment on planning and suggest contrary planning strategies but rather the role of the draft Metropolitan Strategy for Sydney to 2031 to seek to address means of better planning for Sydney, particularly in the Subregion with one of the highest levels of population growth.

² The current employment targets have increased notably since the 2007 draft Subregional Strategies

³ Action states that it is planning for these minimums rather than aspirations (page 41)

1. INTRODUCTION

The following Study has been commissioned by the Macarthur Organisation of Councils (MACROC) to review the targets established by the draft Metropolitan Strategy for Sydney to 2031 (the draft Strategy) for the Macarthur Region of Sydney (MACROC) and the broader South West Subregion. The Study has been prepared as evidence to accompany a submission to the Department of Planning and Infrastructure (DP&I) in relation to the draft Strategy.

The Study questions three key matters:

1. What is the basis of the Metropolitan employment targets for South West Sydney?
2. How do the revised employment targets relate to other Subregions?
3. Do the revised employment targets improve or detract from the 'two Sydney' phenomenon identified by Hill PDA's 2008 Study of *Employment Prospects for Sydney's South West* e.g. the disparity between residential growth and job provision in the Subregion.

The Study generally refers to two geographic areas being:

The MACROC Region: which is defined as the Local Government Areas (LGAs) of Camden, Campbelltown, Liverpool and Wollondilly; and

The South West Subregion: which aligns with the subregion defined by the draft Strategy to include Camden, Campbelltown, Liverpool, Wollondilly, Bankstown and Fairfield LGAs.

To align with the draft Strategy, this Study has adopted a 2011-2031 timescale.

1.1 STUDY BACKGROUND

As referenced above, in 2008 Hill PDA prepared a Study for MACROC concerning the Region's employment prospects. Of note Hill PDA's 2008 Study identified the following.

On a Sydney subregional basis the forecast distribution of jobs suggests a rising concentration of employment in the North West, Lower North and Sydney City in comparison to resident population, benefiting from the growth and affluence of the macro position of Sydney as a Global City. By contrast, the South West will host 23% of population growth but only 13% of growth in local employment. If realised, the ratio of local employment will fall from 0.304 jobs per capita to 0.286 and it will become a major impediment for the vitality of the Subregion that is already burdened by longer work travel times.

Over the same period the Greater Metropolitan Area (GMA) ratio will strengthen from 0.474 to 0.485 taking the South West to the lowest ratio in the GMA despite its having significant natural advantages for employment growth. This view is consistent with a conclusion that is enjoying some currency, that Sydney is tending to bifurcate into two communities with the affluent one to the East, housing higher paid

knowledge workers while the one to the West being dominated by the lower paid production and in-person service/trades workers.⁴

The 2008 Hill PDA Study sought to respond to the State Government's employment targets and their deficiencies at the time by identifying the factors that appeared to be leading the South West into such poor future prospects. It examined the employment dynamics of the Subregion in terms of labour market drivers, employment and business requirements and related community attributes to recommend principles for their co-ordinated development in the Subregion.

It also examined existing local industries and related them to wider trends affecting Sydney's industry and employment as a whole. It related these trends to the opportunities provided in the South West and recommended opportunities to be leveraged off. From these, a set of mechanisms were identified for the realisation of employment goals believed to be both realistic and effective in raising the prospects of the South West to a more acceptable level.

This Study seeks to review the recent release of targets for MACROC and South West Subregion including any subsequent adjustments that may have been made to the prior mismatch between targeted housing and employment growth in the Region.

1.2 DATA SOURCES

In undertaking this analysis we have relied upon the following key data sources:

1. The Australian Bureau of Statistics (ABS) 2011 Census Data;
2. Tables 3, 4, 5 and 6 of the draft Strategy;
3. The August 2012 release of the Bureau of Transport Statistic (BTS) Employment Forecasts;
4. The August 2012 release of the BTS population forecasts; and
5. Various tables referenced in Hill PDA's 2008 Study of Employment Prospects for MACROC.

⁴ Employment Prospects for the South West 2008, Hill PDA Page 12,

2. NEW STRATEGIC DIRECTIONS

Of relevance to this Study *"the Metropolitan Strategy lays the strategic planning foundation to ensure the City's economic activity drives productivity, employment growth and accessibility to jobs"* (Page 8). In this respect it identified and targets:

- At least 625,000 new jobs in Sydney by 2031;
- Subregional employment targets that are now defined as 'a minimum' to be planned for;
- Fifty percent of new jobs will be in Western Sydney by 2031;
- The need for greater employment diversity in Western Sydney;
- The balanced delivery of "growth through a new planning framework;
- More jobs closer to where people live (in accordance with the objectives of the NSW State Plan);
- The extension of the Global Economic Corridor *"to the north west and to Parramatta. This will capitalise on the Strengths of the Corridor to open up new opportunities for investment and jobs in Sydney's west"* (Page 8); and
- The inclusion of part of the Western Sydney Employment Area in the South West Subregion.

2.1 HOW THE TARGETS HAVE CHANGED

The draft Strategy identifies that the employment and housing targets for Sydney have increased notably since subsequent plans. To better understand this degree of change, we have compared the targets provided by:

1. The draft South West and West Central Subregional Strategies (released in December 2007);
2. The Metropolitan Plan for Sydney 2036 (released in December 2010); and
3. The Draft Metropolitan Strategy for Sydney to 2031 (released in March 2013).

A key challenge in comparing data across these plans / strategies relates to their varying time periods (i.e. 2001 to 2031 for the 2007 Strategies; 2006 to 2036 for the 2010 Metropolitan Plan and 2011 to 2031 for the most recent draft Strategy) as well as their changing geographies (i.e. the draft Strategy revises the boundary for the South West Subregion compared to the 2007 strategies and 2010 Plan).

To account for these changes and to try to bring the targets into alignment we have prepared a table that:

- Averages the targets and aligns them to a 20 year period (i.e. so that they align with the 2013 draft Strategy);
- Adjusted the Subregional targets so that they have the same proportional split of jobs as the 2006 Subregional Strategies by LGA in order to provide a rough estimate of what the revised targets could be on an LGA basis.

We caution that these adjustments have been undertaken for indicative purposes only and will no doubt be subject to notable refinement as the revised Subregional / Regional Strategies are prepared in time.

Employment Prospects for Sydney's South West

The comparison of targets in Table 1 below shows a notable increase in jobs and dwellings forecast over a 20 year period by each subsequent Plan / Strategy. **These changes translate into an 83% increase in Employment Targets and a 113% increase in Housing Targets between 2007 and 2013.** The comparison also shows that consistently the targets for additional dwellings are more than the targets for new jobs in the MACROC Region and South West Subregion.

Further analysis of the implications of these changes and how they relate to broader Sydney's targets is discussed in Chapters 3 and 4.

Table 1 - Target Comparisons for 2006, 2010 and 2013 Plans and Strategies

Job Target Comparison	2007 Employment	2010 Employment	2013 Employment	Net Change 2007-2013
	Targets Adjusted to 20 years	Targets Adjusted to 20 years and by LGA	Targets Adjusted for LGAs	
Camden	17,333	27,461	31,673	14,339
Campbelltown	17,333	27,461	31,673	14,339
Liverpool	23,333	36,966	42,636	19,303
Wollondilly	1,333	2,112	2,436	1,103
MACROC	59,333	94,000	108,418	49,085
Bankstown	4,000	6,426	7,309	3,309
Fairfield	10,000	16,066	18,273	8,273
South West Region	73,333	116,492	134,000	60,667
Housing Target Comparison	2007 Housing Targets Adjusted	2010 Housing Targets Adjusted	2013 Housing Targets Adjusted	Net Change 2007-2013
	Targets Adjusted to 20 years	Targets Adjusted to 20 years and by LGA	Targets Adjusted for LGAs	
Camden	6,849	19,849	14,561	7,712
Campbelltown	16,435	47,630	34,941	18,505
Liverpool	8,885	25,750	18,890	10,004
Wollondilly	3,487	10,104	7,412	3,926
MACROC	35,657	103,333	75,804	40,148
Bankstown	14,667	14,743	31,181	16,514
Fairfield	16,000	16,084	34,015	18,015
South West Region	66,323	134,160	141,000	74,677

Source: Based on Forecasts provided in the draft South West and West Central Subregional Strategies 2007; the Draft Metropolitan Strategy for Sydney to 2031 and the Metropolitan Plan for Sydney 2036.

2.2 BASIS OF TARGETS

Our review of the draft Strategy and its targets have identified the following:

- The basis of the employment targets is not explored however our analysis has found that they closely align with the Bureau of Transport Statistics (BTS) forecasts;

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Employment Prospects for Sydney's South West

- The draft Strategy does not explain the basis of the housing targets nor population growth assumptions or dwelling yields. In light of the use of BTS forecasts for employment we have also used the BTS forecasts for population in our analysis. The reasoning for this is twofold;
 - Population and employment growth are interlinked and hence for consistency we have used the same base data; and
 - The BTS August 2012 Population Forecasts are based on the DP&I's 2010 Interim Population Projections. Allowing for minor rounding differences, they are consistent with DP&I totals for Estimated Resident Population (ERP) at the Statistical Local Area (SLA) level.
- Owing to the timing of the draft Strategy's release, there is a mixed use of data sources i.e. SEIA data from the 2006 Census (Page 34) as well as March 2012 unemployment and labour force data rather than consistent (i.e. 2011 Census Data) as a basis.

Attachment 2

3. ANALYSING THE TARGETS

The following Chapter undertakes an initial review of the most recently released employment targets for the South West Subregion and compares them to the housing targets for the same area. It then provides a comparative analysis to the targets that were released in the 2007 draft Subregional Strategies to better understand how they have changed in absolute as well as proportional terms.

3.1 ANALYSING EMPLOYMENT DATA

Firstly analysing the employment targets and data provided by the draft Strategy, the following can be found:

1. The South West Subregion had 17% of Sydney's workforce as of March 2012 representing the third largest workforce by Subregion in Sydney (following the Central Subregion at 30% and the West Central and North West Subregion at 18%)⁵;
2. The South West Subregion had the highest unemployment rate (6.58%) as of 2012 (Table 6);
3. Whilst the South West had 17% of the workforce in 2011 it only had 14% of Sydney's estimated jobs (Table 5). Furthermore the South West's share of jobs is only targeted to increase to 15% by 2031 as a proportion of the total (Table 5);
4. Whilst the share of jobs is targeted to increase to 15%, based on our estimates the Subregion's share of Sydney's workforce could increase to 18% by 2031⁶; and
5. The Subregion is forecast to achieve the second largest proportional growth (37% increase on its existing jobs) following the South Subregion which is targeted to achieve 45%.

3rd Largest workforce
of any Subregion

Highest
unemployment rate of
any Subregion

By 2031, 18% of
Sydney's labour force
but only 15% of
Sydney's jobs

2006: Job to Dwelling
Ratio of 1.66

2013 Ratio reduced
to 0.95

In isolation this all seems reasonable, however we are of the view that the 'devil may be in the more detailed comparisons'. Therefore to help understand how planning for jobs has changed over time and comparative to population growth we have assessed the 2006 employment and housing targets for the LGAs within the South West Subregion (as it is now defined). We have subsequently found that the job targets for the South West as of 2013 have increased by 60,666 (83%) jobs compared to an increase of 74,677 dwellings (112%) since 2007.

⁵ Based on Table 6 of Draft Metropolitan Strategy for Sydney to 2031

⁶ Based on BTS 2012 population forecasts of and a workforce ratio of 50% of 1,298,431 forecast population for the South West

Furthermore when comparing targets for each Subregion across the 2007 draft Subregional Strategies, the Metropolitan Plan for Sydney 2036 and the most recent draft Strategy, it is evident that targets for dwellings have increased notably leaving the targets for jobs well behind.

For example it can be shown that as of 2006 there were 1.66 jobs targeted for each new dwelling in the Subregion. This reduced to 1.11 when the targets for Bankstown and Fairfield were included. By 2011 and 2013 however the Metropolitan Plan and draft Strategy significantly reduced this ratio to less than 1 new job per new dwelling. Given that new households in the South West are likely to have higher occupancy rates than other areas of Sydney (and therefore more occupants likely to be looking for jobs) this ratio is considered a particular matter for concern.

Table 2 - Ratio of Job Growth to Dwellings 2007, 2010 and 2013

2007 MACROC 1.66	2010 MACROC 0.94
2007 South West 1.11	2013 South West 0.95

Based on our adjusted targets established in Section 2.1 of this Study, the following table breaks this analysis down further on an LGA basis.

Table 3 - Estimated Job Growth Ratio's to Housing by LGA 2006 vs. 2013

Subregion	Ratio Jobs to Housing 2007	Ratio Jobs to Housing 2013
Camden	2.53	2.18
Campbelltown	1.05	0.91
Liverpool	2.63	2.26
Wollondilly	0.38	0.33
MACROC	1.66	1.43
Bankstown	0.27	0.23
Fairfield	0.63	0.54
South West Region	1.11	0.95

We reiterate that caution should be applied in relying on these figures at the LGA level as they are based on the proportional split of jobs and housing provided in the 2007 draft Subregional Strategies which are likely to be altered with any revised Subregional Strategy.

3.2 ANALYSING JOB GROWTH BY CENTRE

The draft Strategy also outlines that the majority of job growth will be focused within centres to ensure accessibility to the growing population. Accordingly we have compared job growth by centre with the proportion of dwelling growth (26%) and population growth (37%) to be achieved by the South West to find that:

- Only 13% of job growth in Sydney's Centres is forecast to occur in centres in the South West;
- Only 6 of the 34 existing or proposed centres in Sydney are located in the South West Subregion (18%);

Employment Prospects for Sydney's South West

- Whilst the South West has centres at the Regional, Major and Major Planned Centre levels, the Subregion is poorly represented with respect to Specialised Centres (i.e. 1 centre of the 11 across Sydney representing only 2% of Sydney's growth in these centres). This is a likely reflection of the nature of employment growth forecast for the South West being largely dependent on locations such as the Western Sydney Employment Lands as opposed to specialised centres such as Norwest or Macquarie Business Parks; and
- The South West Subregion does not benefit from the significant job growth (35% of all job growth targeted for centres) that is forecast to occur in Global Sydney nor the Global Economic Corridor where the majority of knowledge sector jobs are likely to be located.

Attachment 2

ORD05

Employment Prospects for Sydney & South West

Table 4 - Analysis of Job Growth by Centre

Centre Type	Total Number of Centres	Total Job Target	Number in South West	Proportion of Total C	Proportion of Total Jobs
Global Sydney	2	104,000	0	0%	0%
None					
Regional Centre	3	38,000	1	33%	24%
Liverpool - 9,000 Job Target					
Major Centre	10	42,000			
Bankstown - 3000 Job Target					7%
Campbelltown-Macarthur - 10,000 Job Target					24%
<i>Subtotal</i>			2	20%	31%
Planned Major Centres	3	26,000	1		
Leppington - 13,000 Job Target				33%	50%
Potential Major Centres	4				
Fairfield - Target TBD		N/A	1	N/A	N/A
Specialised Precinct	11	84,000			
Bankstown Airport - Milperra - 2,000 Job Target			1	9%	2%
Potential Specialised	4				
None		N/A	0		N/A
Total	34	294,000	6	18%	13%

Source: Based on Table 4 of the Draft Metropolitan Strategy for Sydney to 2031

4. DON'T SHOOT THE MESSENGER

This Chapter delves down into greater detail than Chapter 3 to examine the most recent employment forecasts released by the NSW Government, namely the Bureau of Transport Statistics (BTS) employment forecasts (August 2012) and how they compare to the Targets. The Chapter also provides an update of Chapter 8 of Hill PDA's 2008 *Employment Prospects for the South West Report* to MACROC which provided some of the key figures and analysis to underpin the 2008 Study's findings.

The BTS forecasts employment growth across the Sydney Metropolitan Area by industry category between 2011 and 2046. These assumptions are based on global economic trends, increased productivity and national growth of Gross Domestic Product. The BTS makes assumptions of employment distribution to geographic subregions and travel zones by industry. The assumptions include data on land releases, local area population growth, industry trends about offices space and storage, government policy on education and health and so on.

When considering BTS job counts by Place of Work, the estimates are generally higher than the ABS census count numbers because the BTS adjusts for undercounts due to omissions and people of no fixed address. The ABS job counts by Place of Work are typically an under count of 12% - 20% to adjusted BTS data.

1.1 BTS FORECASTS VS. DP&I TARGETS

The BTS forecasts the creation of 621,947 jobs for the Sydney Metropolitan Region by 2031 which very closely aligns with the DP&I Target of 625,000 jobs over the same period. This suggests that the targets are based on the BTS forecasts albeit rounded up. The BTS forecasts by Subregion are provided in Table 5 below.

Breaking the forecasts down to the South West Subregion, the BTS forecasts an additional 128,170 jobs between 2011 and 2031 compared to the 134,000 targeted by the DP&I. Once again this is not too far out of alignment however there is no justification in the draft Strategy for the 5,830 job difference.

For the MACROC Region, the BTS forecasts job growth of 94,884 jobs, representing 15.19% of Sydney's forecast employment growth. This is a 1.92% improvement from the market share that was established by the 2007 draft Subregional Strategy Target of 13.26%.

Table 5 - BTS Subregional Forecasts (August 2012 Release) 2011- 2031

Metropolitan Sydney	2011	2016	2021	2026	2031	2011 to 2031 Difference
Central	997,626	1,076,016	1,138,205	1,193,149	1,237,749	240,123
West Central & North West	389,010	424,341	460,271	493,356	523,766	134,756
North	185,757	197,881	208,915	218,750	227,525	41,768
West	118,790	128,123	137,586	147,156	155,611	36,821
South West	297,677	329,009	359,022	390,399	425,847	128,170
South	182,962	195,015	207,066	217,188	226,070	43,108
Total Metropolitan Sydney	2,171,822	2,350,385	2,511,065	2,659,998	2,796,568	624,746
MACROC	158,037	180,281	202,929	226,082	252,921	94,884

Source: BTS Employment Forecasts August 2012

1.2 PROPORTIONAL SHARE OF EMPLOYMENT GROWTH

By Subregion the largest proportional increase of jobs is forecast to occur within the Central Subregion, largely on account of Sydney CBD and the Global Economic Corridor. The South West Subregion would have the third largest share of forecast job growth at 20.61%.

Table 6 - 2011 – 2031 Employment Growth by Subregion and Proportional Share

Metropolitan Sydney	Job Growth	% of Total Growth	Ranking by Share
Central	240,123	38.44%	1
West Central & North West	134,756	21.57%	2
North	41,768	6.69%	5
West	36,821	5.89%	6
South West	128,170	20.52%	3
South	43,108	6.90%	4
Total Metropolitan Sydney	624,746	100.00%	
MACROC	94,884	15.19%	

Source: BTS Employment Forecasts August 2012

An important matter arises however when reviewing the proportion of forecast job growth to population growth. Using the BTS population forecasts, we have found that the Central Subregion would achieve the highest rate of jobs compared to population growth (211%), whilst the South West would achieve the lowest (57%). This figure drops even further when considering the MACROC Region (e.g. to 51%).

Accordingly the table below shows that the South West's growth in jobs, relative to its population growth, would be the poorest performer of all the subregions in Metropolitan Sydney. Furthermore the proportion to be achieved would be even lower than our forecasts in 2008 that found MACROC would achieve a 55% rate of job growth to population⁷.

Table 7 - Job Growth vs. Population Growth 2011 – 2031 by Subregion

Metropolitan Sydney	Job Growth	% of total job growth	Population growth	% of total population growth	% job growth vs. population growth
Central	240,123	38.61%	227,862	18.25%	211%
West Central & North West	134,756	21.67%	342,474	27.42%	79%
North	41,768	6.72%	78,138	6.26%	107%
West	36,821	5.92%	83,883	6.72%	88%
South West	128,170	20.61%	449,610	36.00%	57%
South	43,108	6.93%	66,825	5.35%	129%
Total Metropolitan Sydney	624,746	100.00%	1,248,792	100.00%	100%
MACROC	94,884	15.19%	371,065	29.71%	51%

Source: BTS Aug 2012 Hill PDA Research

⁷ from 2001 to 2031 based on the TDC forecast

1.3 DON'T SHOOT THE MESSENGER

Why is the South West Subregion lagging in job growth when the Central, North and South Subregions are doing much better relative to population growth?

One needs to realise that the BTS forecast (don't shoot the messenger) continue to be based firstly on long term trends by industry and secondly on historical trends of the Subregion's employment growth and industry profile. The South West does poorly in job growth because of its reliance upon industries, such as manufacturing, that are viewed as being in decline across Sydney as a whole (please see analysis below).

The West Central and North West on the other hand has been successful in attracting business parks and with the growth in the property and business sectors there has been, and is anticipated to be, notable growth in employment in that sector as opposed to the continued contraction in manufacturing related industries.

The South West therefore needs to effectively shift its business model to encompass sunrise (new industries expanding) as opposed to sunset industries (old industries in decline). It is not the role of the BTS to comment on what is poor planning and suggest contrary planning strategies. It is however, the role of the draft Metropolitan Strategy to seek to address means of better planning for Sydney, particularly in the area of the highest level of population growth in Sydney.

1.4 SHIFTS IN INDUSTRY SHARE

This next section looks at the BTS forecasts at the Sydney Metropolitan level and then critically reviews assumptions of market share at the subregional level. A starting hypothesis of our analysis is that the South West should be able to gain the same share of job growth relative to population growth (Fair Market Share of Job Growth) as does the rest of the Sydney Metropolitan Region.

Global trends show that industries such as education, government administration, health, construction, transport and storage, personal services and retail are increasingly being suburbanised and can grow as a function of population growth and government intervention. Other industry categories, such as manufacturing, finance and insurance, property and business services are more industry led and government incentives will often be required to stimulate decision making. The establishment and sustained support of Parramatta CBD is noted as an example of this government intervention. On this basis our 2008 Study recommended such an approach for the South West.

Looking now at industries across Sydney and how they are forecast to shift in time, Table 4 shows that the majority of jobs in the manufacturing industry will continue to decline over the next 20 years. It also shows that the majority of job growth will be focused in the knowledge and service industries referenced above including health care and professional services.

Table 8 - Metropolitan Employment Forecasts by Industry as a Proportion of the Whole 2011 - 2031

Industry	2011	2031	Shift in Jobs	% shift 2011-2031
Agriculture, Forestry and Fishing	7,202	5,863	- 1,339	-19%
Mining	7,706	13,299	5,592	73%
Food Product Manufacturing	29,062	24,612	- 4,450	-15%
Beverage and Tobacco Product Manufacturing	4,981	4,085	- 896	-18%
Textile, Leather, Clothing and Footwear Manufacturing	8,657	5,023	- 3,634	-42%
Wood Product Manufacturing	5,406	2,865	- 2,541	-47%
Pulp, Paper and Converted Paper Product Manufacturing	5,123	2,767	- 2,356	-46%
Printing (including the Reproduction of Recorded Media)	15,433	11,759	- 3,674	-24%
Petroleum and Coal Product Manufacturing	1,642	1,171	- 471	-29%
Basic Chemical and Chemical Product Manufacturing	12,337	9,067	- 3,271	-27%
Polymer Product and Rubber Product Manufacturing	10,424	8,336	- 2,088	-20%
Non-Metallic Mineral Product Manufacturing	8,088	6,379	- 1,709	-21%
Primary Metal and Metal Product Manufacturing	8,972	9,467	495	6%
Fabricated Metal Product Manufacturing	10,946	9,787	- 1,160	-11%
Transport Equipment Manufacturing	9,205	6,413	- 2,791	-30%
Machinery and Equipment Manufacturing	27,085	19,175	- 7,910	-29%
Furniture and Other Manufacturing	28,335	21,908	- 6,427	-23%
Electricity, Gas, Water and Waste Services	18,890	12,673	- 6,217	-33%
Construction	116,505	143,939	27,435	24%
Wholesale Trade	112,208	140,323	28,115	25%
Retail Trade	222,060	288,329	66,269	30%
Accommodation and Food Services	147,649	168,608	20,959	14%
Transport, Postal and Warehousing	123,029	145,053	22,024	18%
Information Media and Telecommunications	53,821	71,970	18,149	34%
Financial and Insurance Services	149,175	211,122	61,947	42%
Rental, Hiring and Real Estate Services	37,523	42,077	4,554	12%
Professional, Scientific and Technical Services	219,062	346,232	127,170	58%
Administrative and Support Services	70,388	95,974	25,586	36%
Public Administration and Safety	123,429	165,649	42,220	34%
Education and Training	158,305	221,993	63,689	40%
Health Care and Social Assistance	238,391	363,991	125,599	53%
Arts and Recreation Services	40,014	48,491	8,477	21%
Other Services	78,180	89,116	10,935	14%
Unclassified	62,590	79,053	16,463	26%
Total	2,171,823	2,796,569	624,746	28.77%

Source: BTS August 2012

Translating the table above into a proportional breakdown by industry shows that the Manufacturing Supergroup will experience a drop in total market share from 7.84% to 4.69%. This equates to a total job loss of 39,209 jobs from 2011 to 2031 despite a growth in total workforce of over 624,746 for all industries over the Metropolitan Area. Other big losers in job growth are electricity, gas, water and waste services as well as accommodation and food services.

Employment Prospects for Sydney's South West

Table 9 - Share of Total Employment by Industry - Sydney Metropolitan Area 2011- 2031

Industry	2011	2016	2021	2026	2031	Shift
Agriculture, Forestry and Fishing	0.33%	0.27%	0.23%	0.22%	0.21%	-0.12%
Mining	0.35%	0.43%	0.45%	0.47%	0.48%	0.12%
Food Product Manufacturing	1.34%	1.13%	0.97%	0.92%	0.88%	-0.46%
Beverage and Tobacco Product Manufacturing	0.23%	0.19%	0.16%	0.15%	0.15%	-0.08%
Textile, Leather, Clothing and Footwear Manufacturing	0.40%	0.30%	0.20%	0.20%	0.18%	-0.22%
Wood Product Manufacturing	0.25%	0.17%	0.13%	0.11%	0.10%	-0.15%
Pulp, Paper and Converted Paper Product Manufacturing	0.24%	0.16%	0.12%	0.11%	0.10%	-0.14%
Printing (including the Reproduction of Recorded Media)	0.71%	0.56%	0.47%	0.44%	0.42%	-0.29%
Petroleum and Coal Product Manufacturing	0.08%	0.06%	0.05%	0.05%	0.04%	-0.03%
Basic Chemical and Chemical Product Manufacturing	0.57%	0.48%	0.41%	0.35%	0.32%	-0.24%
Polymer Product and Rubber Product Manufacturing	0.48%	0.42%	0.34%	0.32%	0.30%	-0.18%
Non-Metallic Mineral Product Manufacturing	0.37%	0.31%	0.26%	0.24%	0.23%	-0.14%
Primary Metal and Metal Product Manufacturing	0.41%	0.42%	0.39%	0.35%	0.34%	-0.07%
Fabricated Metal Product Manufacturing	0.50%	0.48%	0.43%	0.37%	0.35%	-0.15%
Transport Equipment Manufacturing	0.42%	0.33%	0.27%	0.25%	0.23%	-0.19%
Machinery and Equipment Manufacturing	1.25%	0.97%	0.82%	0.74%	0.69%	-0.56%
Furniture and Other Manufacturing	1.30%	1.15%	0.98%	0.85%	0.78%	-0.52%
Electricity, Gas, Water and Waste Services	0.87%	0.59%	0.51%	0.47%	0.45%	-0.42%
Construction	5.36%	5.61%	5.59%	5.29%	5.15%	-0.22%
Wholesale Trade	5.17%	5.04%	5.03%	5.03%	5.02%	-0.15%
Retail Trade	10.22%	10.54%	10.38%	10.34%	10.31%	0.09%
Accommodation and Food Services	6.80%	6.55%	6.25%	6.11%	6.03%	-0.77%
Transport, Postal and Warehousing	5.66%	5.44%	5.36%	5.16%	5.19%	-0.48%
Information Media and Telecommunications	2.48%	2.62%	2.59%	2.58%	2.57%	0.10%
Financial and Insurance Services	6.87%	7.04%	7.35%	7.49%	7.55%	0.68%
Rental, Hiring and Real Estate Services	1.73%	1.66%	1.59%	1.53%	1.50%	-0.22%
Professional, Scientific and Technical Services	10.09%	10.73%	11.57%	12.13%	12.38%	2.29%
Administrative and Support Services	3.24%	3.48%	3.45%	3.45%	3.43%	0.19%
Public Administration and Safety	5.68%	6.06%	5.99%	5.96%	5.92%	0.24%
Education and Training	7.29%	7.08%	7.50%	7.79%	7.94%	0.65%
Health Care and Social Assistance	10.98%	11.70%	12.31%	12.76%	13.02%	2.04%
Arts and Recreation Services	1.84%	1.76%	1.71%	1.73%	1.73%	-0.11%
Other Services	3.60%	3.44%	3.30%	3.23%	3.19%	-0.41%
Unclassified	2.88%	2.85%	2.83%	2.83%	2.83%	-0.06%
Total	100.00%	100.00%	100.00%	100.00%	100.00%	
Manufacturing Supergroup	7.84%	6.57%	5.53%	5.00%	4.69%	-3.15%

Source: BTS August 2012

To assess what these shifts mean to the South West and MACROC, we have used the Land Quotient method. This method compares the proportional size of an industry within a given subregion to better understand industry under representation or need. In essence where a Land Quotient equals 1, there is an equal distribution of jobs between both areas however where the number exceeds 1, this represents a greater proportional share of jobs. In our case a number greater than 1 represents a greater proportional share of jobs within an industry for the South West or MACROC compared to the Sydney Metropolitan Region or Greater Metropolitan Area.

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As shown in Table 10 below, for the South West Subregion, the industry share trends established in the preceding table's impact the South West Subregion negatively. It is shown that 8 of the 9 proportionally largest employment generating industries in the South West are forecast to decline by 2031 across Sydney as a whole. The only exception being primary metal and metal product manufacturing.

Table 10 - South West LQ Industries as of 2031 compared to Metro Sydney and GMA

South West	Metropolitan Sydney	GMA
Agriculture, Forestry and Fishing	1.7	1.2
Mining	3.1	1.8
Food Product Manufacturing	1.8	1.7
Beverage and Tobacco Product Manufacturing	0.6	0.6
Textile, Leather, Clothing and Footwear Manufacturing	1.6	1.8
Wood Product Manufacturing	2.9	2.4
Pulp, Paper and Converted Paper Product Manufacturing	3.3	3.7
Printing (including the Reproduction of Recorded Media)	1.2	1.4
Petroleum and Coal Product Manufacturing	1.3	1.2
Basic Chemical and Chemical Product Manufacturing	1.3	1.3
Polymer Product and Rubber Product Manufacturing	3.3	3.8
Non-Metallic Mineral Product Manufacturing	2.6	2.5
Primary Metal and Metal Product Manufacturing	2.4	1.5
Fabricated Metal Product Manufacturing	2.5	2.2
Transport Equipment Manufacturing	2.0	1.8
Machinery and Equipment Manufacturing	1.7	1.7
Furniture and Other Manufacturing	2.4	2.4
Electricity, Gas, Water and Waste Services	1.4	1.3
Construction	1.1	0.9
Wholesale Trade	1.2	1.3
Retail Trade	1.2	1.2
Accommodation and Food Services	0.9	0.9
Transport, Postal and Warehousing	1.6	1.7
Information Media and Telecommunications	0.3	0.4
Financial and Insurance Services	0.3	0.3
Rental, Hiring and Real Estate Services	1.4	1.4
Professional, Scientific and Technical Services	0.3	0.4
Administrative and Support Services	0.9	0.9
Public Administration and Safety	0.8	0.8
Education and Training	1.1	1.1
Health Care and Social Assistance	1.2	1.2
Arts and Recreation Services	0.8	0.8
Other Services	1.4	1.3
Unclassified	0.9	0.9

Source: BTS August 2012 forecast & Hill PDA Research

Note: Top 9 employment generating industries by LQ highlighted in yellow

In MACROC's case, 6 of the 9 top land quotient industries will have negative shifts in industry share when viewed over the Sydney Metropolitan Area. This means that 6 of the 9 proportionally largest industries in MACROC are forecast to decline by 2031 across Sydney as a whole. The exceptions being non-metallic mineral product manufacturing; transport postal and warehousing; rental, hiring and real estate services.

