



Camden Council

Attachments

Ordinary Council Meeting
24 October 2017

Camden Council
Administration Centre
70 Central Avenue
Oran Park



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

ORD01	Annual Financial Statements - Year Ending 30 June 2017	
	Attachment 1: Camden Council Financial Statements	5
ORD02	Result against Budget and Revotes for Year Ending 30 June 2017	
	Attachment 1: 2016-17 June Review - Budget Appendix.....	109
	Attachment 2: Expenditure Revotes Carried Forwards into 2017-18 Budget.....	116
ORD04	Camden Development Control Plan 2011 (Draft Amendment No.21) - Review of Acoustic Amenity Controls	
	Attachment 1: Draft Acoustic Amenity DCP	118
	Attachment 2: Existing Acoustic Amenity DCP	122
	Attachment 3: Environmental Noise Policy	124
ORD05	Response to the Application for a Site Compatibility Certificate at 347 Narellan Road, Currans Hill	
	Attachment 1: Submission.....	188
	Attachment 2: Response Site Compatibility Certificate at 347 Narellan Road, Ordinary Council - 23 September 2014.....	190
	Attachment 3: Previous Certificate of Site Compatibility	196
	Attachment 4: Application for Site Compatibility Certificate	199
	Attachment 5: SEPP considerations 347 Narellan Road	232



ORD06	St John's Anglican Church Precinct - Proposed Listing on State Heritage Register	
	Attachment 1: Letter and Draft Curtilage Map	237
	Attachment 2: OEH heritage database	240
ORD07	Local Government NSW Annual Conference 2017	
	Attachment 1: LGNSW - AEC election notice	246
	Attachment 2: Local Government NSW Annual Conference 2017	247
ORD08	Proposed Road Naming - New Roads in Cobbitty Release Area	
	Attachment 1: P3.0125.1 -Road Naming Policy.....	253
ORD09	Proposed Re-Alignment of the Suburb Boundary between Elderslie and Narellan	
	Attachment 3: GNB Locality Naming Workflow.....	256
ORD11	Minutes of the 30 August 2017 and 12 October 2017 Business Assurance and Risk Committee Meetings	
	Attachment 1: Minutes of the Business Assurance and Risk Committee - 30 August 2017	257
	Attachment 2: Minutes of the Business Assurance and Risk Committee - 12 October 2017	268



General Purpose & Special Purpose Financial Statements

For the Year Ended 30 June 2017

DRAFT



ORD01

Attachment 1

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Camden Council

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2017

Camden, the Best of Both Worlds



Camden Council

General Purpose Financial Statements

for the year ended 30 June 2017

Contents	Page
1. Understanding Council's Financial Statements	2
2. Statement by Councillors and Management	3
3. Executive Summary on the Financial Statements	4
4. Primary Financial Statements:	
– Income Statement	6
– Statement of Comprehensive Income	7
– Statement of Financial Position	8
– Statement of Changes in Equity	9
– Statement of Cash Flows	10
5. Notes to the Financial Statements	11
6. Independent Auditor's Reports:	
– On the Financial Statements (Sect 417 [2])	83
– On the Conduct of the Audit (Sect 417 [3])	85

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Overview

- (i) These financial statements are General Purpose Financial Statements and cover the operations for Camden Council.
- (ii) Camden Council is a body politic of NSW, Australia – being constituted as a local government area by proclamation and is duly empowered by the *Local Government Act 1993* (LGA).

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by Council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note 2(b).

- (iii) All figures presented in these financial statements are presented in Australian currency.
- (iv) These financial statements were authorised for issue by the Council on 24 October 2017. Council has the power to amend and reissue these financial statements.

Camden Council

General Purpose Financial Statements for the year ended 30 June 2017

Understanding Council's financial statements

Introduction

Each year, individual local governments across New South Wales are required to present a set of audited financial statements to their Council and Community.

What you will find in the statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2017.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

About the primary financial statements

The financial statements incorporate five 'primary' financial statements:

1. The Income Statement

Summarises Council's financial performance for the year, listing all income and expenses.

This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

2. The Statement of Comprehensive Income

Primarily records changes in the fair value of Council's Infrastructure, Property, Plant and Equipment.

3. The Statement of Financial Position

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

4. The Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

5. The Statement of Cash Flows

Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

About the Auditor's Reports

Council's annual financial statements are required to be audited by the NSW Audit Office. In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

Who uses the financial statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the Audit Report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.

Camden Council**General Purpose Financial Statements**

for the year ended 30 June 2017

Statement by Councillors and Managementmade pursuant to Section 413(2)(c) of the *Local Government Act 1993 (NSW)* (as amended)**The attached General Purpose Financial Statements have been prepared in accordance with:**

- the *Local Government Act 1993 (NSW)* (as amended) and the regulations made thereunder,
- the Australian Accounting Standards and professional pronouncements, and
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these financial statements:

- present fairly the Council's operating result and financial position for the year, and
- accord with Council's accounting and other records

DRAFT**We are not aware of any matter that would render these statements false or misleading in any way.****Signed in accordance with a resolution of Council made on 24 October 2017.**

Cr Lara Symkowiak
MAYOR

Cr Theresa Fedeli
DEPUTY MAYOR

Ron Moore
GENERAL MANAGER

Paul Rofe
RESPONSIBLE ACCOUNTING OFFICER

Executive Summary – 2016/17 Annual Financial Statements

Camden continues to be one of the fastest growing areas in New South Wales with more than 150 new residents per week. This growth places substantial pressure on Council's finances and resources. The cost of planning for growth is an up front cost that is required before additional rate income is realised through growth.

Council works closely with all levels of Government and the community to ensure there is a balance between providing for existing residents and those we welcome to Camden in the future.

The information below provides a snap shot of Council's financial performance over the past 12 months, more detailed information is provided within the Financial Statements.

Financial Performance

The following table highlights the 'financial performance' comparison between 2016/17 and 2015/16:

Income Statement	2016/17 \$'000	2015/16 \$'000
Total Income from Continuing Operations	\$188,734	\$218,130
Total Expenses from Continuing Operations	\$92,030	\$83,377
Surplus Operating Result from Continuing Operations	\$96,704	\$134,753
Grants and Contributions provided for Capital Purposes	\$98,372	\$137,839
Net Operating Result before Grants and Contributions provided for Capital Purposes (deficit)	(\$1,668)	(\$3,086)

Local Government Accounting - Operating Result

It is important to note that the operating result shown in the Income Statement is not Council's budget or cash position. The income statement complies with the International Financial Reporting Standards and is required to be reported on an accruals basis. It considers non-cash entries and the timing of the receipt or payment of money. Council's budget is done on cash basis. The reported surplus of \$96,704 million (after capital items) does not mean Council has additional funds of \$96,704 million to spend. Alternatively the fact that Council's Income Statement has a reported deficit of \$1.67 million

(before capital items) does not mean Council's budget is over spent or Council's liquidity position is poor.

Council continues to balance its budget annually and its liquidity position is strong as demonstrated by the financial indicators in Note 13 to the Financial Statements.

Operating Result (after capital items)

The 2016/17 Operating Result after accounting for capital income is a surplus of \$96.70 million (\$134.75 million 2015/16). This surplus is primarily due to non-cash contributions made by developers for infrastructure such as roads, drainage and open space. The value of these non-cash dedications for 2016/17 was \$76.18 million (\$114.83 million 2015/16). Accounting standards require the dedication of assets to be brought to account as income which inflates the surplus reported.

Operating Result (before capital items)

Council's operating result before capital items is a deficit of \$1.67 million. This result excludes capital income of \$98.37 million. In comparing this result to the previous financial year deficit of \$3.09 million the improvement in the operating deficit to \$1.67 million is predominately a result of the Federal Government paying 50% of the 2017/18 Financial Assistance Grant in advance (\$1.6 million). Other significant movements in income included Rates and Annual Charges increasing by \$5.80 million, and Fees and Charges by \$1.12 million predominately in the area of building services and town planning associated with the growth. In order to maintain existing service levels Council has employed an additional 34.2 staff during 2016/17 which increased employee costs by \$3.51 million. Materials and Contracts also increased by \$2.29 million representing additional works and services undertaken to meet service demand.

Council continues to monitor its operating result and whilst Council's liquidity position is strong, Council recognises that longer term, operating deficits are not sustainable and that sustained reported deficits will ultimately reduce Council's ability to maintain or replace its asset base over time. Council expects that this position will continue to improve over time through increased income associated with growth and prudent long-term financial management of expenditure budgets that consider the timing of future income.

Measures that Council has adopted to improve and ensure that its long term financial position remains sustainable include:

✓ **Balanced Budget**

Council annually adopts and maintains a balanced budget position and does not spend beyond its means.

✓ Loans and Loan Reduction Program

Historically Council has part funded its annual road reconstruction program through loans. In 2013/14 Council adopted a loan reduction program to gradually reduce Council's reliance on re-current loan borrowings. Council has completed this program 1 year ahead of schedule. Council did not borrow for its annual road reconstruction program during 2016/17 and has no future re-current loan borrowings in its long-term financial plan (10 years).

Council still has capacity to borrow for capital projects (one-off) upon the appropriate financial assessment being completed.

✓ Long-Term Financial Planning (LTFP)

Council has a 10 year LTFP which is updated quarterly. The LTFP is critical to Council's planning and monitoring of its immediate and future financial sustainability. It is central to correcting the reported operating deficit in the Income Statement by containing expenditure and allowing natural growth in Council's income base to achieve a balanced or reported operating surplus. It allows Council to make informed decisions about sustainable levels of debt and reserves (liquidity) it also forms part of a suite of resourcing plans that support Council's Integrated Planning and Reporting Package.

✓ Asset Management Planning

Sound asset management and the correct allocation of resources are central to Council's sustainability. As part of Council's adaptive organisational framework and Organisational Improvement Plan an asset management section was created dedicated to understanding the financing and resourcing needs of our current and future asset base. This will enhance Council's decision making and longer term forecasting.

✓ Cash Reserves and Investing in the Future

Council has established reserves for capital improvement, asset replacement and technology improvements.

✓ Community Infrastructure Renewal Program

Council realises that ageing infrastructure will continue to be an issue for the residents of Camden, in 2013 IPART approved a special rate variation for a \$6 million (over 6 years) Community Infrastructure Renewal Program aimed at addressing those assets in poor condition. The last year of this program is 2018/19.

✓ Building Partnerships

Council continues to actively pursue both State and Federal funding opportunities to fund infrastructure and service requirements when made available. Examples include accessing the low interest loans under Local Infrastructure Renewal Schemes.

✓ Organisational Improvement Plan

As part of demonstrating Council is "fit for the future" an organisational improvement plan has been implemented that addresses all areas of the organisation both financial and non-financial that will allow Council to demonstrate a modern contemporary organisation that is financially sound and able to service its community now and into the future. This improvement program is regularly reviewed by the executive to ensure its progress is monitored and the plan is further developed over time.

Statement of Financial Position

The net value of assets owned by our community is \$1.321 billion (\$1.173 billion in 2015/16). The majority of this equity relates to the ownership of land and infrastructure assets such as roads, stormwater drainage, footpaths and bridges. Council's increase in equity is predominately due to infrastructure assets being dedicated to Council as part of new release areas being developed and the reclassification of two property assets to investment properties.

Council revalued land under roads as at 30 June 2017. The increase in value has been transferred to Council revaluation reserve (\$42.46 Million).

In 2016/17 Council converted two of its buildings to investment properties by leasing them to the private sector. Over time leasing will generate Council additional income of over \$0.8 million per annum. An independent valuation of these two properties (including land) has also resulted in a fair value increment of \$6.79 million, which has been transferred to Council's asset revaluation reserve.

Council's loan debt is now \$35.87 million with a net decrease of \$3.73 million from 2015/16, primarily a result of principal and interest repayments during 2016/17 and no new loans being taken up in 2016/17.

Financial Health Indicators

The financial health indicators for the 2016/17 financial year can be found in Note 13 (pages 50-53) and Special Schedule 7 (pages SS 5 - SS 9). These sections of the financial statements provide a detailed explanation of each indicator and any unique considerations which need to be taken into account when assessing Council's financial performance. Overall, the indicators provide a positive outlook for Council's continued financial sustainability.

It should also be noted that Camden Council was 1 of only 7 metropolitan Council's to be deemed fit for future as part of IPART's review into the financial sustainability of NSW Council's.