Employment Prospects for Sydney's South West

Table 11 - MACROC LQ Industries as of 2031 compared to Metro Sydney and GMA

MACROC	Metropolitan Sydney	GMA
Agriculture, Forestry and Fishing	2.3	1.7
Mining	4.9	2.8
Food Product Manufacturing	1.5	1.5
Beverage and Tobacco Product Manufacturing	0.3	0.3
Textile, Leather, Clothing and Footwear Manufacturing	1.3	1.4
Wood Product Manufacturing	1.5	1.3
Pulp, Paper and Converted Paper Product Manufacturing	2.6	3.0
Printing (including the Reproduction of Recorded Media)	1.0	1.2
Petroleum and Coal Product Manufacturing	0.3	0.3
Basic Chemical and Chemical Product Manufacturing	1.4	1.4
Polymer Product and Rubber Product Manufacturing	2.7	3.1
Non-Metallic Mineral Product Manufacturing	1.8	1.7
Primary Metal and Metal Product Manufacturing	1.1	0.7
Fabricated Metal Product Manufacturing	1.5	1.3
Transport Equipment Manufacturing	1.2	1.1
Machinery and Equipment Manufacturing	1.6	1.6
Furniture and Other Manufacturing	1.6	1.7
Electricity, Gas, Water and Waste Services	1.3	1.2
Construction	1.1	0.8
Wholesale Trade	0.8	0.9
Retail Trade	1.3	1.3
Accommodation and Food Services	1.0	0.9
Transport, Postal and Warehousing	1.7	1.7
Information Media and Telecommunications	0.3	0.4
Financial and Insurance Services	0.2	0.3
Rental, Hiring and Real Estate Services	1.7	1.7
Professional, Scientific and Technical Services	0.3	0.4
Administrative and Support Services	1.0	0.9
Public Administration and Safety	0.8	0.8
Education and Training	1.1	1.1
Health Care and Social Assistance	1.3	1.3
Arts and Recreation Services	1.0	1.0
Other Services	1.4	1.3
Unclassified	0.7	0.7

Source BTS August 2012 forecast & Hill PDA Research

Note: Top 9 employment generating industries by LQ highlighted in yellow

4.2 JOB CHANGE BY INDUSTRY 2011 – 2031

The top five growth industries for the South West up to 2031 are forecast to be:

1. The Health Care and Social Assistance industry with +32,577 jobs;
2. The Retail Trade industry with +17,324 jobs;
3. The Transport, Postal and Warehousing Industry with +14,257 jobs;
4. The Education and Training industry with +12,013 jobs; and
5. The Wholesale Trade industry with +7,821 jobs.

The top five industries in decline are forecast to be:

1. The Pulp, Paper and Converted Paper Product Manufacturing with a decline of -825 jobs;
2. The Transport Equipment Manufacturing industry with a decline of -736 jobs;
3. The Wood Product Manufacturing industry with a decline of -689 jobs;
4. The Furniture and Other Manufacturing industry with a decline of -653 jobs; and
5. The Machinery and Equipment Manufacturing industry with a decline of -610 jobs.

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Table 12 - Employment Forecasts by Industry for the South West 2011 -2031

South West	2011	2016	2021	2026	2031	Job Shift 2011-2031
Agriculture, Forestry and Fishing	1,912	1,638	1,503	1,476	1,482	-430
Mining	3,723	4,908	5,427	5,918	6,331	2,608
Food Product Manufacturing	7,044	6,634	6,191	6,387	6,572	-473
Beverage and Tobacco Product Manufacturing	500	441	391	385	380	-119
Textile, Leather, Clothing and Footwear Manufacturing	1,742	1,490	1,142	1,242	1,258	-484
Wood Product Manufacturing	1,968	1,527	1,309	1,286	1,279	-689
Pulp, Paper and Converted Paper Product Manufacturing	2,200	1,711	1,449	1,409	1,375	-825
Printing (including the Reproduction of Recorded Media)	2,446	2,127	1,950	2,052	2,123	-323
Petroleum and Coal Product Manufacturing	256	274	239	235	232	-24
Basic Chemical and Chemical Product Manufacturing	2,276	2,143	1,991	1,819	1,817	-459
Polymer Product and Rubber Product Manufacturing	4,504	4,475	4,044	4,118	4,204	-299
Non-Metallic Mineral Product Manufacturing	2,984	2,773	2,533	2,506	2,522	-463
Primary Metal and Metal Product Manufacturing	3,119	3,450	3,511	3,387	3,513	394
Fabricated Metal Product Manufacturing	3,839	4,026	3,952	3,696	3,733	-106
Transport Equipment Manufacturing	2,705	2,256	2,014	1,975	1,969	-736
Machinery and Equipment Manufacturing	5,663	4,876	4,618	4,793	5,052	-610
Furniture and Other Manufacturing	8,639	8,637	8,185	7,886	7,986	-653
Electricity, Gas, Water and Waste Services	2,902	2,371	2,364	2,461	2,665	-237
Construction	18,913	21,554	23,156	23,429	24,199	5,286
Wholesale Trade	16,810	18,495	20,397	22,528	24,631	7,821
Retail Trade	34,458	39,596	43,384	47,487	51,782	17,324
Accommodation and Food Services	18,442	19,775	21,022	22,296	23,807	5,366
Transport, Postal and Warehousing	21,122	25,129	28,695	31,183	35,379	14,257
Information Media and Telecommunications	2,453	2,742	2,897	3,115	3,427	974
Financial and Insurance Services	5,038	5,632	6,525	7,258	8,049	3,010
Rental, Hiring and Real Estate Services	5,220	6,008	6,873	7,775	8,981	3,761
Professional, Scientific and Technical Services	9,285	10,651	12,661	14,538	16,590	7,305
Administrative and Support Services	8,057	10,001	11,129	12,240	13,346	5,289
Public Administration and Safety	14,572	17,162	18,327	19,590	20,852	6,280
Education and Training	25,531	27,216	31,225	34,686	37,544	12,013
Health Care and Social Assistance	34,574	42,413	50,641	58,964	67,152	32,577
Arts and Recreation Services	3,574	3,956	4,470	5,180	5,980	2,406
Other Services	12,418	13,657	15,052	16,838	18,928	6,511
Unclassified	8,788	9,265	9,751	10,259	10,704	1,917
Total	297,678	329,010	359,021	390,398	425,848	128,170

Source BTS August 2012

The top five growth industries for the MACROC are forecast to be:

1. The Health Care and Social Assistance industry with +22,900 jobs;
2. The Retail Trade industry with +13,997 jobs;
3. The Transport, Postal and Warehousing industry with +11,287 jobs;
4. The Education and Training industry with +7,508 jobs; and
5. The Professional, Scientific and Technical Services with +5,273 jobs.

The top five industries in decline are forecast to be:

1. The Agriculture, Forestry and Fishing industry with a decline of -366 jobs;
2. The Wood Product Manufacturing industry with a decline of -307 jobs;
3. The Pulp, Paper and Converted Paper Product Manufacturing industry with a decline of -281 jobs;
4. The Food Product Manufacturing industry with a decline of -271 jobs; and
5. The Non-Metallic Mineral Product Manufacturing industry with a decline of -243 jobs.

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Table 13 - Employment Forecasts by Industry for MACROC 2011 - 2031

SHOROC	2011	2016	2021	2026	2031	Job Shift 2011-31
Agriculture, Forestry and Fishing	1,601	1,369	1,255	1,231	1,234	-366
Mining	3,518	4,608	5,069	5,503	5,863	2,345
Food Product Manufacturing	3,602	3,350	3,107	3,221	3,331	-271
Beverage and Tobacco Product Manufacturing	180	149	124	116	109	-71
Textile, Leather, Clothing and Footwear Manufacturing	744	648	503	557	572	-172
Wood Product Manufacturing	703	530	435	412	396	-307
Pulp, Paper and Converted Paper Product Manufacturing	937	755	659	658	656	-281
Printing (including the Reproduction of Recorded Media)	1,014	912	883	999	1,094	79
Petroleum and Coal Product Manufacturing	38	46	37	33	30	-8
Basic Chemical and Chemical Product Manufacturing	1,260	1,244	1,197	1,118	1,138	-122
Polymer Product and Rubber Product Manufacturing	1,918	1,990	1,855	1,935	2,015	97
Non-Metallic Mineral Product Manufacturing	1,268	1,164	1,051	1,029	1,025	-243
Primary Metal and Metal Product Manufacturing	985	1,041	1,018	941	944	-41
Fabricated Metal Product Manufacturing	1,386	1,448	1,416	1,312	1,319	-66
Transport Equipment Manufacturing	736	623	578	625	673	-63
Machinery and Equipment Manufacturing	2,420	2,109	2,133	2,425	2,758	338
Furniture and Other Manufacturing	3,151	3,140	3,054	3,059	3,241	90
Electricity, Gas, Water and Waste Services	1,529	1,210	1,242	1,319	1,476	-53
Construction	10,486	12,087	13,135	13,411	13,974	3,487
Wholesale Trade	6,197	6,848	7,665	8,710	9,884	3,687
Retail Trade	20,036	23,778	27,051	30,394	34,033	13,997
Accommodation and Food Services	10,131	11,136	12,307	13,353	14,625	4,494
Transport, Postal and Warehousing	10,618	13,873	16,553	18,581	21,905	11,287
Information Media and Telecommunications	1,123	1,326	1,489	1,690	1,991	868
Financial and Insurance Services	2,477	2,812	3,327	3,758	4,284	1,807
Rental, Hiring and Real Estate Services	3,163	3,811	4,579	5,388	6,450	3,287
Professional, Scientific and Technical Services	5,274	6,222	7,656	8,952	10,548	5,273
Administrative and Support Services	4,617	5,897	6,746	7,559	8,445	3,828
Public Administration and Safety	8,981	10,359	11,037	11,788	12,562	3,580
Education and Training	14,516	15,626	18,089	20,219	22,024	7,508
Health Care and Social Assistance	20,919	26,224	31,930	37,830	43,819	22,900
Arts and Recreation Services	2,187	2,522	2,984	3,574	4,262	2,076
Other Services	6,287	7,120	8,186	9,530	11,140	4,853
Unclassified	4,035	4,305	4,575	4,854	5,101	1,066
Total SHOROC	158,038	180,282	202,928	226,082	252,921	94,883

Source: BTS Employment Forecasts (August 2012)

When this analysis is compared on an industry share basis to the Metropolitan Sydney industry share, some interesting anomalies occur with job forecasts. Namely the South West, although strong in manufacturing, is losing more industry share when compared to the Sydney Metropolitan Area. For example, the South West is forecast to experience a 0.82% decline in the Food Product Manufacturing industry whilst Sydney as a whole is only forecast to experience a decline of 0.46%.

Table 14 - 2011 to 2031 Shift in Industry Share for Metropolitan Sydney & South West Subregion

South West	SW 2011	SW 2031	SW Percentage Point Shift	Metro Sydney 2011	Metro Sydney 2031	Metro Sydney Percentage Point Shift
Agriculture, Forestry and Fishing	0.64%	0.35%	-0.29%	0.33%	0.21%	-0.12%
Mining	1.25%	1.49%	0.24%	0.35%	0.48%	0.12%
Food Product Manufacturing	2.37%	1.54%	-0.82%	1.34%	0.88%	-0.46%
Beverage and Tobacco Product Manufacturing	0.17%	0.09%	-0.08%	0.23%	0.15%	-0.08%
Textile, Leather, Clothing and Footwear Manufacturing	0.59%	0.30%	-0.29%	0.40%	0.18%	-0.22%
Wood Product Manufacturing	0.66%	0.30%	-0.36%	0.25%	0.10%	-0.15%
Pulp, Paper and Converted Paper Product Manufacturing	0.74%	0.32%	-0.42%	0.24%	0.10%	-0.14%
Printing (including the Reproduction of Recorded Media)	0.82%	0.50%	-0.32%	0.71%	0.42%	-0.29%
Petroleum and Coal Product Manufacturing	0.09%	0.05%	-0.03%	0.08%	0.04%	-0.03%
Basic Chemical and Chemical Product Manufacturing	0.76%	0.43%	-0.34%	0.57%	0.32%	-0.24%
Polymer Product and Rubber Product Manufacturing	1.51%	0.99%	-0.53%	0.48%	0.30%	-0.18%
Non-Metallic Mineral Product Manufacturing	1.00%	0.59%	-0.41%	0.37%	0.23%	-0.14%
Primary Metal and Metal Product Manufacturing	1.05%	0.82%	-0.22%	0.41%	0.34%	-0.07%
Fabricated Metal Product Manufacturing	1.29%	0.88%	-0.41%	0.50%	0.35%	-0.15%
Transport Equipment Manufacturing	0.91%	0.46%	-0.45%	0.42%	0.23%	-0.19%
Machinery and Equipment Manufacturing	1.90%	1.19%	-0.72%	1.25%	0.69%	-0.56%
Furniture and Other Manufacturing	2.90%	1.88%	-1.03%	1.30%	0.78%	-0.52%
Electricity, Gas, Water and Waste Services	0.97%	0.63%	-0.35%	0.87%	0.45%	-0.42%
Construction	6.35%	5.68%	-0.67%	5.36%	5.15%	-0.22%
Wholesale Trade	5.65%	5.78%	0.14%	5.17%	5.02%	-0.15%
Retail Trade	11.58%	12.16%	0.58%	10.22%	10.31%	0.09%
Accommodation and Food Services	6.20%	5.59%	-0.60%	6.80%	6.03%	-0.77%
Transport, Postal and Warehousing	7.10%	8.31%	1.21%	5.66%	5.19%	-0.48%
Information Media and Telecommunications	0.82%	0.80%	-0.02%	2.48%	2.57%	0.10%
Financial and Insurance Services	1.69%	1.89%	0.20%	6.87%	7.55%	0.68%
Rental, Hiring and Real Estate Services	1.75%	2.11%	0.36%	1.73%	1.50%	-0.22%
Professional, Scientific and Technical Services	3.12%	3.90%	0.78%	10.09%	12.38%	2.29%
Administrative and Support Services	2.71%	3.13%	0.43%	3.24%	3.43%	0.19%
Public Administration and Safety	4.90%	4.90%	0.00%	5.68%	5.92%	0.24%
Education and Training	8.58%	8.82%	0.24%	7.29%	7.94%	0.65%
Health Care and Social Assistance	11.61%	15.77%	4.15%	10.98%	13.02%	2.04%
Arts and Recreation Services	1.20%	1.40%	0.20%	1.84%	1.73%	-0.11%
Other Services	4.17%	4.44%	0.27%	3.60%	3.19%	-0.41%
Unclassified	2.95%	2.51%	-0.44%	2.88%	2.83%	-0.06%

Source BTS August 2012.

The most favourable shifts in industry share in the South West according to the BTS forecasts are:

- Health Care and Social Assistance (+4.15%);
- Transport, Postal and Warehousing (+1.21%);
- Professional, Scientific and Technical Services (0.78%); and
- Retail Trade (0.58%).

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Table 15 - 2011 to 2031 Shift in Industry Share for Metropolitan Sydney & MACROC

MACROC	MACROC 2011	SHOROC 2031	SHOROC Percentage Point Shift	Metro Sydney 2011	Metro Sydney 2031	Metro Sydney Percentage Point Shift
Agriculture, Forestry and Fishing	1.01%	0.49%	-0.52%	0.33%	0.21%	-0.12%
Mining	2.23%	2.32%	0.09%	0.35%	0.48%	0.12%
Food Product Manufacturing	2.28%	1.32%	-0.96%	1.34%	0.88%	-0.46%
Beverage and Tobacco Product Manufacturing	0.11%	0.04%	-0.07%	0.23%	0.15%	-0.08%
Textile, Leather, Clothing and Footwear Manufacturing	0.47%	0.23%	-0.24%	0.40%	0.18%	-0.22%
Wood Product Manufacturing	0.44%	0.16%	-0.29%	0.25%	0.10%	-0.15%
Pulp, Paper and Converted Paper Product Manufacturing	0.59%	0.26%	-0.33%	0.24%	0.10%	-0.14%
Printing (including the Reproduction of Recorded Media)	0.64%	0.43%	-0.21%	0.71%	0.42%	-0.29%
Petroleum and Coal Product Manufacturing	0.02%	0.01%	-0.01%	0.08%	0.04%	-0.03%
Basic Chemical and Chemical Product Manufacturing	0.80%	0.45%	-0.35%	0.57%	0.32%	-0.24%
Polymer Product and Rubber Product Manufacturing	1.21%	0.80%	-0.42%	0.48%	0.30%	-0.18%
Non-Metallic Mineral Product Manufacturing	0.80%	0.41%	-0.40%	0.37%	0.23%	-0.14%
Primary Metal and Metal Product Manufacturing	0.62%	0.37%	-0.25%	0.41%	0.34%	-0.07%
Fabricated Metal Product Manufacturing	0.88%	0.52%	-0.36%	0.50%	0.35%	-0.15%
Transport Equipment Manufacturing	0.47%	0.27%	-0.20%	0.42%	0.23%	-0.19%
Machinery and Equipment Manufacturing	1.53%	1.09%	-0.44%	1.25%	0.69%	-0.56%
Furniture and Other Manufacturing	1.99%	1.28%	-0.71%	1.30%	0.78%	-0.52%
Electricity, Gas, Water and Waste Services	0.97%	0.58%	-0.38%	0.87%	0.45%	-0.42%
Construction	6.64%	5.53%	-1.11%	5.36%	5.15%	-0.22%
Wholesale Trade	3.92%	3.91%	-0.01%	5.17%	5.02%	-0.15%
Retail Trade	12.68%	13.46%	0.78%	10.22%	10.31%	0.09%
Accommodation and Food Services	6.41%	5.78%	-0.63%	6.80%	6.03%	-0.77%
Transport, Postal and Warehousing	6.72%	8.66%	1.94%	5.66%	5.19%	-0.48%
Information Media and Telecommunications	0.71%	0.79%	0.08%	2.48%	2.57%	0.10%
Financial and Insurance Services	1.57%	1.69%	0.13%	6.87%	7.55%	0.68%
Rental, Hiring and Real Estate Services	2.00%	2.55%	0.55%	1.73%	1.50%	-0.22%
Professional, Scientific and Technical Services	3.34%	4.17%	0.83%	10.09%	12.38%	2.29%
Administrative and Support Services	2.92%	3.34%	0.42%	3.24%	3.43%	0.19%
Public Administration and Safety	5.68%	4.97%	-0.72%	5.68%	5.92%	0.24%
Education and Training	9.19%	8.71%	-0.48%	7.29%	7.94%	0.65%
Health Care and Social Assistance	13.24%	17.33%	4.09%	10.98%	13.02%	2.04%
Arts and Recreation Services	1.38%	1.69%	0.30%	1.84%	1.73%	-0.11%
Other Services	3.98%	4.40%	0.43%	3.60%	3.19%	-0.41%
Unclassified	2.55%	2.02%	-0.54%	2.88%	2.83%	-0.06%

Source BTS August 2012

The most favourable shifts in industry share for MACROC according to the BTS forecasts are forecast to be:

- Health Care and Social Assistance (4.09%);
- Transport, Postal and Warehousing (1.94%);
- Professional, Scientific and Technical Services (0.83%); and
- Retail trade (0.78%).

Another measure is to compare the South West's market share of jobs in Metropolitan Sydney and its population share in 2011 to the BTS forecast for 2031. Despite the South West increasing its population base from 15% of Metropolitan Sydney to 18% close to three quarters of its industry categories (23 of 34) are forecast to lose

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market share (industries coloured orange) relative to population share. This is shown in the table below under the column Job Share /Population Share.

Three of the industries with the lowest proportional share on a population basis are forecast to be:

1. Financial and Insurance Services;
2. Professional, Scientific and Technical Services; and
3. Information Media and Telecommunications.

Table 16 - South West Job Market Share of Sydney Metropolitan Area 2011 and 2031

Industry Category	Job Share / Pop Share		Job Share / Pop Share	
	2011		2031	
Agriculture, Forestry and Fishing	15%	1.01	14%	0.80
Mining	20%	1.36	21%	1.19
Food Product Manufacturing	19%	1.25	21%	1.14
Beverage and Tobacco Product Manufacturing	8%	0.54	7%	0.40
Textile, Leather, Clothing and Footwear Manufacturing	17%	1.16	21%	1.19
Wood Product Manufacturing	25%	1.65	29%	1.80
Pulp, Paper and Converted Paper Product Manufacturing	39%	2.62	44%	2.45
Printing (including the Reproduction of Recorded Media)	15%	0.98	17%	0.93
Petroleum and Coal Product Manufacturing	13%	0.88	15%	0.82
Basic Chemical and Chemical Product Manufacturing	16%	1.06	16%	0.88
Polymer Product and Rubber Product Manufacturing	39%	2.61	45%	2.52
Non-Metallic Mineral Product Manufacturing	28%	1.84	30%	1.65
Primary Metal and Metal Product Manufacturing	15%	0.97	18%	0.98
Fabricated Metal Product Manufacturing	26%	1.70	27%	1.49
Transport Equipment Manufacturing	22%	1.49	22%	1.22
Machinery and Equipment Manufacturing	17%	1.12	20%	1.13
Furniture and Other Manufacturing	25%	1.66	29%	1.80
Electricity, Gas, Water and Waste Services	11%	0.74	16%	0.87
Construction	10%	0.65	10%	0.57
Wholesale Trade	13%	0.87	15%	0.85
Retail Trade	12%	0.78	14%	0.76
Accommodation and Food Services	9%	0.63	11%	0.60
Transport, Postal and Warehousing	14%	0.92	20%	1.10
Information Media and Telecommunications	4%	0.27	4%	0.24
Financial and Insurance Services	3%	0.20	3%	0.19
Rental, Hiring and Real Estate Services	11%	0.73	17%	0.94
Professional, Scientific and Technical Services	4%	0.25	4%	0.23
Administrative and Support Services	9%	0.57	10%	0.57
Public Administration and Safety	9%	0.61	10%	0.54
Education and Training	12%	0.82	13%	0.72
Health Care and Social Assistance	11%	0.72	14%	0.77
Arts and Recreation Services	7%	0.47	10%	0.55
Other Services	12%	0.80	16%	0.89
Unclassified	11%	0.75	11%	0.61
Total South West	11%	0.71	12%	0.66

Source: BTS Population Forecasts August 2012 as adjusted by Hill PDA

Note: Orange indicates industries that will lose proportional share on a population basis between 2011 and 2031

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Undertaking the same analysis now for MACROC, despite the Subregion's population share increasing from 8% to 12% of Metropolitan Sydney most (30) of its 34 industry categories are also forecast to lose market share relative to population share. This is shown in the table below under the column Job Share /Population Share with industries losing market share highlighted in Orange.

Three of the industries with the lowest proportional share on a population basis are forecast to include:

1. Financial and Insurance Services (0.15);
2. Information Media and Telecommunications (0.21); and
3. Professional, Scientific and Technical Services (0.22).

Table 17 - MACROC Market Share of Sydney Metropolitan Region 2011 and 2031

Industry Category	Job Share /		Job Share /	
	2011	Pop Share	2031	Pop Share
Agriculture, Forestry and Fishing	13%	1.58	12%	1.00
Mining	19%	2.40	20%	1.65
Food Product Manufacturing	10%	1.19	10%	0.87
Beverage and Tobacco Product Manufacturing	3%	0.36	2%	0.17
Textile, Leather, Clothing and Footwear Manufacturing	7%	0.93	10%	0.81
Wood Product Manufacturing	9%	1.10	9%	0.75
Pulp, Paper and Converted Paper Product Manufacturing	17%	2.09	21%	1.75
Printing (including the Reproduction of Recorded Media)	6%	0.76	9%	0.72
Petroleum and Coal Product Manufacturing	2%	0.24	2%	0.16
Basic Chemical and Chemical Product Manufacturing	9%	1.10	10%	0.82
Polymer Product and Rubber Product Manufacturing	17%	2.09	22%	1.81
Non-Metallic Mineral Product Manufacturing	12%	1.47	12%	1.00
Primary Metal and Metal Product Manufacturing	5%	0.57	5%	0.39
Fabricated Metal Product Manufacturing	9%	1.15	9%	0.79
Transport Equipment Manufacturing	6%	0.76	8%	0.63
Machinery and Equipment Manufacturing	7%	0.90	11%	0.93
Furniture and Other Manufacturing	9%	1.14	12%	0.98
Electricity, Gas, Water and Waste Services	6%	0.73	9%	0.72
Construction	5%	0.67	6%	0.49
Wholesale Trade	5%	0.60	6%	0.51
Retail Trade	7%	0.85	9%	0.75
Accommodation and Food Services	5%	0.65	7%	0.66
Transport, Postal and Warehousing	7%	0.87	12%	1.03
Information Media and Telecommunications	2%	0.23	3%	0.21
Financial and Insurance Services	1%	0.19	2%	0.15
Rental, Hiring and Real Estate Services	7%	0.83	12%	1.01
Professional, Scientific and Technical Services	2%	0.26	3%	0.22
Administrative and Support Services	5%	0.61	7%	0.54
Public Administration and Safety	6%	0.71	6%	0.49
Education and Training	7%	0.88	8%	0.64
Health Care and Social Assistance	7%	0.82	9%	0.76
Arts and Recreation Services	4%	0.54	7%	0.59
Other Services	6%	0.76	9%	0.79
Unclassified	5%	0.65	5%	0.44
Total MACROC	6%	0.71	7%	0.59

Source: BTS Population Forecasts August 2012 as adjusted by Hill PDA

Note: Orange indicates industries that will lose proportional share on a population basis between 2011 and 2031

Jobs in industry categories such as agriculture, mining, manufacturing, finance and general office are not necessarily proportional to the growth in population but nevertheless, overall the BTS has shown a further decline in job share relative to population share. **This is likely to continue to develop as a Government Policy issue, as the South West further loses its market share of jobs.** A more sustainable policy would be to seek an increase in job share, relative to the increase in population growth.

4.3 FAIR MARKET SHARE OF JOB GROWTH BY POPULATION

Given the South West Subregion is forecast to provide 36.7% of Metropolitan Sydney's population growth for the period 2011 to 2031, the South West could aim to capture 36.7% of Metropolitan Sydney's employment growth. That would increase the current South West employment target from 134,000 to 229,125 as follows:

- Job growth 2011 – 2031 Metropolitan Sydney = 625,000 jobs
- South West % contribution to population growth to Sydney (SD) = 36.66%
- South West Market Share of Job Growth (=36.66% x 625,000) = 229,125 new jobs

5. CONCLUSION

The draft Strategy identifies targets to support growth across Sydney. In doing this it recognises that *"Planning for this growth in the right way will help to boost our economy and make Sydney a great place to work and live."* To achieve this objective, the draft Strategy recognises the importance of creating jobs close to where people work in accordance with the priorities of the NSW State Plan.

Whilst the draft Strategy seeks to achieve these objectives by significantly increasing the targeted number of jobs to be generated in the South West Subregion (and MACROC Region) compared to earlier strategies and plans⁸, as a proportion of population growth and by Subregion the ratio of jobs has declined. Furthermore there has been no corresponding shift in planning to achieve this significant additional growth. By this we mean that there has been a relatively limited review or addition to the number of centres, employment areas or Government policies to refocus business into the South West other than the ambition for the area to become an even greater area for housing growth.

Consistent with our earlier assessment, we believe that if left unaddressed, this would lead to the exacerbation of the two Sydney phenomenon foretold in Hill PDA's 2008 Study and the compounding of existing inequities. Whilst these targets may now be argued as a minimum, the draft Strategy still appears to 'plan' for this figure⁹ rather than the alternative or aspirational target of close to 230,000 jobs calculated by this Study.

Furthermore the Targets for the South West continue to be grounded on the BTS forecasts that are based on long term trends by industry and the historical trends of employment growth and industry profiles in the Subregion. We believe however that to achieve real and positive change, the NSW Government must plan to readdress the reliance of the Subregion on sunset industries (old industries in decline) to sunrise (new industries expanding) that better align with the predominant skill set of the Subregion's growing resident population. We believe it is not the role of the BTS to comment on planning and suggest contrary planning strategies but rather the role of the draft Metropolitan Strategy for Sydney to 2031 to seek to address means of better planning for Sydney, particularly in the Subregion with one of the highest levels of population growth.

⁸ The current employment targets have increased notably since the 2007 draft Subregional Strategies

⁹ Action states that it is planning for these minimums rather than aspirations (page 41)

DISCLAIMER

This report is for the confidential use only of the party to whom it is addressed (the client) for the specific purposes to which it refers. We disclaim any responsibility to any third party acting upon or using the whole or part of its contents or reference thereto that may be published in any document, statement or circular or in any communication with third parties without prior written approval of the form and content in which it will appear.

This report and its attached appendices are based on estimates, assumptions and information sourced and referenced by Hill PDA and its sub consultants. We present these estimates and assumptions as a basis for the reader's interpretation and analysis. With respect to forecasts we do not present them as results that will actually be achieved. We rely upon the interpretation of the reader to judge for themselves the likelihood of whether these projections can be achieved or not.

As is customary, in a report of this nature, while all possible care has been taken by the authors to prepare the attached financial models from the best information available at the time of writing, no responsibility can be undertaken for errors or inaccuracies that may have occurred both with the programming or the financial projections and their assumptions.

This report does not constitute a valuation of any property or interest in property. In preparing this report we have relied upon information concerning the subject property and/or proposed development provided by the client and we have not independently verified this information excepted where noted in this report.



CONSULTATION SUBMISSION

JULY 2012

Sydney over the next 20 years – A Discussion Paper

Introduction

Camden Council welcomes the release of the Discussion Paper that reflects the first step in the development of a new Metropolitan Strategy for Sydney, and the opportunity to comment on its content. Council also acknowledges the integrated approach taken by the NSW Government in concurrent development of the *State Infrastructure Strategy*, and the *Long Term Transport Master Plan*, in support of realising the objectives of the 10-year plan, *NSW 2021*.