Chief Financial Officer (Responsible Accounting Officer)

Financial Statements 2017

Camden Council

Income Statement

for the year ended 30 June 2017

Budget 2017	\$ '000	Notes	Actual 2017	Actual 2016
Income from continuing operations				
Revenue:				
56,078		3a	57,907	52,107
16,015		3b	17,344	16,187
2,280		3c	3,403	3,493
2,244		3d	2,501	1,469
5,961		3e,f	9,178	7,035
195,270		3e,f	98,372	137,839
Other income:				
-		19	29	-
<u>277,848</u>			<u>188,734</u>	<u>218,130</u>
Expenses from continuing operations				
40,835		4a	38,831	35,318
1,514		4b	1,960	1,793
21,835		4c	25,792	23,501
14,118		4d	16,389	14,909
8,922		4e	7,334	6,496
-		5	1,724	1,326
-		19	-	34
<u>87,224</u>			<u>92,030</u>	<u>83,377</u>
<u>190,624</u>			<u>96,704</u>	<u>134,753</u>
Discontinued operations				
-		24	-	-
<u>190,624</u>			<u>96,704</u>	<u>134,753</u>
190,624			96,704	134,753
<u>(4,646)</u>			<u>(1,668)</u>	<u>(3,086)</u>

¹ Original budget as approved by Council – refer Note 16

This statement should be read in conjunction with the accompanying notes.

page 6

Financial Statements 2017

Camden Council

Statement of Comprehensive Income
for the year ended 30 June 2017

\$ '000	Notes	Actual 2017	Actual 2016
Net operating result for the year (as per Income Statement)		96,704	134,753
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of Land and Building*	20b (ii)	8,791	-
Gain (loss) on revaluation of Land Under Roads	20b (ii)	42,457	-
Gain (loss) on revaluation of Community Land	20b (ii)	-	10,035
Gain (loss) on revaluation of Land Improvements – non-depreciable	20b (ii)	-	3,922
Gain (loss) on revaluation of Land Improvements – depreciable	20b (ii)	-	1,069
Gain (loss) on revaluation of Other Structures	20b (ii)	-	2,973
Gain (loss) on revaluation of Other Open Space /recreation assets	20b (ii)	-	723
Total items which will not be reclassified subsequently to the operating result		51,248	18,722
* Revaluation of specific council properties carried out to comply with AASB 140 Investment Properties. A comprehensive revaluation will be conducted for Property, plant and equipment, operational land, building on 30 June 2018			
Total other comprehensive income for the year		51,248	18,722
Total comprehensive income for the year		147,952	153,475
Total comprehensive income attributable to Council		147,952	153,475

This statement should be read in conjunction with the accompanying notes.

page 7

ORD01

Attachment 1

Financial Statements 2017

Camden Council

Statement of Financial Position
as at 30 June 2017

\$ '000	Notes	Actual 2017	Actual 2016
ASSETS			
Current assets			
Cash and cash equivalents	6a	7,519	8,691
Investments	6b	68,200	65,200
Receivables	7	5,852	6,440
Inventories	8	427	452
Other	8	200	163
Total current assets		82,198	80,946
Non-current assets			
Investments	6b	32,200	27,200
Receivables	7	1,627	1,633
Infrastructure, property, plant and equipment	9	1,271,992	1,138,617
Investments accounted for using the equity method	10	73	44
Investment property	14	12,350	-
Total non-current assets		1,318,242	1,167,494
TOTAL ASSETS		1,400,440	1,248,440
LIABILITIES			
Current liabilities			
Payables	10	21,807	14,827
Income received in advance	10	258	178
Borrowings	10	3,797	3,732
Provisions	10	10,254	9,275
Total current liabilities		36,116	28,012
Non-current liabilities			
Payables	10	11,159	12,075
Borrowings	10	31,205	34,479
Provisions	10	659	525
Total non-current liabilities		43,023	47,079
TOTAL LIABILITIES		79,139	75,091
Net assets		1,321,301	1,173,349
EQUITY			
Retained earnings	20	881,086	784,382
Revaluation reserves	20	440,215	388,967
Council equity interest		1,321,301	1,173,349
Total equity		1,321,301	1,173,349

This statement should be read in conjunction with the accompanying notes.

page 8

Camden Council

Statement of Cash Flows
for the year ended 30 June 2017

Budget 2017	\$ '000	Notes	Actual 2017	Actual 2016
Cash flows from operating activities				
Receipts:				
56,078	Rates and annual charges		57,858	52,065
15,299	User charges and fees		18,450	17,503
2,280	Investment and interest revenue received		3,339	3,597
21,354	Grants and contributions		31,394	30,469
-	Bonds, deposits and retention amounts received		9,493	1,655
5,635	Other		9,420	6,775
Payments:				
(40,121)	Employee benefits and on-costs		(37,616)	(34,274)
(22,031)	Materials and contracts		(33,889)	(27,595)
(1,514)	Borrowing costs		(1,513)	(628)
-	Bonds, deposits and retention amounts refunded		(1,656)	(2,199)
(12,314)	Other		(8,287)	(4,674)
<u>24,666</u>	Net cash provided (or used in) operating activities	11b	<u>46,993</u>	<u>42,694</u>
Cash flows from investing activities				
Receipts:				
Nil				
-	Sale of investment securities		123,900	126,600
687	Sale of infrastructure, property, plant and equipment		611	213
Payments:				
-	Purchase of investment securities		(131,900)	(142,300)
(46,275)	Purchase of infrastructure, property, plant and equipment		(37,044)	(46,218)
<u>(45,588)</u>	Net cash provided (or used in) investing activities		<u>(44,433)</u>	<u>(61,705)</u>
Cash flows from financing activities				
Receipts:				
1,000	Proceeds from borrowings and advances		-	23,000
Payments:				
(3,732)	Repayment of borrowings and advances		(3,732)	(3,173)
<u>(2,732)</u>	Net cash flow provided (used in) financing activities		<u>(3,732)</u>	<u>19,827</u>
(23,654)	Net increase/(decrease) in cash and cash equivalents		(1,172)	816
8,691	Plus: cash and cash equivalents – beginning of year	11a	8,691	7,875
<u>(14,963)</u>	Cash and cash equivalents – end of the year	11a	<u>7,519</u>	<u>8,691</u>

Please refer to Note 11 for additional cash flow information.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Contents of the notes accompanying the financial statements

Note	Details	Page
1	Summary of significant accounting policies	12
2(a)	Council functions/activities – financial information	25
2(b)	Council functions/activities – component descriptions	26
3	Income from continuing operations	27
4	Expenses from continuing operations	33
5	Gains or losses from the disposal of assets	37
6(a)	Cash and cash equivalent assets	38
6(b)	Investments	38
6(c)	Restricted cash, cash equivalents and investments – details	39
7	Receivables	41
8	Inventories and other assets	42
9(a)	Infrastructure, property, plant and equipment	43
9(b)	Externally restricted infrastructure, property, plant and equipment	44
9(c)	Infrastructure, property, plant and equipment – current year impairments	44 n/a
10(a)	Payables, borrowings and provisions	45
11	Statement of cash flows – additional information	47
12	Commitments for expenditure	49
13	Statement of performance measures:	
	13a (i) Local government industry indicators (consolidated)	50
	13a (ii) Local government industry graphs (consolidated)	51
14	Investment properties	54
15	Financial risk management	55
16	Material budget variations	59
17	Statement of developer contributions	61
18	Contingencies and other liabilities/assets not recognised	67
19	Interests in other entities	68
20	Retained earnings, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors	72
21	Financial result and financial position by fund	73 n/a
22	'Held for sale' non-current assets and disposal groups	73 n/a
23	Events occurring after the reporting date	73 n/a
24	Discontinued operations	73 n/a
25	Intangible assets	73 n/a
26	Reinstatement, rehabilitation and restoration liabilities	73 n/a
27	Fair value measurement	74
28	Related party disclosures	82

n/a – not applicable

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies

The principal accounting policies adopted in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the Local Government Act 1993 (NSW) and Regulations, and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not for-profit entity for the purpose of preparing these financial statements.

(i) New and amended standards adopted by Council

AASB 124 Related Party Disclosures was adopted during the year, the impact of this standard had no impact on reported financial position or performance; however note 28 has been added.

(ii) Early adoption of standards

Council has not elected to apply any pronouncements before their operative date in the annual reporting beginning 1 July 2016.

(iii) Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain financial assets and liabilities and certain classes of property, plant and equipment and investment property.

(iii) Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Camden Council makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) Estimated fair values of investment properties
- (ii) Estimated fair values of infrastructure, property, plant and equipment,

Significant judgements in applying the Council's accounting policies

- (i) Impairment of Receivables

Council has made a significant judgement about the impairment of a number of its receivables in Note 7.

(b) Revenue recognition

Council recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Council and specific criteria have been met for each of the Council's activities as described below.

Council bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Revenue is measured at the fair value of the consideration received or receivable. Revenue is measured on major income categories as follows:

(i) Rates, annual charges, grants and contributions

Rates, annual charges, grants and contributions (including developer contributions) are recognised as revenue when the Council obtains control over the assets comprising these receipts. Developer contributions may only be expended for the purposes for which the contributions were required, but the Council may apply contributions according to the priorities established in work schedules.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

Control over assets acquired from rates and annual charges is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

Control over granted assets/contributed assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and is valued at their fair value at the date of transfer.

Revenue from Contributions is recognised when the Council either obtains control of the contribution or the right to receive it, (i) it is probable that the economic benefits comprising the contribution will flow to the Council and (ii) the amount of the contribution can be measured reliably.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were un-discharged at reporting date, the unused grant or contribution is disclosed in Note 3(g). The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year.

The Council has obligation to provide facilities from contribution revenues levied on developers under the provisions of S94 of the EPA Act 1979.

Whilst the Council generally incorporates these amounts as part of a Development Consent Order, such developer contributions are only recognised as income upon their physical receipt by the Council, due to the possibility that individual Development Consents may not be acted upon by the applicant and accordingly would not be payable to the Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but the Council may apply contributions according to the priorities established in the work schedules.

A detailed Note relating to developer contributions can be found at Note 17.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at reporting date.

(ii) User charges and fees

User charges and fees (including parking fees and fines) are recognised as revenue when the service has been provided or when the penalty has been applied, whichever first occurs.

(iii) Sale of plant, property, infrastructure and equipment

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

(iv) Interest

Interest income is recognised using the effective interest rate at the date that interest is earned.

(v) Rent

Rental income is accounted for on a straight-line basis over the lease term.

(vi) Dividend income

Revenue is recognised when the Council's right to receive the payment is established, which is generally when shareholders approve the dividend.

(vii) Other income

Other income is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

(c) Principles of consolidation**(i) The Consolidated Fund**

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

Cash and other assets of the following entities have been included as part of the Consolidated Fund:

- Camden Town Farm Committee
- Camden Seniors Programs Committee
- Camden International Friendship Association

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

- Camden Bicentennial Equestrian Park Committee

(ii) The Trust Fund

In accordance with the provisions of Section 411 of the Local Government Act 1993 (NSW) (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the Council in trust which must be applied only for the purposes of, or in accordance with the trusts relating to those monies. Trust monies and property subject to Council's control have been included in these reports.

Trust monies and property held by Council but not subject to the control of Council have been excluded from these reports. A separate statement of monies held in the Trust Fund is available for inspection at the Council office by any person free of charge.

(iii) County Councils

Council is not a member of any county councils.

(iv) Interests in other entities

Joint ventures/associates

Camden Council is a Shareholder in the Southern Phone Company for two shares at \$1.00 each, being one in A class share and one in the B to ZZ class.

Also, Camden Council from 1 July 2014 became a member of Civic Risk Mutual formerly known as Westpool and United Independent Group.

Interests in joint ventures/associates are accounted for using the equity method in accordance with AASB128 Associates and Joint Ventures. Under this method, the investment is initially recognised as a cost and the carrying amount is increased or decreased to recognise the Council's share of the profit or loss and other comprehensive income of the investee after the date of acquisition.

If the Council's share of losses of a joint venture equals or exceeds its interest in the joint venture, the Council discontinues recognising its share of further losses.

The Council's share in the joint venture's gains or losses arising from transactions between itself and its joint venture are eliminated.

Adjustments are made to the joint venture's accounting policies where they are different from those of the Council for the purpose of the consolidated financial statements.

Detailed information relating to Council's Joint Ventures can be found at Note 19 (b).

Camden Council does not currently have any associated entities, i.e. entities where Council has the power to participate in the financial and operating decisions of the entity.

(d) Leases

Leases of property, plant and equipment where Council, as lessee, has substantially all the risks and rewards of ownership are classified as finance leases.

Finance leases are capitalised at the lease's inception at the fair value of the leased property or, if lower, the present value of the minimum lease payments. The corresponding rental obligations, net of finance charges, are included in other short-term and long-term payables. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to the income statement over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

The property, plant and equipment acquired under finance leases is depreciated over the asset's useful life or over the shorter of the asset's useful life and the lease term if there is no reasonable certainty that Council will obtain ownership at the end of the lease term.

Leases in which a significant portion of the risks and rewards of ownership are not transferred to Council as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

Lease income from operating leases where Council is a lessor is recognised as income on a straight-line basis over the lease term.

Council currently holds no finance lease.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

(e) Impairment of assets

Intangible assets that have an indefinite useful life or are not yet available for use are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

(f) Cash and cash equivalents

For Statement of Cash Flow presentation purposes, cash and cash equivalents includes cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts.

Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

(g) Inventories**(i) Raw materials and stores, work in progress and finished goods**

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value.

Cost comprises direct materials, direct labour, and an appropriate proportion of variable and fixed

overhead expenditure, the latter being allocated on the basis of normal operating capacity. Costs are assigned to individual items of inventory on basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

(ii) Inventory held for distribution

Inventory held for distribution is held at cost, adjusted where applicable for any loss of service potential.

(iii) Land held for resale/capitalisation of borrowing costs

Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed borrowing costs and other holding charges are expensed as incurred.

Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

(h) Non-current assets (or disposal groups) held for sale and discontinued operations

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use.

They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets; assets arising from employee benefits; financial assets; and investment properties that are carried at fair value and contractual rights under insurance contracts,

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

which are specifically exempt from this requirement.

An impairment loss is recognised for any initial or subsequent write-down of the asset (or disposal group) to fair value less costs to sell. A gain is recognised for any subsequent increases in fair value less costs to sell of an asset (or disposal group), but not in excess of any cumulative impairment loss previously recognised. A gain or loss not previously recognised by the date of the sale of the non-current asset (or disposal group) is recognised at the date of de-recognition.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

(i) Investments and other financial assets

Classification

Council classifies its financial assets in the following categories: financial assets at fair value through profit or loss; loans and receivables; held-to-maturity investments; and available-for-sale financial assets.

The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and, in the case of assets classified as held-to-maturity, re-evaluates this designation at each reporting date.

(i) Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short-term. Assets in this category are classified as current assets.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the reporting date which that are classified as non-current assets.

Loans and receivables are included in other receivables and receivables (note 7) in the Statement of Financial Position.

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that Council's management has the positive intention and ability to hold to maturity. If Council were to sell other than an insignificant amount of held-to-maturity financial assets, the whole category would be tainted and reclassified as available-for-sale.

Held-to-maturity financial assets are included in non-current assets, except for those with maturities less than 12 months from the reporting date, that are classified as current assets.

(iv) Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the reporting date.

Investments are designated as available-for-sale if they do not have fixed maturities and fixed or determinable payments and management intends to hold them for the medium to long term.

Recognition and de-recognition

Regular purchases and sales of financial assets are recognised on trade-date; the date on which Council commits to purchase or sell the asset.

Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the income statement.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and Council has transferred substantially all the risks and rewards of ownership.

When securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in equity are included in the income statement as gains and losses from investment securities.

Subsequent measurement

Loans and receivables and held-to-maturity investments are carried at amortised cost using the effective interest method.

Changes in the fair value of other monetary and non-monetary securities classified as available-for-sale are recognised in equity.

Impairment

Council assesses at the end of each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired.

A financial asset or a group of financial assets is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

In the case of equity investments classified as available-for-sale, a significant or prolonged decline in the fair value of the security below its cost is considered an indicator that the assets are impaired.

(i) Assets carried at amortised cost

For loans and receivables the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate.

The carrying amount of the asset is reduced and the amount of the loss is recognised in profit or loss. If a loan or held-to-maturity investment has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract. As a practical expedient, the Council may measure impairment on the basis of an instrument's fair value using an observable market price.

Collectability of receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off by reducing the carrying amount directly. An allowance account (provision for impairment of receivables) is used when there is objective evidence that Council will not be able to collect all amounts due according to the original terms of the receivables.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments (more than 30 days overdue) are considered indicators that the receivable is impaired. The amount of the impairment allowance is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate.

The amount of the impairment loss is recognised in the income statement within other expenses. When a receivable for which an impairment allowance had been recognised becomes uncollectible in a subsequent period it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the income statement.

Investment Policy

Council has an approved investment policy complying with Section 625 of the Local Government Act 1993 (NSW) and Clause 212 of the Local Government (General) Regulation 2005 (NSW).

Investments are placed and managed in accordance with that policy and having particular regard to authorised investments prescribed under the Ministerial Local Government Investment Order. Council maintains an investment policy that complies with the Act and ensures that it, or its

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

representatives, exercise the care, diligence and skill that a prudent person would exercise in investing Council funds.

(j) Fair value estimation – financial instruments

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Council uses a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Council for similar financial instruments.

(k) Infrastructure, property, plant and equipment (IPPE)

Council's assets have been progressively revalued to fair value in accordance with a staged implementation advised by the Office of Local Government. At reporting date, the following classes of IPPE were stated at their fair value:

Externally valued:

- Operational land
- Land improvements
- Buildings – specialised/non-specialised
- Other open space/recreational assets
- Other infrastructure
- Other assets

Internally valued:

- Community land
- Land improvements
- Roads assets including roads, bridges and footpaths
- Bulk earthworks
- Stormwater drainage
- Other infrastructure
- Other assets

As approximated by depreciated historical cost:

- Plant and equipment

Non-specialised assets with short useful lives are measured at depreciated historical cost as an approximation of fair value. Council has assessed that any difference between fair value and depreciated historical cost is unlikely to be material.

Council assesses at each reporting date whether there is any indication that a revalued asset's carrying amount may differ materially from that which would be determined if the asset were revalued at the reporting date. If any such indication exists, Council determines the asset's fair value and revalue the asset to that amount. Full revaluations are undertaken for all assets on a five-year cycle.

Increases in the carrying amounts arising on revaluation are credited to the asset revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss.

Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the income statement

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

during the financial period in which they are incurred.

Land is not depreciated.

Depreciation on other assets is calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Plant & Equipment	
- Office Equipment	5 to 10 years
- Office furniture	7 to 10 years
- Vehicles	5 to 7 years
- Heavy Plant/Road Making equip.	5 to 7 years
- Other plant and equipment	5 to 7 years

Other Equipment / Assets	
- Playground equipment	15 years
- Benches, seats etc.	20 to 30 years
- Library Books	10 years

Buildings	
- Structure	40 to 60 years
- Roof Membrane & Air Conditioning	20 years
- Lift & Escalators	25 years
- Fire Services	30 years
- Floor Coverings	10 years

Stormwater Drainage	
- Drains	50 to 150 years
- Culverts	100 years
- Flood Control Structures	50 to 150 years

Transportation Assets	
- Sealed Roads: Surface	20 to 50 years
- Sealed Roads: Structure	40 to 100 years
- Bridge: Concrete	40 to 80 years
- Footpaths	10 to 60 year

Other Infrastructure Assets	
- Bulk earthworks	Infinite

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the income statement.

(l) Investment property

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council.

Investment property is carried at fair value, which is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, Council uses alternative valuation methods such as recent prices in less active markets, or discounted cash flow projections. Changes in fair values are recorded in the income statement as part of other income.

Properties that are under construction for future use as investment properties are regarded as investment properties. These are also carried at fair value unless the fair value cannot yet be reliably determined. Where that is the case, the property will be accounted for at cost until either the fair value becomes reliably determinable or construction is complete.

As at 30 June 2017 Council owns two investment properties.

(m) Payables

These amounts represent liabilities for goods and services provided to the Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

(n) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the income statement over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or finance cost.

Borrowings are classified as current liabilities unless Council has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

In April 2010, Council secured an \$11.8 million interest free loan from the NSW Local Infrastructure Fund. In accordance with AASB 139 Financial Instruments: Recognition and Measurement, this loan has been recognised at fair value.

(o) Borrowing costs

Borrowing costs incurred for the construction of any qualifying asset have not been capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed.

(p) Provisions

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market

assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

(q) Employee benefits

(i) Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits and annual leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

The liability for annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

(ii) Other long-term employee benefit obligations

The liability for long service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method.

Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

(iii) Retirement benefit obligations

All employees of the Council are entitled to benefits on retirement, disability or death.

Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Defined Benefit Plans

A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the balance sheet, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost.

The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service.

However, when this information is not reliably available, Council can account for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans – i.e. as an expense when they become payable.

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named the "Local Government Superannuation Scheme – Pool B".

This Scheme has been deemed to be a "multi employer fund" for the purposes of AASB 119.

Sufficient information is not available to account for the Scheme as a defined benefit plan (in accordance with AASB 119) because the assets to the scheme are pooled together for all Councils.

The last valuation of the Scheme was performed by Mr Richard Boyfield (FIAA) on 2nd December 2016, relating to the period ending 30 June 2016.

Effective from 1 July 2009, employers are required to contribute additional contributions to assist in extinguishing this deficit.

The amount of employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense and disclosed as part of Superannuation Expenses at Note 4(a) for the year ending 30 June 2017 was \$594,886.

The amount of additional contributions included in the total employer contribution advised above is \$245,383.

The position is monitored annually and the Actuary has estimated that as at 30 June 2017 a deficit still exists. The share of this deficit that can be broadly attributed to the Council was estimated to be in the order of \$655,767 anticipated as at 30 June 2017.

Council has been advised that an additional contribution of \$831,000 are estimated to be required until 30 June 2020. However, the Trustee is considering extending this period to ensure that there is a sufficient contingency against weaker investment returns.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils.

For this reason, no liability for the deficiency has been recognised in these financial statements.

Council has, however, disclosed a contingent liability in Note 18 to reflect the possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

Defined Contribution Plans

Contributions to Defined Contribution Plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

(iv) Employee Benefit On-Costs

Council has recognised at year end the aggregate on-cost liabilities arising from employee benefits, and in particular those on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include Superannuation and Workers Compensation expenses which will be payable upon the future payment of certain Leave Liabilities accrued as at 30 June 2017.

(r) Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected to recognise all land under roads acquired before 1 July 2008 in accordance with AASB 1051.

Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 – Property, Plant and Equipment.

Council revalued land under roads as at 30 June 2017. The increase in value has been transferred to Council revaluation reserve (\$42.46 Million).

(s) Self-insurance

Council has decided to self-insure for various risks, including public liability and professional indemnity.

On 1 July 2014, Camden Council became a member of Civic Risk Mutual formerly known as Westpool and United Independent Pools. Civic Risk Mutual is a co-operative Local Government self-insurance scheme. Westpool was established to help stabilise insurance premium costs and achieve significant cost savings and long term benefits for member Councils through effective risk management.

(t) Intangible assets

Council has not classified any assets as intangible.

(u) Crown reserves

Crown Reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown Reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

(v) Rural fire service assets

Under section 119 of the Rural Fire Services Act 1997 (NSW), "all fire fighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the fire fighting equipment has been purchased or constructed".

Council from 1/7/2011 stopped capitalising plant and equipment as result of changes to the insurance arrangements between Council and RFS. As from 1/7/2011 the RFS moved to Red Fleet Insurance which meant Councils no longer had responsibility for insuring this plant and equipment. Council also had no control over the purchase or sale of plant and equipment nor do we receive any proceeds from sale. Once the need for council to insure the plant and equipment was removed from Council's responsibility it was determined that Council had no care or control over this plant and equipment and therefore it should not be included in Council's assets register. Also any maintenance undertaken by council on the plant and equipment was claimed back from the RFS. Council does keep a complete list of all plant and equipment within its plant register.

All buildings used by the RFS are council owned including tanks which are in councils assets register and depreciated accordingly.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

(w) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which that are recoverable from, or payable to the taxation authority are presented as operating cash flows.

(x) New accounting standards and interpretations issued not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for reporting periods ending 30 June 2017.

Council has not adopted any of these standards early. Council's assessment of the impact of these new standards and interpretations is set out below.

Applicable to Local Government:**AASB 9 - Financial Instruments (and associated amending standards)**

AASB 9 replaces AASB 139 Financial Instruments: Recognition and Measurement and has an effective date for reporting periods beginning on or after 1 January 2018 (and must be applied retrospectively).

The overriding impact of AASB 9 is to change the requirements for the classification, measurement and disclosures associated with financial assets.

Under the new requirements the four current categories of financial assets stipulated in AASB 139 will be replaced with two measurement categories:

- fair value and

- amortised cost (where financial assets will only be able to be measured at amortised cost where very specific conditions are met).

AASB 2014 - 10 Sale or contribution of Assets between an Investor and its Associate or Joint Venture

The amendments address an acknowledged inconsistency between the requirements in AASB 10 and those in AASB 128 (2011), in dealing with the sale or contribution of assets between an investor and its associate or joint venture.

The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (whether it is housed in a subsidiary or not).

A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary.

The effective date of this standard is for annual reporting periods beginning on or after 1 January 2018.

This standard will only impact Council where there has been a sale or contribution of assets between the entity and the associate or joint venture.

AASB 16 Leases

AASB 16 will result in most of the operating leases of an entity being brought onto the statements of financial position. There are limited exceptions relating to short term leases and low value assets which may remain off the balance sheet.

The calculation of the lease liability will take into account appropriate discount rate, assumptions about the lease term, and increase in lease payments.

A corresponding right to use assets will be recognised, which will be amortised over the term of the lease.

Rent expense will no longer be shown. The profit and loss impact of the leases will be through amortisation and interest charges.

Camden Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

The effective date of this standard is for annual reporting periods beginning on or after 1 January 2019; i.e. councils' financial statements for year ended 30 June 2020.

AASB 1058 Income of Not for Profit Entities

AASB 1058 supersedes all the income recognition requirements relating to councils, previously in AASB 1004 Contribution. The timing of income recognition depends on whether such a transaction gives rise to a liability or other performance obligation (a promise to transfer a goods or service) or a contribution by owners, related to an asset (such as cash or another asset) received by an entity.

AASB 1058 applies when a council receives volunteer services or enters into other transactions in which the consideration to acquire an asset is significantly less than the fair value of the asset, and where the councils objectives is principally to enable the asset to further the councils objectives'. In cases where the council enters into other transactions, the council recognises and measures the asset at fair value in accordance with the applicable Australian Accounting Standard (e.g. AASB 116 Property, Plant and Equipment).

Upon initial recognition of the asset, this Standard requires Council to consider whether any other financial statement (called related amounts) should be recognised in accordance with the applicable Accounting Standard, such as:

- (a) contributions by owners
- (b) revenue, or a contract liability arising from a contract with a customer
- (c) a lease liability
- (d) a financial instrument
- (e) a provision.

If the transaction is a transfer of a financial asset to enable Council to acquire or construct a recognisable non-financial asset to be controlled by Council (i.e. an in-substance acquisition if a non-financial asset), the council recognises a liability for the excess of the fair value of the transfer over any related amounts recognised.

Council will recognise income as it satisfies its obligations under the transfer similarly to income recognition in relation to performance obligations under AASB 15.

If the transaction does not enable Council to acquire or construct a recognisable non-financial asset to be controlled by Council, then any excess of the initial carrying amount of the recognised asset over the related amounts is recognised as income.

The effective date of this standard is from annual reporting period periods beginning on or after 1 January 2019; i.e. councils' financial statements for year ended 30 June 2020.

The changes in revenue recognition requirements in AASB 15 may cause changes to the timing and amount of revenue recorded in the financial statements, as well as additional disclosures. All revenue streams, including grant agreement, are currently being reviewed to determine the impact of AASB 1058.

Prepaid rates received prior to the beginning of a rating period will now be recognised as a financial liability until the commencement of the rating period

(y) Rounding of amounts

Unless otherwise indicated, amounts in the financial statements have been rounded off to the nearest thousand dollars.

(z) Comparative figures

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

(aa) Disclaimer

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 2(a). Council functions/activities – financial information

Functions/activities	Income, expenses and assets have been directly attributed to the following functions/activities. Details of these functions/activities are provided in Note 2(b).												
	Income from continuing operations			Expenses from continuing operations			Operating result from continuing operations			Grants included in income from continuing operations		Total assets held (current & non-current)	
	Original budget	Actual	Actual	Original budget	Actual	Actual	Original budget	Actual	Actual	Actual	Actual	Actual	
	2017	2017	2016	2017	2017	2016	2017	2017	2016	2017	2016	2017	
Government	-	25	-	-	1,882	-	-	(1,857)	-	-	-	3,702	1
Managing Camden's Growth	17,116	8,695	8,504	10,517	6,710	6,653	6,599	1,885	1,851	-	-	66,308	108,892
Urban and Natural Environments	80,229	35,855	48,605	21,464	14,804	14,002	56,765	21,051	34,603	430	302	273,758	246,148
Prosperous Economy	8	38	39	665	509	418	(657)	(471)	(379)	5	-	19,935	1,072
Sustainable Transport	54,103	57,447	85,993	18,876	14,819	13,239	35,227	42,628	72,754	1,367	1,563	658,311	561,732
Enriched and Connected Community	72,765	27,226	22,613	11,277	24,387	23,204	61,488	2,839	(591)	1,826	2,355	352,565	297,038
Strong Local Leadership (Governance)	53,627	5,599	4,311	24,425	28,919	25,827	29,202	(23,320)	(21,516)	243	170	25,788	33,513
Total functions and activities	277,848	134,885	170,065	87,224	92,030	83,343	190,624	42,855	86,722	3,871	4,420	1,400,367	1,248,396
Share of gains/(losses) in associates and joint ventures (using the equity method)	-	29	-	-	-	34	-	29	(34)	-	-	73	44
General purpose income	-	53,820	48,065	-	-	-	-	53,820	48,065	5,600	3,568	-	-
Operating result from continuing operations	277,848	188,734	218,130	87,224	92,030	83,377	190,624	96,704	134,753	9,471	7,988	1,400,440	1,248,440

1. Includes: rates and annual charges (incl. ex-gratia), unutilised general purpose grants and unrestricted interest and investment income.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 2(b). Council functions/activities – component descriptions

Details relating to the Council's functions/activities as reported in Note 2(a) are as follows:

ACTIVELY MANAGING CAMDEN'S GROWTH

Managing growth determined under the State Government's Metropolitan Strategy while retaining Camden's rural setting, country town feel and the lifestyle of the community.