The Metropolitan Strategy review 'Discussion Paper - Sydney over the next 20 years' seeks community input into the future directions for the Sydney Metropolitan area. The Discussion Paper is premised on the growth of Sydney's population by more than 1.3 million to 2031, and the need for 570,000 new homes and 600,000 new jobs over that same period. The Discussion Paper identifies the intent of 'Shaping Sydney' for the future through a number of principles, and in doing so provides focus in a number of key areas that are listed as follows:

- Housing our growing population.
- Providing jobs and economic opportunities.
- Providing efficient transport networks.
- Providing the infrastructure we need.
- Providing equitable access to a great lifestyle.
- Protecting our environment and building resilience to natural hazards.
- Protecting productive rural and resource lands.
- Connecting with the regions.
- Delivering the Strategy.

Camden Council acknowledges the intent of these principles in shaping Sydney for the future, and requests that the following comments contained in this submission are incorporated into the development of the revised Metropolitan Strategy.

Please note that 'Camden Council's 2011/2012 Integrated Planning and Report Package' reflects in part the intent of the community vision, through *Camden 2040*, as referenced in providing feedback to elements of the Discussion Paper.

Housing our growing population

1. *Should the Strategy continue to focus greenfield housing on the South West and North West Growth Centres or should additional effort be applied elsewhere on Sydney's fringe?*

Following are a series of key points that address the question of where future focus should be for greenfield housing:

- It is noted that a review of potential housing sites is currently under assessment by the NSW Government. Notwithstanding the merit of such a review, in the context of the ongoing investment of resources into planning for the South West Growth Centre, it is important to note the following. In the event that the potential housing site review recommends any other areas on Sydney's fringe are subject to accelerated land release, it is crucial that adequate infrastructure is planned to support such development. For example, there is a number of existing urban release areas on Sydney's fringe e.g. Elderslie/Spring Farm, Menangle Park, which are not entirely supported strategically i.e. no funding for the Spring Farm Link Road. Instruments such as the soon to be released '*State Infrastructure Strategy*' must encapsulate these areas as they are intrinsic to the delivery of new dwellings in the Sydney Metropolitan area.
- As per the ongoing debate regarding population growth in Sydney, the question of the right population policy settings remains an issue for broader discussion. Notwithstanding the approach in advancing this debate, ideally it would be based on sustainability and the capacity of all cities and regions in Australia to grow. It is evident that all towns and cities in NSW have both capacity to grow and constraints that limit growth. Many regional centres are in desperate need for more employment and support services such as higher order educational facilities in order to provide jobs for existing communities and prevent population decline. Other regional centres are facing shortages of workers to fill available jobs. Therefore, it would be prudent that the Strategy give due reference to these issues, as it applies to the ever growing footprint of the Sydney Metropolitan area, Sydney's fringe will continue to emerge to a point where it will encroach on certain regional areas;
- The South West of Sydney is identified as accommodating one of the highest levels of growth in Sydney. In light of this issue, the South West subregion of Sydney should have priority in both infrastructure delivery and jobs growth.

2. *Should the Strategy place more emphasis on development in existing areas? If so, where are the best places?*

In the event that the Strategy does ultimately place more emphasis on development in existing areas, the following comments should be applied:

- It is important that the Strategy engages in forward planning for growth of existing services as well as establishment of new services and facilities, that are responsive to existing and emerging community needs in a timely fashion;
- In the promotion of sustainable development in existing areas, some of the 'best places' continue to be in proximity to transport hubs, employment opportunities and access to social infrastructure.

3. *Should housing targets continue to be applied to all local government areas in Sydney?*

Regardless of the application of housing targets, it is important that any established objectives are supported via the integration of infrastructure planning; namely, between the Strategy, *Long Term Transport Master Plan* and *State Infrastructure Strategy*. For example, across Sydney, the availability of water is a critical challenge to population growth. More specifically for Sydney, the impacts of population growth on air quality, water quality,

transport congestion, community harmony and quality of life need to be considered before establishing a population growth target.

4. *How can the Strategy ensure that council plans support the delivery of housing?*

Following are recommended points as to how the Strategy might support council plans for the delivery of housing:

- In development or application of any housing target numbers, it is important that consultation with Council occurs in their preparation. This will encourage the setting of targets that are both accurate (in that Council is best informed as to what is happening in their local area) and achievable (as Council has ownership in achieving the target through its establishment);
- Consistency between the different NSW Government plans; that being, there needs to be an integrated correlation between *NSW 2021*, the revised Strategy, the *State Infrastructure Strategy* and *Long Term Transport Master Plan* currently under review. Achieving this synergy should ensure that council plans are developed with a view to certain outcomes; for example, as it relates to infrastructure provision, greater certainty as to where and when it will be provided will enable council plans to focus on the timely provision of planning controls that support the delivery of housing.

5. *Should the Strategy identify a role for the NSW Government to facilitate housing development in existing areas? If so, what should the role involve?*

In terms of a role for NSW Government to facilitate housing development in existing areas, an effective way to support (and thus promote) appropriate investment in centres and public transport nodes is to provide the right level of certainty and flexibility in terms of planning decisions for these areas. A planning system that is under constant change and an infrastructure program that is uncertain does not encourage private sector investment. On the other hand, a rigid and inflexible system can discourage innovation and the taking of managed risks. The time is opportune for the NSW Government to fulfil the role of leadership, in providing certainty for the future provision of housing development in existing areas via an improved planning system.

6. *How can the Strategy ensure a sufficient supply of affordable housing for our future needs?*

The supply of affordable housing options for Sydney is crucial in ensuring sustainable growth. Options available to ensure the Strategy facilitates a sufficient supply for future needs include:

- Ensure a greater choice and diversity in housing to meet a range of existing and future community needs;
- Establish clear targets (e.g. in advance of the precinct planning stage in the Growth Centre) of the proportion of smaller detached houses to other housing forms;
- Actively engage in a monitoring program to track housing stress e.g. monitor the proportion of households who spend more than 30% of their income on housing, to identify occurrences of housing stress, with a view to development of response strategies.

Providing jobs and economic opportunities

Prosperity is essential to the quality of life and well-being of people in the Camden area, and relies on a strong local economy. A prosperous community is reflected in people satisfied with their standard of living, with balance between their financial and social well-being. Financial well-being relies on access to education, employment, housing, and a strong and diverse local economy.

A strong local economy for Camden would be characterised by vibrant town and commercial centres, thriving local businesses, stable and diverse employment opportunities, skilled local residents, infrastructure that supports economic growth, and a thriving tourist/visitor market. The development of a strong local economy is essentially about developing an environment that supports a diversity of business and industry to invest, establish, grow and be sustainable over time.

A critical issue to address in the Strategy is the disparity between population growth and job growth in South West Sydney. The existing *Metropolitan Plan for Sydney 2036* identifies the following projections for new dwellings and jobs in South West Sydney:

New Dwellings (2006-2036):	155,000
New Jobs (2006 – 2036):	141,000

A conservative assumption that each new dwelling contains only one person in the labour market projects a shortfall of 14,000 jobs for South West Sydney. These projections equate to a ratio of 0.90 jobs per dwelling.

However, it is more likely that many new dwellings will contain at least two persons in the labour market, exacerbating the shortfall of local jobs in the South West. If an objective of the revised Strategy is to deliver more jobs closer to home for incoming residents, then it requires greater focus in this area to mitigate the disparity of the apparent new job to new dwelling ratio for South West Sydney.

1. *How can the Strategy help Sydney's economy become more productive and more sustainable?*

Following are a number of recommendations that would enable the Strategy to help Sydney's economy via the Camden area:

- Continue to empower Council to provide a stable planning and development control framework to provide long term certainty and investment confidence to drive economic development;
- Plan for local economic development activities that maximise opportunities and actively grow the local economy, having a clear understanding of the local, regional and national economic contexts;
- Provide support to Council in developing and sustaining vibrant and complementary town centres, both new and existing, that have their own clear identities and role, providing a range of economic, employment, leisure and social opportunities for residents and visitors alike.

2. *How can the Strategy help provide Western Sydney with enough job opportunities across a range of sectors?*

Following are a number of recommendations that would enable the Strategy to provide job opportunities throughout Western Sydney, including the Camden area:

- Develop world class technological capability within the region through the supply and improvement of telecommunications infrastructure, building the skills of local businesses and residents, and the provision of opportunities for all residents to have equitable access to technology and skills;
- Support the ongoing growth of strong business development activities that strengthen and sustain local business and industry through the provision of information, networking, partnerships, educational opportunities and promotion.

3. *How can the Strategy ensure investment in services and infrastructure improves productivity and job diversity?*

Following are a number of recommendations that would enable the Strategy to help productivity and job diversity in Sydney, including the Camden area:

- Providing suitable and sufficient land through the urban planning process to attract, enable and support a diversity of employment and industry types, including planning for economic development clusters or “hubs” that will maximise opportunities to build competitive advantage and strengths;
- Increasing the diversity of skills within the local community to improve the match between local skills and jobs, through building the skills of existing residents and attracting new residents with a diverse range of skills to live in the local area and region. The most salient point of this issue is ensuring that the development of skill-sets correlate with the industry types in the local area.

4. *How should the Strategy support clusters of commercial and industrial activity in emerging sectors such as sustainable energy?*

To enable the Strategy to support clusters of commercial and industrial activity (such as the sustainable energy sector), it should promote the opportunity of flexible land use options. As noted elsewhere in this submission, broadening the permissions of use on suitable land in appropriate locations can create a greater concentration of commercial and industrial activity, thus promoting emerging sectors in need of support.

5. *Should the Strategy focus office-based employment in particular areas of Sydney? If so, where?*

The following comments are provided on the principle of the Strategy providing industry specific employment areas:

- It is important to note that the process of zoning land is not the simple solution to creating jobs. Zoning of land is only one step in the process, as it must be developed and serviced while the necessary lead-in infrastructure (roads, water supply, sewer, electricity, gas, etc) can often take some time to be provided. Notwithstanding these steps, there is no guarantee that businesses will choose to locate in such an area, nor on the timing of business establishment. There is also no guarantee that the types of business that choose to establish in a new area will generate the number of jobs targeted for the employment area. If a diversity of jobs closer to home is the objective, the Strategy must provide incentives to business to locate in new employment areas.
- Innovative and flexible development controls are also important to the task of encouraging business to establish in new employment areas. Inflexible floor space

caps restrict development and should generally only be used where it is necessary to protect an important hierarchy of centres. In other cases, floor space caps could be used more as a guide to the intended nature of an employment area and flexibly applied. Floor plate controls (as maximums or minimums) are of some benefit to guide the types of development considered appropriate in an employment area, again subject to their flexible application.

6. *Which areas should the Strategy focus on for new industrial land?*

The following recommendation would enable the Strategy to help focus on land provision to facilitate job creation and economic development in South West Sydney:

- The term 'employment land' is often used in planning strategies to describe 'industrial land'. It is important to note that the term employment land be used to describe a wider range of employment opportunities, beyond those achieved via industrial development. Broadening the permissions of land use on industrial zoned land, in appropriate locations (existing and new), can encourage a greater density and diversity of jobs. A wide range of commercial (non-retail) businesses could be located in industrial areas without negatively impacting on commercial centres or displacing industrial activities. In this way, some industrial areas could be turned into business parks, where a mix of industrial and commercial development may co-exist.

7. *Should the Strategy preserve more land around key infrastructure assets – such as Sydney Airport, Port Botany, major health facilities and universities – for economic activities?*

Council would support in principle the Strategy objective to preserve more land, based on the provision that any proposed economic activity operates collaboratively with the key infrastructure assets.

8. *What important transport links should the Strategy identify for improvement to boost economic activity?*

While it is acknowledged many important transport links in South West Sydney are already identified, following are a number of recommendations that would enable the Strategy to help further boost economic activity:

- Employment land in the Turner Road Precinct (part of which is in the new suburb of Gregory Hills) is an area that could accommodate a greater diversity of employment activities. This land would be suitable for business park type activities that do not require co-location with a town or neighbourhood centre. The Turner Road Employment Area is located on Camden Valley Way, an existing and future bus route, and on the future Badgally Road which when upgraded, will provide a direct transport connection to Campbelltown Station. While there is certainty surrounding the future upgrading of Camden Valley Way, future upgrading of Badgally Road however remains un-clear, yet is an important transport link that the Strategy should identify;
- An equally important transport connection is that of the proposed Spring Farm Link Road. This connection will serve multiple functions on the Camden regional road network. For example, its construction will alleviate traffic volume on the already at capacity Narellan Road, in effectively creating an alternate connection between the Camden area and the Campbelltown-Macarthur major centre. Its most evident benefit will be in providing access to new release residential areas (e.g. 3,500 dwellings at Menangle Park included in Landcom's 10,000 lot initiative), as well as

future employment land at Glenlee. The both direct boost to economic activity via this area, coupled with the overall indirect benefit to the wider region will promote greater economic output for South West Sydney.

Providing efficient transport networks

1. *How can the Strategy ensure movement around Sydney is as efficient as possible?*

The following recommendations would promote efficient movement around Sydney:

- A potential impediment on a major scale for efficient transport movement throughout Sydney is a proposed second airport. Council would likely oppose any major second airport in the Sydney Metropolitan area (i.e. either Wilton or Badgery's Creek), and strongly recommends that the Strategy reflects the position of the NSW Government in documenting a mandate to oppose such a development;
- The provision of a greater number and diversity of jobs closer to home, particularly in South West Sydney will reduce the need to travel as far or as often;
- Further investment in technological and work practice improvements will enable more people to work from home more often;
- Integration of land use and transport is clearly an important objective. However it is also important to focus on integration between transport modes, integration of fares and integration between transport policy and other government policies, including health policy, sustainability policies and economic policies e.g. a single-ticket system for Sydney public transport is very important;
- Developing a well-connected, well-designed and free-flowing road network supported by appropriate infrastructure for a growing community that provides effective movement of people and goods within the local areas and broader region.

2. *Should the Strategy focus on developing new transport corridors that link areas in Sydney and help spread urban growth around the metropolitan area?*

It is acknowledged that the development of new transport corridors that link areas in Sydney will be an important element to an efficient and effective transport network. It is noted that historical planning resulting in establishment of corridors are now becoming realised through the development of the South West Centre. The same foresight must be applied today for future generations; following are recommended items for action:

- Prioritising the delivery of roads and transport infrastructure early in the development of new urban and industrial areas to ensure residents have appropriate access within and beyond the local area from when they move here;
- Via the *Long Term Transport Master Plan*, continue to promote sustainable transport corridors, which will more likely cope with future capacity needs resulting from urban growth.

3. *How can the Strategy encourage more people to use public transport?*

Following are a number of recommendations that would enable the Strategy to promote greater utilisation of public transport:

- The NSW Government initiative of the 'South West Rail Link' is critical infrastructure needed to facilitate sustainable transport in South West Sydney. In this regard, there exists the opportunity for the rail link to be extended further, both west to Bringelly, and also to the south and north of this location, to further access future high

concentrations of population. Providing greater access to this infrastructure will encourage more people to use public transport;

- Government policy to focus urban renewal on existing centres and around public transport nodes remains an appropriate initiative as it endeavours to maximise use of existing resources and infrastructure, while limiting un-sustainable urban sprawl. However, it is important to note that it is not a policy that should be applied to all centres and public transport nodes by default. Not all centres or public transport nodes can or should necessarily support higher density development. Environmental and heritage constraints should be considered when determining the capacity of a centre to accommodate growth. Notwithstanding this point, centres can be improved to encourage greater pedestrian, cyclist and public transport use;
- In the development and/or revision of timetables for public transport, it is important to ensure there is comprehensive consultation of commuter/users of the system, to promote ongoing patronage as well as increasing usage and achieving efficiencies;
- An important element to promoting public transport use is of course its funding. While it is noted that many of these issues will presumably be canvassed in the NSW *Long Term Transport Master Plan* when released, it is crucial that funding strategies exist to ensure the delivery of the public transport infrastructure required.

4. *Should the Strategy encourage more people to walk and cycle? If so, how?*

- In promoting sustainable transport methods, changing travel behaviour/patterns to encourage walking and cycling, funding to improve local paths, cycleways, facilities for bike storage and shelter for public transport users are just a few of the measures that can make Sydney less car dependant;
- Actively plan new urban and commercial areas to effectively connect people with significant places, centres, employment, and recreation and social opportunities throughout the local area. For example, if key employment areas are located close to where people live, walking and cycling automatically becomes a more attractive alternative.

5. *How should the Strategy best integrate with the Transport Master Plan to support future transport investment, address congestion and facilitate access to major economic focal points such as East Botany and Mascot?*

Council acknowledges the objectives of the Transport Master Plan, and that to achieve an integrated transport network for Sydney that is both efficient and effective, that the Master Plan must form a complimentary part of the overall Strategy in addressing congestion and supporting future transport investment.

6. *How can the Strategy improve freight movements in Sydney?*

Subject to the outcomes of the Transport Master Plan (currently under preparation), the Strategy should ensure any initiatives that promote improved freight movements in Sydney are adequately addressed via key areas of land use, preservation of future transport corridors and environmental considerations.

7. *What key priorities should guide the Strategy to provide a better transport network between Sydney and regional NSW, cities in other States and cities in our global region?*

- As noted previously, Council would likely object to the development of a second major airport in the Sydney Metropolitan area, and would recommend that the Strategy advocate such a position, potentially through promotion of the opportunity to investigate the alternative of a better transport network between Sydney and regional

NSW or cities in other States i.e. construction of a high-speed rail network connection between Sydney and a second major airport outside of the Sydney Metropolitan area;

- Facilitate the development of effective regional partnerships, collaboration and advocacy to ensure that regional issues are appropriately addressed and opportunities maximised.

Providing the infrastructure we need

1. *What processes should be included in the Strategy to ensure essential infrastructure is in place at the right time?*

The key to success of the provision of essential infrastructure in the right place at the right time involves the development of both strategic infrastructure plans, and most importantly, the coordination of their implementation. It is acknowledged that the *State Infrastructure Strategy* will play a vital role in identifying all of the key items of infrastructure required for NSW, however development of the strategy is only part of the process in delivering infrastructure 'on the ground'.

For example, Camden Council is currently preparing an 'Infrastructure Delivery Strategy' for the local government area of Camden. While the scope of this Strategy is to deliver infrastructure in Camden while integrated with other plans such as the *NSW 2021*, the *Long Term Transport Master Plan* and the *State Infrastructure Strategy*, its key objective is to identify the gaps and obstacles that emerge through the delivery of infrastructure. In this regard, its ultimate achievement will be in the coordination of the delivery of infrastructure, ensuring that essential items are delivered at time crucial to the support of maintaining the constant delivery of housing supply.

Therefore, it is recommended that pursuant to the finalisation of the aforementioned NSW Government planning strategies, that a coordination or action plan is developed that clearly defines the extent of what infrastructure delivered and when, beyond the existing timeframes of NSW budget cycles, is needed to ensure the active promotion of housing supply.

2. *How can the Strategy support key economic infrastructure such as the port and airport, transport corridors and freight routes in a more proactive way?*

As previously noted in this submission, Council would likely oppose any major second airport in the Sydney Metropolitan area (i.e. either Wilton or Badgery's Creek). In this regard, there exists an opportunity for the NSW Government to establish a strong position in supporting the existing airport as key economic infrastructure, by mandating its opposition to a second airport in the Strategy for the Sydney area. By declaring this position formally through the Strategy, it creates certainty for the future infrastructure investment in the existing airport site.

3. *Which important corridors should the Strategy identify and protect for future infrastructure?*

The following points are noted as options for consideration with regard to the reservation of future transport corridors:

- As means to further augment the function of the South West Rail Link (currently under construction), corridors should be preserved to facilitate an extension of the line further to the west in connecting with the future centre at Bringelly, with corridors to the south (to Oran Park town) and to the north;

- Further to the aforementioned point regarding the South West Rail Link, consideration should be given in expanding the rail network to facilitate more direct connections between the major regional centres of Sydney e.g. a connection between Leppington and Penrith.
4. *Should the Strategy guide greater involvement from the private sector in infrastructure provision? If so, how?*
- While it is evident that greater involvement by the private sector in future infrastructure provision seems inevitable, as to whether the Strategy should specifically prescribe the extent to which they become involved remains open to debate. It is reasonable to conclude however that wherever commercial opportunity exists in the form of public infrastructure investment, the private sector often identifies said opportunities to the point of realisation;
 - Notwithstanding the aforementioned point, there exist both positive and negative examples of private sector investment in infrastructure. Regardless of the position ultimately determined by the Strategy, issues of probity and equity must be adequately addressed.
5. *Should the Strategy consider new funding mechanisms for major infrastructure? If so, what could these mechanisms be?*

It is noted that the issue of funding for infrastructure remains an intensely contested issue amongst all of the stakeholders to its provision. In this regard, it is also noted that many of these issues remain under assessment as part of the ongoing planning system review process. Notwithstanding this point, the following observations are made with regard to the issue of funding of major infrastructure:

- Council's objection to the existing \$30,000 per dwelling cap on local development contributions is noted elsewhere in this submission. While it is acknowledged that these contributions generally fund local infrastructure only, it is noteworthy that the continued imposition of a cap will perpetually impose a financial constraint upon those Councils to which they are applied. In this regard, by creating a shortfall in funding and the subsequent financial liability, it subsequently limits Council's capacity to otherwise contribute toward the funding of major infrastructure. Therefore, it is important that the Strategy acknowledge the role that Council plays in the funding of major infrastructure, in supporting its future capacity to do so;
 - Prior to the introduction of the State Infrastructure Contribution (SIC) levy in the mid-2000's, funding of major infrastructure, particularly in support of future greenfield development, was otherwise funded directly by the responsible NSW Government agencies. In the creation of the SIC levy, in spite of its review in reducing the amount payable, the cost in provision of most major infrastructure items is not met by the incoming population i.e. it is transferred directly to the end user. While there is extensive evidence to support the affect this 'user pays' approach has had on housing affordability in these areas, its retention does little to alleviate such a problem. In this regard, it is recommended that the Strategy consider a new means of funding these major items of infrastructure in reviewing the appropriateness of the SIC levy.
6. *If the Strategy identified a need for detailed infrastructure plans for all growth areas, how would this help to secure timing and delivery commitment by service providers?*
- As noted elsewhere in this submission, Camden Council is currently preparing an Infrastructure Delivery Strategy for the Camden local government area. Amongst a

number of objectives, the Strategy is intended to ensure that the timing of infrastructure delivery is secured to an extent that it facilitates the timely provision of housing. In this regard, Council is developing its Infrastructure Delivery Strategy in consultation with the Department of Planning & Infrastructure, various other NSW Government agencies, developers, land-holders and the community. It is anticipated that through engagement with all of these affected stakeholders, and their commitment to the intent and objectives of the Infrastructure Delivery Strategy, there exists the best opportunity in realising the timely provision of infrastructure.

Therefore, in development by the NSW Government of its Strategy, similar arrangements should be given due consideration. For example, a significant increase in population in the South West Growth Centre requires a diverse range of infrastructure support. One such item often overlooked is that of cemeteries; therefore, the Strategy should articulate the need to consider such issues as cemeteries through detailed infrastructure plans for all growth areas.

7. *Who should be identified in the Strategy for bearing the cost of new infrastructure in growth areas?*

- As noted previously in this submission, the intent of the SIC levy in structuring a 'user pays' approach for new infrastructure in growth areas has, amongst other things, adversely affected housing affordability in the Sydney area. In this regard, the Strategy should explore options of how these particular costs may be shared, whether on an inter-generational basis, or on models similar to those used prior to the introduction of the SIC levy;
- Notwithstanding the issue of funding sources for major infrastructure, it is important to note that local development contributions remain a relevant means to which local infrastructure is provided. However, as noted previously, the Strategy must give due reference to the significant adverse impact imparted by any retention of the \$30,000 per dwelling cap on local development contributions.

8. *What will be the likely impact on the Strategy of potential technological change (such as the NBN) over the life of the plan?*

- It is noted that the rate at which technological change occurs is such that often long term strategic plans can often become outdated (or less relevant) in relatively short periods of time. Therefore, it is important that the Strategy either ensure adequate contingencies are built-in, and/or the Strategy is reviewed periodically such that it remains a contemporary reflection of the changes that technology may have on influencing its outcomes.

Providing equitable access to a great lifestyle

The number of people who will call the Camden area home will increase five-fold under the Strategy. Building this population as a community of people who belong, can participate, are well-connected and supported will require careful consideration and a range of planning strategies. In light of the need for targeted action, Council provides the following comments by way of response to the corresponding questions posed.

1. *What social planning actions in specific places could the Strategy concentrate on?*

Following are a number of social planning initiatives that Council recommends for the Strategy:

- Providing libraries in Sydney's South West that are innovative, vibrant and serve as community hubs, enabling people to connect with information, learning, culture, and social opportunities;
 - Promote opportunities that support and encourage the shared use of facilities and spaces through the development and provision of multi-purpose facilities and programs which create better value through greater use, improved collaboration, and strong partnerships between organisations;
 - Ensure the Strategy coordinates a commitment and early approach to the planning, funding and delivery of social planning actions from the NSW Government.
2. *Which priority locations should the Strategy focus on to improve access to open space and social and cultural opportunities?*
- It is noted that all open space, social and cultural opportunities play a crucial role in the development of healthy, well-connected communities. By virtue of this point, as it applies to the South West Growth Centre particularly, the future provision and management of parks and natural open spaces that are accessible, connected and well-maintained to enhance community and environmental health, recreation and leisure opportunities play a vital role;
 - Notwithstanding the aforementioned note, it remains that future provision of much of this infrastructure will be funded via local development contributions. In this regard, the existing \$30,000 per dwelling cap on these contributions acts as an impediment for the creation of healthy, well-connected communities. What remains is the risk of emerging social inequity. Therefore, the focus of priority locations for such facilities is without purpose in the absence of secured funding sources;
 - If more open space in private ownership is the goal, the recent development trend of larger houses on smaller lots mitigates attainment of such an objective. Smaller lots are one way to achieve densities that support viable public transport, however larger homes with room for two or three cars on smaller lots counters this purpose. Programs or subsidies aimed at encouraging smaller houses on smaller lots, with greater proportions of private open space could be developed via the Strategy to address this issue;
 - Riparian corridors provide opportunities for more green space within communities, irrespective of whether they are publicly or privately owned. Public ownership is preferred as it can provide for appropriate levels of public access to bushland areas, and can result in better environmental outcomes for waterways. Further to recent announcements made regarding riparian corridors, these objectives must be reflected in the revised Strategy.
3. *Could the Strategy deal with the issue of social inclusion by setting targets and standards for levels of service, or are there other ways?*
- The Strategy could achieve any of the desired objectives for social inclusion in demonstrating a commitment to a coordinated and early approach to the planning, funding and delivery of services from Government, Non-Government agencies and local community organisations;
 - In order to achieve targets or standards for social infrastructure, availability of up-to-date and easily accessible information about local services, facilities groups and organisations to enable all residents to access the opportunities they need within their local community, will be crucial.
4. *How can the Strategy ensure an adequate supply of adaptable and accessible housing for older people?*

It is important to note that an effective and comprehensive approach to the provision of adaptable and accessible housing for older people would transcend all tiers of Government; that being, the Strategy should act as an integrated element of the approach taken by the NSW Government, in conjunction with strategies implemented by the Australian Government and Local Government.

Further to this point, the following recommendations for the Strategy are noted:

- Develop alternative Government strategies such as 'rent assistance';
- Promote the formation of public/private partnerships that encourage provision of affordable housing for older people;
- Promote better funding for public housing (particularly for older people);
- Facilitate better integration between affordable housing options, community care and aged care support services e.g. three-way partnerships between Government/Private/Non-Government (charitable organisations). This would also promote transitional living arrangements for older people;
- As previously noted, promote a 'three-tiers of Government' approach to provision of housing for older people.

5. *How can the Strategy better support heritage conservation and promote cultural opportunities across Sydney?*

- As it applies to the Camden area, the Strategy should take some steps to developing, preserving and promoting Camden's history and the strengths, achievements and diverse cultures that make up this community;
- Develop a healthy community through the promotion of healthy lifestyles, education and provision and support of a range of sporting, leisure and recreational facilities and opportunities that improve health as well as contribute to vibrant community life and a connected community.

Protecting our environment and building resilience to natural hazards

1. *How can the Strategy protect the environment while also meeting the housing and economic needs of a growing population?*

Following are a number of recommended strategies in protecting the environment while supporting a growing population;

- Prioritise the protection and enhancement of biodiversity throughout the Camden area and South West Growth Centre through the active management and restoration of bushland and riparian corridors;
- Promote the sustainable use and management of Camden's natural assets and attractions for the enjoyment of residents and visitors to the area, having regard for the future condition and primary role of these assets.

2. *How can the Strategy provide more support for environmentally sustainable development?*

- There are numerous ways in which the Strategy could have an impact on resource efficiency, including:
 - Encouraging or mandating use of renewable energy and recycled water;
 - Encouraging co-location of facilities and services;
 - Implementing healthy cities principles; and
 - Recommending frameworks for education campaigns.

- A review of systems such as BASIX, and further promotion and review of initiatives such as PRECINX may provide a unified approach to supporting environmentally sustainable development;
- The Strategy should promote the planning of communities with smaller (sustainable) houses with more room for adjacent large trees, to mitigate the need for and use of air conditioners in homes;
- Promote the reduction in demand for private vehicle travel, by increasing the number and variety of jobs in South West Sydney, to mitigate the impacts of climate change in this area.

3. *What actions should the Strategy include to manage increased waste from growing communities?*

Given the significance of the potential impact waste management may have on maintaining sustainable communities, the Strategy must effectively integrate (at the very least) with the 'NSW Waste Avoidance and Resource Recovery Strategy'; in this regard, it may well act as a catalyst for the latter to undergo a review to ensure a seamless correlation in achieving waste management objectives for Sydney. Furthermore, the following points may also be considered:

- The Strategy should clearly articulate targets for reducing waste, and importantly how those targets will be implemented and monitored;
- Promote investigation of industry investment in resource recovery infrastructure;
- Facilitate funding for programs to improve waste reduction and resource recovery practices.

4. *How can the Strategy mitigate against the causes of climate change and what measures should it include to help Sydney adapt to the impacts of climate change at a metropolitan and local level?*

As in the case of promotion of energy and water efficiency for development (noted below in point 5) any initiative advocated by the Strategy must be integrated with existing strategies that promote mitigation against the causes of climate change (and thus adopt any proven methods of measurement contained therein).

General examples of options for climate change mitigation include:

- Energy Efficiency – promoting new and innovative energy efficiency methodologies and techniques;
- Renewable Energy – developing broad policy approaches to bolster renewable sources of energy that supports the creation of an enabling environment for businesses in the area of renewable energy;
- Bioenergy - an essential energy option for a range of applications as part of a mix that includes energy efficiency, renewable energy, and changed patterns of production and consumption.

5. *How can the Strategy improve energy and water efficiency for residential, commercial and industrial buildings?*

The most effective option for the Strategy to improve energy and water efficiency for development is to align with, and in turn promote the objectives of all the key initiatives that exist for energy efficiency, namely:

- NSW Energy Efficiency Strategy;
- NSW Energy Savings Scheme;

- NSW Government Sustainability Policy;
- Building Sustainability Index;
- National Australian Built Environment Rating System;
- Environmental upgrade agreements;
- Energy Savings Action Plans;
- Minimum Energy Performance Standards;
- National Strategy on Energy Efficiency.