Costs relating to the delivery of this strategic outcome include: Development Control, Heritage Protection and Urban and Rural Planning.

HEALTHY URBAN AND NATURAL ENVIRONMENTS

A Camden in which its unique natural systems have been protected and enhanced and are enjoyed and valued by the community.

Costs relating to the delivery of this strategic outcome include: Regulating the Use of Public Areas, Public Health, Protecting Natural Environment, Parks and Playgrounds, Environmental Activities, Enforcement of Legislation and Policies and Appearance of Public Areas.

A PROSPEROUS ECONOMY

A Camden which is characterised by vibrant town and commercial centres, thriving local businesses, stable and diverse employment opportunities, skilled local residents and a thriving tourist/visitor market.

Costs relating to the delivery of this strategic outcome include: Economic development, tourism and the management of significant places.

EFFECTIVE AND SUSTAINABLE TRANSPORT

A Camden that provides an affordable, convenient and integrated public transport system for equitable access to services, facilities and places for all members of the community.

Costs relating to the delivery of this strategic outcome include: Transport Options, Road Safety, Local Traffic Management, Construction and Maintenance of Local Roads, Footpath and Kerbing.

AN ENRICHED AND CONNECTED COMMUNITY

A Camden which has achieved a broad range of opportunities for a prosperous and complete lifestyle.

Costs relating to the delivery of this strategic outcome include: Recreational Services and Facilities, Community and Cultural Development & Planning, Community Support Facilities and Services, Community Safety, Community Events and Library Services.

STRONG LOCAL LEADERSHIP (GOVERNANCE)

A Camden which has strong leadership who are responsible to the community and who are working together to achieve the community's vision for the future.

Costs relating to the delivery of this strategic outcome include: Strong Local Democracy, Stewardship of Community Resources, Community Engagement, Community Information, Management of Emergency Events, and Support Services.

Financial Statements 2017

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 3. Income from continuing operations

\$ '000	Notes	Actual 2017	Actual 2016
(a) Rates and annual charges			
Ordinary rates			
Residential		38,049	34,247
Farmland		500	651
Business		7,999	7,657
Total ordinary rates		46,548	42,555
Annual charges (pursuant to s.496, s.496A, s.496B, s.501 & s.611)			
Domestic waste management services		10,822	9,064
Section 611 charges		48	44
Stormwater management levy		489	444
Total annual charges		11,359	9,552
TOTAL RATES AND ANNUAL CHARGES		57,907	52,107

Council has used 2013 year valuations provided by the NSW Valuer General in calculating its rates.

page 27

Financial Statements 2017

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 3. Income from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(b) User charges and fees			
Specific user charges (per s.502 – specific 'actual use' charges)			
Domestic waste management services (additional services)		30	26
On site sewerage inspection		45	44
Commercial waste management		565	745
On site sewerage annual charges		176	169
Total user charges		816	984
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s.608)			
Building services – other		4,144	3,477
Private works – section 67		24	39
Section 149 certificates (EPA Act)		467	429
Section 603 certificates		259	237
Town planning		4,224	4,272
Total fees and charges – statutory/regulatory		9,118	8,454
(ii) Fees and charges – other (incl. general user charges (per s.608))			
Cemeteries		355	185
Child care (family day care services)		492	357
Fire and emergency services levy (FESL) implementation		275	–
Leaseback fees – Council vehicles		830	743
Library services		47	61
Parks and leisure centres		4,005	4,441
Public halls		1,298	855
Other		108	107
Total fees and charges – other		7,410	6,749
TOTAL USER CHARGES AND FEES		17,344	16,187

Financial Statements 2017

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 3. Income from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(c) Interest and investment revenue (including losses)			
Interest			
– Interest on overdue rates and annual charges (incl. special purpose rates)		174	154
– Interest earned on investments (interest on restricted funds)		1,731	1,551
– Interest (general funds)		1,498	1,788
TOTAL INTEREST AND INVESTMENT REVENUE		3,403	3,493
Interest revenue is attributable to:			
Unrestricted investments/financial assets:			
Overdue rates and annual charges (general fund)		174	154
General Council cash and investments		1,498	1,480
Restricted investments/funds – external:			
Development contributions			
– Section 94 (under plans)		1,234	1,449
– Section 93F (under plans)		173	98
– Section 94 (not under plans)		5	4
Domestic waste management operations		211	190
Department of Planning Interest Free Loan		108	118
Total interest and investment revenue recognised		3,403	3,493
(d) Other revenues			
Rental income – investment properties	14	42	–
Fines		440	221
Legal fees recovery – rates and charges (extra charges)		140	139
Legal fees recovery – other		10	255
Bushfire services		6	36
Commissions and agency fees		112	89
Contributions to long service leave – other councils		430	289
Domestic waste management		19	15
Easement compensation		1	23
Employee relations		178	139
Insurance claim recoveries		430	82
Rental income – council properties		33	15
Risk mgmt performance incentive rebates		188	84
Sales – general		33	30
Other		439	52
TOTAL OTHER REVENUE		2,501	1,469

page 29

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 3. Income from continuing operations (continued)

\$ '000	2017 Operating	2016 Operating	2017 Capital	2016 Capital
(e) Grants				
General purpose (untied)				
Financial assistance – general component	3,542	2,124	–	–
Financial assistance – local roads component	1,742	1,048	–	–
Pensioners' rates subsidies – general component	316	396	–	–
Total general purpose	5,600	3,568	–	–
Specific purpose				
Domestic waste management	89	–	–	–
Better waste and recycling fund	60	79	–	–
Child care (family day care)	1,386	1,139	–	–
Community services	171	324	–	–
Economic development	5	–	–	–
Environment education	112	108	–	–
Environmental protection	–	14	–	–
Floodplain management	–	72	140	–
Library	193	178	–	200
LIRS subsidy	110	86	–	–
Noxious weeds	29	29	–	–
Emergency services	243	170	–	–
Recreation and culture	6	–	–	–
Recreational services	25	20	45	494
Street lighting	128	128	–	–
Transport (other roads and bridges funding)	–	–	1,129	1,379
Total specific purpose	2,557	2,347	1,314	2,073
Total grants	8,157	5,915	1,314	2,073
Grant revenue is attributable to:				
– Commonwealth funding	7,114	4,311	1,298	1,379
– State funding	1,043	1,604	16	694
	8,157	5,915	1,314	2,073

Financial Statements 2017

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 3. Income from continuing operations (continued)

\$ '000	2017 Operating	2016 Operating	2017 Capital	2016 Capital
(f) Contributions				
Developer contributions:				
<i>(s93 & s94 – EP&A Act, s64 of the LGA):</i>				
VPA – other cash revenue	368	244	1,875	3,295
VPA – dedicated drainage	–	–	1,394	881
VPA – dedicated open space	–	–	–	972
VPA – dedicated roads	–	–	617	1,983
VPA – dedicated community facilities	–	–	2,547	–
VPA – dedicated land	–	–	4,148	–
Other section 94 developer contributions	444	483	51	171
Open space	–	–	5,690	3,177
Traffic facilities	–	–	93	88
Drainage	–	–	2,386	2,261
Roadworks (in kind)	–	–	235	–
Roadworks	–	–	3,082	2,293
Community facilities	–	–	6,289	6,641
Drainage (in kind)	–	–	157	–
Other developer contributions	–	–	37	–
Total developer contributions	812	727	28,601	21,762
Other contributions:				
Community services	1	–	91	567
Dedicated footpaths and cycleways	–	–	30	–
Dedicated land under roads	–	–	4,814	7,798
Dedicated subdivision roads	–	–	38,138	65,800
Dedicated Bridges	–	–	3,608	–
Dedicated drainage	–	–	18,411	34,048
Dedications – RMS footpath	–	–	–	3,347
Other councils – joint works/services	80	–	–	–
Paving	–	–	102	–
Recreation and culture	2	–	53	–
Roads and bridges	–	–	95	–
RMS contributions (regional roads, block grant)	106	93	1,093	2,444
Housing acceleration fund	13	300	–	–
Dedicated operational land	–	–	2,021	–
Other	7	–	1	–
Total other contributions	209	393	68,457	114,004
Total contributions	1,021	1,120	97,058	135,766
TOTAL GRANTS AND CONTRIBUTIONS	9,178	7,035	98,372	137,839

page 31

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 3. Income from continuing operations (continued)

\$ '000	Actual 2017	Actual 2016
(g) Unspent grants and contributions		
Certain grants and contributions are obtained by Council on condition that they be spent in a specified manner:		
Unexpended at the close of the previous reporting period	54,937	41,351
Add: grants and contributions recognised in the current period but not yet spent:	655	1,106
Add: grants and contributions received for the provision of goods and services in a future period	5,045	17,618
Less: grants and contributions recognised in a previous reporting period now spent:	(15,888)	(5,138)
Net increase (decrease) in restricted assets during the period	(10,188)	13,586
Unexpended and held as restricted assets	44,749	54,937
Comprising:		
- Specific purpose unexpended grants	892	1,027
- Developer contributions	37,987	48,188
- Other contributions	5,870	5,722
	44,749	54,937

Financial Statements 2017

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 4. Expenses from continuing operations

\$ '000	Notes	Actual 2017	Actual 2016
(a) Employee benefits and on-costs			
Salaries and wages		29,035	26,297
Travel expenses		2,019	1,662
Employee leave entitlements (ELE)		4,034	3,925
Superannuation		3,339	3,123
Workers' compensation insurance		737	656
Fringe benefit tax (FBT)		201	207
Training costs (other than salaries and wages)		359	242
Other		169	197
Total employee costs		39,893	36,309
Less: capitalised costs		(1,062)	(991)
TOTAL EMPLOYEE COSTS EXPENSED		38,831	35,318
(b) Borrowing costs			
(i) Interest bearing liability costs			
Interest on loans		1,437	1,192
Total interest bearing liability costs expensed		1,437	1,192
(ii) Other borrowing costs			
Amortisation of discounts and premiums – interest free loan		523	601
Total other borrowing costs		523	601
TOTAL BORROWING COSTS EXPENSED		1,960	1,793

page 33

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 4. Expenses from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(c) Materials and contracts			
Raw materials and consumables		8,923	7,904
Contractor and consultancy costs			
– Leisure centre and pools		3,369	3,737
– Waste management		4,245	4,123
– Parks and garden maintenance		3,578	3,235
– Information technology		1,856	1,536
– Community support programs		2,711	2,002
– Agency agreements		378	94
Auditors remuneration ⁽¹⁾		71	69
Legal expenses:			
– Legal expenses: planning and development		124	410
– Legal expenses: debt recovery		141	137
– Legal expenses: other		396	254
Total materials and contracts		25,792	23,501
Less: capitalised costs		–	–
TOTAL MATERIALS AND CONTRACTS		25,792	23,501
1. Auditor remuneration			
a. During the year, the following fees were incurred for services provided by the Auditor-General:			
(i) Audit and other assurance services			
– Audit and review of financial statements: Auditor-General		71	–
(ii) Audit and other assurance services			
– Audit and review of financial statements: Council's Auditor		–	59
– Other audit and assurance services		–	10
Remuneration for audit and other assurance services		–	69
Total Auditor remuneration		71	69

Financial Statements 2017

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 4. Expenses from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(d) Depreciation, amortisation and impairment			
Plant and equipment		1,168	1,135
Office equipment		570	441
Furniture and fittings		135	19
Land improvements (depreciable)		432	295
Infrastructure:			
– Buildings – non-specialised		2,373	2,381
– Buildings – specialised		10	60
– Other structures		1,193	918
– Roads		7,429	6,926
– Bridges		485	403
– Footpaths		689	625
– Stormwater drainage		2,126	2,001
Other assets			
– Library books		176	154
– Other		271	215
Total gross depreciation and amortisation costs		17,057	15,573
Less: capitalised costs		(668)	(664)
Total depreciation and amortisation costs		16,389	14,909
TOTAL DEPRECIATION AND IMPAIRMENT COSTS EXPENSED		16,389	14,909

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Attachment 1

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 4. Expenses from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(e) Other expenses			
Advertising		168	195
Bad and doubtful debts		142	99
Bank charges		187	166
Contributions/levies to other levels of government			
– Emergency services levy (includes FRNSW, SES, and RFS levies)		700	627
Councillor expenses – mayoral fee		34	34
Councillor expenses – councillors' fees		137	140
Councillors' expenses (incl. mayor) – other (excluding fees above)		91	70
Development operating expenses		188	287
Donations, contributions and assistance to other organisations (Section 356)		266	222
Election expenses		334	–
Electricity and heating		471	397
Emergency services		52	42
Information technology expenses		193	130
Insurance		632	555
Postage		213	196
Printing and stationery		155	153
Rates collection charges		195	195
Sec 94 administration – operating expenses		169	624
Street lighting		1,657	1,487
Telephone and communications		275	312
Water charges		270	224
Reversal of housing acceleration fund debtor		300	–
Other		505	341
TOTAL OTHER EXPENSES		7,334	6,496

Financial Statements 2017

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 5. Gains or losses from the disposal of assets

\$ '000	Notes	Actual 2017	Actual 2016
Property (excl. investment property)			
Proceeds from disposal – property		519	–
Less: carrying amount of property assets sold/written off		(84)	–
Net gain/(loss) on disposal		435	–
Plant and equipment			
Proceeds from disposal – plant and equipment		92	213
Less: carrying amount of plant and equipment assets sold		–	(52)
Net gain/(loss) on disposal		92	161
Infrastructure			
Proceeds from disposal – infrastructure		–	–
Less: carrying amount of infrastructure written off		(2,251)	(1,487)
Net gain/(loss) on disposal		(2,251)	(1,487)
Financial assets *			
Proceeds from disposal/redemptions/maturities – financial assets		123,900	126,600
Less: carrying amount of financial assets sold/redeemed/matured		(123,900)	(126,600)
Net gain/(loss) on disposal		–	–
NET GAIN/(LOSS) ON DISPOSAL OF ASSETS		(1,724)	(1,326)

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page 37

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 6a. – Cash assets and Note 6b. – investments

\$ '000	Notes	2017		2016	
		Actual Current	Actual Non-current	Actual Current	Actual Non-current
Cash and cash equivalents (Note 6a)					
Cash on hand and at bank		2,519	–	3,191	–
Cash-equivalent assets ¹					
– Deposits at call		5,000	–	5,500	–
Total cash and cash equivalents		7,519	–	8,691	–
Investments (Note 6b)					
– Term deposits		68,200	32,200	65,200	27,200
Total investments		68,200	32,200	65,200	27,200
TOTAL CASH ASSETS, CASH EQUIVALENTS AND INVESTMENTS		75,719	32,200	73,891	27,200

¹ Those investments where time to maturity (from date of purchase) is < 3 mths.