6. *How can the Strategy secure energy supplies while also meeting the economic needs of a growing population?*

Following are some recommendations as to how the Strategy can secure energy supplies in a sustainable manner, both economically and environmentally:

- Continue to work collaboratively with the Federal Government in monitoring the effectiveness of such initiatives as the 'Carbon Tax', to definitively ascertain the extent of any potentially adverse impact on the NSW economy, and subsequently the economic needs of a growing population;
- Investment in research and development of sustainable energy industry initiatives, particularly those most likely to supplement existing energy infrastructure, with the view to providing longer term security for energy needs.

7. *How can the Strategy improve the approach to planning and development in areas that could be at risk from natural hazards?*

To address hazard management, specific action must be incorporated into the Strategy that addresses the following issues:

- An assessment of the presence and effect of natural events on the goods and services provided by natural resources in the area covered by the Strategy;
- Estimates of the potential impact of natural events on development activities;
- The inclusion of measures to reduce vulnerability in the proposed development activities. Within this framework, networks should be identified that depict critical segments of production facilities, infrastructure, and support systems for human settlements, recognized as priority elements for rehabilitation following a disaster. This acknowledges that in spite of the most comprehensive planning approach, not all risks from natural hazards can be effectively mitigated.

Protecting productive rural and resource lands

1. *How can the Strategy strike the right balance between the land we need for housing and jobs and the land we need for agriculture, biodiversity and resource supply?*

Following are a number of recommendations of how the Strategy may ensure the right mix between land for primary production and land for housing, employment etc:

- Outline strategies that encourage improved productivity on existing primary production land;
- Support the development of an agriculture food policy for the Sydney region;
- Facilitate the promotion of stakeholder consultation groups e.g. State and local government, industry representatives etc;
- Ensure that priority is given to agricultural production in rural zones i.e. provide clear guidelines to manage emerging conflicts between primary production and mining.

2. *How can the Strategy support Sydney's agriculture industry to remain viable and productive?*

In order for the Strategy to support Sydney's agriculture industry, the following points are made;

- Through development of the South West Growth Centre, particularly in the Camden area, significant land-holdings that had been used for primary production are no longer available for that purpose i.e. they will be now housing a new population. In this regard, the Strategy may provide guidance in quantifying the extent of the agricultural land foregone, with a view to ensure preservation i.e. no nett loss in allocating preserved areas for such a purpose in proximity to the Sydney metropolitan fringe.
- The Strategy should articulate support of any other NSW Government initiatives in the preservation of a reliable supply of fresh food for Sydney.

3. *Should the Strategy recognise and protect areas of Sydney's rural landscape as having important heritage and cultural value? If so, how?*

It is important where possible that the Strategy acknowledge the need and desire of the community to recognise and preserve rural landscape areas that have significant heritage and cultural value. In this regard, the Strategy should enable Council to work collaboratively with the State Government in realising these goals and achieving the community's objectives.

4. *How can Strategy protect water catchments and biodiversity?*

Anecdotal evidence exists with regard to any proposed second major airport in the Sydney area i.e. at Wilton, there would occur significant adverse affect to both Sydney's water catchments and biodiversity. In this regard, the Strategy should clearly stipulate that in preserving these assets for Sydney, the location of a second major airport in these areas should be prohibited.

5. *How should the Strategy deal with potential impacts of mining and resource extraction?*

- As previously noted, one of the emerging challenges of today in not only NSW, but throughout Australia, is management of the competing priorities between the preservation of land for primary production versus mining and/or resource extraction. This is a particularly relevant issue for the Camden area, and may well have an impact in future on the South West Growth Centre;
- As this issue relates to the potential impact on primary production land, as noted previously, it is recommended that the Strategy definitively deals with this issue by providing clear guidelines as to what constraints and limitations should be established. This will enable all affected stakeholders to make informed decisions, both encouraging investment and providing food security for Sydney and NSW.

Connecting with the regions

1. *How can the Strategy help grow and diversify the economic base of regional NSW to capitalise on opportunities in each region?*

- As effectively a 'gateway community' between the Sydney metropolitan area and parts of regional NSW, it is important that communities such as Camden play an integral role in the future growth and diversified economic base of some of these

regional areas. In this regard, it is crucial that in the development of any regional plans or strategies, that Camden Council is afforded the opportunity to input into their preparation, so as to provide an informed contribution;

- Further to the above point, by way of example, much of the land contained in the South West Growth Centre had historically played a key role in primary production. Notwithstanding the change in future use by way of growth in population, Camden as an area retains an element of the experience of regional NSW. In this regard it would be well placed to provide advice on future regional strategies for adjoining areas, particularly as a means in addressing the need to replace primary production land foregone.

2. *How can the Strategy take advantage of new technology such as high speed rail and the national broadband network to strengthen business connections between Sydney and regional NSW?*

As previously noted in the objection to a second major airport in the Sydney area, the future provision of a high speed rail link provides an opportunity to locate an airport outside of the metropolitan area. Wherever a second airport might be located (whether in regional NSW or interstate), the investment in high speed rail as a connection will only benefit regional NSW, in providing vastly improved connectivity, boosting local productivity and stimulating the regional economy. Similar outcomes would presumably be achieved (albeit on a wider scale) with a national broadband network. In this regard, it is recommended that the Strategy advocate for such investment to promote connectivity between Sydney and regional NSW.

3. *How should the Strategy make Sydney more self-sufficient in terms of water supply, production and use of energy, and disposal of waste?*

It is noted that responses dealing with water supply, production and use of energy are addressed in part elsewhere in this submission, as is the issue of waste management. As these matters relate to the link between Sydney and the regional areas of NSW, the issue of the disposal of waste is a salient point. The long term transfer of waste beyond the Sydney metro area is a matter that requires periodic monitoring and/or review. That being, the promotion of sustainable waste management practices should always be at the forefront of solution options, as opposed to the simple increase over time of waste transfer.

Delivering the Strategy

1. *Should each action in the Strategy have clear accountabilities for delivery in terms of the agency responsible and agreed timeframes?*

As noted in previous reviews of the Strategy, the concept of a Sydney Metropolitan Development Authority is not a new concept. Such an authority could be given the role to coordinate State Agency input into the planning process, with the capacity to override individual agencies in the interests of achieving balanced planning outcomes. The Authority would report directly to the Premier, and be responsible for the management of sizeable resources to achieve its goals.

Creation of a concept such as a Sydney Metropolitan Development Authority should not just be focused on urban renewal; rather it should be tasked with driving the delivery of the entire Strategy. It would be fundamentally important that the Strategy be used to guide all government planning and decision making, not just those of the Department of Planning and Infrastructure, for example. A whole of government approach and commitment is required. The Strategy therefore needs to be incorporated into all government level decision making processes, including Cabinet and Treasury. To achieve this, the Strategy needs to clearly

define the outcomes to be achieved and set a framework for implementation of specific actions. The actions may themselves also be identified in the Strategy, as described further below.

2. *Will clear performance measures in the Strategy help to test the progress and success of each action?*

Council would support establishing clear performance measures in the Strategy that help test the progress and success of each action. A wide range of indicators need to be used to measure the success of the Strategy, including both community sustainability indicators and key performance indicators. Sustainability indicators should cover all of the social, environmental and economic aspects and should be both qualitative and quantitative measures. Key performance indicators should cover specific achievements such as job growth, rezoning times, dwelling numbers, etc.

3. *What kind of integrated monitoring framework should be put in place across the Metropolitan Strategy, the Long Term Master Plan and the State Infrastructure Strategy?*

In order to promote an integrated approach to corporate, strategic and infrastructure planning between NSW Government and Local Government, the following framework concept is recommended.

Similar to the requirements for all Councils under the *Local Government Act 1993*, an 'Integrated Planning and Reporting Framework' could be created that facilitates integration between Council corporate plans, *NSW 2021*, the Metropolitan Strategy, the *Long Term Transport Master Plan* and the *State Infrastructure Strategy*. In this regard, it would be a requirement of the NSW Government to ensure that development of these latter strategy documents are developed in such a way as to align with the existing 'Integrated Planning and Reporting Framework' already employed by Local Government.

4. *Should an annual Metropolitan Strategy Update Report be published?*

Council would support the initiative in publication of an annual Metropolitan Strategy Update Report. It is envisaged that an annual report would achieve a number of objectives through its publication, namely:

- Monitor achievement (or not) of key deliverables, the realisation of key milestones, and provide opportunity to ensure all content is up-to-date;
- Periodically (i.e. annually) promote the Strategy as a contemporary document, maintaining its relevance, and providing a useful, meaningful resource to all affected stakeholders;
- Provide an opportunity for the NSW Government to ensure its Strategy for Sydney is responsive to events, issues, trends of the day e.g. market forces, economic and climatic events, and thus avoid becoming dated.

5. *To what extent should approaches 1 to 5 feature in the Strategy? Are there other ways to ensure consistent, strong implementation?*

In order for the Strategy to take on a meaningful role in the future planning for Sydney, it is crucial that these approaches are clearly articulated, to ensure its consistent implementation. As stated previously, there exists an opportunity through the 'Integrated Planning & Reporting Framework' to facilitate effective implementation of the Strategy by all affected Council's, in the promotion of coordinated accountability across all spheres of Government.



ORDINARY COUNCIL

ORD06

ORD06

SUBJECT: MARCH REVIEW OF THE 2012/13 BUDGET
FROM: Director Governance
BINDER: 2012/13 Budget

PURPOSE OF REPORT

This report presents the March Quarterly Budget Review for the 2012/13 financial year in accordance with Part 9, Division 3, Clause 203 of the *Local Government (General) Regulation 2005*.

Its purpose is to inform Council of the necessary changes to the 2012/13 Budget since the adoption of the December Review of the 2012/13 Budget, and to consider other changes put forward for determination.

SUMMARY OF BUDGET POSITION

In adopting the December Review of the 2012/13 Budget, Council approved a balanced budget position. Budget adjustments identified at the March Review represent a projected budget surplus for the 2012/13 financial year of \$256,217.

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

The improvement in the projected surplus is primarily due to a reduction in corporate vehicle expenditure, additional revenue from property leases and investment income.

Please refer to Attachment 1 for the Quarterly Budget Review Statement.

ALLOCATION OF THE 2012/13 BUDGET SURPLUS

It is recommended that the projected March budget review surplus of \$256,217 be allocated to the Capital Works Reserve.

RESERVE BALANCES

The projected year-end balance of the Central Administration Building Reserve and Capital Works Reserve are as follows:

Central Administration Building Reserve - \$3,136,500

The Central Administration Building Reserve was established as part of the planning for a new central administration building. The projected year-end balance of the Central Administration Building Reserve is \$3,136,500. These funds have been fully allocated as part of the 2013/14 – 2016/17 Delivery Program to assist with funding the design and preliminary costs of the new administration building.

Capital Works Reserve (uncommitted) - \$797,200

The Capital Works Reserve is predominately used to fund emergency capital works or to match grant funding as part of a capital grant funding agreement. The balance of the Capital Works Reserve reported as part of the December Review was \$947,200.

Since the adoption of the December Review of the 2012/13 Budget, Council has approved the following transfers from the Capital Works Reserve:

CAPITAL WORKS RESERVE	
Reserve Balance – 2012/13 December Review	\$947,200
Approved Transfers	
2013-14 Budget - Drainage Vehicle Funding (Draft Budget currently on public exhibition)	(\$150,000)
Balance of Capital Works Reserve	\$797,200
2012/13 March Budget Review Surplus	\$256,217
Proposed Balance of Capital Works Reserve	\$1,053,417

Historically, Council has maintained this reserve at \$1 million. It is recommended that the March Review surplus of \$256,217 be transferred to the Capital Works Reserve to increase the available balance to \$1,053,417.

Council has the discretion to allocate these funds to future capital projects including those projects unable to be funded as part of the 2013/14 – 2016/17 Delivery Program.

MAIN REPORT- MARCH REVIEW OF THE 2012/13 BUDGET

Further information and explanation of the increase in the projected budget surplus for 2012/13 is detailed below:

NOTE 1 – PROPOSED VARIATIONS TO BUDGET

A list of the variations (greater than \$15,000) is provided in the following table and brief explanations below.

MARCH REVIEW OF THE 2012/13 BUDGET PROPOSED VARIATIONS	Budget Impact Increase / (Decrease)
EXPENDITURE ADJUSTMENTS	
Note: Increase in expenditure is a decrease in working funds	
Savings in expenditure is an increase in working funds	
1. Fleet Management Vehicle Expense Savings	\$169,621
2. Corporate Salaries & Wages Expense Increase	(\$20,898)
3. Special Rate Variation Community Survey Increase	(\$15,000)

MARCH REVIEW OF THE 2012/13 BUDGET PROPOSED VARIATIONS (Continued)	Budget Impact Increase / (Decrease)
Variations under \$15,000 - Various Increases	\$12,951
Sub Total - Expenditure Adjustments	\$146,674
INCOME ADJUSTMENTS	
Note: Increase in income is an increase in working funds	
Shortfall in income is a decrease in working funds	
4. Gundungurra Reserve Access Income Increase	\$48,332
5. General Fund Interest on Investments Income Increase	\$25,000
6. Development LEP & DCP Amendments Income Increase	\$23,500
7. Southern Phone Company Dividend Income Increase	\$15,626
Variations under \$15,000 - Various Decreases	(\$1,415)
Sub Total - Income Adjustments	\$111,043
TOTAL - PROPOSED VARIATIONS TO BUDGET	\$257,717
Authorised Variations to Budget (Refer to Note 2)	(\$1,500)
TOTAL – MARCH REVIEW VARIATIONS TO BUDGET	\$256,217

1. Fleet Management Vehicle Expense – Decrease in Expense of \$169,621

Council continues to realise a reduction in motor vehicle expenditure. This reduction is a result of a decrease in the number of vehicles in Council's fleet and a reduction in operating costs. A number of recently filled positions within Council's staffing structure where a vehicle was previously offered as part of the employment conditions, have been filled without access to a private use vehicle. Savings are also a result of the ongoing conversion of Council's existing fleet to smaller, more economical vehicles, and operational savings such as lease and fuel costs.

2. Corporate Salaries & Wages Expense – Increase in Expense of \$20,898

A number of adjustments to salary estimates were required during the third quarter of 2012/13 as a result of the re-evaluation of a number of positions within Council's workforce.

3. Special Rate Variation Community Survey – Increase in Expense of \$15,000

Council has submitted an application to IPART for a 1.10% rate increase (in addition to the approved allowable limit of 3.40%) for the 2013/14 financial year. As part of IPART's application requirements, Council undertook a comprehensive community engagement program which included open houses, media advertising and a telephone survey.

4. Gundungurra Reserve Access Income – Increase in Income of \$48,332

Following State Ministerial approval for a gas well to be located in Gundungurra Reserve in 2008, Council resolved to enter into an access and compensation agreement with AGL in October 2009 (ORD 255/09). The additional income represents the licence fee payable to Council in accordance with the agreement.

5. General Fund Interest on Investments Income – Increase in Income of \$25,000

The performance of Council's investment portfolio continues to exceed budget expectations. The primary reason for this is Council's investment portfolio has been maintained at a higher level during the third quarter of 2012/13 than expected. The weighted average return on investments for the third quarter was 4.73%, which was in line with budget expectations for this same period.

6. Development LEP & DCP Amendments Income – Increase in Income of \$23,500

Council has received a number of applications for LEP & DCP amendments which incur a processing and review fee payable by the applicant. Income received to date is above budget expectations for 2012/13.

7. Southern Phone Company Dividend Income – Increase in Income of \$15,626

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

NOTE 2 – COUNCIL AUTHORISED VARIATIONS

Council has authorised two (2) budget variations since the adoption of the December Review of the 2012/13 Budget. A list of these approved variations is provided in the following table:

COUNCIL APPROVED VARIATIONS	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	Budget Impact Increase / (Decrease)
Land Purchase – (Closed Council Meeting) Council Resolution - CC02/13 - 12/03/2013	\$7,000	\$7,000	\$0
Camden Show Society- Sponsorship Request Council Resolution 61/13 - 12/03/2013	\$1,500	\$0	(\$1,500)
TOTAL - COUNCIL APPROVED VARIATIONS	\$8,500	\$7,000	(\$1,500)

NOTE 3 – CONTRA ADJUSTMENTS

This section deals with all offsetting adjustments between income and expenditure or a transfer of funds between allocations. These adjustments have NO impact on Council's projected budget result as both movements of income and expenditure are of equal value.

During the period 1 January 2013 to 31 March 2013, a number of contra adjustments have taken place amounting to a total of \$1,363,854. For a detailed list of these adjustments, **please refer to Attachment 2 provided in the business paper.**

NOTE 4 – EXPENDITURE REVOTES

To assist Council in framing a realistic and accurate 2013/14 Budget, Managers and Directors are encouraged to identify any programmed works/projects that will not commence or be completed by 30 June 2013.

There are twenty one (21) revotes proposed as part of this review.

PROPOSED EXPENDITURE REVOTES	Total Revote	General Fund	Other Funds
Camden Bypass Intersection Construction (Section 94 Developer Contributions)	\$3,429,600	\$0	\$3,429,600
Ron Dine Reserve Clubhouse Construction (Section 94 & Grant Income)	\$500,000	\$0	\$500,000
Additional Plant Requirements - Drainage Truck (General Fund)	\$487,800	\$487,800	\$0
Road Improvements - Greendale Road Upgrade (Grant Income - Roads to Recovery)	\$375,000	\$0	\$375,000
Narellan Community Centre Redevelopment (Section 94 Developer Contributions)	\$250,000	\$0	\$250,000
Bridge Replacement - Little Sandy Bridge (General Fund)	\$250,000	\$250,000	\$0
Plant Replacement - Community Bus & Survey Van (Plant Replacement Reserve)	\$190,000	\$0	\$190,000
Cuthill Reserve - Public Amenities (General Fund)	\$150,000	\$150,000	\$0
John St & Mitchell Street Roundabout (General Fund)	\$145,224	\$145,224	\$0
Camden West RFS Building Construction (State Government Rural Fire Fighting Fund)	\$100,000	\$0	\$100,000
Camden Bypass Pedestrian Overhead Bridge (Section 94 Developer Contributions)	\$100,000	\$0	\$100,000
Stormwater Systems - GPT Maintenance & Cleaning (Stormwater Levy & General Fund)	\$65,100	\$45,100	\$20,000
Nepean River Trails Project (Capital Works Reserve & General Fund)	\$50,461	\$36,000	\$14,461
Camden Valley Way / Hilder St Intersection (Design) (Section 94 Developer Contributions)	\$50,000	\$0	\$50,000
Domestic Waste - Greenwaste Service Review (Domestic Waste Management Reserve)	\$47,006	\$0	\$47,006

PROPOSED EXPENDITURE REVOTES (Continued)	Total Revote	General Fund	Other Funds
Mount Annan Leisure Centre Stage 2 Design (Section 94 Developer Contributions)	\$40,000	\$0	\$40,000
Corporate Planning Service Levels Review (General Fund)	\$12,000	\$12,000	\$0
Companion Animals - Microchipping Activities (General Fund)	\$11,998	\$11,998	\$0
Community Services Disability Action Plan (General Fund)	\$10,000	\$10,000	\$0
Renewable Energy Offsets Program (Grant Income)	\$9,902	\$0	\$9,902
Stormwater Assets Long Term Planning (Stormwater Levy)	\$7,340	\$0	\$7,340
TOTAL EXPENDITURE REVOTES	\$6,281,431	\$1,148,122	\$5,133,309

For an explanation of these adjustments, **please refer to Attachment 2 provided in the business paper.**

NOTE 5 – 2012/13 LIST OF UNFUNDED WORKS AND SERVICES

In preparing the 2013/14 – 2016/17 Delivery Program, Council officers undertook a review of all unfunded works and services which support the Community Strategic Plan, Camden 2040, the Resource Strategy and the four year Delivery Program.

The draft Delivery Program and Operational Plan (budget) includes funding for a number of workforce positions, operational requests and capital works priorities which were previously shown on the Unfunded Works and Services List. These plans are currently on public exhibition until the 14 June 2013.

A revised list of Unfunded Works and Services will be circulated to Councillors upon formal adoption of the Delivery Program and Operational Plan.

NOTE 6 – COUNCILLOR CONSOLIDATED WARD FUNDS

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

It should be noted that the balance of Consolidated Ward Funds is over and above the projected budget surplus of \$256,217 as advised in this report.

CONSOLIDATED WARD FUNDS	
TOTAL FUNDS AVAILABLE	\$30,000
PROJECTS FUNDED IN 2012/13	
Donation – Relay for Life (Camden Rotary) Council Resolution 129/12 – 12/06/2012	\$1,800
Donation – Goulburn to Camden Classic Council Resolution 190/12 – 14/08/2012	\$639
Mets Baseball Club – Fee Waiver Council Resolution 203/12 – 28/08/2012	\$852
Camden Athletics Club – Fee Waiver Council Resolution 274/12 - 13/11/2012	\$269
Camden Show Society - Donation Council Resolution 295/12 - 27/11/2012	\$3,000
Macarthur Lions ANZAC Fun Run 2013 Council Resolution 321/12 - 11/12/2012	\$3,000
Rotary Club of Narellan – Fee Refund Council Resolution 80/13 – 9/04/2013	\$2,222
Kids of Macarthur - Sponsorship Request Council Resolution 110/13 – 14/05/2013	\$1,000
TOTAL PROJECTS FUNDED IN 2012/13	\$12,782
BALANCE OF CONSOLIDATED WARD FUNDS 31 MARCH 2013	\$17,218

SUMMARY OF MARCH REVIEW ADJUSTMENTS

The following table is a summary of budget adjustments up to 31 March 2013.

SUMMARY OF BUDGET ADJUSTMENTS	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	Budget Impact Increase / (Decrease)
2011/12 Carried Forward Working Funds Balance			\$1,000,000
2012/13 Adopted Budget Position			\$0
LESS: Minimum Desired Level of Working Funds			(\$1,000,000)
Total Available Working Funds 01/07/2012			\$0
2012/13 September Review Adjustments	\$3,363,495	\$3,363,495	\$0
2012/13 December Review Adjustments	\$2,244,192	\$2,244,192	\$0
Total Available Working Funds as at 31/12/2012			\$0
2012/13 March Review Adjustments			
NOTE 1: Proposed Variations	(\$146,674)	\$111,043	\$257,717
NOTE 2: Authorised Variations	\$8,500	\$7,000	(\$1,500)
NOTE 3: Contra Adjustments	(\$1,363,854)	(\$1,363,854)	\$0
NOTE 4: Revotes (Budget Carry-Overs)	(\$5,179,333)	(\$5,179,333)	\$0
Total - March Review Adjustments	(\$6,681,361)	(\$6,425,144)	\$256,217
TOTAL AVAILABLE WORKING FUNDS			\$256,217

STATEMENT BY RESPONSIBLE ACCOUNTING OFFICER

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

It is my opinion that the Quarterly Budget Review Result for Camden Council for the period ending 31 March 2013 indicates that Council's projected financial position is satisfactory. No remedial actions are required based on the financial position presented within this report.

FINANCIAL IMPLICATIONS

This report proposes to transfer the March Budget Review surplus of \$256,217 to the Capital Works Reserve, increasing the balance of the reserve to \$1,053,417 for future allocation at Council's discretion.

CONCLUSION

Council continues to realise savings through the rationalisation of its vehicle fleet and additional income from interest on investments. The March Budget Review surplus of \$256,217 is proposed to be transferred to the Capital Works Reserve. This will bring the uncommitted balance of the reserve to \$1,053,417.

Council in its draft 2013/14 budget has transferred \$500,000 (committed reserve funds) from the Capital Works Reserve to part fund the \$6 million Community Infrastructure Renewal Program. Council now has the opportunity to transfer funds back to this reserve before the 2013/14 asset renewal program has commenced.

RECOMMENDED

That Council:

- i. approve the necessary budget adjustments as identified in the categories of 'Proposed Variations', 'Contra Variations' and 'Expenditure Revotes' of this report; and**
- ii. allocate the projected 2012/13 March Review Budget Surplus of \$256,217 to the Capital Works Reserve.**

ATTACHMENTS

1. Quarterly Budget Review Statement
2. Budget Appendix

ORD06

Attachment 1



Camden Council

Quarterly Budget Review Statement

For the period ending 31 March 2013

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Camden Council
Income & Expenses Budget Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013
Income & Expenses Review

	Original Budget 2012/13	Changes			Revised Budget 2012/13	Variations for this Mar Qtr	Notes	Projected Year End Result	
		Revotes	Other than by a QBRs	Sept QBRs					Dec QBRs
Operating Income									
Actively Managing Camden's Growth	8,821,600	-	29,932	1,065,133	2,214,142	12,130,807	136,445	1	12,267,252
Healthy Urban and Natural Environment	19,498,400	136,518	326,000	1,296	4,834	19,967,048	2,072		19,969,120
A Prosperous Economy	7,400	-	-	657	-	8,057	-		8,057
Effective and Sustainable Transport	7,459,300	468,112	620,089	70,870	(19,438)	8,598,933	(63,393)	2	8,535,540
An Enriched and Connected Community	7,425,100	467,217	-	(160,326)	15,808	7,747,799	8,951		7,756,750
Strong Local Leadership	38,756,200	8,110	-	(412,631)	78,792	38,430,471	(25,390)	3	38,405,081
	81,968,000	1,079,957	976,021	564,999	2,294,138	86,883,115	58,685		86,941,800
Operating Expenses									
Actively Managing Camden's Growth	7,242,200	327,131	-	532,572	80,846	8,182,749	3,752		8,186,501
Healthy Urban and Natural Environment	18,660,300	368,285	291,500	(142,645)	77,437	19,254,877	(272,762)	4	18,982,115
A Prosperous Economy	459,800	-	3,500	(4)	(17,044)	446,252	10,660		456,912
Effective and Sustainable Transport	14,428,500	59,597	33,900	71,741	49,590	14,643,328	146,192	5	14,789,520
An Enriched and Connected Community	10,191,000	111,540	97,850	(1,432)	(50,513)	10,348,445	11,271		10,359,716
Strong Local Leadership	15,338,300	111,550	-	421,981	327,728	16,199,559	184,893	6	16,384,452
	66,320,100	978,103	426,750	882,213	468,044	69,075,210	84,006		69,159,216
Net Operating Surplus / (Deficit)	15,647,900	101,854	549,271	(317,214)	1,826,094	17,807,905	(25,321)		17,782,584
Add:									
Non Cash Funded Depreciation	15,107,900	-	-	-	-	15,107,900	-		15,107,900
Funds from the Sale of Assets	359,400	209,050	-	210,318	8,182	786,950	(140,658)		646,292
Loan Borrowings	1,600,000	-	-	-	-	1,600,000	-		1,600,000
Transfer from Restricted Assets	19,320,700	9,797,008	2,351,559	1,751,178	(2,465,513)	30,754,932	(6,313,167)		24,441,765
	36,388,000	10,006,058	2,351,559	1,961,496	(2,457,331)	48,249,782	(6,453,825)		41,795,957
Less:									
Capital Purchases / Asset Acquisitions	39,260,200	10,107,912	2,937,180	(547,650)	(3,095,440)	48,662,202	(8,080,367)		40,581,835
Borrowing Expenses (Principal)	1,833,300	-	-	(158,700)	-	1,674,600	-		1,674,600
Transfer to Restricted Assets	10,942,400	-	-	2,317,132	2,462,853	15,722,385	1,343,504		17,065,889
Proposed - Transfer to Restricted Assets	-	-	-	-	-	-	256,217		256,217
	52,035,900	10,107,912	2,937,180	1,610,782	(632,587)	66,059,187	(6,480,646)		59,578,541
Net Budget Position Surplus / (Deficit)	-	-	(36,350)	33,500	1,350	(1,500)	1,500		-

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Camden Council
Income & Expenses Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
1	136,445	<p>Actively Managing Camden's Growth - Increase in Income</p> <p>This adjustment relates to an increase in income through the extension of the Catherine Field rezoning studies funding agreement with the Department of Planning (\$55K), an increase in income from LEP and DCP amendments (\$23K), and additional Section 94 Interest on Investments due to higher than expected investment balance (\$53K). Other minor adjustments were also required as part of this review (\$5K).</p>
2	(63,393)	<p>Effective and Sustainable Transport - Decrease in Income</p> <p>A range of income adjustments have been required at this review including a reduction in expected grant funding from the Blackspot Funding Program (\$94K) due to the cancellation of the intersection upgrade at Elizabeth Macarthur Avenue. Funding was received for the installation of a pedestrian crossing at Richardson Road Narellan (\$23K). A range of other minor adjustments were also required (\$7K).</p>
3	(25,390)	<p>Strong Local Leadership - Decrease in Income</p> <p>This decrease relates primarily to the timing of grant funding for the construction of the Camden West RFS Building which is now not expected until 2013/14 (\$100K) and a minor decrease in income on investments for funds held from the Department of Planning interest free loan (\$18K). Additional income has been realised from general fund interest on investments as a result of a higher than expected level of funds available for investment (\$25K), additional income through the Gundungurra Reserve access and compensation agreement (\$48K) and dividend payment received from the Southern Phone Company (\$15K). A range of other minor adjustments are also required at this review (\$5K).</p>
4	(272,762)	<p>Healthy Urban and Natural Environments - Decrease in Expense</p> <p>This decrease in expenditure is primarily a result of the redirection of funds from the parks and gardens operational expenditure allocation to capital upgrades (\$90K), a reduction in motor vehicle expenditure (\$29K) and a reduction in staff expenditure due to vacancies (\$29K) which has been redirected to the Vacancy Discount Factor. There are also a number of projects which have been requested to be revoted to 2013/14 which include; Gross Pollutant Trap Maintenance (\$65K), Greenwaste Service Review (\$47K) and Microchipping Activities (\$12K). A number of minor adjustments were also completed at this review (\$1K).</p>
5	146,192	<p>Effective and Sustainable Transport - Increase in Expense</p> <p>This increase in expense is primarily a result of the transfer of funding from capital renewal accounts for footpaths and kerb and gutter for maintenance works (\$106K) and additional road maintenance works required due to wet weather which have been funded through savings realised in the sealing of Dowles Lane (\$125K). This has been offset by a reduction in staff expenditure due to vacancies (\$91K) which has been redirected to the Vacancy Discount Factor. A number of minor adjustments in expenditure were also required (\$6K).</p>
6	184,893	<p>Strong Local Leadership - Increase in Expense</p> <p>This increase in expense relates to a number of adjustments including; a redirection of funding for the design and investigation of the new administration building which has been transferred from a capital expenditure allocation (\$150K), a reduction in Council's vacancy provision target as a result of vacant positions (\$149K), a reduction in corporate motor vehicle expenditure (\$30K), the redirection of divisional priority funding to projects across the organisation (\$40K), and a decrease in election costs based on the final payments made to the NSW Electoral Commission (\$12K). There has also been a request to revote the corporate planning service level review allocation to 2013/14 (\$12K). A number of minor increases in corporate expenditure were also required (\$20K).</p>

Camden Council
Capital Budget Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013