Investments were classified at year end in accordance with AASB 139 as follows:

Investments					
Held to maturity		68,200	32,200	65,200	27,200
Investments		68,200	32,200	65,200	27,200

Refer to Note 27. Fair value measurement for information regarding the fair value of investments held.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 6c. Restricted cash, cash equivalents and investments – details

\$ '000	2017	2017	2016	2016
	Actual Current	Actual Non-current	Actual Current	Actual Non-current
Total cash, cash equivalents and investments	75,719	32,200	73,891	27,200
attributable to:				
External restrictions (refer below)	24,000	32,200	36,235	27,200
Internal restrictions (refer below)	49,396	-	30,103	-
Unrestricted	2,323	-	7,553	-
	75,719	32,200	73,891	27,200

2017 \$ '000	Opening balance	Transfers to restrictions	Transfers from restrictions	Closing balance
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Details of restrictions

External restrictions – included in liabilities

Specific purpose unexpended loans (A)	3,301	107	-	3,408
Section 94 – works in kinds (refundable) (B)	278	-	-	278
External restrictions – included in liabilities	3,579	107	-	3,686

External restrictions – other

Developer contributions – general (C)	53,620	21,690	(31,743)	43,567
Specific purpose unexpended grants (D)	1,027	599	(752)	873
Domestic waste management (E)	4,944	3,281	(251)	7,974
Stormwater management levy (E)	170	504	(593)	81
Other	95	-	(76)	19
External restrictions – other	59,856	26,074	(33,415)	52,514
Total external restrictions	63,435	26,181	(33,415)	56,200

A Loan moneys which must be applied for the purposes for which the loans were raised.

B Section 94 Developer Contribution to be refunded within the next 12 months by resolution of Council (refer note 10a).

C Development contributions which are not yet expended for the provision of services and amenities in accordance with contributions plans (refer Note 17).

D Grants which are not yet expended for the purposes for which the grants were obtained. (refer Note 1)

E Stormwater Management, Domestic Waste Management (DWM) & other Special Rates/Levies/Charges are externally restricted assets and must be applied for the purposes for which they were raised.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 6c. Restricted cash, cash equivalents and investments – details (continued)

2017 \$ '000	Opening balance	Transfers to restrictions	Transfers from restrictions	Closing balance
Internal restrictions				
Plant and vehicle replacement	2,153	1,001	(909)	2,245
Employees leave entitlement	1,961	1,210	(595)	2,576
Revote/Carry forward reserve	3,875	4,468	(2,282)	6,061
Deposits, retentions and bonds	5,745	11,386	(2,201)	14,930
Asset renewal reserve	2,014	1,659	(1,772)	1,901
Camden parking reserve	121	–	–	121
Camden town centre reserve	267	–	(157)	110
Capital works reserve	3,021	9,359	(3,423)	8,957
Cemetery improvements	784	299	(985)	98
Central administration building reserve	4,266	2,435	(6,689)	12
Commercial waste services	370	155	(191)	334
Community infrastructure program (2014-19)	2,013	520	(926)	1,607
DOP loan repayment reserve	556	6,200	(556)	6,200
Elections reserve	230	81	(311)	–
Engineering services deposits	188	17	–	205
Family day care trust	–	43	–	43
Information technology reserve	510	257	(179)	588
Public appeals reserve	36	–	–	36
Risk management reserve	233	149	(12)	370
Sec 355 committee reserve	435	251	–	686
Stormwater management (general fund)	712	30	(487)	255
Water savings action plan reserve	107	22	(1)	128
Working funds reserve	452	1,859	(452)	1,859
Other	54	39	(19)	74
Total internal restrictions	30,103	41,440	(22,147)	49,396
TOTAL RESTRICTIONS	93,538	67,621	(55,562)	105,596

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 7. Receivables

\$ '000	Notes	2017		2016	
		Current	Non-current	Current	Non-current
Purpose					
Rates and annual charges		1,434	301	1,411	275
Interest and extra charges		157	136	140	168
Restoration and private works		5	-	4	-
Accrued revenues					
– Interest on investments		1,113	-	1,034	-
City Deal projects		11	-	-	-
Commercial waste		11	-	8	-
Community and recreational facilities		259	-	209	-
Contribution to oran park library		-	-	624	-
Easement compensation		-	-	137	-
Employee accounts		40	-	26	-
Gas main rating charge		48	-	44	-
Government grants and subsidies		793	-	794	-
Health and environment inspections		64	-	46	-
Land compensation		625	1,190	625	1,190
Legal cost recovery		502	-	371	-
Leisure centre contracts		255	-	63	-
Net GST receivable		815	-	959	-
Section 94 contributions		12	-	12	-
Insurance Recoveries		140	-	-	-
Contribution to Mount Annan Leisure Centre		110	-	-	-
Other debtors		46	-	379	-
Total		6,440	1,627	6,886	1,633
Less: provision for impairment					
Other debtors		(588)	-	(446)	-
Total provision for impairment – receivables		(588)	-	(446)	-
TOTAL NET RECEIVABLES		5,852	1,627	6,440	1,633
Externally restricted receivables					
Domestic waste management		461	70	386	63
Stormwater management		17	1	17	1
Section 94 contributions		12	-	12	-
Government Grants		19	-	-	-
Total external restrictions		509	71	415	64
Internally restricted receivables					
Commercial waste reserve		11	-	8	-
Capital works reserve		-	-	1,000	-
Asset renewal reserve		-	-	500	-
Central administration building reserve		-	-	2,435	-
Internally restricted receivables		11	-	3,943	-
Unrestricted receivables		5,332	1,556	2,082	1,569
TOTAL NET RECEIVABLES		5,852	1,627	6,440	1,633

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 7. Receivables (continued)

\$ '000

Notes on debtors from previous page:

- (i) Rates and annual charges outstanding are secured against the property.
(ii) Doubtful rates debtors are provided for where the value of the property is less than the debt outstanding.
An allowance for other doubtful debts is made when there is objective evidence that a receivable is impaired.
(iii) Interest was charged on overdue rates and charges at 8.00% (2016 8.50%).
Generally all other receivables are non-interest bearing.
(iv) Please refer to Note 15 for issues concerning credit risk and fair value disclosures.

Note 8. Inventories and other assets

\$ '000	2017		2016	
	Current	Non-current	Current	Non-current
(a) Inventories				
(i) Inventories at cost				
Stores and materials	393	-	394	-
Trading stock	22	-	46	-
Stores and materials – domestic waste	12	-	12	-
Total inventories at cost	427	-	452	-
(ii) Inventories at net realisable value (NRV)				
Nil				
TOTAL INVENTORIES	427	-	452	-
(b) Other assets				
Prepayments	117	-	151	-
Information technology holding account	81	-	12	-
Other	2	-	-	-
TOTAL OTHER ASSETS	200	-	163	-
Externally restricted assets				
Domestic waste management				
Stores and materials	12	-	12	-
Total domestic waste management	12	-	12	-
Total externally restricted assets	12	-	12	-
Total unrestricted assets	615	-	603	-
TOTAL INVENTORIES AND OTHER ASSETS	627	-	615	-

page 42

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 9a. Infrastructure, property, plant and equipment

Asset class	as at 30/6/2016			Asset movements during the reporting period							as at 30/6/2017			
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions revalued	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	This month's investment proposals	Revaluation increments to equity (ARR)	Revaluation decrements to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000														
Capital work in progress	52,271	-	52,271	-	26,014	-	-	(33,687)	-	-	-	44,598	-	44,598
Plant and equipment	16,193	10,411	5,782	-	834	-	(1,165)	-	-	-	-	16,296	10,847	5,448
Office equipment	5,690	3,856	1,834	-	461	-	(570)	-	-	-	-	6,173	4,428	1,745
Furniture and fittings	2,196	1,317	879	-	934	-	(135)	-	-	-	-	3,180	1,452	1,728
Land:														
- Operational land	88,028	-	88,028	-	3,170	-	-	-	(11,950)	8,815	-	91,063	-	91,063
- Community land	112,968	-	112,968	-	-	(64)	-	-	-	-	-	112,884	-	112,884
- Land under roads (post 30/6/08)	55,551	-	55,551	-	4,813	-	-	-	-	42,457	-	102,821	-	102,821
Land improvements - non-depreciable	29,732	-	29,732	-	-	-	-	-	-	-	-	29,732	-	29,732
Land improvements - depreciable	7,936	3,610	4,326	-	169	(31)	(432)	469	-	-	-	8,418	3,977	4,441
Infrastructure:														
- Buildings - non-specialised	84,633	43,095	41,538	1,774	1,998	(120)	(2,373)	25,080	(400)	-	(24)	111,731	44,248	67,473
- Buildings - specialised	2,101	1,189	932	-	-	-	(10)	-	-	-	-	2,101	1,179	922
- Other structures	27,770	13,574	14,196	474	2,129	(35)	(1,193)	1,566	-	-	-	31,989	14,446	17,543
- Roads	531,676	116,860	414,816	2,502	38,660	(1,841)	(7,429)	3,039	-	-	-	572,820	123,153	449,667
- Bridges	36,348	10,638	25,711	5	4,214	-	(465)	48	-	-	-	42,972	13,479	29,493
- Footpaths	41,932	10,110	31,822	557	1,529	(220)	(669)	1,227	-	-	-	44,810	10,584	34,226
- Bulk earthworks (non-depreciable)	15,952	-	15,952	-	-	-	-	-	-	-	-	15,952	-	15,952
- Stormwater drains	272,409	34,664	237,745	157	19,775	(4)	(2,126)	882	-	-	-	293,219	36,790	256,429
- Other open space/recreational assets	5,217	2,596	2,621	1	-	-	-	1,376	-	-	-	6,371	2,779	3,592
Other assets:														
- Library books	3,486	2,477	1,009	-	226	-	(176)	-	-	-	-	3,713	2,654	1,059
- Other	5,161	4,197	964	196	287	-	(271)	-	-	-	-	5,642	4,468	1,176
TOTAL INFRASTRUCTURE, PROPERTY, PLANT AND EQUIP.	1,397,251	209,634	1,138,617	5,666	108,203	(2,335)	(17,057)	-	(12,350)	(24)	51,272	1,546,474	274,482	1,271,992

Revaluations are defined as the replacement of existing assets (as opposed to the acquisition of new assets). Refer to Note 27. Fair value measurement for information regarding the fair value of other infrastructure, property, plant and equipment. Council has undertaken a comprehensive assessment of its asset classes and reclassified a number of assets therefore the opening balances in last year's statement but the overall total has not changed.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 9b. Externally restricted infrastructure, property, plant and equipment

\$ '000 Class of asset	Actual 2017			Actual 2016		
	Gross carrying amount	Accumulated depn. and impairment	Net carrying amount	Gross carrying amount	Accumulated depn. and impairment	Net carrying amount
Domestic waste management						
Plant and equipment	10,875	7,321	3,554	10,965	6,940	4,025
Land						
– Operational land	1,657	–	1,657	1,657	–	1,657
Buildings	1,179	746	433	1,167	759	408
Total DWM	13,711	8,067	5,644	13,789	7,699	6,090
TOTAL RESTRICTED I,PP&E	13,711	8,067	5,644	13,789	7,699	6,090

Note 9c. Infrastructure property, plant and equipment – current year impairments

Council has recognised no impairment losses during the reporting period nor reversed any prior period losses.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 10a. Payables, borrowings and provisions

\$ '000	Notes	2017		2016	
		Current	Non-current	Current	Non-current
Payables					
		5,703	–	6,659	–
		Goods and services – operating expenditure			
		Accrued expenses:			
		524	–	600	–
		– Borrowings			
		659	–	484	–
		– Salaries and wages			
		14,643	–	6,806	–
		Security bonds, deposits and retentions			
		278	11,159	278	12,075
		Section 94 – works in kind agreements			
		21,807	11,159	14,827	12,075
		Total payables			
		Income received in advance			
		258	–	178	–
		Payments received in advance			
		258	–	178	–
		Total income received in advance			
		Borrowings			
		3,797	31,205	3,732	34,479
		Loans – secured ¹			
		3,797	31,205	3,732	34,479
		Total borrowings			
		Provisions			
		Employee benefits:			
		3,360	–	2,966	–
		Annual leave			
		6,894	659	6,309	525
		Long service leave			
		10,254	659	9,275	525
		Total provisions			
		36,116	43,023	28,012	47,079
		TOTAL PAYABLES, BORROWINGS AND PROVISIONS			

(i) Liabilities relating to restricted assets

	2017		2016	
	Current	Non-current	Current	Non-current
Externally restricted assets				
	6	–	167	–
	Domestic waste management			
	278	11,159	278	12,075
	Section 94 – Works in kind agreements			
	284	11,159	445	12,075
	Liabilities relating to externally restricted assets			
Internally restricted assets				
	Nil			
	284	11,159	445	12,075
	Total liabilities relating to restricted assets			
	35,832	31,864	27,567	35,004
	Total liabilities relating to unrestricted assets			
	36,116	43,023	28,012	47,079
	TOTAL PAYABLES, BORROWINGS AND PROVISIONS			

¹ Loans are secured over the general rating income of Council
Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note 15.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 10a. Payables, borrowings and provisions (continued)

\$ '000	Actual 2017	Actual 2016
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(ii) Current liabilities not anticipated to be settled within the next twelve months

The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.

Provisions – employees benefits	7,174	6,525
Payables – security bonds, deposits and retentions	7,253	3,413
	<u>14,427</u>	<u>9,938</u>

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Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 11. Statement of cash flows – additional information

\$ '000	Notes	Actual 2017	Actual 2016
(a) Reconciliation of cash assets			
Total cash and cash equivalent assets	8a	7,519	8,691
Balance as per the Statement of Cash Flows		7,519	8,691
(b) Reconciliation of net operating result to cash provided from operating activities			
Net operating result from Income Statement		96,704	134,753
Adjust for non-cash items:			
Depreciation and amortisation		16,389	14,909
Net losses/(gains) on disposal of assets		1,724	1,326
Non-cash capital grants and contributions		(76,157)	(114,828)
– Interest exp. on interest-free loans received by Council (previously fair value)		523	601
Share of net (profits) or losses of associates/joint ventures		(29)	34
+/- Movement in operating assets and liabilities and other cash items:			
Decrease/(increase) in receivables		452	(650)
Increase/(decrease) in provision for doubtful debts		142	100
Decrease/(increase) in inventories		25	(10)
Decrease/(increase) in other assets		(37)	268
Increase/(decrease) in payables		(956)	3,485
Increase/(decrease) in accrued interest payable		(76)	564
Increase/(decrease) in other accrued expenses payable		175	285
Increase/(decrease) in other liabilities		7,001	1,012
Increase/(decrease) in employee leave entitlements		1,113	845
Net cash provided from/(used in) operating activities from the Statement of Cash Flows		46,993	42,694

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 11. Statement of cash flows – additional information (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(c) Non-cash investing and financing activities			
S94 contributions 'in kind'		392	–
Other dedications		75,765	114,828
Total non-cash investing and financing activities		76,157	114,828
(d) Financing arrangements			
(i) Unrestricted access was available at balance date to the following lines of credit:			
Bank overdraft facilities ⁽¹⁾		150	150
Credit cards/purchase cards		450	450
Total financing arrangements		600	600

1. The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.
Interest rates on overdrafts are interest rates on loans and other payables are disclosed in Note 15.

(ii) Secured loan liabilities

Loans are secured by a mortgage over future years rate revenue only.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 12. Commitments for expenditure

\$ '000	Notes	Actual 2017	Actual 2016
(a) Capital commitments (exclusive of GST)			
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:			
Property, plant and equipment			
Buildings		1,619	15,224
Plant and equipment		2,836	345
Infrastructure assets		6,564	4,853
Other		626	2,694
Total commitments		11,645	23,116
These expenditures are payable as follows:			
Within the next year		11,645	23,116
Total payable		11,645	23,116
Sources for funding of capital commitments:			
Unrestricted general funds		11,645	22,116
New loans (to be raised)		-	1,000
Total sources of funding		11,645	23,116

(b) Finance lease commitments

Nil

(c) Operating lease commitments (non-cancellable)**a. Commitments under non-cancellable operating leases at the reporting date, but not recognised as liabilities are payable:**

Within the next year	1,040	1,009
Later than one year and not later than 5 years	777	956
Total non-cancellable operating lease commitments	1,817	1,965

b. Non-cancellable operating leases include the following assets:

Motor Vehicles, Photocopiers and Other Equipment. These leases range from 1 to 5 years in length. Contingent rentals may be payable depending on the condition of items or usage during the lease term.

Conditions relating to operating leases:

- All operating lease agreements are secured only against the leased asset.
- No lease agreements impose any financial restrictions on Council regarding future debt etc.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 13a(i). Statement of performance measurement – indicators (consolidated)

\$ '000	Amounts 2017	Indicator 2017	Prior periods		Benchmark
			2016	2015	
Local government industry indicators – consolidated					
1. Operating performance ratio					
Total continuing operating revenue ⁽¹⁾ excluding capital grants and contributions less operating expenses	27	0.03%	-2.15%	-4.99%	>0.00%
Total continuing operating revenue ⁽¹⁾ excluding capital grants and contributions	90,333				
2a. Own source operating revenue ratio					
Total continuing operating revenue ⁽¹⁾ excluding all grants and contributions	81,155	43.01%	33.58%	42.47%	>60.00%
Total continuing operating revenue ⁽¹⁾	188,705				
2b. Own source operating revenue ratio (less non-cash capital dedications)					
Total continuing operating revenue ⁽¹⁾ excluding all grants and contributions	81,155	72.11%	70.91%	78.05%	
Total continuing operating revenue ⁽¹⁾ excluding non-cash capital dedications	112,348				
3. Unrestricted current ratio					
Current assets less all external restrictions ⁽²⁾	57,677	2.69x	2.51x	4.07x	>1.5x
Current liabilities less specific purpose liabilities ^{(3),(4)}	21,405				
4. Debt service cover ratio					
Operating result ⁽¹⁾ before capital excluding interest and depreciation/impairment/amortisation	18,376	3.23x	3.02x	366.14x	>2x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	5,692				
5a. Rates, annual charges, interest and extra charges outstanding percentage					
Rates, annual and extra charges outstanding	2,028	3.37%	3.67%	4.23%	< 5% Metro
Rates, annual and extra charges collectible	60,215				<10% Rural
5b. Rates, annual charges, interest and extra charges Outstanding Percentage (excluding pensioners)					
Rates, annual and extra charges outstanding (excluding pensioners) ⁽⁵⁾	1,617	2.69%	2.86%	3.17%	
Rates, annual and extra charges collectible	60,215				
6. Cash expense cover ratio					
Current year's cash and cash equivalents plus all term deposits	107,919	14.94 mths	16.7 mths	14.3 mths	> 3 mths
Payments from cash flow of operating and financing activities	7,224				

Notes

⁽¹⁾ Excludes fair value adjustments and reversal of revaluation decrements, net gain/(loss) on sale of assets and the net share of interests in joint ventures and associates.

⁽²⁾ Refer Notes 6-8 inclusive.

Also excludes any real estate and land for resale not expected to be sold in the next 12 months.

⁽³⁾ Refer to Note 10(a).

⁽⁴⁾ Refer to Note 10(a)(ii) – excludes all payables and provisions not expected to be paid in the next 12 months (incl. ELE).

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 13a(ii). Local government industry indicators – graphs (consolidated)

<p>1. Operating performance ratio</p> <p>Benchmark: — Minimum >=0.00%</p> <p>Source for benchmark: Code of Accounting Practice and Financial Reporting #25</p>	<p>Purpose of operating performance ratio</p> <p>This ratio measures Council's achievement of containing operating expenditure within operating revenue.</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 ratio 0.03%</p> <p>The benchmark for this ratio is better than 0.00% or \$0.00. This ratio excludes capital income, fair value movement of investment properties, net losses from disposal of assets and loss or gain from joint ventures. Council's ratio of 0.03% is meeting the benchmark and is higher than last years ratio of -2.15%. The improved performance can be attributed to growth and 50% of the 2017/18 Financial Assistance Grant being paid in advance (\$1.8M) by the Federal Government.</p> <p>Ratio achieves benchmark</p>
<p>2a. Own source operating revenue ratio</p> <p>Benchmark: — Minimum >=60.00%</p> <p>Source for benchmark: Code of Accounting Practice and Financial Reporting #25</p>	<p>Purpose of own source operating revenue ratio</p> <p>This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 ratio 43.01%</p> <p>The benchmark for this ratio is greater than 60%. The ratio as at 30 June 2017 was 43.01%. This ratio is higher than 2016 ratio of 34%. This indicator is impacted by the high level of non cash income Council receives through dedication of non cash assets which distorts the ratio. An additional ratio has been provided below (2b) which clearly demonstrates that Council meets this benchmark upon removal of non cash income relating to the dedication of assets.</p> <p>Ratio is outside benchmark</p>
<p>2b. Own source operating revenue ratio (less non-cash capital dedications)</p> <p>Benchmark: — Minimum >=60.00%</p> <p>Source for benchmark: Code of Accounting Practice and Financial Reporting #25</p>	<p>Purpose of own source operating revenue ratio</p> <p>This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 ratio 72.11%</p> <p>The benchmark for this ratio is greater than 60%. Upon the removal of non cash income (\$76.16M) relating to the dedication of assets the ratio significantly improves from 43.01% to 72.11%. This additional ratio has been provided to ensure there is a fair comparison against benchmark as not all Councils in NSW experience high level of growth that results in an extraordinary level of non cash income.</p> <p>Ratio achieves benchmark</p>

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

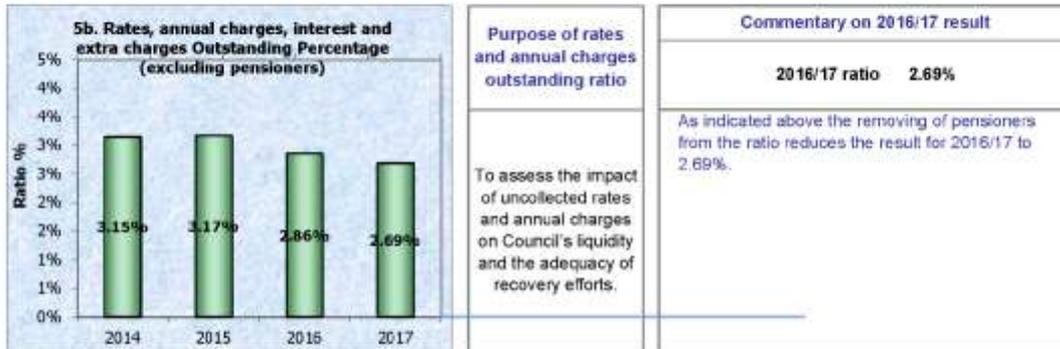
Note 13a(ii). Local government industry indicators – graphs (consolidated)

<p>3. Unrestricted current ratio</p> <p>Benchmark: ——— Minimum >=1.50 Source for benchmark: Code of Accounting Practice and Financial Reporting #25</p>	<p>Purpose of unrestricted current ratio</p> <p>To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 ratio 2.69x</p> <p>The benchmark for this ratio is better than 1.50:1. This ratio is well above the benchmark at 2.69:1 which indicates that for every \$1 of liability council has \$2.69 of assets to pay for that liability. Compared to FY15/16 the ratio has remained fairly constant. This ratio continues to be above the benchmark due to Council's strong liquidity (reserves) position and controls around Council's level of debt.</p>
<p>4. Debt service cover ratio</p> <p>Benchmark: ——— Minimum >=2.00 Source for benchmark: Code of Accounting Practice and Financial Reporting #25</p>	<p>Purpose of debt service cover ratio</p> <p>This ratio measures the availability of operating cash to service debt including interest, principal and lease payments</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 ratio 3.23x</p> <p>The benchmark for this ratio is better than 200x. This ratio is above the benchmark at 322.8x. The ratio has improved from last year due to Council having a stable debt portfolio and increasing income due to growth and the 50% advance payment of Council's Financial Assistance Grant by the Federal Government.</p>
<p>5. Rates, annual charges, interest and extra charges outstanding percentage</p> <p>Benchmark: ——— Minimum >=5% Source for benchmark: Code of Accounting Practice and Financial Reporting #25</p>	<p>Purpose of rates and annual charges outstanding ratio</p> <p>To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 ratio 3.37%</p> <p>The benchmark for this ratio is less than 5%. The 2017 ratio is better than the benchmark at 3.37%. The ratio has decreased from last year's ratio of 3.67% which can be attributed to Council growing rate base and reflects a continuous improvement in Council's debt recovery processes. Furthermore, Council has a policy of not taking legal action against pensioners. An additional ratio has been provided below to show the impact on this ratio.</p>

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 13a(ii). Local government industry indicators – graphs (consolidated)



Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 14. Investment properties

\$ '000	Notes	Actual 2017	Actual 2016
(a) Investment properties at fair value			
<u>Investment properties on hand</u>		<u>12,350</u>	<u>-</u>
Reconciliation of annual movement:			
- Net gain/(loss) from fair value adjustments		-	-
- Transfers from/(to) owner occupied (Note 9)		12,350	-
CLOSING BALANCE – INVESTMENT PROPERTIES		<u>12,350</u>	<u>-</u>

(b) Valuation basis

The basis of valuation of investment properties is fair value, being the amounts for which the properties could be exchanged between willing parties in arms length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases.

The 2017 revaluations were based on independent assessments made by:
Herron Todd White (South East NSW) Pty Ltd - ABN 57 164 272 002

(c) Contractual obligations at reporting date

Refer to Note 12 for disclosures relating to any capital and service obligations that have been contracted.

(d) Leasing arrangements – Council as lessor

Details of leased investment properties are as follows:

Future minimum lease payments receivable under non-cancellable investment property operating leases not recognised in the financial statements are receivable as follows:

Within 1 year	83	-
Later than 1 year but less than 5 years	166	-
Total minimum lease payments receivable	<u>249</u>	<u>-</u>

(e) Investment property income and expenditure – summary

Rental income from investment properties:		
- Minimum lease payments	42	-
Net revenue contribution from investment properties	<u>42</u>	<u>-</u>
plus:		
Fair value movement for year	-	-
Total income attributable to investment properties	<u>42</u>	<u>-</u>

Refer to Note 27. Fair value measurement for information regarding the fair value of investment properties held.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 15. Financial risk management

\$ '000

Risk management

Council's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

A comparison by category of the carrying amounts and fair values of Council's financial assets and financial liabilities recognised in the financial statements is presented below.