Capital Expenditure Review

	Original Budget 2012/13	Changes			Revised Budget 2012/13	Variations for this Mar Qtr	Notes	Projected Year End Result	
		Revotes	Other than by a QBRs	Sept QBRs					Dec QBRs
Capital Expenditure									
New Assets (Council Delivery)									
Transport & Road Infrastructure	8,744,600	4,849,994	1,936,630	41,673	(1,367,670)	14,205,227	(3,847,911)	1	10,357,316
Community Facilities	3,091,800	1,268,769	250,000	(786,478)	(1,373,123)	2,450,968	(250,000)	2	2,200,968
Parks & Recreation	226,500	504,060	(50,000)	9,420	-	689,980	(616,961)	3	73,019
Stormwater & Drainage	220,000	-	-	-	(40,000)	180,000	-		180,000
Council Properties	1,448,000	-	-	(200,000)	-	1,248,000	(1,248,000)	4	-
Plant & Equipment	-	487,800	-	-	-	487,800	(487,800)	5	-
Other	208,400	48,110	-	200,000	-	456,510	(137,923)	6	318,587
New Assets (Works In Kind)									
Transport & Road Infrastructure	6,506,000	-	-	-	-	6,506,000	-		6,506,000
Community Facilities	-	-	-	-	-	-	-		-
Parks & Recreation	2,561,000	-	-	-	-	2,561,000	-		2,561,000
Stormwater & Drainage	9,184,000	-	-	-	-	9,184,000	-		9,184,000
Asset Renewal (Replacement)									
Transport & Road Infrastructure	3,954,000	1,284,286	677,418	38,133	(112,681)	5,841,156	(994,776)	7	4,846,380
Community Facilities	296,100	49,046	18,200	40,041	-	403,387	-		403,387
Parks & Recreation	726,000	51,211	75,000	104,800	(237,240)	719,771	(135,432)	8	584,339
Stormwater & Drainage	73,600	-	-	-	(5,201)	68,399	(6,000)		62,399
Council Properties	67,400	125,845	-	43,765	7,300	244,310	1,800		246,110
Plant & Equipment	1,369,000	1,109,793	-	65,427	19,703	2,563,923	(357,968)	9	2,205,955
Information Technology Upgrades	400,300	327,328	29,932	(104,431)	(9,028)	644,101	-		644,101
Other	183,500	1,670	-	-	22,500	207,670	604		208,274
Total Capital Expenditure	39,260,200	10,107,912	2,937,180	(547,650)	(3,095,440)	48,662,202	(8,080,367)		40,581,835
Capital Funding									
Rates & Untied Income	2,882,200	1,303,573	-	62,830	(268,124)	3,980,479	(1,371,618)		2,608,861
External Grant Income	1,402,100	1,345,854	691,121	(138)	35,856	3,474,793	(845,362)		2,629,431
Reserves:									
External Restrictions	11,407,800	6,067,711	2,111,630	(617,171)	(2,787,580)	16,182,390	(4,246,747)		11,935,643
Internal Restrictions	3,337,700	1,067,641	109,429	(283,489)	(83,774)	4,147,507	(1,475,982)		2,671,525
S94 Works In Kind Income (Non Cash)	18,251,000	-	-	-	-	18,251,000	-		18,251,000
New Loans	1,600,000	-	-	-	-	1,600,000	-		1,600,000
Receipts from Sale of Assets									
- Plant & Equipment	359,400	209,050	-	210,318	8,182	786,950	(140,658)		646,292
- Land & Buildings	-	-	-	-	-	-	-		-
Other Funding	20,000	114,083	25,000	80,000	-	239,083	-		239,083
Total Capital Funding	39,260,200	10,107,912	2,937,180	(547,650)	(3,095,440)	48,662,202	(8,080,367)		40,581,835
Net Capital Funding	-	-	-	-	-	-	-		-

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Attachment 1

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Attachment 1

Camden Council
Capital Budget Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
1	(3,847,911)	Transport & Road Infrastructure (New Assets) - Decrease in Expenses This decrease primarily relates to the revote of the Camden Bypass Intersection (\$3.430M), Elderslie Pedestrian overhead bridge planning (\$100K) and the construction of a roundabout at the John Street and Mitchell Street Intersection in Camden (\$145K). Savings have also been identified within the works required to stabilize the batter along the Camden Bypass (\$195K). Other minor adjustments were also required as part of this review (\$23K).
2	(250,000)	Community Facilities (New Assets) - Decrease in Expenses There have been delays in the re-development of the Narellan Community Centre due to the selection and awarding of the construction tender. Works have now commenced and will be completed in 2013/14. This amount is to be revoted to the 2013/14 financial year.
3	(616,961)	Parks & Recreation (New Assets) - Decrease in Expenses This decrease primarily relates to the revote of the Ron Dine Reserve Clubhouse Construction (\$500K), Stage 2 design of Mount Annan Leisure Centre (\$40K) and the completion of works required under the Nepean River Trails program (\$36K). Funding for the preliminary investigation into the long term location of the multi-purpose courts at Elderslie (\$84K) has also been removed as part of this review. Additional funding has been redirected from parks operational allocation to fund the carparking improvements at Belgenny Reserve (\$45K).
4	(1,248,000)	Council Properties (New Assets) - Decrease in Expenses Council officers have commenced preliminary work into the construction of a new central administration building at Oran Park Town Centre. The 2012/13 original budget included an allocation of \$1.448M to commence design works for the new building. Delays in site selection has meant that these works will now be completed in 2013/14. The 2013/14 budget has been amended to reflect this change.
5	(487,800)	Plant & Equipment (New Assets) - Decrease in Expenses Council has been unable to secure a suitable specialised truck (within existing budget) required to undertake drainage maintenance and cleaning works. The current allocation is to be revoted to the 2013/14 financial year (\$487K)
6	(137,923)	Other Assets (New Assets) - Decrease in Expenses This decrease primarily relates to the revote of the construction of the Camden West RFS Building to 2013/14 (\$100K) and the removal of the purchase of the truck braking and suspension system from the 2013/14 budget (\$50K). Additional funding has been allocated to the purchase of new event bins for Council's commercial waste service as a result of depleting stocks (\$21K). A range of minor adjustments were also required as part of this review (9K).
7	(994,776)	Transport & Road Infrastructure (Asset Renewal) - Decrease in Expenses This decrease primarily relates to the revote of the Greendale Road Reconstruction (\$375K), Little Sandy Bridge replacement (\$250K) and the design of the Camden Valley Way and Hilder Street intersection (\$50K). Savings have also been identified within sealing Dowles Lane which have been used to offset an increase in road maintenance (\$120K). This review also include the transfer of funding from capital renewal accounts for footpaths and kerb and gutter to maintenance works (\$106K). This review also includes the deletion of works at Elizabeth Macarthur which are unable to completed within the funding agreement timeframes (\$94K).

Camden Council
Capital Budget Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
8	(135,432)	<p>Parks & Recreation (Asset Renewal) - Decrease in Expenses As part of this review it has been requested that the allocation for the construction of new public amenities at Cuthill Reserve be revoted to 2013/14 (\$150K). A range of minor adjustments were also required as part of this review (\$15K).</p>
9	(357,968)	<p>Plant & Equipment (Asset Renewal) - Decrease in Expenses A detailed review of Council's plant replacement program for 2012/13 has led to the deletion of the fuel truck (\$120K) and SES Vehicle (\$53K) from this years replacement program. This review has also led to the deferment in placing orders for the replacement of survey vehicle (\$55K) and community bus (\$130K) which will not be replaced until 2013/14.</p>

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Attachment 1

Camden Council
Cash & Investments Budget Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Projected Year End Cash Position ending 30 June 2013
Cash & Investments Review

	Original Budget 2012/13	Changes				Revised Budget 2012/13	Variations for this Mar Qtr	Notes	Projected Year End Balance
		Revotes	Other than by a QBRs	Sept QBRs	Dec QBRs				
Externally Restricted									
Section 94 Developer Contributions	10,346,646	-	(1,180,266)	791,352	4,534,993	14,492,725	4,654,460	1	19,147,185
Infrastructure Loan (Lodges Road)	106,024	-	3,022,165	186,500	(65,600)	3,249,089	(419,523)	2	2,829,566
Domestic Waste Management	3,849,406	-	(49,400)	(141,291)	(35,695)	3,623,020	85,916	3	3,708,936
Specific Purpose Grants	9,373	(87,945)	-	87,945	-	9,373	634,902	4	644,275
Stormwater Management Levy	160,341	-	36,831	-	260	197,432	27,340	5	224,772
Development Acceleration Fund	561,743	-	15,478	(577,221)	1,400	1,400	(1,400)	-	-
Other Restricted Contributions	54,726	-	290,000	(294,086)	-	50,640	-	-	50,640
Total Externally Restricted	15,088,259	(87,945)	2,134,808	53,199	4,435,358	21,623,679	4,981,695		26,605,374
Internally Restricted									
Employee Leave Entitlements	1,994,654	-	(35,130)	152,580	(237,086)	1,875,018	(19,689)	6	1,855,329
Expenditure Revotes	-	87,945	-	(87,945)	150,000	150,000	1,103,022	7	1,253,022
Stormwater Works (General Fund)	167,259	-	86,258	-	100,000	353,517	45,100	8	398,617
Capital Works Reserve	528,036	-	(518,200)	744,573	515,496	1,269,905	14,461	-	1,284,366
Infrastructure Loan - Repayment Fund	3,756,300	-	-	-	-	3,756,300	-	-	3,756,300
Central Administration Building	2,534,510	-	(1,283,978)	787,975	-	2,038,507	1,098,000	9	3,136,507
Camden Town Centre Improvements	1,094,500	-	-	-	-	1,094,500	-	-	1,094,500
Water Savings Action Plan	52,897	-	-	-	-	52,897	-	-	52,897
Cemetery Improvements	398,360	-	55,245	-	41,000	494,605	3,382	-	497,987
Section 355 Management Committees	184,411	-	-	-	-	184,411	-	-	184,411
Camden Carparking	120,578	-	-	-	-	120,578	-	-	120,578
Risk Management	242,599	-	-	-	-	242,599	-	-	242,599
Working Funds Surplus	-	-	1,261,119	(1,261,119)	-	-	195,000	10	195,000
Major Plant Replacement	508,323	-	(134,711)	172,318	8,182	554,112	235,500	11	789,612
Commercial Waste Management	1,039,343	-	49,004	1,470	(6,012)	1,083,805	-	-	1,083,805
Council Elections	-	-	-	-	-	-	-	-	-
Existing 2010-2013 CIRP Reserve	-	-	3,602	(3,602)	-	-	-	-	-
Proposed 2013-2019 CIRP Reserve	-	-	1,500,000	-	-	1,500,000	-	-	1,500,000
Narellan Artycafe	-	-	(13,600)	13,600	-	-	-	-	-
Swimming Pool Repairs	-	-	-	-	-	-	-	-	-
Family Day Care Reserve	108,010	-	-	(7,095)	(7,090)	93,825	200	-	94,025
Community Facilities Reserve	-	-	-	-	-	-	-	-	-
Public Appeals Reserve	35,974	-	-	-	-	35,974	-	-	35,974
Engineering Deposits	184,771	-	-	-	(25,406)	159,365	-	-	159,365
Total Internally Restricted	12,950,525	87,945	969,609	512,755	539,084	15,059,918	2,674,976		17,734,894
Unrestricted (i.e. available after the above Restrictions)	6,454,048	-	-	33,500	68,101	6,555,649	255,000		6,810,649
Total Cash & Investments	34,492,832	-	3,104,417	599,454	5,042,543	43,239,246	7,911,671		51,150,917

Cash & Investments Statement

Investments have been invested in accordance with Council's Investment Policy.
The Cash at Bank amount for this period has been reconciled to Council's physical Bank Statements. The date of completion of this bank reconciliation is 31/03/2013.

Notes:

1. The uncommitted balance of the Capital Works Reserve is \$797,200
2. The uncommitted balance of the Central Administration Building Reserve is \$0
3. The uncommitted balance of the Working Funds Reserve is \$0

Camden Council
Cash and Investments Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013

Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
1	4,654,460	<p>Section 94 Developer Contributions Reserve - Net Decrease in Transfer from Reserve</p> <p>The balance of Council's Section 94 reserves has increased as a result of the timing of a number of major projects which have been identified as revotes to 2013/14. These include the following; Camden Bypass Intersection (\$3.430M), Narellan Community Centre redevelopment (\$250K), Elderslie pedestrian overhead bridge planning (\$100K), Ron Dine Reserve Clubhouse Construction (\$250K), the design of the Camden Valley Way and Hilder Street intersection upgrade (\$50K) and Stage 2 design of Mount Annan Leisure Centre (\$40K). An adjustment has also been required to the allocation for the Elderslie link road construction (\$398K). Funding for the design of Richardson Road improvements (\$50K) and Elderslie Multi-purpose courts planning (\$84K) have been removed as part of this review. A range of minor adjustments were also made at this review (\$2K).</p>
2	(419,523)	<p>Lodges Road Upgrade Infrastructure Loan (DOP) - Increase in Transfer from Reserve</p> <p>The construction contract for the upgrade of Lodges Road and construction of the Elderslie Link Road was tendered as a single works contract. A detailed review of the actual expenditure for each of the projects has identified a number of adjustments which are required to payments made in the 2011/12 financial year. This budget adjustment is required to correct the source of funding for each of the projects (\$398K). An adjustment has also been required due to a minor decrease in income on investments (\$18K). A number of minor adjustments were also made at this review (\$3K).</p>
3	85,916	<p>Domestic Waste Management - Net Decrease in Transfer from Reserve</p> <p>The balance of Council's waste management reserve has increased due to timing of the greenwaste service review which has been revoted to 2013/14 (\$47K) and the removal of the purchase of the truck braking and suspension system from the 2013/14 budget (\$50K). A number of other minor adjustments were also made at this review (\$12K).</p>
4	634,902	<p>Specific Purpose Grants - Increase in Transfer to Reserve</p> <p>The increase in specific purpose grant reserve funds is primarily a result of delays in the following major grant funded capital works projects; Greendale Road Upgrade which is funded under the Roads to Recovery Program (\$375K), the construction of the Ron Dine Reserve Clubhouse which is funded under Federal Government funding (\$250K), and the installation or renewable energy offset devices which is funded under the State Government WaSIP Program (\$9K). These projects have been revoted to the 2013/14 financial year.</p>
5	27,340	<p>Stormwater Management Levy - Decrease in Transfer from Reserve</p> <p>There have been two stormwater management levy funded projects identified as revotes as part of this review. These include the continuation of GPT Maintenance (\$20K) and long term planning for stormwater assets (\$7K).</p>
6	(19,689)	<p>Employee Leave Entitlements Reserve - Net Decrease in Transfer from Reserve</p> <p>Payments made to employees on resignation or retirement are partially funded from Council's ELE Reserve. Payments funded from the ELE Reserve during the third quarter of 2012/13 total \$28K. Leave entitlements are also transferable between Council's. Transfers to other Council's are funded from the Reserve, and payments received are restricted to the Reserve. The net effect of these transfers is \$8K.</p>

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Attachment 1

Camden Council
Cash and Investments Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
7	1,103,022	<p>Expenditure Revotes Reserve - Increase in Transfer to Reserve</p> <p>There have been a number of projects which are funded from general revenue which have been identified as revotes to be carried forward to the 2013/14 financial year as part of this review. These include; Funding for the completion of works identified within the Disability Action Plan (\$10K), the completion of the corporate planning service level reviews (\$12K), the purchase of a new drainage vehicle for drainage maintenance and cleaning (\$488K), the continuation of micro-chipping activities (\$12K), the construction of new public amenities at Cuthill Reserve (\$150K), the construction of a roundabout at the John Street and Mitchell Street Intersection in Camden (\$145K), the completion of works required under the Nepean River Trails program (\$36K) and the replacement of little sandy bridge (\$250K).</p>
8	45,100	<p>Stormwater Works (General Fund) - Increase in Transfer to Reserve</p> <p>The increase in this reserve balance relates to the revote of gross pollutant trap maintenance to 2013/14 (\$45K). It is anticipated that there will be savings within this years maintenance and cleaning program which is required to be restricted under the funding principles of the stormwater management levy.</p>
9	1,098,000	<p>Central Administration Building Reserve - Decrease in Transfer from Reserve</p> <p>Council officers have commenced preliminary work into the construction of a new central administration building at Oran Park Town Centre. The 2012/13 original budget included an allocation of \$1.448M to commence design works for the new building. Delays in site selection has meant that these works will now be completed in 2013/14. The 2013/14 budget has been amended to reflect this change.</p>
10	195,000	<p>Working Funds Surplus Reserve - Increase in Transfer to Reserve</p> <p>As part of the 2012/13 budget Council approved an allocation of \$215K for the Camden Bypass batter stabilisation. The scope of works required have been reviewed and it has been confirmed that the stabilisation issues are in fact isolated to a smaller area of the bypass than previously expected. The savings identified (\$195K) is to be transferred to the working funds reserve as it has been allocated as part of the 2013/14 budget.</p>
11	235,500	<p>Major Plant Replacement Reserve - Net Decrease in Transfer from Reserve</p> <p>The increase in this reserve balance is primarily due to the revote of two items of plant scheduled for replacement in 2012/13 which are now not required until 2013/14 (\$133K) and the deletion of two items of plant which are no longer required to be replaced (\$103K).</p>

Camden Council
Contracts Budget Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013
Contracts Budget Review (Greater than \$50,000)

Contractor	Contract Detail & Purpose	Contract Value	Start Date	Duration of Contract	Budgeted (Y/N)
Momentum Built Pty Ltd	Narellan Community Hall Redvelopment	1,274,641	Mar-13	6 Months	Y
Standby Property Maintenance	Parkland Mowing Services	369,928	Mar-13	24 Months	Y
Australian Environment Services Pty Ltd	Parkland Mowing Services	350,321	Mar-13	24 Months	Y
Sydney Truck & Machinery Pty Ltd	Supply of Three Works Crew Trucks	233,743	Jun-13	1 Month	Y
Ultimate Air Conditioning	Air-Conditioning - Civic Centre	95,250	Mar-13	3 Months	Y
Lamond Contracting	Belgenny Reserve - Parking Improvements	85,685	Feb-13	2 Months	Y
M Collins & Sons Pty Ltd	Parks Sportsfields - Topdressing	70,644	Feb-13	3 Months	Y
Brown Consulting	Camden Town Centre Traffic Study	74,485	Mar-13	3 Months	Y

Notes:

1. Contracts listed are those entered into through a tender process during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
2. Contracts for employment are not included in this list.

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Attachment 1

Camden Council
Consultancy & Legal Expenses Statement

Quarterly Budget Review Statement
 for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013
 Consultancy & Legal Expenses Overview

Expense	YTD Expense	Budgeted (Y/N)
Consultancies	213,173	Y
Legal Fees	257,593	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Council has engaged specialist consultants to assist in the planning for the location and construction of a new central administration building. Council has also required specialist advice (legal and technical) regarding a number of strategic property acquisitions, rezoning matters and the investigation of defects at Camden Memorial Pool. Costs associated with these matters have been included in the expenditure totals above.

Camden Council
Key Performance Indicators Budget Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013

(\$000's)	Current Projection		Original	Actuals	
	Amounts	Indicator	Indicator	Prior Periods	
	12/13	12/13	12/13	11/12	10/11

1. Operating Result

Total Operating Revenue	86,942	17,783	15,648	71,097	17,868
Less: Total Operating Expenditure	69,159				

What is Being Measured?

Council's ability to fund operations including asset renewal (Depreciation) including all sources of income



2. Operating Result (Before Capital Items)

Total Operating Revenue (Less Capital)	61,050	(7,617)	(6,953)	546	(36,397)
Less: Total Operating Expenditure	68,667				

What is Being Measured?

Council's ability to fund operations including asset renewal (Depreciation) excluding grants and contributions for capital purposes



3. Unrestricted Current Ratio

Current Assets (Less Restrictions)	32,429	2.95	2.34	2.51	2.27
Current Liabilities (Less Specific Liabilities)	11,004				

What is Being Measured?

The ability to meet short term financial obligations such as loans, payroll and leave entitlements (Liquidity)



Camden Council
Key Performance Indicators Budget Review Statement

Quarterly Budget Review Statement
for the period 01/01/13 to 31/03/13

Budget review for the quarter ended 31 March 2013

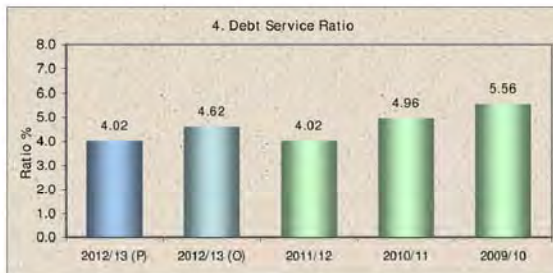
(\$000's)	Current Projection		Original Indicator 12/13	Actuals	
	Amounts	Indicator		Prior Periods	
	12/13	12/13		11/12	10/11

4. Debt Service Ratio

Total Debt Service Cost	2,250	4.02	4.62	4.02	4.96
Total Operating Revenue less: Specific Purpose Grants & Contributions	56,033				

What is Being Measured?

What percentage of Council's revenue is being used to service debt



5. Rates & Annual Charges Ratio

Rates & Charges Income	39,504	45.69	48.18	27.05	31.24
Total Operating Revenue	86,455				

What is Being Measured?

How reliant is Council on rate revenue to fund operations



6. Building & Infrastructure Renewal Ratio

Asset Renewal (Building & Infrastructure)	6,311	59.44	43.00	54.70	37.71
Depreciation, Amortisation & Impairment	10,617				

What is Being Measured?

How quickly assets are being replaced compared to their consumption



Summary of Budget Review Variations Greater Than \$15,000

March Review of the 2012/13 Budget

Change In Vote			Description	Comments
Expense \$	Income \$	Totals \$		
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as positive figures, Reductions are shown as negative figures				
1) Proposed Budget Variations				
Proposed variations to the 2012/13 Budget based on income received and expenditure payments to date are as follows:				
(551,830)	1,387,745	1,939,575	Surplus / (Deficit) - Budget Variations September 2012/13 Review	
(75,653)	438,301	513,954	Surplus / (Deficit) - Budget Variations December 2012/13 Review	
(169,621)	-	169,621	Fleet Management - Vehicle Expenses	Council continues to realise a reduction in motor vehicle expenditure. This reduction is a result of a decrease in the number of vehicles in Council's fleet and a reduction in operating costs. A number of recently filled positions within Council's staffing structure where a vehicle was previously offered as part of the employment conditions, have been filled without access to a private use vehicle. Savings are also a result of the ongoing conversion of Council's existing fleet to smaller, more economical vehicles, and operational savings such as lease and fuel costs.
20,898	-	(20,898)	Corporate Salaries - Salary Adjustments	A number of adjustments to salary estimates were required during the third quarter of 2012/13 as a result of the re-evaluation of a number of positions within Council's workforce.
15,000	-	(15,000)	Community Engagement - Special Rate Variation Community Survey	Council has submitted an application to IPART for a 1.10% rate increase (in addition to the approved allowable limit of 3.40%) for the 2013/14 financial year. As part of IPART's application requirements, Council undertook a comprehensive community engagement program which included open houses, media advertising and a telephone survey.
-	48,332	48,332	Gundungurra Reserve Access Compensation Income	Following State Ministerial approval for a gas well to be located in Gundungurra Reserve in 2008, Council resolved to enter into an access and compensation agreement with AGL in October 2009 (ORD 255/09). The additional income represents the licence fee payable to Council in accordance with the agreement.
-	25,000	25,000	Corporate Management - General Fund Interest on Investments	The performance of Council's investment portfolio continues to exceed budget expectations. The primary reason for this is Council's investment portfolio has been maintained at a higher level during the third quarter of 2012/13 than expected. The weighted average return on investments for the third quarter was 4.73%, which was in line with budget expectations for this same period.
-	23,500	23,500	Development - LEP & DCP Amendments Income	Council has received a number of applications for LEP & DCP amendments which incur a processing and review fee payable by the applicant. Income received to date is above budget expectations for 2012/13.
-	15,626	15,626	Corporate Management - Southern Phone Company Dividend	Southern Phone is an unlisted public company of which only local Councils can be shareholders. Southern Phone was established in 2002 to provide and maintain a low cost telecommunication service where dividends are paid to shareholding councils on behalf of their communities. Camden Council is a shareholder in the Southern Phone Company with two shares at \$1.00 each.
(12,951)	(1,415)	11,536	Variations under \$15,000	
(146,674)	111,043	257,717	Surplus / (Deficit) - Proposed Budget Variations March 2012/13 Review	
(774,157)	1,937,089	2,711,246	Surplus / (Deficit) - Net Impact of Variations 2012/13	
2) Council Approved Budget Variations				
Since adopting the 2012/13 Budget, Council has authorised the following changes to the budget:				
2,784,405	844,830	(1,939,575)	Surplus / (Deficit) - Council Approved Variations September 2012/13 Budget Review	
2,989,904	2,475,950	(513,954)	Surplus / (Deficit) - Council Approved Variations December 2012/13 Budget Review	
7,000	-	-	Land Purchase - (Closed Council Meeting)	Authorised Council Resolution CC02/13 - 12/03/2013
-	7,000	-	Section 94 Developer Contributions - Transfer from Reserve	
1,500	-	(1,500)	Camden Show Society - Sponsorship Request	Authorised Council Resolution 61/13 - 12/03/2013
8,500	7,000	(1,500)	Surplus / (Deficit) - Council Approved Variations March 2012/13 Budget Review	
5,782,809	3,327,780	(2,455,029)	Surplus / (Deficit) - Council Approved Variations 2012/13	

ORD06

Attachment 2

ORD06

Attachment 2

Summary of Budget Review Variations Greater Than \$15,000
March Review of the 2012/13 Budget

Change In Vote			Description	Comments
Expense \$	Income \$	Totals \$		
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as positive figures. Reductions are shown as negative figures				
3) Contra Adjustments				
Contra adjustments that have a NIL impact on Council's Budget:				
1,753,180	1,753,180	-	September 2012/13 Contra Adjustments	
1,697,326	1,697,326	-	December 2012/13 Contra Adjustments	
(1,098,000)	-	-	Central Administration Building - Preliminaries & Investigation	Council officers have commenced preliminary work into the construction of a new central administration building at Oran Park Town Centre. The 2012/13 original budget included an allocation of \$1,448,000 to commence design works for the new building. Delays in site selection has meant that these works will now be completed in 2013/14. The 2013/14 budget has been amended to reflect this change.
-	(1,098,000)	-	Administration Building Reserve - Transfer from Reserve	
398,360	-	-	Road Improvements - Lodges Road Upgrade	The construction contract for the upgrade of Lodges Road and construction of the Elderslie Link Road was tendered as a single works contract. Works commenced during the 2011/12 financial year and have now largely been completed. A detailed review of the actual expenditure for each of the projects has identified a number of adjustments which are required to payments made in the 2011/12 financial year. These budget changes are required to correct the source of funding for each of the projects.
(398,360)	-	-	Road Improvements - Elderslie Link Road Construction	
-	398,360	-	DOP Loan Reserve - Transfer from Reserve	
-	(398,360)	-	S94 Developer Contributions - Transfer from Reserve	
(195,000)	-	-	Road Improvement - Camden Bypass Batter Stabilisation	Council previously approved an allocation of \$215,000 in the 2012/13 budget and \$385,000 in the 2013/14 budget for this project. These amounts were based on information that suggested stabilisation issues at particular locations needed to be addressed at many other locations along the Camden Bypass adjacent to the Narellan Vale area. Further investigations of the site have confirmed that stabilisation issues are in fact isolated to the particular areas originally identified only and other areas are in satisfactory condition. The scope of works will be limited to the isolated problem areas only.
195,000	-	-	Working Funds Reserve - Transfer to Reserve	
(194,168)	-	-	Corporate Salaries & Overheads - Staff Vacancies	Savings primarily reflect vacancies within Council's staffing structure.
85,145	-	-	Corporate Management - Staff Vacancy Provision	Savings from vacant positions are used to fund Council's vacancy provision target and is also required to fund additional recruitment related expenses (such as advertising) and staffing expenditure related to covering vacant positions. Savings from vacant positions will also be used to continue the preparation of a LGA Economic Development Strategy.
40,000	-	-	Employee Relations - Recruitment Related Advertising	
49,023	-	-	Corporate Salaries - Additional Staffing Expenses	
20,000	-	-	Strategic Planning - Economic Development Strategy	
193,055	-	-	Infrastructure Renewal Program - Richardson Road	Additional expenditure was required for the completion of works along Richardson Road, Narellan. The increase is primarily due to works which were required beyond the original scope of the project. Additional pavement deterioration had occurred on several locations along the road due to the increase in traffic experienced during the closure of Springs Road and Lodges Road. This additional cost has been offset through savings achieved in completing works at Holdsworth Drive, Spring Hill Circuit and Elizabeth Street. The savings in these projects were primarily a result of a change in the construction methods used to renew the pavement surface.
(102,263)	-	-	Infrastructure Renewal Program - Holdsworth Drive	
(58,764)	-	-	Infrastructure Renewal Program - Spring Hill Circuit	
(21,882)	-	-	Infrastructure Renewal Program - Elizabeth Street	
(10,146)	-	-	Infrastructure Renewal Program - Minor Adjustments	
(180,000)	-	-	Domestic Waste - Disposal Fees	A recent review of waste disposal expenditure has identified a significant savings for 2012/13 which is primarily a result of a reduction in the expected volume of waste collected from properties throughout the LGA. This saving has been used to offset additional staffing expenditure which is a result of staff leave and unexpected absences, and additional vehicle operating expenditure. The remaining savings after funding these increases is to be transferred to the Waste Management Reserve.
85,000	-	-	Domestic Waste - Staffing (Agency) Expenses	
70,000	-	-	Domestic Waste - Vehicle Operating Charges	
17,900	-	-	Domestic Waste - Other Operational Expenses	
-	(7,100)	-	Domestic Waste - Transfer from Reserve	
125,000	-	-	Road Maintenance Program - Wet Weather Maintenance Works	Additional maintenance work has been required due to wet weather late last year. The increase in road maintenance funding is proposed to be offset by the savings made in Dowles Lane sealing work. The saving was a result of not having to lay a new sub-base course in the pavement. The materials laid in the past years have produced a good sub-base course that was not required to be replaced.
(125,000)	-	-	Road Improvements - Dowles Lane Sealing Works	
(120,000)	-	-	Plant Replacement Program - Fuel Truck	A detailed review of Council's plant replacement program for 2012/13 has led to the deletion of these two plant items. The replacement of the fuel truck will be deferred for at least twelve months as the current vehicle is in good condition. The SES vehicle has been removed from this years program as the replacement of these vehicles is no longer the responsibility of Councils. The funds allocated in the 2012/13 budget will be returned to the Plant Replacement Reserve.
(53,000)	-	-	Plant Replacement Program - SES Vehicle	
-	(70,000)	-	Plant Replacement Program - Plant Sales Income	
-	(103,000)	-	Plant Replacement Reserve - Transfer from Reserve	