	Carrying value		Fair value	
	2017	2016	2017	2016
Financial assets				
Cash and cash equivalents	7,519	8,691	7,519	8,691
Investments				
– 'Held to maturity'	100,400	92,400	100,400	92,400
Receivables	7,479	8,073	7,479	8,073
Total financial assets	115,398	109,164	115,398	109,164
Financial liabilities				
Payables	32,966	26,902	32,966	26,902
Loans/advances	35,002	38,211	35,002	38,211
Total financial liabilities	67,968	65,113	67,968	65,113

Fair value is determined as follows:

- **Cash and cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- **Borrowings and held-to-maturity investments** – are based upon estimated future cash flows discounted by the current mkt interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- Financial assets classified (i) '**at fair value through profit and loss**' or (ii) '**available-for-sale**' – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

Refer to Note 27. Fair value measurement for information regarding the fair value of financial assets and liabilities.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 15. Financial risk management (continued)

\$ '000

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's finance area manages the cash and Investments portfolio with the assistance of independent advisors

Council has an investment policy which complies with the *Local Government Act 1993* and Minister's investment order. This policy is regularly reviewed by Council and its staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance.

The risks associated with the investments held are:

- **Price risk** – the risk that the capital value of investments may fluctuate due to changes in market prices, whether there changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

Council also seeks advice from independent advisers before placing any funds in cash equivalents and investments.

(a) Market risk – price risk and interest rate risk

The following represents a summary of the sensitivity of Council's Income Statement and accumulated surplus (for the reporting period) due to a change in either the price of a financial asset or the interest rates applicable.

It is assumed that the change in interest rates would have been constant throughout the reporting period.

	Increase of values/rates		Decrease of values/rates	
	Profit	Equity	Profit	Equity
2017				
Possible impact of a 1% movement in interest rates	1,079	1,079	(1,079)	(1,079)
2016				
Possible impact of a 1% movement in interest rates	1,011	1,011	(1,011)	(1,011)

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 15. Financial risk management (continued)

\$ '000

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

The major risk associated with these receivables is credit risk – the risk that debts due and payable to Council may not be repaid in full.

Council manages this risk by monitoring outstanding debt and employing stringent debt recovery procedures. It also encourages ratepayers to pay their rates by the due date through incentives.

Credit risk on rates and annual charges is minimised by the ability of Council to secure a charge over the land relating to the debts – that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages the payment of debt.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

A profile of Council's receivables credit risk at balance date follows:

	2017 Rates and annual charges	2017 Other receivables	2016 Rates and annual charges	2016 Other receivables
(i) Ageing of receivables – %				
Current (not yet overdue)	0%	85%	0%	88%
Overdue	100%	15%	100%	12%
	100%	100%	100%	100%
(ii) Ageing of receivables – value				
Rates and annual charges	annual charges	Other receivables	Rates and annual charges	Other receivables
Current	1,298	3,456	1,551	5,782
< 1 year overdue	–	624	–	52
1 – 2 years overdue	–	1,113	–	318
2 – 5 years overdue	–	502	–	1
> 5 years overdue	437	637	443	372
	1,735	6,332	1,994	6,525
(iii) Movement in provision for impairment of receivables				
			2017	2016
Balance at the beginning of the year			446	346
+ new provisions recognised during the year			142	100
Balance at the end of the year			588	446

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 15. Financial risk management (continued)

\$ '000

(c) Liquidity risk

Payables and borrowings are both subject to liquidity risk – the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can (in extenuating circumstances) also be extended and overdraft facilities utilised as required.

The contractual undiscounted cash outflows (ie. principal and interest) of Council's payables and borrowings are set out in the maturity table below:

\$ '000	Subject to no maturity	payable in:						Total cash outflows	Actual carrying values
		≤ 1 Year	1-2 Yrs	2-3 Yrs	3-4 Yrs	4-5 Yrs	> 5 Yrs		
2017									
Trade/other payables	25,802	7,164						32,966	32,966
Loans and advances	-	3,796	3,664	3,721	1,371	1,209	22,107	35,868	35,868
Total financial liabilities	25,802	10,960	3,664	3,721	1,371	1,209	22,107	68,834	68,834
2016									
Trade/other payables	6,806	7,790	4,376	2,643	3,500	1,479	308	26,902	26,902
Loans and advances	-	3,732	3,796	3,664	3,721	1,371	23,316	39,600	39,600
Total financial liabilities	6,806	11,522	8,172	6,307	7,221	2,850	23,624	66,502	66,502

Borrowings are also subject to interest rate risk – the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. Council manages this risk through the diversification of borrowing types, maturities and interest rate structures.

The following interest rates were applicable to Council's borrowings at balance date:

	2017		2016	
	Carrying value	Average interest rate	Carrying value	Average interest rate
Bank overdraft	-	8.21%	-	8.38%
Trade/other payables	32,966	0.00%	26,902	0.00%
Loans and advances – fixed interest rate	35,868	6.14%	39,600	6.22%
	<u>68,834</u>		<u>66,502</u>	

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 16. Material budget variations

\$ '000

Council's original financial budget for 16/17 was adopted by the Council on 28 June 2016.

While the Income Statement included in this General Purpose Financial Report must disclose the original budget adopted by Council, the *Local Government Act 1993* requires Council to review its financial budget on a quarterly basis, so that it is able to manage the various variations between actuals versus budget that invariably occur throughout the year.

This note sets out the details of **material variations** between Council's original budget and its actual results for the year as per the Income Statement – even though such variations may have been adjusted for during each quarterly budget review.

Note that for variations* of budget to actual:

Material variations represent those variances that amount to **10%** or more of the original budgeted figure.

F = Favourable budget variation, U = Unfavourable budget variation

\$ '000	2017 Budget	2017 Actual	2017 Variance*	
REVENUES				
Interest and investment revenue	2,280	3,403	1,123	49% F
Interest and investment revenue has exceeded budget expectations by \$1.12M (F). This was mainly due to Council's investment portfolio being higher than first anticipated at the time of preparing the budget. Furthermore, an increase in Section 93F developer contributions cash receipts resulted in obtaining higher interest and investment revenue.				
Other revenues	2,244	2,501	257	11% F
Other revenues has exceeded the original budget by \$257K (F). This increase is mainly due to council receiving a higher insurance recovery amount compared to last financial year.				
Operating grants and contributions	5,961	9,178	3,217	54% F
Operating grants and contributions exceeded original budget by \$3,217K (F). This increase is mainly due to the advance payment of the Financial Assistance Grant \$1.8M, Contributions of \$444K for Section 94 works, Contribution of \$193K for library and \$243K contribution for emergency services. The additional grants or contributions were unknown at the time of preparing the budget.				
Capital grants and contributions	195,270	98,372 (96,898)	(50%)	U Capital grants and contributions have not met the original budget by \$96,898K (U). This is predominately due to not as many assets being dedicated to Council as first budgeted, Asset dedications are difficult to predict.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 16. Material budget variations (continued)

\$ '000	2017 Budget	2017 Actual	2017 Variance*		
EXPENSES					
Employee benefits and on-costs	40,835	38,831	2,004	5%	F
Borrowing costs	1,514	1,960	(446)	(29%)	U
Actual borrowing costs were higher than the original budget by \$446K (U). This is primarily due to the amortisation of an interest free loan in order to represent fair value. This is a non-cash entry and therefore is not included in the original budget figure.					
Materials and contracts	21,835	25,792	(3,957)	(18%)	U
The Materials and Contracts expenses exceeded the budget by \$3.96M (U). This is mainly due to an increase in service demand due to growth and a focus on asset maintenance and service delivery to our community.					
Depreciation and amortisation	14,118	16,389	(2,271)	(16%)	U
The depreciation expense has exceeded the budget by \$2,271K (U). This is predominately due to additional assets being dedicated to council which were unknown at the time of preparing the original budget.					
Other expenses	8,922	7,334	1,588	18%	F
Other expenses were lower than the original budget by \$1.588M (F). This is predominately due to savings in street lighting charges \$413K and general electricity \$366k, an operational saving of \$400K for the new administration building and a general saving of \$560K.					
Net losses from disposal of assets	-	1,724	(1,724)	0%	U
The net loss from the disposal of assets resulted in a variation to budget of \$1,724M (U). This is primarily due to the disposal of road infrastructure assets of \$2.251M (U) and proceeds of \$519k (F) from the acquisition of land by the RMS which were unknown at the time of preparing the budget.					

Budget variations relating to Council's Cash Flow Statement include:

Cash flows from operating activities	24,666	46,993	22,327	90.5%	F
The favourable variance of \$22.327M was a result of increased Grants and Contributions Income by \$10.0M, an increase of income received for bonds and retention by \$9.5M and a \$3.2M increase in user charges and fees. These items were unknown at the time of preparing the original budget.					
Cash flows from financing activities	(2,732)	(3,732)	(1,000)	36.8%	U
Council had expected to drawdown a \$1.0M loan as part of adopting the 2016/17 budget. Upon a review of Council's financial position at the time of drawdown these funds were no longer required.					

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions

\$ '000

Council recovers contributions, raises levies and enters into planning agreements on development works that are subject to a development consent issued by Council. All contributions must be spent/utilised for the specific purpose they were levied and any interest applicable to unspent funds must be attributed to remaining funds.

The following tables detail the receipt, interest and use of the above contributions and levies and the value of all remaining funds which are 'restricted' in their future use.

SUMMARY OF CONTRIBUTIONS AND LEVIES

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	13,787	2,386	157	464	(863)	(6,000)	9,931	6,000
Roads	5,336	3,082	235	(578)	(10,508)	9,297	6,864	(23,597)
Traffic facilities	1,126	93	9	27	(1,060)	2	197	(221)
Parking	183	-	-	(3)	(1,213)	1,033	-	(1,033)
Open space	10,017	5,690	-	867	(295)	(6,748)	9,531	21,828
Community facilities	16,658	6,289	1	444	(15,490)	2,277	10,179	(2,277)
Other	960	495	27	13	(475)	139	1,159	(700)
S94 contributions – under a plan	48,067	18,035	429	1,234	(29,904)	-	37,861	-
Total S94 revenue under plans	48,067	18,035	429	1,234	(29,904)	-	37,861	-
S94 not under plans	121	-	-	5	-	-	126	-
S93F planning agreements	5,722	2,243	8,706	173	(10,974)	-	5,870	-
Total contributions	53,910	20,278	9,135	1,412	(40,878)	-	43,857	-

Financial Statements 2017

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions (continued)

\$ '000

S94 CONTRIBUTIONS – UNDER A PLAN

CONTRIBUTION PLAN - MANAGEMENT & PROVISION OF INFRASTRUCTURE IN LGA

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	5,637	1,670	157	197	(453)	(6,000)	1,051	6,000
Roads	1	1,641	235	(758)	(10,219)	9,335	-	(23,635)
Traffic facilities	975	93	9	24	(1,060)	-	32	-
Parking	183	-	-	(3)	(1,213)	1,033	-	(1,033)
Open space	5,986	2,453	-	696	(295)	(6,746)	2,094	21,607
Community facilities	10,239	2,775	1	198	(15,490)	2,277	-	(2,277)
Other	(1)	301	27	(19)	(409)	101	-	(662)
Total	23,020	8,933	429	335	(29,139)	-	3,177	-

CONTRIBUTION PLAN NO 3 - UPPER NARELLAN CREEK (TRUNK DRAINAGE & WATER QUALITY FACILITIES)

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	4,653	239	-	153	(410)	-	4,635	-
Total	4,653	239	-	153	(410)	-	4,635	-

CONTRIBUTION PLAN NO 5 - TRUNK DRAINAGE CATHERINE FIELD

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	122	2	-	4	-	-	128	-
Total	122	2	-	4	-	-	128	-

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions (continued)

\$ '000

S94 CONTRIBUTIONS – UNDER A PLAN

CONTRIBUTION PLAN NO 7 - ROAD MAINTENANCE - EXTRACTIVE INDUSTRIES

DRAFT

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	410	-	-	13	(1)	-	422	-
Total	410	-	-	13	(1)	-	422	-

CONTRIBUTION PLAN NO 11 - SMEATON GRANGE ROADWORKS

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	1,963	165	-	68	-	(11)	2,165	11
Total	1,963	165	-	68	-	(11)	2,165	11

CONTRIBUTION PLAN NUMBER 16 - ELLIS LANE / GRASMERE DEVELOPMENT

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	665	39	-	22	-	(38)	688	38
Traffic facilities	151	-	-	5	-	-	156	-
Community facilities	111	2	-	4	-	-	117	-
Other	(43)	7	-	(2)	-	38	-	(38)
Total	884	48	-	29	-	-	961	-

Financial Statements 2017

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions (continued)

\$ '000

S94 CONTRIBUTIONS – UNDER A PLAN

CONTRIBUTION PLAN NO 17 - NARELLAN TOWN CENTRE

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Traffic facilities	-	-	-	(2)	-	2	-	(221)
Open space	830	228	-	34	-	(2)	1,090	221
Other	697	51	-	23	(30)	-	741	-
Total	1,527	279	-	55	(30)	-	1,831	-

CONTRIBUTION PLAN NO 18 - HARRINGTON PARK RELEASE AREA (COMMUNITY & RECREATION FACILITIES)

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Open space	683	36	-	22	-	-	741	-
Community facilities	(13)	28	-	-	-	-	15	-
Total	670	64	-	22	-	-	756	-

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions (continued)

\$ '000

DRAFT

S94 CONTRIBUTIONS – UNDER A PLAN
CONTRIBUTION PLAN - ORAN PARK AND TURNER ROAD PRECINCTS

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	3,375	475	-	110	-	-	3,960	-
Roads	2,297	1,191	-	77	(277)	-	3,288	-
Open space	2,518	2,646	-	114	-	-	5,278	-
Community facilities	6,321	3,026	-	240	-	-	9,587	-
Other	307	116	-	11	(36)	-	398	-
Total	14,818	7,454	-	552	(313)	-	22,511	-

CONTRIBUTION PLAN NUMBER - CATHERINE FIELD (PART) PRECINCT

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	-	46	-	-	-	-	46	-
Open space	-	327	-	1	-	-	328	-
Community facilities	-	458	-	2	-	-	460	-
Other	-	20	-	-	-	-	20	-
Total	-	851	-	3	-	-	854	-

Financial Statements 2017

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions (continued)

\$ '000

S94 CONTRIBUTIONS – UNDER A PLAN

CONTRIBUTION PLAN NUMBER - LEPPINGTON NORTH PRECINCT

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	-	-	-	-	(11)	11	-	(11)
Total	-	-	-	-	(11)	11	-	(11)

S94 CONTRIBUTIONS – NOT UNDER A PLAN

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	21	-	-	1	-	-	22	-
Open space	58	-	-	2	-	-	60	-
Community facilities	42	-	-	2	-	-	44	-
Total	121	-	-	5	-	-	126	-

S93F PLANNING AGREEMENT

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	-	-	1,394	-	(1,394)	-	-	-
Roads	-	-	617	-	(617)	-	-	-
Open space	616	231	-	22	-	-	869	-
Community facilities	4,283	1,643	6,695	119	(8,956)	-	3,784	-
Other	823	369	-	32	(7)	-	1,217	-
Total	5,722	2,243	8,706	173	(10,974)	-	5,870	-

Camden Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 18. Contingencies and other assets/liabilities not recognised

\$ '000

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's Financial Report.