Summary of Budget Review Variations Greater Than \$15,000

March Review of the 2012/13 Budget

Change In Vote			Description	Comments
Expense \$	Income \$	Totals \$		
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures.				
EXPENDITURE - Increases are shown as positive figures, Reductions are shown as negative figures				
(94,020)	-	-	Road Improvements - Elizabeth Macarthur Intersection	A recent review of this project has identified that the works could not be completed within the Roads & Maritime Service (State Government) timeframes. The project has been subsequently cancelled and removed from Council's works program.
-	(94,020)	-	Grant Income - Blackspot Safety Funding	
85,656	-	-	Road Improvements - Footpath Maintenance & Renewal	There has been an increased requirement for footpath maintenance and renewal works during 2012/13. It is proposed to fund the additional works through a reduction in kerb and gutter maintenance works.
(85,656)	-	-	Road Improvements - Kerb & Gutter Maintenance & Renewal	
(83,500)	-	-	Park Improvements - Elderslie Multipurpose Courts	This allocation was approved as part of the 2012/13 budget to commence preliminary investigations into the long term location of multipurpose courts at Elderslie. The funds are no longer required and the savings are to be returned to the Section 94 Reserve.
-	(83,500)	-	S94 Developer Contributions - Transfer from Reserve	
(61,000)	-	-	Parks Maintenance - Contract Landscaping	Additional funding is required to complete the parking upgrade at Belgenny Reserve and funding is also required to undertake works at Birriwa Reserve to discourage anti-social behaviour. These projects are proposed to be funded through savings in Council's landscaping contract estimates.
45,000	-	-	Park Improvements - Belgenny Reserve Parking	
16,000	-	-	Park Improvements - Birriwa Reserve Safety Improvements	
54,545	-	-	Catherine Field Part Precinct Release Rezoning Studies	Council has secured a funding extension from the Department of Planning to assist in the review and preparation of a number of rezoning studies relating to the Catherine Field Part Precinct land release.
-	54,545	-	NSW Department of Planning Funding	
-	53,000	-	Section 94 Contributions - Interest on Investments	Revenue projections for Section 94 interest on investments is above budget expectations. This is a result of the timing of a number of significant cash payments to be made from Section 94 Reserves during 2012/13 (e.g. Camden Bypass Intersection). The income is restricted to reserve for the purpose of funding future infrastructure costs within new release areas for which the contributions were collected for.
53,000	-	-	S94 Developer Contributions - Transfer to Reserve	
(50,000)	-	-	Domestic Waste - Truck Braking & Suspension System	The approved budget allocation for the purchase of this equipment of \$50,000 was based on a quote received approximately 12 months ago. The purchase would essentially allow Council to complete a higher number of repairs at Council's works depot. Recent changes to legislation has seen a significant increase in the purchase price of the equipment. The purchase is no longer determined feasible and has been removed from the budget.
-	(50,000)	-	Domestic Waste - Transfer from Reserve	
50,000	-	-	Road Improvements - Camden Bypass Intersection (Project Management Fee)	In 2012, Council entered into a funding agreement for the construction of the Camden Bypass Intersection and Spring Farm link road. Council's contribution towards the construction of the intersection is \$4,429,600. In addition to its contribution for the construction of the intersection, Council also agreed to contribute towards the project management costs associated with the construction works. It is proposed to fund the project management fee from the Section 94 Cash Reserve.
-	50,000	-	Section 94 Developer Contributions - Transfer from Reserve	
(50,000)	-	-	Road Improvements - Richardson Road (Design)	The associated design works for this project have been completed by Council officers. The allocation is no longer required and can be returned to the Section 94 Cash Reserve.
-	(50,000)	-	S94 Developer Contributions - Transfer from Reserve	
34,906	-	-	Road Reconstruction Program - Fairwater Drive Improvements	Savings have been realised in the reconstruction of Caroline Chisholm Drive, the entrance to the Murray Street carpark and several minor road reconstruction projects as a result of project design and improvements in construction methods. The savings have been used to offset additional expenditure in the reconstruction of Fairwater Drive and George Hunter Drive.
30,853	-	-	Road Reconstruction Program - George Hunter Drive	
(30,853)	-	-	Road Reconstruction Program - Caroline Chisholm Drive	
(24,479)	-	-	Road Reconstruction Program - Murray Street Carpark	
(10,427)	-	-	Road Reconstruction Program - Minor Adjustments	
27,515	-	-	Corporate Salaries - Termination & Maternity Leave Payments	This increase reflects payments made to employees upon resignation, retirement or whilst on maternity leave. Payments made to employees upon retirement, resignation or whilst on extended leave are funded from Council's ELE Reserve.
-	27,515	-	Corporate Management - ELE Reserve Funding	
22,727	-	-	Road Improvements - Richardson Road Pedestrian Crossing	Council has recently installed a pedestrian crossing located at Narellan Public School, Narellan. The works were funded by the Department of Education & Communities (NSW Government).
-	22,727	-	Contributions Income - Dept Education & Training	
21,979	-	-	Commercial Waste - Bin Purchases	Additional bins have been purchased to replenish the special event bins stock which have diminished over the past several years. This additional cost has been largely offset by a reduction in disposal costs from commercial services.
(20,000)	-	-	Commercial Waste - Disposal Costs	
-	1,979	-	Commercial Waste - Minor Adjustments	
-	(18,000)	-	DOP Lodges Road Loan - Interest on Investments	Under the funding conditions of the Interest Free Loan Agreement for the upgrade of Lodges Road and Hilder Street, Council must restrict any interest income generated from the investment of the funds for the purpose of the project. This adjustment reflects a minor reduction in interest projections as a result of additional project expenditure during the third quarter of 2012/13.
(18,000)	-	-	DOP Lodges Road Loan - Transfer to Reserve	
(1,363,854)	(1,363,854)	-	March 2012/13 Contra Adjustments	
2,086,652	2,086,652	-	Total Contra Variations 2012/13	

ORD06

Attachment 2

ORD06

Attachment 2

Summary of Budget Review Variations Greater Than \$15,000
March Review of the 2012/13 Budget

Change In Vote			Description	Comments
Expense \$	Income \$	Totals \$		
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as positive figures. Reductions are shown as negative figures				
4) Revotes for the 2012/13 Year to be included in the 2013/14 Budget Budget adjustments which are proposed to be carried forward into the 2013/14 Budget:				
(622,260)	(622,260)	-	Total Revotes Identified for September Period	
(2,517,385)	(2,517,385)	-	Total Revotes Identified for December Period	
(3,429,600)	-	-	Road Improvements - Camden Bypass Intersection	In 2012, Council entered into a funding agreement for the construction of the Camden Bypass intersection and Spring Farm link road. Council's contribution towards the construction of the intersection is \$4,429,600. Council has recently been advised that this project will not be completed this current financial year, and as such, Council's remaining contribution will not be required until 2013/14.
-	(3,429,600)	-	Section 94 Developer Contributions - Transfer from Reserve	
(500,000)	-	-	Park Improvements - Ron Dine Reserve Clubhouse	There have been delays in the construction of the new clubhouse at Ron Dine Reserve due to wet weather and changes in the design of the facility. Works will be completed in the 2013/14 financial year.
250,000	-	-	Grant Reserve - Transfer to Reserve	
-	(250,000)	-	Section 94 Developer Contributions - Transfer from Reserve	
(487,800)	-	-	Additional Plant Requirement - Drainage Truck	Council has been unable to secure a suitable specialised truck (within existing budget) required to undertake drainage maintenance and cleaning works. Additional funding of \$140,000 has been proposed as part of the 2013/14 budget. Procurement of the truck will commence upon approval of the additional allocation in 2013/14.
-	(487,800)	-	Revotes Reserve - Transfer from Reserve	
(375,000)	-	-	Road Improvements - Greendale Road Upgrade (R2R)	The deterioration in the condition of Greendale Road has prompted a major urgent repair in the immediate future. This work is estimated to cost \$1.5 million and is to be shared between Camden and Liverpool Council. Camden sources its allocation from the Roads to Recovery grant over a 2 year period (i.e. \$375,000 + \$375,000). This project is scheduled to take place in 2013/14 and accordingly, the current year's allocation will have to be revoted to 2013/14.
375,000	-	-	Grant Reserve - Transfer to Reserve	
(250,000)	-	-	Community Facilities - Narellan Community Centre Upgrade	There have been delays in the re-development of the Narellan Community Centre due to the selection and awarding of the construction tender. Works have now commenced and will be completed in 2013/14.
-	(250,000)	-	Section 94 Developer Contributions - Transfer from Reserve	
(250,000)	-	-	Bridge Replacement - Little Sandy Bridge	As a result of floods in March 2012, Little Sandy Bridge (Elderslie) suffered significant structural damage. Council has \$330,000 allocated in the 2012/13 budget for the replacement of Little Sandy Bridge. The current level of funding is insufficient. It is proposed to revote the unspent balance of the current allocation to 2013/14. Council officers are currently investigating alternative funding sources which would allow this project to proceed.
250,000	-	-	Revotes Reserve - Transfer to Reserve	
(150,000)	-	-	Park Improvements - Cuthill Reserve Public Amenities	Council approved an allocation of \$235,000 as part of the 2012/13 budget for the replacement of the public amenities block at Cuthill Reserve. A detailed review of the existing site conditions has identified a shortfall in funding of approximately \$140,000 for a new amenities building. Additional funding has been proposed as part of the 2013/14 budget. Works will commence on design and construction upon approval of the 2013/14 budget allocation.
150,000	-	-	Revotes Reserve - Transfer to Reserve	
(145,224)	-	-	Road Improvements - John St / Mitchell St Roundabout	Funding was allocated to the construction of a roundabout at the John Street & Mitchell Street intersection as part of the 2011/12 budget. Council is currently preparing a traffic study for the Camden Town Centre. Works have been deferred until the results of the study are finalised (expected to be June 2013). It is recommended that the allocation for this project be removed from the budget until the priorities from the traffic study are known.
-	(145,224)	-	Revotes Reserve - Transfer from Reserve	
(135,000)	-	-	Plant Replacement Program - Community Bus	A detailed review of Council's plant requirements has led to delays in placing orders for these two replacement vehicles. The survey van will be replaced upon the establishment of the new survey team in 2013/14 and the community bus will be replaced after community consultation has been completed.
(55,000)	-	-	Plant Replacement Program - Survey Van	
-	(57,500)	-	Plant Replacement Program - Plant Sales Income	
-	(132,500)	-	Plant Replacement Reserve - Transfer from Reserve	
(100,000)	-	-	Rural Fire Services - Camden West Building Construction	There have been delays in the construction of a new rural fire service station at Camden West due to complications with the site location. These issues have now largely been resolved and construction is expected to be completed during 2013/14.
-	(100,000)	-	Rural Fire Services - Rural Fire Fighting Funding Contribution	
(100,000)	-	-	Road Improvements - Elderslie Pedestrian Bridge	Preliminary investigation and design works for the proposed overhead pedestrian bridge have been re-prioritised and funding is not required in 2012/13. These investigation and design works will be completed in 2013/14.
-	(100,000)	-	Section 94 Developer Contributions - Transfer from Reserve	

Summary of Budget Review Variations Greater Than \$15,000

March Review of the 2012/13 Budget

Change In Vote			Description	Comments
Expense \$	Income \$	Totals \$		
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures				
EXPENDITURE - Increases are shown as positive figures, Reductions are shown as negative figures				
(65,100)	-	-	Stormwater Systems - GPT Maintenance & Cleaning	Council has a reactive maintenance and cleaning program for gross pollutant traps which form part of the drainage infrastructure network. It is anticipated that there will be savings within this year's cleaning and maintenance program. The funds are required to be revoted for the purpose of future stormwater management works under the funding principles of the stormwater levy.
45,100	-	-	Revotes Reserve - Transfer to Reserve	
-	(20,000)	-	Stormwater Levy Reserve - Transfer from Reserve	
(50,461)	-	-	Park Improvements - Nepean River Trail Project	There are delays in finalising this project as works cannot commence until a decision is made regarding Little Sandy Bridge. The final section of work under the program involves constructing steps in the proposed area on the trail. If the steps are constructed prior to the replacement of the bridge, they are at risk of being severely damaged. Works have been deferred pending a decision regarding the replacement of the bridge.
10,000	-	-	Revotes Reserve - Transfer to Reserve	
-	(14,461)	-	Capital Works Reserve - Transfer from Reserve	
-	(26,000)	-	Revotes Reserve - Transfer from Reserve	
(50,000)	-	-	Road Improvements - CVW / Hilder Street Intersection (Design)	A traffic study of future traffic movements along Camden Valley Way and Hilder Street has recently been completed. The results of this traffic study will inform the designs for this intersection upgrade. Design works will be completed in 2013/14.
-	(50,000)	-	Section 94 Developer Contributions - Transfer from Reserve	
(47,006)	-	-	Domestic Waste - Greenwaste Review	Council approved an allocation of \$50,000 as part of the 2012/13 budget to undertake a review of its greenwaste service. There have been delays in commencing the review whilst officers determined the scope of the project and engaged suitable specialists to undertake the review. This review will be completed during the 2013/14 financial year.
-	(47,006)	-	Domestic Waste - Transfer from Reserve	
(40,000)	-	-	Mount Annan Leisure Centre - Stage 2 Design & Preliminaries	Works have been deferred whilst a review of indoor court requirements is undertaken. The review is primarily a result of the proposed indoor courts to be located at Gregory Hills, which may result in a change to the original concept plans for the stage two development of Mount Annan Leisure Centre.
-	(40,000)	-	Section 94 Developer Contributions - Transfer from Reserve	
(12,000)	-	-	Corporate Planning - Service Level Review	There have been delays in completing the service level reviews due to staff vacancies. It is proposed that the allocation be carried forward to 2013/14.
-	(12,000)	-	Revotes Reserve - Transfer from Reserve	
(11,998)	-	-	Animal Control - Microchipping Activities	The response to micro-chipping events held to date is not as high as anticipated, therefore the continuation of this program into next year is proposed in order to organise the best use of funds.
11,998	-	-	Revotes Reserve - Transfer to Reserve	
(10,000)	-	-	Community Services - Disability Action Plan	There are no further works to be completed this financial year from the Disability Action Plan. It is proposed that the unspent balance of the program be carried forward to 2013/14.
10,000	-	-	Revotes Reserve - Transfer to Reserve	
(9,902)	-	-	Natural Resources - Renewable Energy Offsets Program	Council has recently completed the installation of solar panels at the Narellan Library. The unspent balance of the project is to be carried forward and consolidated with the 2013/14 WaSIP Program (State Government Grant)
-	(9,902)	-	Grant Reserve - Transfer to Reserve	
(7,340)	-	-	Stormwater Systems - Asset Planning	The purpose of this allocation is for the capture and recording of drainage infrastructure and its condition. The funds are required to be revoted for the purpose of future stormwater management works under the funding principles of the stormwater levy.
-	(7,340)	-	Stormwater Levy Reserve - Transfer from Reserve	
(5,179,333)	(5,179,333)	-	Total Revotes Proposed for March Period	
(1,102,098)	(1,102,098)	-	Less: Revotes Shown as Expenses	
(6,281,431)	(6,281,431)	-	Total Revotes Proposed for March Period	
(9,421,076)	(9,421,076)	-	Total Revotes Proposed for 2012/13	

ORD06

Attachment 2

ORD06

Attachment 2

Summary of Budget Review Variations Greater Than \$15,000

March Review of the 2012/13 Budget

Change In Vote			Description	Comments
Expense \$	Income \$	Totals \$		
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as positive figures. Reductions are shown as negative figures				

Reconciliation to 'March Review of the 2012/13 Budget'

2011/12 Carried Forward Working Funds Balance	1,000,000	
2012/13 Adopted Budget Surplus	-	
Available Working Funds 01/07/12	1,000,000	
Less:		
Minimum Desired Level	(1,000,000)	
Total Funds Available	-	Total Available Working Funds as at 01/07/2012
September Review	1,939,575	Proposed Budget Variations
	(1,939,575)	Council Approved Variations
	-	Budget Contra Variations
	-	Budget Revotes (Carry-Overs)
	-	Sub Total - September Review Variations
	-	Total Projected Budget Surplus as at 30/09/2012
December Review	513,954	Significant Budget Variations
	(513,954)	Council Approved Variations
	-	Budget Contra Variations
	-	Budget Revotes (Carry-Overs)
	-	Sub Total - December Review Variations
	-	Total Available Working Funds as at 31/12/2012
March Review	257,717	Significant Budget Variations
	(1,500)	Council Approved Variations
	-	Budget Contra Variations
	-	Budget Revotes (Carry-Overs)
	256,217	Sub Total - March Review Variations
	256,217	Total Available Working Funds as at 31/03/2013

ORDINARY COUNCIL

ORD07

ORD07

SUBJECT: GENERAL MANAGER TERMINATION AND RECRUITMENT COSTS
FROM: General Manager
BINDER: General Manager

PURPOSE OF REPORT

To inform Council of the costs relating to the termination of the previous General Manager's contract and to provide information relating to the process and costs associated with the appointment of a new General Manager.

BACKGROUND

At the Ordinary Council Meeting held on 29 January 2013 it was resolved that the new General Manager would bring a report to the Council outlining:

- i. The costs incurred for the termination payment of Mr Greg Wright's contract (excluding confidential information such as annual leave and long service leave entitlements); and
- ii. The process, with all costs associated with appointing a new General Manager, when all costs are known, to the first council meeting after those costs are known.

As the costs associated with the appointment of the new General Manager are now known the following information is provided.

MAIN REPORT

In accordance with the provisions of the Division of Local Government Standard Contract of Employment for General Managers of Local Councils in New South Wales, Clause 11.3, a monetary amount equivalent to 38 weeks' remuneration calculated in accordance with Schedule C – Remuneration was paid to the previous General Manager upon the termination of his contract. This amounted to \$194,619.66. In addition, all statutory entitlements ie annual leave, long service leave were also paid.

It should be noted that during the period of the General Manager's position being vacant, a total of \$38,983 in net salary savings were realised.

The recruitment process to appoint a new General Manager commenced in late December 2012 and in an effort to reduce costs, it was decided that where possible the majority of work associated with the recruitment process would be handled in house and all Councillors were informed of that decision.

It was also determined at that time to engage an independent entity to provide input into the actual interview and selection process and Mr Christian Morris from Local Government Management Solutions (LGA) was commissioned. The extent of Mr Morris' involvement entailed participation on the interview panel, referee and background checking and provision of feedback regarding the preferred applicant.

Advertising for the position commenced on 9 January 2013 and concluded on 1 February 2013 with sixty two high calibre applications being received. Executive summaries were prepared for each application and on 23 February 2013, all Councillors participated in the shortlisting process, with eight applicants being selected for interview. Interviews were conducted on 7 and 11 March 2013 and at the conclusion of those interviews, and by unanimous decision, a preferred applicant was chosen.

The Selection Panel comprised Mayor Lara Symkowiak, Deputy Mayor Peter Sidgreaves, Councillor Greg Copeland and Christian Morris from Local Government Management Solutions.

An extraordinary meeting was convened on 19 March 2013 and during a closed meeting of Council it was resolved that the Mayor appoint Mr Ron Moore to the position subject to the successful negotiation of a contract.

Mr Moore commenced his employment with Camden Council on 6 May 2013.

FINANCIAL IMPLICATIONS

Termination Costs \$194,619.66

Recruitment Costs

Advertising	\$ 16,282.35 ex GST
Local Government Management Solutions	\$ 6,611.18 ex GST
	\$ 22,893.53

Salary Savings (vacancy period) (\$38,983.00)

CONCLUSION

After careful consideration of the options available, the approach taken in relation to the recruitment process for the appointment of a new General Manager is considered to have been the most efficient and cost effective solution.

RECOMMENDED

That the information be noted.



ORDINARY COUNCIL

ORD08

ORD08

SUBJECT: INVESTMENT MONIES - APRIL 2013
FROM: Director Governance
BINDER: Investment Monies Report

PURPOSE OF REPORT

In accordance with Part 9, Division 5, Section 212 of the Local Government (General) Regulation 2005, a list of investments held by Council as at 30 April 2013 is provided.

MAIN REPORT

The weighted average return on all investments was 4.59% p.a. for the month of April 2013.

It is certified that all investments have been made in accordance with Section 625 of the *Local Government Act 1993* and relevant Regulations.

It should be noted that as a result of a decrease in Council's total investment portfolio during April the balance of funds held in the Commonwealth Bank and Bank of Queensland do not comply with Council's adopted investment policy. This minor discrepancy of less than 0.5% is largely a timing issue and will be corrected in the following month upon the maturity of investments with these institutions. Compliance with Council's adopted investment policy can be found on page 2 of the investment report.

The Principal Accounting Officer is the Manager Corporate Services.

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

FINANCIAL IMPLICATIONS

Council's investments portfolio continues to perform above the industry benchmark and the projected interest received is above the original budget estimates. Further performance information can be found in the attached investment report for April 2013.

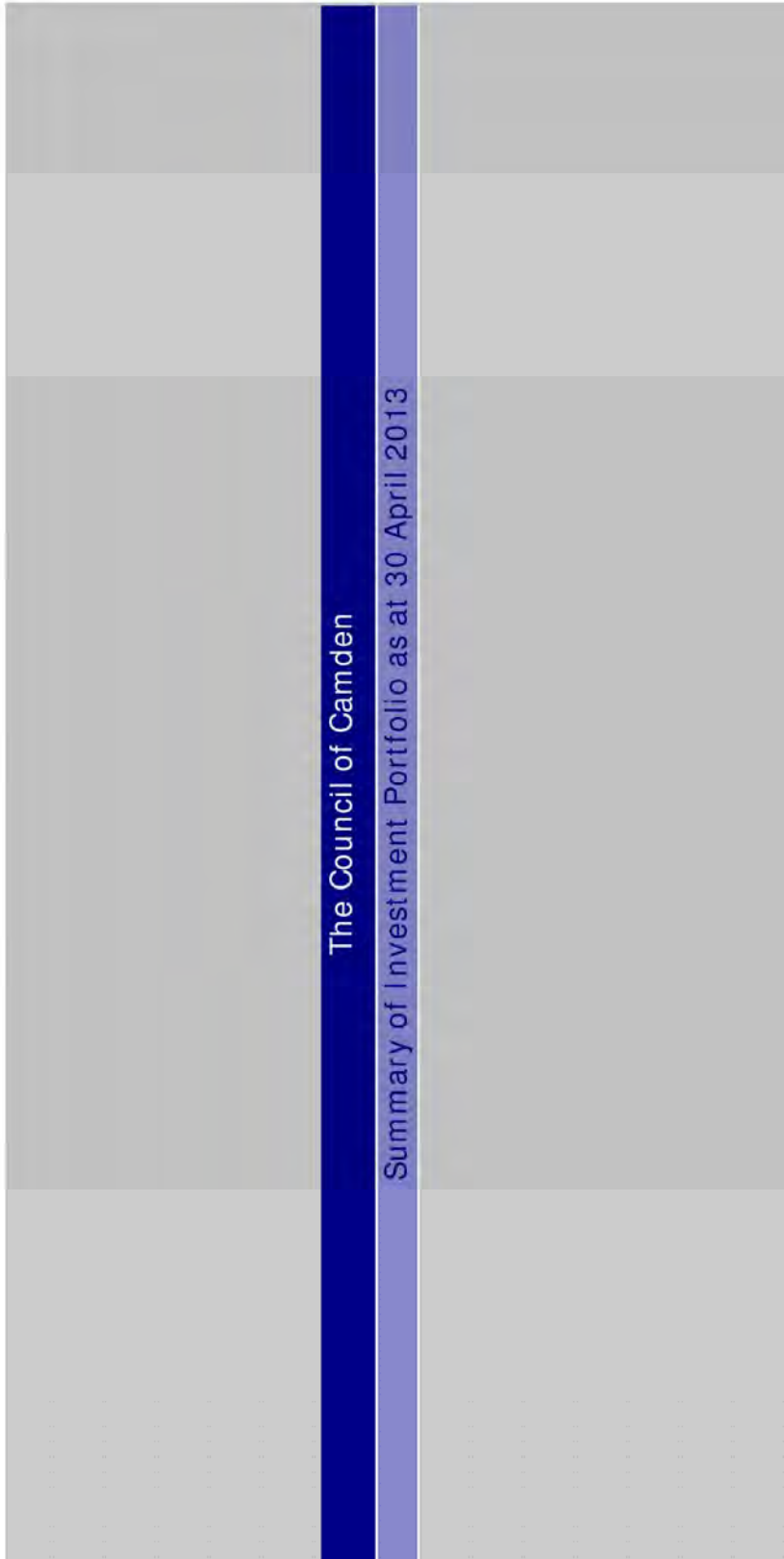
RECOMMENDED

That Council:

- i. **note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act* and Regulations;**
- ii. **note the list of investments for April 2013; and**
- iii. **note the weighted average interest rate return of 4.59% p.a. for the month of April 2013.**

ATTACHMENTS

1. Investment Monies - April 2013



ORD08

Attachment 1



The Council of Camden
Investment Summary

Purchase Date	Rating	Institution	Rate	Purchase Price	Face Value	Type	Term	Maturity	Interest Rate	Accrued Interest	Reference
3-May-12	BBB-	Credit Union Australia	\$1,000,000	\$1,000,000	Term Deposits	728 days	1-May-14	5.95%	\$59,173.97	3518	
10-May-12	BBB-	Credit Union Australia	\$1,000,000	\$1,000,000	Term Deposits	728 days	8-May-14	5.95%	\$59,032.88	3519	
27-Jul-12	A+	Suncorp Metway	\$1,000,000	\$1,000,000	Term Deposits	734 days	31-Jul-14	5.14%	\$30,148.49	2558	
1-Nov-12	A-2	Bank of Queensland	\$1,500,000	\$1,500,000	Term Deposits	162 days	02-May-13	4.70%	\$14,960.27	2555	
7-Nov-12	A-1+	National Australia Bank Limited	\$1,500,000	\$1,500,000	Term Deposits	163 days	03-May-13	4.59%	\$14,938.36	2556	
8-Nov-12	A-2	Bank of Queensland	\$2,000,000	\$2,000,000	Term Deposits	169 days	16-May-13	3.75%	\$42,267.67	2557	
15-Nov-12	A-1+	National Australia Bank Limited	\$2,000,000	\$2,000,000	Term Deposits	169 days	23-May-13	4.68%	\$42,825.21	2558	
22-Nov-12	A-1+	National Australia Bank Limited	\$1,500,000	\$1,500,000	Term Deposits	169 days	30-May-13	4.67%	\$30,706.65	2559	
27-Nov-12	A-2	Bank of Queensland	\$1,500,000	\$1,500,000	Term Deposits	191 days	06-Jun-13	4.75%	\$30,256.85	2560	
28-Nov-12	A-1+	National Australia Bank Limited	\$1,500,000	\$1,500,000	Term Deposits	199 days	05-Jun-13	4.69%	\$29,449.18	2561	
30-Nov-12	A-1+	Commonwealth Bank of Australia	\$1,200,000	\$1,200,000	Term Deposits	152 days	1-May-13	4.70%	\$23,497.12	2563	
30-Nov-12	A-1+	Commonwealth Bank of Australia	\$1,000,000	\$1,000,000	Term Deposits	152 days	1-May-13	4.70%	\$19,572.60	2563	
16-Dec-12	A-1+	Westpac Banking Corporation	\$1,989,959	\$1,989,959	Term Deposits	151 days	06-May-13	4.80%	\$38,399.98	2563	
13-Dec-12	A-1+	Members Equity Bank	\$1,500,000	\$1,500,000	Term Deposits	162 days	06-Jun-13	4.45%	\$38,700.00	2564	
13-Dec-12	A-2	Commonwealth Bank of Australia	\$1,500,000	\$1,500,000	Term Deposits	162 days	13-Jun-13	4.60%	\$38,276.71	2566	
26-Dec-12	A-1+	National Australia Bank Limited	\$1,500,000	\$1,500,000	Term Deposits	162 days	20-Jun-13	4.54%	\$38,627.95	2566	
3-Jan-13	A-1+	National Australia Bank Limited	\$1,000,000	\$1,000,000	Term Deposits	161 days	13-Jun-13	4.59%	\$17,547.95	2567	
3-Jan-13	A-1+	National Australia Bank Limited	\$1,000,000	\$1,000,000	Term Deposits	162 days	13-Jun-13	3.60%	\$14,871.23	2568	
10-Jan-13	A-2	Members Equity Bank	\$1,500,000	\$1,500,000	Term Deposits	151 days	10-Jun-13	4.70%	\$21,459.73	2569	
17-Jan-13	A-1	Suncorp Metway	\$1,500,000	\$1,500,000	Term Deposits	151 days	17-Jun-13	4.38%	\$18,720.00	2570	
24-Jan-13	A-1	Commonwealth Bank of Australia	\$1,500,000	\$1,500,000	Term Deposits	371 days	30-Jun-14	4.40%	\$17,539.73	2571	
24-Jan-13	A-1+	Commonwealth Bank of Australia	\$1,000,000	\$1,000,000	Term Deposits	371 days	30-Jun-14	4.40%	\$11,693.15	2572	
31-Jan-13	A-1	Suncorp Metway	\$1,000,000	\$1,000,000	Term Deposits	364 days	05-Feb-14	4.40%	\$10,005.48	2573	
7-Feb-13	AA-	Commonwealth Bank of Australia	\$500,000	\$500,000	Term Deposits	728 days	5-Feb-15	4.50%	\$5,116.44	2575	
14-Feb-13	A-1	National Australia Bank Limited	\$1,000,000	\$1,000,000	Term Deposits	151 days	08-Aug-13	4.30%	\$9,660.27	2574	
14-Feb-13	A-1	Suncorp Metway	\$1,000,000	\$1,000,000	Term Deposits	147 days	11-Jul-13	4.27%	\$8,800.96	2577	
21-Feb-13	A-1	Suncorp Metway	\$750,000	\$750,000	Term Deposits	147 days	16-Jul-13	4.20%	\$5,964.79	2578	
28-Feb-13	A-1+	Suncorp Metway	\$750,000	\$750,000	Term Deposits	154 days	25-Jul-13	4.20%	\$5,964.79	2579	
28-Feb-13	A-1+	Westpac Banking Corporation	\$1,000,000	\$1,000,000	Term Deposits	162 days	29-Aug-13	4.15%	\$7,049.32	2580	
1-Mar-13	A-1+	Westpac Banking Corporation	\$1,000,000	\$1,000,000	Term Deposits	169 days	05-Sep-13	4.15%	\$7,049.32	2581	
8-Mar-13	A-1	Westpac Banking Corporation	\$1,000,000	\$1,000,000	Term Deposits	165 days	12-Sep-13	4.15%	\$6,933.62	2582	
14-Mar-13	A-1+	Macquarie Bank Limited	\$500,000	\$500,000	Term Deposits	214 days	11-Jul-13	4.20%	\$6,213.70	2584	
14-Mar-13	A-1+	Members Equity Bank	\$500,000	\$500,000	Term Deposits	214 days	08-Oct-13	4.30%	\$5,169.62	2583	
20-Mar-13	A-1+	Heritage Bank Ltd	\$750,000	\$750,000	Term Deposits	133 days	25-Jul-13	4.30%	\$5,664.79	2585	
20-Mar-13	A-2	Members Equity Bank	\$1,400,000	\$1,400,000	Term Deposits	126 days	25-Jul-13	4.35%	\$3,664.73	2586	
31-Mar-13	A-1+	Commonwealth Bank of Australia	\$1,400,000	\$1,400,000	Term Deposits	84 days	20-Jun-13	4.43%	\$2,072.60	2587	
4-Apr-13	A-1+	Members Equity Bank	\$1,400,000	\$1,400,000	Term Deposits	214 days	31-Oct-13	4.40%	\$5,300.88	2588	
18-Apr-13	A-2	ING Bank (Australia) Limited	\$600,000	\$600,000	Term Deposits	119 days	01-Aug-13	4.40%	\$827.46	2589	
26-Apr-13	A-1	ING Bank (Australia) Limited	\$600,000	\$600,000	Term Deposits	94 days	19-Sep-13	4.34%	\$627.46	2590	
26-Apr-13	A-2	Beidigo and Adilatib Bank Limited	\$50,000	\$50,000	Term Deposits	97 days	01-Aug-13	4.50%	\$554.19	2591	
Total			\$46,949,959	\$46,949,959	Call Account				\$767,611.33		
vehicle											
Total			\$1,700,000	\$1,700,000							At Call
			Total Face Value	\$48,119,959							

* Heritage Bank have requested S&P no longer provide a credit rating in relation to the bank. However, Heritage is still rated by Moody's (A3 long term, P2 short term) and by Fitch (BBB- longer term, F2 short term). Council's investment in Heritage continues to fully comply with the current Investment Policy.



The Council of Camden Investment Summary

Compliance with Council's adopted investment policy						
Distribution of Funds by Financial Institution						
Financial Institution	Investment Balance	Current Weighting	Investment Policy Limit	Investment Policy Compliance	Short/Long Term Rating	
Commonwealth Bank of Australia	\$12,269,999	25.49%	25%	No	A1+	AA-
National Australia Bank	\$9,500,000	19.74%	25%	Yes	A1+	AA-
Westpac Banking Corporation	\$4,500,000	9.35%	25%	Yes	A1+	AA-
Suncorp Bank	\$6,000,000	12.47%	15%	Yes	A1	A+
ING Bank (Australia) Limited	\$600,000	1.25%	5%**	Yes	A1	A
Macquarie Bank Limited	\$1,000,000	2.08%	15%	Yes	A1	A
Bank of Queensland	\$5,000,000	10.39%	10%	No	A2	BBB+
Bendigo and Adelaide Bank	\$1,900,000	3.95%	10%	Yes	A2	A-
Credit Union Australia	\$2,000,000	4.16%	5%*	Yes	A2	BBB+
Members Equity Bank	\$4,600,000	9.56%	10%	Yes	A2	BBB
Heritage Bank	\$750,000	1.56%	5%	Yes	A3	BBB-
Total Investment	\$48,119,999	100.00%				
Exposure to Rating Categories						
AAA / A1+ Category	\$25,769,999	53.55%	100%	Yes		
AA / A1 Category	\$7,100,000	14.75%	75%	Yes		
A / A2 Category	\$12,500,000	25.98%	30%	Yes		
BBB / A3 Category	\$2,750,000	5.72%	10%	Yes		
Total Investment	\$48,119,999	100.00%				
Term to Maturity Limits						
Portfolio % < 1 yr	\$44,619,999	92.73%	min 40%	Yes		
Portfolio % > 1 yr < 3 yrs	\$3,500,000	7.27%	60%	Yes		
Portfolio % > 3 yrs < 5 yrs	\$0	0.00%	30%	Yes		
* Credit Union Australia (CUA) has a 5% investment policy limit as all investments with CUA are long term investments						
** ING Bank (Australia) has a 5% investment policy limit as it is an authorised depository institution that is a foreign subsidiary bank						

As at 30 April 2013

pg. 2

The Council of Camden
Investment Summary



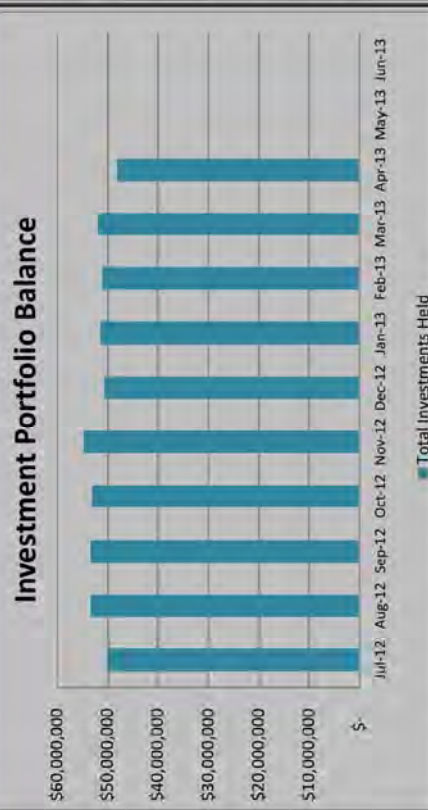
Maturity Profile	Investment	Percentage
Less than 30 days	\$12,369,999	25.71%
Between 30 days and 60 days	\$14,500,000	30.13%
Between 60 days and 90 days	\$6,250,000	12.99%
Between 90 days and 180 days	\$6,600,000	13.72%
Between 180 days and 365 days	\$4,900,000	10.18%
Between 365 days and 2 years	\$3,500,000	7.27%
Total Investment	\$48,119,999	100.00%

NUMBER OF INVESTMENTS	41
AVERAGE DAYS HELD	234
AVERAGE PERCENTAGE	4.55%
WEIGHTED PORTFOLIO RETURN	4.59%
CBA CALL ACCOUNT	3.30%
HIGHEST RATE	5.95%
LOWEST RATE	4.15%
BUDGET RATE	4.75%
OFFICIAL CASH RATE	3.00%
AVERAGE BBSW (30 Day)	3.01%
AVERAGE BBSW (90 Day)	2.91%
AVERAGE BBSW (120 Day)	2.91%

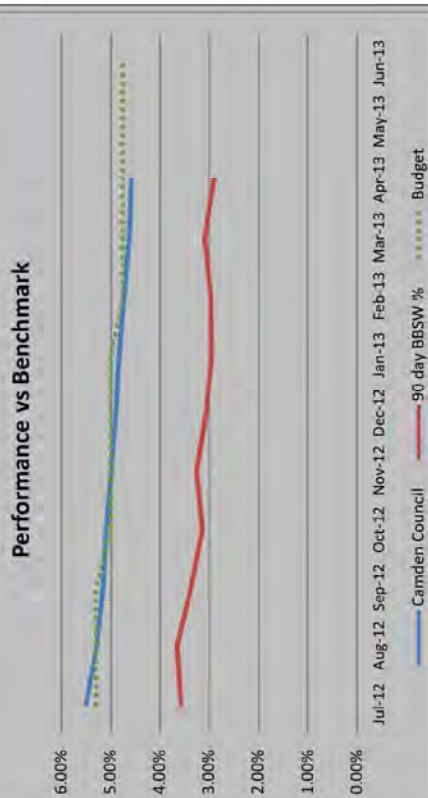
SOURCE OF FUNDS INVESTED	
SEC 94 DEVELOPER CONTRIBUTIONS	\$21,050,700
RESTRICTED GRANT INCOME	\$937,000
EXTERNALLY RESTRICTED RESERVES	\$7,927,400
INTERNALLY RESTRICTED RESERVES	\$17,298,300
GENERAL FUND	\$906,599
TOTAL	\$48,119,999



The Council of Camden
Investment Summary



Council's investment portfolio has decreased by \$3.760 million since the March reporting period. The decrease in investment funds primarily relates to payments made to contractors and suppliers for capital works projects. Operating revenues are typically lower during April as final rate instalment payments are not due until 31 May.



Council's portfolio had a weighted average yield of 4.59%pa for the month of April, strongly outperforming the UBS 90 day Bank Bill Swap Rate of 2.91%pa.

INTEREST RECEIVED DURING 2012/13 FINANCIAL YEAR			
	April	Cumulative (since 1 July)	Original Budget
General Fund	\$77,125	\$962,471	\$957,800
Restricted	\$99,241	\$1,175,705	\$924,200
TOTAL	\$176,366	\$2,138,176	\$1,882,000

As at 30 April 2013

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The Council of Camden

Investment Summary

Standard & Poor's Ratings Description

Standard & Poor's (S&P) is a professional organisation that provides analytical services. An S&P rating is an opinion of the general creditworthiness of an obligor with respect to particular debt security or other financial obligation — based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment.
- Nature and provisions of the obligation.
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganisation or other laws affecting creditors' rights.

The issue rating definitions are expressed in terms of default risk.

S&P Short-Term Obligation Ratings are:

A-1: This is the highest short-term category used by S&P. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.

A-2: A short-term obligation rated A-2 is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.

A-3: A short-term obligation rated A-3 exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

S&P Long-Term Obligations Ratings are:

AAA: An obligation/obligor rated AAA has the highest rating assigned by S&P. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.

AA: An obligation/obligor rated AA differs from the highest rated obligations only in a small degree. The obligor's capacity to meet its financial commitment on the obligations is very strong.

A: An obligation/obligor rated A is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations/obligor in higher rated categories. However, the obligors' capacity to meet its financial commitment on the obligation is still strong.

BBB: An obligation/obligor rated BBB exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity to the obligor to meet its financial commitment on the obligation.

Unrated: Financial institutions do not necessarily require a credit rating from the various ratings agencies such as Standard and Poor's and these institutions are classed as "Unrated". Most Credit Unions and Building Societies fall into this category. These institutions nonetheless must adhere to the capital maintenance requirements of the Australian Prudential Regulatory Authority (APRA) in line with all Authorised Deposit Taking Institutions (Banks, Building Societies and Credit Unions).

Plus (+) or Minus (-): The ratings from "AA" to "BBB" may be modified by the addition of a plus or minus sign to show relative standing within the major rating categories. Each new investment and investment recall requires two authorised signatories.

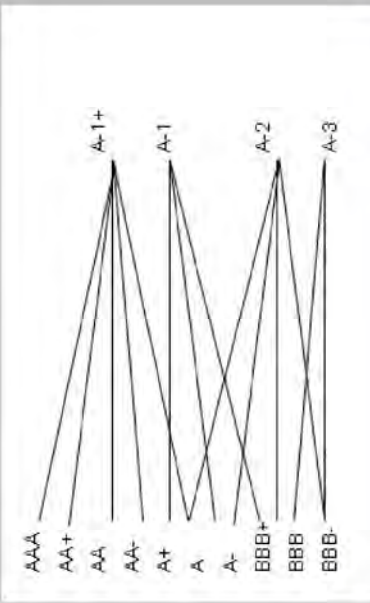
The Council of Camden
Investment Summary

CreditWatch highlights an emerging situation, which may materially affect the profile of a rated corporation and can be designed as positive, developing or negative. Following a full review the rating may either be affirmed or changed in the direction indicated.

A Rating Outlook assesses the potential direction of an issuer's long-term debt rating over the intermediate-to-long term. In determining a Rating Outlook, consideration is given to possible changes in the economic and/or fundamental business conditions. An outlook is not necessarily a precursor of a ratings change or future CreditWatch action. A "Rating Outlook – Positive" indicates that rating may be raised. "Negative" means a rating may be lowered. "Stable" indicates that ratings are not likely to change. "Developing" means ratings may be raised or lowered.

S&P Ratings Correlations

The standard correlation of short-term ratings with long-term ratings is shown below.



Profile of Recently Invested Institutions

Bank of Queensland: (S&P: A2/BBB+) – Australia-wide bank with Queensland as its core market segment. BoQ is listed on the Australian stock exchange with around \$40b in assets. Deposits make up 59% of total funding, wholesale funds 28%, and securitisation 15%. Its latest profit was -\$17m (12 months to Aug 2012), however this included a \$401m impairment on loans and its Tier 1 Capital Adequacy Ratio was 9.4% (Nov 2012).

Bendigo and Adelaide Bank: (S&P: A2/A-) – Regional and community-focussed bank that operates nationwide. The bank is listed on the Australian stock exchange with around \$57b in assets. Deposits make up 80% of its total funding, 12% from securitisation, and 8% from wholesale funding. Its latest profit was \$189m (6 months to Dec 2012) and its Tier 1 Capital Adequacy Ratio was 9.3% (Dec 2012).

CUA (S&P: A2/BBB+) – CUA is Australia's largest credit union with over \$9b in assets. CUA relies on customer deposits for about 70% of its funding, while securitisation makes up 25% of its funding requirements. Its latest profit was \$24m (6 months to Dec 2011) and its Tier 1 Capital Adequacy Ratio was 14.6% (Dec 2012).

Heritage Bank (Moody's: P2/A3) – Queensland based bank that has over \$8b in assets. Heritage relies on customer deposits for about 50% of its funding, securitisation makes up 23% and wholesale funds around 20%. Its latest profit was \$19.6m (6 months to December 2012) and its Tier 1 Capital Adequacy Ratio was 10.2% (Dec 2012).

ME Bank: (S&P: A2/BBB) - ME Bank is owned by industry super funds and has assets of nearly \$12b. ME Bank has a heavy reliance on securitization (57% of funding as of Jun 2012) however it is planning to reduce this to 25% by increasing its customer deposits (which make up only 30% of its funding). Its latest profit was \$4.7m (12 months to June 2012) and its Tier 1 Capital Adequacy Ratio was 11.3% (Dec 2012).

As at 30 April 2013

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ORDINARY COUNCIL

ORD09**SUBJECT: CHAIRPERSON OF LOCAL EMERGENCY MANAGEMENT COMMITTEE****FROM:** Acting Director Works & Services**BINDER:** Local Emergency Management Committee

PURPOSE OF REPORT

To inform Council of the recent changes to the *State Emergency and Rescue Management Act 1989*, and to seek Council's endorsement for the delegation of the function of Chairperson of the Camden Local Emergency Management Committee from the General Manager to the Director Works & Services.

BACKGROUND

Camden Local Emergency Management Committee (LEMC) is established under Section 28, *State Emergency and Rescue Management Act, 1989*.

At present, in accordance with the *State Emergency and Rescue Management Act 1989*, this Committee consists of the Council's General Manager (who is Chairperson of the Committee) and representatives of various emergency service agencies, organisations providing services in functional area/s, other representatives determined by Council, and the Local Emergency Operation Controller (Local Area Commander of Police holds this position).

Until recently the Chairperson of the LEMC was appointed by Council. However, since 26 November 2012 (when the Act was amended) it confers to Council's General Manager as the LEMC Chairperson. The recommendation of this report replaces the previous resolution of Council of 24 July 2012.

MAIN REPORT

In accordance with the *State Emergency and Rescue Management Act 1989*, the LEMC Chairperson must have authority to coordinate Council resources in the prevention of, preparation for, response to and recovery from emergencies, for which Council's General Manager has this authority. Naturally, the Chairperson is required to chair LEMC meetings and be involved with all business of the LEMC.

It is more appropriate and practical to delegate the role of the LEMC Chairperson to a Council Officer who is more closely associated with dealing in emergency matters on a day to day basis. In accordance with Section 378, *Local Government Act 1993*, the General Manager may delegate any of the functions of the General Manager to another person to act and/or to decide on his/her behalf.

In the current organisational structure, the role and responsibility of the Manager Assets includes addressing emergency management within the LGA. As a Senior Officer of Council, the Director of Works & Services, whom the Manager of Assets reports to, would be appropriate to receive delegation of the General Manager's role as LEMC Chairperson. The Manager Assets can be delegated as the alternate or Deputy Chairperson for when the Director of Works & Service is unavailable.

Under the *State Emergency and Rescue Management Act 1989*, Council is required to provide executive support to the LEMC. This is done through a Council appointed Local Emergency Management Officer (LEMO). Executive support to LEMC includes personnel and the administrative services for assisting in emergency operations and other everyday LEMC activities. It may be necessary for the LEMO to commit a wide range of Council's resources, and therefore only members of the Senior Management Team should be appointed to carry out the role of LEMO, or their alternate. At this level they can work collaboratively to pool resources from different areas of Council.

The LEMC Chairperson and LEMO are not required to be the same person. In fact it is encouraged that the roles are split to share the workload if and when an emergency should occur. The reappointment of the Manager Assets as LEMO is a sensible option, as the present officer is already familiar with the duties and responsibilities.

During prolonged (extended) emergency operations it is recommended a number of alternate LEMOs are available to take shifts to relieve one another. Alternate LEMOs are also valuable when required to cover for someone who may be on leave. It is prudent for Council to consider appointing additional alternate LEMOs following the appointment of the LEMO above.

FINANCIAL IMPLICATIONS

Under the *State Emergency and Rescue Management Act 1989*, Council is responsible for providing executive support to the LEMC and the Local Emergency Operations Controller (LEOCON). It is difficult and almost impossible to predict for emergency operations, therefore financial implications are generally dealt with when the incident occurs.

CONCLUSION

As a result of the recent changes to the *State Emergency and Rescue Management Act 1989* the role of Chairperson of the LEMC is now conferred to the General Manager.

It is therefore, more appropriate to delegate the role of LEMC Chairperson to the Director Works & Services with the Manager Assets as the alternate when required.

It is also necessary to reappoint the present LEMO and for the Director of Works & Services to appoint additional alternate LEMOs following his appointment as Chairperson.

RECOMMENDED

That Council:

- i. endorse the General Manager's delegation of his role as Chairperson of the Camden Local Emergency Management Committee to the Director of Works & Services, with the Manager Assets as the alternate or Deputy Chairperson when required;**
- ii. reappoint the Manager Assets as the Local Emergency Management Officer of the Camden Local Emergency Management Committee; and**
- iii. authorise the Director or Works & Services to appoint alternate Local Emergency Management Officers from within the Senior Management Team.**



ORDINARY COUNCIL

ORD10

SUBJECT: DISABILITY ACTION PLAN 2013 - 2017
FROM: Acting Director Works & Services
BINDER: Community Services

PURPOSE OF REPORT

To seek approval from Council to exhibit the Draft Disability Action Plan 2013 – 2017 for a period of 28 days.

BACKGROUND

Camden Council is committed to supporting and improving the lives of people with disability and their carers. Council's Disability Action Plan 2013-2017 is a public commitment to upholding the rights of people with disability by providing access to Council services and amenities.

MAIN REPORT

The Disability Action Plan 2013-2017 follows on from the previous Disability Action Plan which focussed on physical access issues. It is somewhat delayed though very current, having been developed after the last population census, during a period of significant reform to Local Government planning and reporting legislation as well as a period of significant reform to State and Federal disability rights and services legislation. Camden 2040 identifies accessibility as a key outcome area for an 'Enriched and Connected Community' as envisioned by our local community members. The Disability Action Plan 2013-2017 includes local priorities, a broader definition of 'disability' than previous years and takes into account a 'person centred approach' to disability services.

According to ABS Census 2011 data:

- more than 6,000 Camden LGA residents experience some form of disability be it physical, visual, auditory, intellectual or emotional;
- more than 2,000 Camden LGA residents experience profound or severe disability and require assistance with daily living; and
- more than 4,000 Camden LGA residents provide unpaid care for people with disability.

As Camden's population ages, together with its increased longevity, the rate of disability is expected to increase substantially over time.

FINANCIAL IMPLICATIONS

Council has allocated \$35,800 (2013-14) in the budget currently on exhibition to implement the Disability Action Plan 2013-2017.

CONCLUSION

Council recognises the importance of ensuring that facilities and services in the community meet the current and future needs of its population. This plan will guide Council on how to be more inclusive of the growing population of people with disabilities in the Camden LGA for the next four years.

RECOMMENDED

That Council approve the public exhibition of the Camden Disability Action Plan 2013-2017 for a period of 28 days.

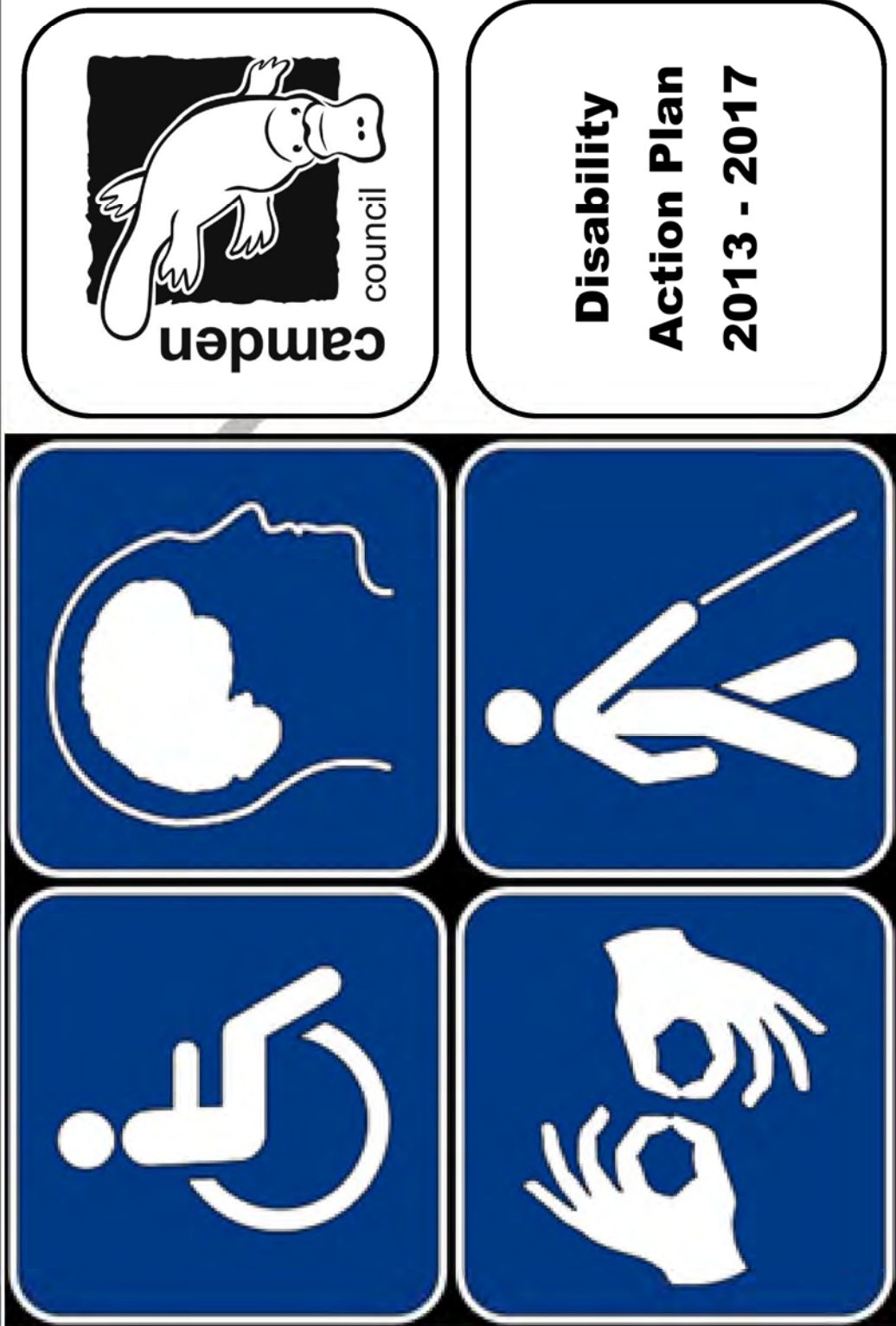
ATTACHMENTS

1. Draft Camden Disability Action Plan 2013-2017

Attachment 1

ORD10

Disability Action Plan 2013 - 2017



ACKNOWLEDGEMENTS

This plan was developed by Camden Council in consultation with Council's Access Community Advisory Group (ACAG), local residents, service providers and other Council staff. Council would like to thank all those who participated in its development.

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CONTENT

The structure and content of this plan is aligned to the NSW Department of Ageing, Disability and Homecare Guidelines for Disability Action Planning. Local priorities have been identified through community consultations and embedded in strategic actions to achieve expected outcomes.

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1. MESSAGE FROM THE MAYOR

Camden Council is committed to supporting and improving the lives of people with disability and their carers. Council's Disability Action Plan 2013-2017 is our public commitment to upholding the rights of people with disability by providing access to Council services and amenities.

The Plan builds on the success of Council's first Disability Action Plan (2003 – 2007) and describes Council's priorities for improving the accessibility and appropriateness of the services and facilities it provides for people with disability.

Based on the 2011 ABS Census more than 6,000 Camden residents currently experience some form of disability be it physical, visual, auditory, intellectual or emotional, more than 2000 residents need help in their day-to-day lives due to severe or profound disability and more than 4,000 residents provide unpaid care to a person with a disability, long term illness or old age.

Council recognises the importance of ensuring that facilities and services in the community meet the current and future needs of our residents. This Plan will assist us to be more inclusive of the growing population of people with disabilities in the Camden Local Government Area (LGA).



Cllr Lara Symkowiak, Mayor of Camden

2. THE PLAN IN SOCIAL AND LEGISLATIVE CONTEXT

This plan has been developed in the context of rapid population growth in the Camden Local Government Area (LGA), during a period of significant reform to Local Government Legislation regarding community planning and reporting as well as significant reform to State and Federal Legislation regarding disability support services .

2.1 THE CAMDEN LOCAL GOVERNMENT AREA (LGA)

The Camden LGA is located on Sydney's south west urban fringe and comprises a mix of older, established historical country towns and rural farming districts as well as new land release areas and rapidly growing residential, commercial and industrial development. The northern part of the LGA is located within the State Government's South West Growth Centre and will be the focus for new housing and infrastructure development to meet Sydney's growing population. At the 2011 ABS Census the population of Camden LGA was 56,720. This population is forecast to grow to around 250,000 people by 2040.

Compared to greater Sydney, Camden LGA:

- median age is low (34)
- median weekly household income is high (\$1727)
- percentage of couples with children is high (46%)
- percentage of households with a mortgage is high (51%)
- median weekly rent is high (\$360)
- percentage of households renting is low (18%)
- percentage of people affiliated with a religion is high (82% with 78.5 being Christian)
- percentage of people from non-English speaking backgrounds is low (8%)
- percentage of people attending university is low (3%)
- percentage of people with a higher degree is low (13%)
- percentage of people with a vocational qualification is high (24%)
- percentage of people who take public transport to work is low (7%)
- unemployment rate is low (4%)

Some of the general issues that have been identified for residents though community consultation are: financial stress due to high cost of mortgages, housing, child care and transport. Camden LGA has been considered a transport disadvantaged area and although this is improving with the development of Leppington Railway Station and new bus services in new release areas, residents in the older parts of Camden may be isolated, particularly older people.

2.2 LOCAL GOVERNMENT IN NSW

Local Government recognises that people with a disability have a right to quality facilities and services that enable them to live and fully participate in their communities.

Councils meet the needs of people with a disability through:

- Social and community planning
- Local support services
- Recreation and other facilities

Improved physical access to community and privately owned facilities has been encouraged by local government.

Of relevance are:

- NSW Local Government Act 1993 (under review at April 2013)
- Australian Standards (AS) 1428 and Building Code of Australia (BCA)
- The Disability (Access to Premises-Buildings) Standards 2010
- Disability Standards for Accessible Public Transport 2002

Integrated Planning and Reporting

As part of the NSW Government's commitment to a strong and sustainable local government system, the *Local Government Amendment (Planning and Reporting) Act 2009* was assented to on 1 October 2009 and all Councils in NSW have been tasked with preparing long term community strategic plans on behalf of their local community. *Camden 2040* is Camden's community strategic plan.

2.3 COMMUNITY STRATEGIC PLAN, CAMDEN 2040

This *Disability Action Plan 2013 – 2017* sits under Camden Council's community strategic plan *Camden 2040*. Council carried out consultations with more than 1400 local community members to produce *Camden 2040*, which identifies **accessibility** as a key outcome area and provides strategies to assist Council in achieving its vision for 'An Enriched and Connected Community' (Key Direction 5) through 'enhancing opportunities for full engagement in the community, recreational and economic life for all people in the community through appropriate planning, consultation, services, activities and advocacy, with a particular focus on people with disability'.

Specific outcomes to be achieved under Key Direction 5 are:

- **People Feel They Belong**
- **There is Community Pride**
- **People Feel Safe**
- **People are Healthy**

2.4 LEGISLATION UNDERPINNING DISABILITIES SERVICES IN NSW

The *Disability Services Act 1993* is the main legal foundation in NSW for providing supports and services to people with disability. When it was made, the Act set out a progressive, rights-based approach to supporting people with disability.

The need for change

In the almost 20 years since the *Disability Services Act 1993* was made, there have been significant changes in attitudes towards people with disability and the ways that they are supported. Most important of these are:

- respecting the independence of people with disability;
- recognising the right of people with disability to be in control of their lives and to make or be involved in decisions that affect them; and
- ensuring people with disability can participate fully in Australian society.

Under a ten year plan for disability services, *Stronger Together: A new direction for disability services in NSW 2006 - 2016*, the NSW Government is committed to a person centred disability system, one that meets the individual needs and goals of people with disability and supports them to realise their potential. To build a framework that reflects these ways of supporting people with disability and respects their rights, new disability laws will be developed to:

1. facilitate the NSW Government's person centred disability support reforms;
2. create an integrated disability legal framework, which draws together different laws that affect people with disability into one set of laws; and
3. reflect current thinking about rights for people with disability.

Links to the National Disability Insurance Scheme (NDIS)

On 6 December 2012 the NSW and Australian Governments reached agreement that fully establishes the National Disability Insurance Scheme (NDIS) across NSW from July 2018. The agreement ensures that all people with disability across NSW will have access to a scheme, based on insurance principles, that guarantees lifetime coverage for the cost of reasonable and necessary care and support. Work towards the NDIS sits alongside *Stronger Together: A new direction for disability services in NSW 2006 - 2016*. The implementation of this strategy, and the associated review of disability laws, will ensure NSW models key elements of individual choice and control and reform which underpin the NDIS.

Commonwealth Disability Discrimination Act 1992

The Commonwealth Disability Discrimination Act (DDA) recognises the rights of people with disability to equality before the law and makes discrimination based on disability unlawful. In summary, the DDA:

- prohibits both direct and indirect discrimination on the grounds of disability, both to the person with a disability and the person's associates, such as family members, carers and friends
- provides a broad definition of disability
- covers many areas of life, including employment, education, access to premises, administration of Commonwealth laws and programs and provision of goods, services and facilities
- provides a complaints and conciliation mechanism for alleged disability discrimination through the Human Rights and Equal Opportunity Commission (HREOC) and on appeal to the Federal Court
- recognises that full compliance with the Act may produce "unjustifiable hardship" for some services.

See also:

- Public Sector Employment and Management Act 2002
- Disability Standards for Accessible Public Transport 2002
- National Disability Strategy 2010 – 2020
- Draft revised National Standards for Disabilities Services 2012
- United Nations Convention for People with Disabilities 2008

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3. FUNCTIONS AND SERVICES OF CAMDEN COUNCIL

Council is an important local leader, role model and steward of the local natural environment and community assets. Council is also the provider and maintainer of many public spaces including streetscapes, civic buildings, parks, playgrounds and footpaths.

3.1 ACCESSIBLE FEATURES OF CAMDEN COUNCIL SERVICES, FACILITIES AND EVENTS AT 2013

Council Asset	No.	Location/s	Accessible features
Development Applications (DA's)	N/A	Camden LGA	For all developments that will be open to the public, applications go through Access Committee for comment on compliance with Building Standards
Swimming pools	2	Mt Annan Leisure Centre Camden Pool	Mobility aqua hoist, program pool with wheelchair access, accessible change room / toilet and accessible parking, accessible stairs Accessible change room / toilet with hoist and adult change table, beached entry to leisure pool, stair entry to 50m pool and accessible parking
Community Centres and function rooms	9	Civic Centre - Camden Birriwa Reserve Community Hall, Catherine Fields Community Hall, Currans Hill Community Centre, Harrington Park Clubrooms, Harrington Park Community Centre, Jack Nash Reserve, Narellan Community Hall, Narellan Library meeting rooms	Hearing Loop, accessible toilet and accessible parking. Wheelchair accessible
Libraries	2	Narellan Camden	Lift, accessible toilets and accessible parking, large print resources, talking books Accessible toilets and accessible parking, large print resources, talking books
Parks/Playgrounds	3	Eiderslie - Curry Reserve Eiderslie - Irvine Street MacArthur Park	Accessible swing, accessible toilets and accessible parking, sensory garden Wheelchair accessible pathways to BBQ area and swings Accessible toilet
Community Garden	1	Camden	Raised garden beds, accessible pathways and shelter, accessible toilet
Customer Service	2	Camden and Narellan	Wheelchair accessible counter areas, interpreters available upon request, link Council Disability Officer in office or by outreach, TTY phone, internet
Council events	6+	Camden LGA	Hired accessible Portaloos, shade structures, seating, Portable road/kerb ramp

4. CHARACTERISTICS OF POTENTIAL CUSTOMERS AND STAFF WITH DISABILITY

4.1 DEFINITION OF DISABILITY

"The World Health Organisation defines 'disability' as "an umbrella term, covering impairments, activity limitations and participation restrictions. An impairment is a problem in body function or structure; an activity limitation is a difficulty encountered by an individual in executing a task or action; while a participation restriction is a problem experienced by an individual in involvement in life situations. Thus disability is a complex phenomenon, reflecting and interaction between features of a persons body and features of the society in which he or she lives" (see www.who.int).

4.2 DIVERSITY IN DISABILITY

People with disability are a diverse group of people. They include people who were born with disability and those who acquire disability during their life through accident, ageing or illness. The ageing of the Australian population and its increased longevity are leading to increasing numbers of people with disability.

Types of disability vary and a person may also be affected by more than one form of disability during their lifetime. The main categories include:

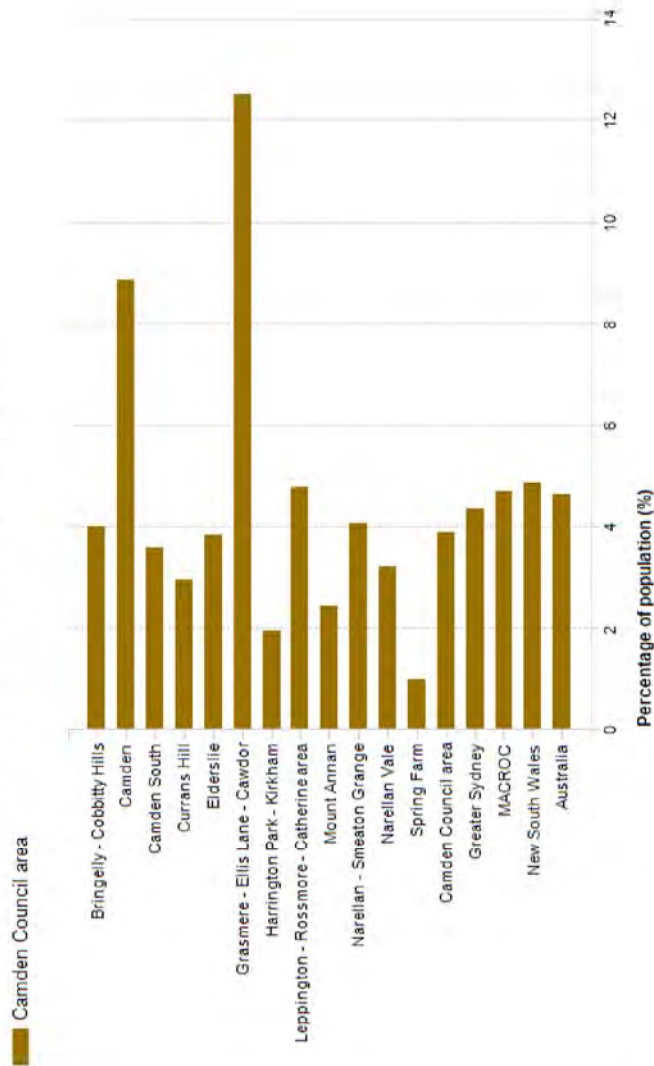
- **Sensory** - affecting vision and/or hearing
- **Physical** - affecting mobility and/or a person's ability to use their upper and/or lower body
- **Neurological** - affecting a person's ability to control their movements, e.g. cerebral palsy
- **Intellectual** - affecting a person's judgement, ability to learn and communicate
- **Cognitive** - affecting a person's thought processes, personality and memory e.g. acquired brain injury
- **Psychiatric** - affecting a person's emotions, thought processes and behaviour e.g. clinically diagnosed depression or schizophrenia.

Unpaid carers are the main providers of assistance to people with disability. Recent research has identified that carers and families of people with disability experience high rates of mental health problems, poorer physical health, employment restrictions, financial hardship and relationship breakdown (see: *The nature and impact of caring for family members with a disability in Australia*, Ben Edwards, Daryl J. Higgins, Matthew Gray, Norbert Zmijewski, Marcia Kingston, research report number 16, 2008, Australian Institute of Family Studies).+

4.3 RESIDENTS OF CAMDEN LGA WITH SEVERE OR PROFOUND DISABILITY

At the 2011 ABS Census 2,217 people or 3.9% of the Camden LGA population reported needing help in their day-to-day lives due to severe or profound disability.

People in need of assistance due to disability, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual residence data). Compiled and presented in atlas.id by .id, the population experts.



4.4 DISABILITY PENSIONERS, MOBILITY PARKING PERMIT HOLDERS AND CARERS OF PEOPLE WITH DISABILITY

Disability Pension Holders

Data obtained from Centrelink indicates that in 2009 more than **750** people in the Camden area were in receipt of the Disabilities pension and that of these, 499 resided in new release areas and 72 were young people aged 16 - 24 years.

Mobility Parking Scheme Permit Holders

Data from NSW Mobility Parking Scheme and Disability Parking Scheme indicates that more than 2,000 residents of Camden LGA over 60 years of age have a Mobility Parking Scheme (MPS) permit.

Unpaid carers of people with disability

At the 2011 ABS Census, at least **4,672** carers or 10.95% of the Camden LGA population provided unpaid assistance to a person with a disability, long term illness or old age. It is widely recognised that as people get older, their experience of disability increases, particularly in the area of mobility and physical disability.

Paid carers of people with disability

According to data provided by Centrelink, **1,372** residents or 2.8% of the Camden LGA population received a carer allowance at 5 June 2009. The majority were female (1,150) and the minority were males (222). Carer Allowance is a supplementary payment for carers who provide daily care and attention at home for a person with a disability, severe medical condition or who is frail and aged.

Expected increase in rate of disability

As Camden's population ages, together with its increased longevity, the rate of disability is also expected to increase substantially over time. In addition, the percentage of people with disability will also continue to increase in the Camden LGA due to the new release areas of Camden and the projected population increase.

4.5 EMPLOYMENT OF PERSONS WITH DISABILITY AT CAMDEN COUNCIL IN 2013

In 2013 Camden Council employs over 200 people. A large percentage of staff live in the local area and some identify unofficially as having a disability of some type and/or of caring for family with disabilities. Council has an Employee Assistance Program in place to support all staff and also offers employees flexible working hours, IT assistance and accessible offices and amenities. Council complies with Equal Employment Opportunity (EEO) policies and recruitment procedures.

4.6 COMMUNITY SERVICES FOR PEOPLE WITH DISABILITY IN THE MACARTHUR AREA AT 2013

Service Type	Number	Location	Notes
Physiotherapy and Occupational therapy	3	Macarthur	Support students at mainstream schools
Cerebral Palsy Podiatrists	3.	Campbelltown	
Accommodation	1	Campbelltown	For 16 adults with complex care physical/medical needs
Speech therapy	3	Liverpool	
Hearing Impairment	4	Campbelltown, Liverpool	Plus at least one hearing test/aid clinic in Camden
Vision Impairment	6	Campbelltown	
Learning Disability	7	Campbelltown	
Down Syndrome	1	Camden	Rightstart Foundation
Developmental Disability	2	Camden	Mater Dei school K – year 12, Bethany – Early intervention 0-6 yrs
	1	Campbelltown	Play therapy group
General	1	Camden	Macarthur Disability Services
Respite care	55	Macarthur & Liverpool	0 – 5 years (3), 6 – 18 years (9), 19 – 60 years (11), frail aged (16), dementia (11), culturally diverse (6) families (1)
Transport services	9	Macarthur	To: hospital, day surgery, community health centre, doctor, shops, social outings, work, other

5. CONSULTATION PROCESSES

The Camden Disability Action Plan has been developed in consultation with Council's Access Community Advisory Group (ACAG) comprising community members, service provider representatives, Councillors and Council staff. It builds on Camden's previous *Disability Action Plan 2003 - 2007* and on consultations with residents, carers and service providers as well as other Council staff.

5.1 ACCESS AUDIT

In 2003, as part of the *2003 - 2007 Disability Action Plan*, a first stage **Access Audit** was conducted of Council's facilities and parks in order to identify physical barriers that restrict access to premises. The audit was based on facilities and parks that had high usage by the community. These included community centres, libraries, parks and reserves and the public areas of Council's Customer Service Centres. (A detailed list of the facilities audited is contained in the *2003 - 2007 Disability Action Plan*). Access audits have since been conducted on all Council-owned facilities that were not covered in the initial plan to identify priorities for the *2013 - 2017 Action Plan*.

5.2 SURVEY

Research was also undertaken in 2009 to identify the emerging needs of people living with disability in the Camden local government area (LGA). A **survey** was designed to be completed by people with disabilities, and/or their representative organisations, family members or carers. The survey was distributed to schools, members of Camden Council's Access Community Advisory Group, people with disability, carers, and disability service providers that service the Camden LGA. 42 surveys were returned, 26 (62%) were completed by people with a disability and 16 (38%) were completed by a family member or carer of a person with a disability. 30 (73%) of survey respondents stated they had not encountered access issues in the Camden LGA whilst 12 (28% confirmed they had).

The following access issues were identified.

- 33 or 79% of survey respondents confirmed that they could not, or could not always, find **accessible parking**
- 37 or 89% of survey respondents confirmed that they could get into and around **Council buildings**.

- Survey respondents highlighted that the **Council bus is currently not wheelchair accessible.**
- Survey respondents indicated a need for more and larger **accessible toilets** to enable access for people in a wheelchair.
- Survey respondents highlighted the need for more **continuous and improved footpaths** throughout the LGA, **easier to manoeuvre kerb and guttering and better accessible entry to shops.**
- Over half the survey respondents 22 (52%) indicated that they felt **Council did not or did not always listen and respond** to the issues of people with a disability.
- 18 or (43%) of survey respondents confirmed they **had to use services outside the Camden LGA.**

The following access issues specifically related to children and young people were identified.

- The need for **more sporting and recreational activities for children with disabilities.**
- The need for **more schools in the area offering special needs education and facilities**

6. MAJOR OUTCOMES ACHIEVED FROM PREVIOUS DISABILITY ACTION PLAN

6.1 DISABILITY ACCESS IMPROVEMENT PROGRAM

- Community park in Curry Reserve upgraded
- Improved parking facilities in Oxley Street for people with mobility difficulties
- Pool access hoist installed at Mount Annan Leisure Centre.
- Improved access and services at the Camden Show including dedicated accessible parking areas, improved site access and provision of portable accessible toilets and amenities.
- Hearing loop installed at Civic Centre
- Accessible toilet installed at Civic Centre
- Accessible change room and pool access incorporated into Camden Pool refurbishment
- Council has become an affiliate of the NSW 'Companion Card' program which enables free (transport and) entry into all Council events and venues for an attendant carer accompanying a person with profound disability.
- Council's Access Group conducted an access audit of parking provision for people with disabilities in the Camden Town Centre, identifying current accessible parking spaces and appropriate proposed locations for future accessible parking spaces.
- Accessible parking spaces reconfigured at Narellan Library and additional space created
- Accessible 'easy stairs' purchased for Mt Annan Leisure Centre
- Courtesy chairs purchased for Council facilities
- Accessible paths and gardens installed at the Town Farm Community Garden (with Community Builders grant)
- Kerb modified to provide access to one resident in Mt Annan

6.2 STAFF TRAINING

- Council has undertaken 'disability awareness' training with all Council staff with specific sessions relating to working with people with disability and customer service.
- Specialist 'disability access' training specifically focusing on access to buildings has been delivered to Council staff and Council's Access Community Advisory Group.

6.3 ADVOCACY

- Council has participated in a disability services mapping process resulting in the identification of service gaps which were conveyed to the appropriate State Government agencies.
- Council's Access Community Advisory Group has undertaken a critical review and developed a submission to the Federal Government's discussion paper on The Harmonisation of Disability Parking Permits throughout Australia.
- Council's Disabilities CPO and Access Community Advisory Group have continued to provide comment on public building Development Applications.
- Council has participated in the NSW Government's consultation about the next stage of 'Stronger Together' the ten year plan for services for people with disability in NSW through Ageing Disability and Homecare (ADHC).

6.4 SUPPORT FOR LOCAL ORGANISATIONS

Council has provided Community Small Grants for organisations to implement disability projects, including: cultural performances, bus trips for people affected by stroke and their carers, disco events, construction of wheelchair access to Macarthur preschool, Macarthur/Wingecarbee Aboriginal Elders Olympics, parking signage and accessible parking spaces at Cobbitty Markets, speech and occupation therapy at play groups and ballroom dancing.

6.5 INTERNATIONAL DAY OF PEOPLE WITH DISABILITY (IDPD)

- Council conducted a regional poster competition ('MacAbility') with local primary and high schools to raise awareness of disability issues and challenge negative stereotypes
- Premier of short films created by people with a disability in a series of workshops
- NGO's funded to implement projects in the community
- Supported local residents to participate in Theatre project at Cambelltown Arts Centre

6.6 LARGE PRINT RESOURCES

- Council has increased its collection of library books available in large print.

7. HOW COUNCIL WILL IMPLEMENT, MONITOR AND REVIEW THIS PLAN

- The overall implementation of this Plan will be driven and monitored by Council's Community Project Officer (CPO) allocated to working with people with Disability. The CPO is supervised by the Team Leader, Social Planning and Community Development who reports to the Manager Community and Recreation Services.
- Progress reports on the implementation of this Plan will be incorporated as a standing item on the Access Community Advisory Group agenda. Significant modification of strategies will require consultation with Council's Access Community Advisory Group.
- The Action Plan will be registered with the Human Rights and Equal Opportunity Commission (HREOC).
- The Action Plan will be reviewed annually and a progress report submitted to Council on the outcomes achieved.
- Progress will also be reported in Camden Council's Annual Report and outcomes promoted to service providers and people with disability.
- A comprehensive review and evaluation of the Plan will be undertaken at the completion of the four year (2013 - 2017) term of the plan. The results will be reported to Council and to HREOC on the outcomes achieved. Outcomes will also be promoted to service providers and people with disability.

8. ACTION PLAN

Outcome 1: Identify and remove barriers to services for people with a disability

Strategic Action	Measurement of success	Responsibility	Timeline
1.1 Monitor customer enquiries in relation to access issues and ensure that enquiries are handled competently.	<ul style="list-style-type: none"> Recording system in place for phone and counter enquiries Enquiries and responses recorded 	Disabilities CPO & Customer Service Team Leader	By end 2013 and ongoing
1.2 Provide disability awareness training to Council employees with priority given to staff with high public contact, responsibility for organising consultation and building.	<ul style="list-style-type: none"> Training needs are identified annually Training sessions occur as required 100% of frontline staff participate in training when it occurs 	Disabilities CPO & Training Officer	Annually
1.3 Facilitate community transport options , including: administer taxi vouchers, advocate for purchase of Council bus with wheelchair access, participate in local transport working parties and forums	<ul style="list-style-type: none"> Taxi vouchers are promoted and used Council bus is wheelchair accessible At least one concrete outcome from participation in working parties annually 	Disabilities CPO & Purchase Officer & Manager Works	Annually
1.4 Support the development of local services , encourage outreach projects, assist with grant applications	<ul style="list-style-type: none"> Number of local services increases At least 2 community small grants for projects inclusive of people with disabilities applied for and administered At least 1 application for external funding 	Disabilities CPO & Grants CPO	Annually
1.5 Develop an Accessible Events Guidelines for Council staff	<ul style="list-style-type: none"> Guideline is developed by end 2013 Information is provided to staff annually. Guideline is reviewed and updated annually 	Disabilities CPO & Events Officer	By end 2013 and then annually
1.6 Explore feasibility of developing mobility maps for the major town centres, which feature public accessible toilets and accessible parking.	<ul style="list-style-type: none"> Mobility maps project is investigated and planned 	Disabilities CPO	By end 2014
1.7 Ensure new kerbs, bus shelters and pathways comply with Access Transport Standards	<ul style="list-style-type: none"> 100% new kerbs, bus shelters and pathways comply 	Disabilities CPO & relevant Engineers	Annually

Outcome 2: Provide information in a range of formats accessible to people with disability

Strategic Action	Measurement of success	Responsibility	Timeline
2.1 Facilitate and promote Council use of telecommunication resources including: TTY phone, SMS text messaging, Skype or similar	<ul style="list-style-type: none"> Meeting held to plan resource development by end 2013 New resources are developed annually New resources are promoted annually 	Disabilities CPO & IT & Customer Service Team Leaders	By end 2014 and ongoing
2.2 Ensure Council customers have access to Auslan and other language interpreters	<ul style="list-style-type: none"> Partnerships with services for hearing impaired customers are developed Procedures for customers to access interpreters is established Service is promoted and usage is recorded 	Disabilities Officer & Customer Service	Annually
2.3 Ensure Council's Website is accessible and compliant with Web-access guidelines	Council's website upgrade includes accessible features	Disabilities Officer & PR Officer	By August 2013 and ongoing
2.4 Ensure that information about physical access, availability of accessible toilets and parking, provision of hearing loops and communication access is included on the Council website and all publications relating to venues for events and community consultations.	Information is included in Council's website and updated annually	Disabilities Officer & PR Officer	By August 2013 and ongoing
2.5 Procure and promote adaptable technologies for Council branch libraries	Number of adaptable technologies procured for Council branch libraries.	Library Manager and IT Manager	Ongoing
2.6 Use the following strategies to promote Council services and resources: radio, simple language, large type, pictures, symbols, tours or other tactile experiences	<ul style="list-style-type: none"> Number and types of strategies used to promote Council services and resources to residents with disabilities, annually 	Disabilities Officer	Ongoing
2.7 Ensure Council plans and documents are available in accessible formats.	<ul style="list-style-type: none"> Number of Council documents available in accessible formats 	Disabilities Officer	Annually
2.8 Include positive pictorials of people with disability across a broad section of Council publications.	<ul style="list-style-type: none"> Number of times Council publications use positive pictorials of people with disability. 	Disabilities Officer and PR Officer	Ongoing

Outcome 3: Making buildings and facilities physically accessible to people with disability

Strategic Action	Measurement of success	Responsibility	Timeline
3.1 Progressively improve accessibility of Council's existing community facilities	<ul style="list-style-type: none"> At least one improvement per year 	Disabilities Officer & Recreation Planner & Facilities Officer	Annually
3.2 Incorporate access requirements and relevant mandatory standards in the Development Control Plan (DCP) and Local Environment Plan (LEP).	<ul style="list-style-type: none"> DCP and LEP updated 	Disabilities Officer and Team Leader Planning	2013/14
3.3 Refer Development Applications for public facilities to the Access Advisory Group for comment	<ul style="list-style-type: none"> 100% of DA's for public facilities/amenities are referred to the Access Committee 	Disabilities Officer Access Committee	Annually
3.4 Incorporate access outcomes and universal design principles, in plans for new release areas	<ul style="list-style-type: none"> Number of outcomes incorporated into plans are recorded 	Disability Officer & Strategic Planners	Ongoing
3.5 Include 'Access' as an item in the matters for consideration section of DA reports that are resolved under delegated authority.	<ul style="list-style-type: none"> Access is considered in DA's resolved under delegated authority 	Disability Officer & Building Development	2014 and ongoing
3.6 Monitor and implement initiatives to improve national mobility parking compliance within the LGA	<ul style="list-style-type: none"> Meeting held annually to discuss issues and plan strategies Compliance issues recorded Compliance issues decrease annually 	Disabilities Officer & Rangers	Annually
3.7 Ensure that Council takes account of the needs of users who have a disability in the design, maintenance and placement of amenities and fixtures in parks and open spaces including placement of street furniture.	<ul style="list-style-type: none"> 100% of planning for new amenities and fixtures in parks and open spaces takes needs of people with disabilities into account. 	Disabilities Officer & Recreation Planner	Ongoing
3.8 Improve access to local businesses for people with disabilities.	<ul style="list-style-type: none"> Ramp Up project is implemented in Camden and at 20 businesses participate by end 2014 Plan is made for project continuation/sustainability 	Disabilities CPO Access Group	By end 2014

Outcome 4: Assist people with disability to participate in public consultations and advisory boards

Strategic Action	Measurement of success	Responsibility	Timeline
4.1 Ensure that all public consultation opportunities provided by Council are inclusive and accessible in terms of venue and information provided	<ul style="list-style-type: none"> Number of people with disabilities consulted annually 	Disabilities CPO and Community Engagement Officer	Annually
4.2 Provide information sessions to residents with disabilities on how they can participate in Council decision making processes	<ul style="list-style-type: none"> At least one info session per year At least 50 people with disability attending each session 	Disabilities CPO	Annually
4.3 Provide and promote taxi vouchers to assist with transportation to Council meetings and activities.	<ul style="list-style-type: none"> 100 vouchers are available annually Permanent notice in Council newsletter Email across networks quarterly 	Disabilities CPO	Annually
4.4 Invite organisations that work with children with disabilities to participate in the Camden4Children working party	<ul style="list-style-type: none"> At least one disabilities organisation is represented annually 	Disabilities CPO & Children & Families CPO	Annually
4.5 Invite young people with disabilities to participate in Council funded or organised activities	<ul style="list-style-type: none"> Disability friendly images are included in all youth promotional material Youth activities are promoted through disability services as well as youth services 	Disabilities CPO & Youth CPO	Annually
4.6 Facilitate residents with disability input into State and Federal policy planning	<ul style="list-style-type: none"> 100% of opportunities for resident input into State and Federal plans and policies is promoted to through relevant services & taken to Access Committee. 	Disabilities CPO	Annually
4.7 Invite Aboriginal residents with disability to participate in Mygunyah Aboriginal Residents Group .	<ul style="list-style-type: none"> Disability friendly images are included in all Mygunyah and ATSI promotional material ATSI activities are promoted through disability services as well as youth services 	Disability CPO & Children and Families CPO	Annually
4.8 Invite people from culturally diverse backgrounds, with disability, to participate in Council's Cohesive Communities Advisory Group .	<ul style="list-style-type: none"> Disability friendly images are included in all CALD promotional material CALD activities are promoted through disability services as well as youth services 	Disability CPO & CALD CPO	Annually

Outcome 5: Increase employment participation of people with a disability at Camden Council

Strategic Action	Measurement of success	Responsibility	Timeline
5.1 Encourage applicants, new staff and existing staff with a disability to identify any workplace accommodation needs and flexible working arrangements they may need	<ul style="list-style-type: none"> Staff survey is carried out Questions included in new job application forms are reviewed and updated if need be. 	Disability CPO & Employee Relations	By end 2013
5.2 Advocate for funding at whole of Council level to meet any additional costs incurred in the employment of a person with a disability	<ul style="list-style-type: none"> Funding is allocated for costs incurred for supporting employees with disability 	Disability CPO & Manager ER	Annually

Outcome 6: Influence other agencies and sectors to improve community participation and quality of life for people with a disability

Strategic Action	Measurement of success	Responsibility	Timeline
6.1 Continue to advocate with relevant State agencies and neighbouring Council's on disability access issues across the LGA	<ul style="list-style-type: none"> Number of occasions of advocacy Number of positive outcomes of advocacy 	Disabilities Officer & Access Group	Annually
6.2 Continue to advocate to the RMS and other relevant organisations for improvements to the issuing, processing and regulation of the Mobility Parking Scheme and Australian Disability Parking Scheme .	<ul style="list-style-type: none"> Scheme reviewed annually Recommendations made annually 	Disabilities Officer & Access Group	Annually
6.3 Provide support and assistance to local groups and organisations advocating on behalf of people with a disability.	<ul style="list-style-type: none"> Number of organisations supported Quality of support Outcomes of support 	Disabilities CPO	Annually

ORDINARY COUNCIL

ORD11

ORD11

SUBJECT: LIBRARY DEVELOPMENT GRANT POP UP LIBRARY
FROM: Acting Director Works & Services
BINDER: Grants Community Services

PURPOSE OF REPORT

This report recommends that Council accepts a Library Council of NSW Library Development Grant of \$22,791 (excluding GST) for a Pop-Up Library Service.

BACKGROUND

Library Development Grants are keenly contested, with only the most innovative projects that offer new and exciting methods to deliver library services receiving funds.

MAIN REPORT

Camden Library Staff will take our Virtual Library on the road and just “Pop-Up” in the Camden area. We are focussing on all emerging suburbs and those that are on the fringes of our area. As a library without physical books, the Pop-Up library is broadening ideas about what a library is or can be. The Pop-Up Library will include an outdoor marquee, promotional signage and lightweight furniture that will create a clearly branded library site wherever it appears. Inside will be the technology and staff to provide access to the virtual collections and services of Camden Library.

A mobile hotspot, with laptops and iPads will enable customers to download eResources, reserve items for pick-up, browse the internet or login to an online tutoring session. There will be a range of eReaders for people to learn how to download an eBook. A mobile version of our Library system will allow new members to join on the spot, and access their library records. With a data projector and PA, staff can run training for small groups or individuals.

The library has existing subscriptions for a number of online and eResources which can be accessed via the Pop-Up, including eBook, eAudio, tumblebooks for kids, transparent language portal, Your Tutor online tutoring, research databases, several children’s literacy and early learning portals.

The Pop-Up Library also provides the opportunity to partner with community organisations to run other educational or cultural programs/workshops.

FINANCIAL IMPLICATIONS

The grant of \$22,791 (excluding GST) will enable the project to be implemented and delivered.

CONCLUSION

The Library Development Grant will provide the opportunity to expand and deliver library services to residents in new and exciting ways.

RECOMMENDED

That Council:

- i. accept the Library Council of NSW Library Development Grant of \$22,791.00 (excluding GST); and**
- ii. write to the Library Council of NSW thanking them for their support.**

ORDINARY COUNCIL

ORD12

ORD12

SUBJECT: COMMUNITY BUILDING PARTNERSHIP PROGRAM FUNDING
FROM: Acting Director Works & Services
BINDER: Community Services

PURPOSE OF REPORT

To advise of funding made available to Council through the 2012 Community Building Partnership Program and to seek Council support to accept funds and move to manage delivery of the programs funded.

BACKGROUND

The Community Building Partnership (CBP) program provides funds for community groups and local Council's to invest in community infrastructure throughout the State.

Incorporated not-for-profit community organisations and local Council's are invited to apply for funding to build and improve community facilities in their local area. Grant funding of \$200,000 is made available for every electoral district.

Applicants are required to demonstrate how their project will benefit their local community through the building or improvement of facilities, to deliver positive social, recreational or environmental outcomes.

Applications from local Council's require a commitment of matching funding by the Council.

The State Member for Camden, Chris Patterson, provides recommendations on the suitability and priority of eligible proposals within the Camden electorate for the Premier's consideration and approval.

MAIN REPORT

Through the Community Building Partnership Program, Council sought funding for the following three projects:

- \$1,435 to install a water tank at Rossmore Reserve;
- \$8,500 to install safety fencing and signage to the Campdraft and Polo Crosse area of the Bicentennial Equestrian Park (to the BEP Committee).
- \$26,000 to upgrade community facilities at the Camden Civic Centre (the establishment of a customer service counter, refurbishment of the upper level function rooms including wall covering, lighting and directional signage, and part payment of stage curtain replacement).

Each of the applications made by Council required a commitment of matching funds to be available in the existing program budgets 2012/2013 and 2013/2014.

Other successful applications receiving funding in the Camden LGA (outside of Council) included:

- Outdoor church facility at C3 Church Mt Annan;
- Additional lighting at Kirkham to Camden Junior Rugby League;
- Upgrade to interior and toilets at Leppington Hall to Leppington Progress Association;
- Narellan Lions Club Shed;
- Macarthur Anglican School P&F Outdoor Community Centre;
- Lighting for Macarthur Centre for Sustainable Living;
- Narellan Jets Lawnmower; and
- Camden Show Society Repairs to Agricultural Hall.

FINANCIAL IMPLICATIONS

Matched funds totalling \$35,935 (excluding GST) for each of the three items are available through the existing 2013/2014 budget.

- \$1,435 for the water tank at Rossmore from existing funds.
- \$8,500 for safety fencing and signage to be matched with Bicentennial Equestrian Park funds.
- \$26,000 for the Civic Centre upgrade will be match funded through the Civic Centre budget.

CONCLUSION

A sum of \$35,935 (excluding GST) has been offered by the State Government to undertake three significant projects which will improve and enhance the facilities within the LGA to deliver positive social, recreational or environmental outcomes to the community of Camden.

RECOMMENDED

That Council:

- endorse the acceptance of funds totalling \$35,935 (excluding GST) from the Community Building Partnership Program and allocate matching funds from the 2013/2014 budget;**
- sign and return contracts to the State Government; and**
- write to the State Member for Camden thanking him for his continued support.**

ORDINARY COUNCIL

ORD13

ORD13

SUBJECT: CLOSURE OF THE MEETING TO THE PUBLIC
FROM: Director Governance
BINDER: Closure of Meeting

In accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005, in the opinion of the General Manager, the following business is of a kind as referred to in Section 10A(2) of the Act and should be dealt with in a part of the meeting closed to the media and public.

- Purchase of land for the upgrade of Springs Road, Spring Farm - A report dealing with commercial information of a confidential nature under sections 10A(2)(c) and (d).

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

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

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

RECOMMENDED

That:

- i. the meeting be now closed to the media and public to discuss a report concerning commercial information of a confidential nature dealing with the purchase of land for the upgrade of Springs Road, Spring Farm in accordance with the provisions of Section 10A(2)(c) and (d) of the Local Government Act, 1993; and**
- ii. any objections or submissions as to the closure of the meeting be now heard and be limited to a period of four minutes.**