LIABILITIES NOT RECOGNISED:

Defined benefit superannuation contribution plans

Council participates in an employer-sponsored defined benefit superannuation scheme, and makes contributions as determined by the superannuation scheme's trustees.

Member councils bear responsibility of ensuring there are sufficient funds available to pay out the required benefits as they fall due.

The schemes most recent full actuarial review indicated that the net assets of the scheme were not sufficient to meet the accrued benefits of the schemes defined benefit member category with member councils required to make significantly higher contributions in future years.

The position is monitored annually and the Actuary has estimated that as at 30 June 2017 a deficit still exists. The share of this deficit that can be broadly attributed to the Council was estimated to be in the order of \$655,767 anticipated as at 30 June 2017

Future contributions made to the defined benefit scheme to rectify the net deficit position will be recognised as an expense when they become payable – similar to the accounting for defined contributions plans.

Council has been advised that an additional contribution of \$831,000 are estimated to be required until 30 June 2020. The last valuation of the Fund was performed by Mr Richard Boyfield, FIAA on 2nd December 2016, relating to the period ending 30 June 2016.

Section 94 Developer Contributions Plans

Council levies Section 94 Contributions upon various development across the Council area through the required Contribution Plans. As part of these Plans, Council has received funds for which it will be required to expend the monies in accordance with those Plans.

These Plans indicate as well the proposed future expenditure to be undertaken by Council, which will be funded by charging levies and receipting funds in future years or where a shortfall exists to fund by the use of Council's General Funds.

These future expenses do not yet qualify as liabilities as of the reporting date, but represent Council's intention to spend funds in the manner and timing set out in those Plans.

Land Credits

Council is currently negotiating the settlement of outstanding 'work in kind' credits with a major developer going back several decades. The negotiation is ongoing and is expected to be settled within the 2017-18 financial year. The outcome of this negotiation may result in Council needing to recognise a liability in the Statement of Financial Position.

Other guarantees

Council has provided no other guarantees other than those listed above.

Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council has no material contingent insurance liabilities.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 19. Interests in other entities

\$ '000

Council's objectives can and in some cases are best met through the use of separate entities and operations.

These operations and entities range from 100% ownership and control through to lower levels of ownership and control via co-operative arrangements with other councils, bodies and other outside organisations.

The accounting and reporting for these various entities, operations and arrangements varies in accordance with accounting standards, depending on the level of council's (i) interest and (ii) control and the type (form) of entity/operation, as follows;

Controlled entities (subsidiaries) Note 19(a)

Operational arrangements where Council's control (but not necessarily interest) exceeds 50%.

Joint ventures and associates Note 19(b)

Joint ventures are operational arrangements where the parties that have joint control have rights to the net assets of the arrangement.

Associates are separate entities where Council has significant influence over the operations (but neither controls nor jointly controls them).

Joint operations Note 19(c)

Operational arrangements where the parties that have joint control have rights to specific assets and obligations for specific liabilities relating to the arrangement rather than a right to the net assets of the arrangement.

Unconsolidated structured entities Note 19(d)

Unconsolidated structured entities represent "special vehicles" that Council has an interest in but which are not controlled by Council and therefore not consolidated as a subsidiary, joint arrangement or associate. Attributes of structured entities include restricted activities, a narrow and well-defined objective and insufficient equity to finance its activities without financial support.

Subsidiaries, joint arrangements and associates not recognised Note 19(e)**Accounting recognition:**

(i) Subsidiaries disclosed under Note 19(a) and joint operations disclosed at Note 19(c) are accounted for on a 'line by line' consolidation basis within the Income Statement and Statement of Financial Position.

(ii) Joint ventures and associates as per Note 19(b) are accounted for using the equity accounting method and are disclosed as a 1 line entry in both the Income Statement and Statement of Financial Position.

	Council's share of net income		Council's share of net assets	
	Actual 2017	Actual 2016	Actual 2017	Actual 2016
Joint ventures	29	(34)	73	44
Total	29	(34)	73	44

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 19. Interests in other entities (continued)

\$ '000

(a) Controlled entities (subsidiaries) – being entities and operations controlled by Council

Council has no interest in any controlled entities (subsidiaries).

(b) Joint ventures and associates

Council has included the following joint ventures and associates into its consolidated financial statements.(a)

Net carrying amounts – Council's share

Name of entity	Nature of relationship	Measurement method	2017	2016
Civic Risk West	Joint Venture	Equity	20	(28)
Civic Risk Mutual	Joint Venture	Equity	53	72
Total carrying amounts – material joint ventures and associates			73	44

(b) Details

Name of entity	Principal activity	Place of business
Civic Risk West	Liability insurance and risk management	Penrith
Civic Risk Mutual	General insurance and risk management	Penrith

(c) Relevant interests and fair values

Name of entity	Interest in outputs		Interest in ownership		Proportion of voting power	
	2017	2016	2017	2016	2017	2016
Civic Risk West	0.1%	-0.1%	0.1%	-0.1%	10%	10%
Civic Risk Mutual	0.8%	1.0%	0.8%	1.0%	5.9%	5.9%

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 19. Interests in other entities (continued)

\$ '000

(b) Joint ventures and associates (continued)

(d) Summarised financial information for joint ventures and associates

Statement of financial position	Civic Risk West		Civic Risk Mutual	
	2017	2016	2017	2016
Current assets				
Cash and cash equivalents	2,935	2,960	506	171
Other current assets	13,732	9,749	6,239	4,177
Non-current assets	47,434	47,864	5,889	8,539
Current liabilities				
Current financial liabilities (excluding trade and other payables and provisions)	5,008	4,999	2,891	2,800
Other current liabilities	688	523	423	346
Non-current liabilities				
Non-current financial liabilities (excluding trade and other payables and provisions)	20,429	22,856	2,830	2,454
Net assets	37,976	32,195	6,490	7,287
Reconciliation of the carrying amount				
Opening net assets (1 July)	32,195	29,943	7,287	7,518
Profit/(loss) for the period	7,465	3,498	(797)	(231)
Other adjustments to equity	(1,684)	(1,246)	–	–
Closing net assets	37,976	32,195	6,490	7,287
Council's share of net assets (%)	0.1%	-0.1%	0.8%	1.0%
Council's share of net assets (\$)	20	(28)	53	72
Statement of comprehensive income				
Income	7,066	7,421	8,301	8,551
Interest income	3,757	2,438	584	423
Interest expense	(17)	(17)	–	–
Other expenses	(3,341)	(6,344)	(9,682)	(9,205)
Profit/(loss) for period	7,465	3,498	(797)	(231)
Total comprehensive income	7,465	3,498	(797)	(231)
Share of income – Council (%)	0.6%	-0.1%	2.3%	13.9%
Profit/(loss) – Council (\$)	48	(2)	(19)	(32)
Total comprehensive income – Council (\$)	48	(2)	(19)	(32)

*Council has used information provided by the actuary for both comprehensive income and closing net assets, advice from the actuary is that where percentage figures do not multiply correctly they will be rounding errors across the 10 council's included in this joint venture.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 19. Interests in other entities (continued)

\$ '000

(c) Joint operations

Council has no interest in any joint operations.

(d) Unconsolidated structured entities

Council has no unconsolidated structured entities

(e) Subsidiaries, joint arrangements and associates not recognised

The following subsidiaries, joint arrangements and associates have not been recognised in this financial report.

Name of entity/operation	Principal activity/type of entity	2017 % Owned	2016 % Owned
Macarthur Regional Organisation of Councils (MACROC)	Australia	33%	33%

Reasons for non-recognition

The Macarthur Regional Organisation of Councils (MACROC) is an advisory body for the Macarthur region's three local government authorities:

Camden Council
Campbelltown City Council
Wollondilly Shire Council

Formed in 1986, MACROC's mission is to work at a regional level to advocate, lobby, promote regional cooperation and to leverage additional funding for a wide range of projects of regional significance.

MACROC works collaboratively with other organizations to achieve positive outcomes for the region.

MACROC is established under Section 355 of the Local Government Act 1993. Decisions of MACROC will not limit the individual integrity of the operation of each member of Council, nor affect the right of an individual Council acting in its own right on matters.

Member Councils are committed to MACROC being self funding. Member Council's contribute to an equal agreed sum as its financial contribution towards the operating cost of MACROC. Such funds are held and managed by Campbelltown City Council as are financial reporting obligations. Each member Council will contribute equally to the cost of managing the financial affairs of MACROC.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 20. Retained earnings, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors

\$ '000	Notes	Actual 2017	Actual 2016
(a) Retained earnings			
Movements in retained earnings were as follows:			
Balance at beginning of year (from previous years audited accounts)		784,382	649,629
a. Net operating result for the year		96,704	134,753
Balance at end of the reporting period		<u>881,086</u>	<u>784,382</u>
(b) Revaluation reserves			
(i) Reserves are represented by:			
- Infrastructure, property, plant and equipment revaluation reserve		440,215	388,967
Total		<u>440,215</u>	<u>388,967</u>
(ii) Reconciliation of movements in reserves:			
Infrastructure, property, plant and equipment revaluation reserve			
- Opening balance		388,967	370,245
- Revaluations for the year	9(a)	51,248	18,722
- Balance at end of year		<u>440,215</u>	<u>388,967</u>
Revaluation – Land and Building		8,791	–
Revaluation – Land Under Roads		42,457	–
Revaluation – Community land		–	10,035
Revaluation – Land Improvements – non-depreciable		–	3,922
Revaluation – Land Improvements – depreciable		–	1,069
Revaluation – Other Structures		–	2,973
Revaluation – Other Open Space/recreational assets		–	723
		<u>51,248</u>	<u>18,722</u>
(iii) Nature and purpose of reserves			
Infrastructure, property, plant and equipment revaluation reserve			
– The infrastructure, property, plant and equipment revaluation reserve is used to record increments/decrements of non-current asset values due to their revaluation.			

Camden Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 21. Financial result and financial position by fund

\$ '000

Council utilises only a general fund for its operations.

Note 22. 'Held for sale' non-current assets and disposal groups

Council did not classify any non-current assets or disposal groups as 'held for sale'.

Note 23. Events occurring after the reporting date

Events that occur between the end of the reporting period (30 June 2017) and the date when the financial statements are 'authorised for issue' have been taken into account in preparing these statements.

Council has adopted the date of receipt of the Auditors' Report as the applicable 'authorised for issue' date relating to these General Purpose Financial Statements.

Accordingly, the 'authorised for issue' date is 24/10/17.

Note 24. Discontinued operations

Council has not classified any of its operations as 'discontinued'.

Note 25. Intangible assets

Intangible assets represent identifiable non-monetary assets without physical substance.

Council is unaware of any control over intangible assets that warrant recognition in the financial statements, including either internally generated and developed assets or purchased assets.

Note 26. Reinstatement, rehabilitation and restoration liabilities

Council has no outstanding obligations to make, restore, rehabilitate or reinstate any of its assets/operations.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 27. Fair value measurement

\$ '000

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Investment property
- Financial assets and liabilities

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

(1) The following table presents all assets and liabilities that have been measured and recognised at fair values:

2017	Date of latest valuation	Fair value measurement hierarchy			Total
		Level 1 Quoted prices in active mkt	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
Recurring fair value measurements					
Investment properties					
Land	30/06/17	-	11,950	-	11,950
Building	30/06/17	-	400	-	400
Total investment properties		-	12,350	-	12,350
Infrastructure, property, plant and equipment					
Operational Land	30/06/13	-	91,063	-	91,063
Community Land	30/06/16	-	-	112,884	112,884
Land under Roads	30/06/17	-	-	102,821	102,821
Land Improvements	30/06/16	-	-	34,173	34,173
Buildings (Specialised & Non Specialised)	30/06/13	-	68,395	-	68,395
Other Structures	30/06/16	-	-	17,543	17,543
Roads	30/06/15	-	-	449,667	449,667
Bridges	30/06/15	-	-	29,493	29,493
Footpaths	30/06/15	-	-	34,225	34,225
Bulk Earthworks	30/06/15	-	-	15,952	15,952
Stormwater Drainage	30/06/15	-	-	256,429	256,429
Other Open Space / Recreational Assets	30/06/16	-	-	3,592	3,592
Other Assets		-	-	1,177	1,177
Total infrastructure, property, plant and equipment		-	159,458	1,057,956	1,217,414

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

\$ '000

(1) The following table presents all assets and liabilities that have been measured and recognised at fair values: (continued)

2016	Date of latest valuation	Fair value measurement hierarchy			Total
		Level 1 Quoted prices in active mkt	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
Recurring fair value measurements					
Infrastructure, property, plant and equipment					
Operational Land	30/06/13	-	88,028	-	88,028
Community Land	30/06/16	-	-	112,968	112,968
Land under Roads	30/06/14	-	-	55,551	55,551
Land Improvements	30/06/16	-	-	33,998	33,998
Buildings (Specialised & Non Specialised)	30/06/13	-	42,470	-	42,470
Other Structures	30/06/16	-	-	14,196	14,196
Roads	30/06/16	-	-	414,816	414,816
Bridges	30/06/15	-	-	25,711	25,711
Footpaths	30/06/15	-	-	31,822	31,822
Bulk Earthworks	30/06/16	-	-	15,952	15,952
Stormwater Drainage	30/06/15	-	-	237,745	237,745
Other Open Space / Recreational Assets	30/06/16	-	-	2,621	2,621
Other Assets	dd/mm/yy	-	-	964	964
Total infrastructure, property, plant and equipment		-	130,498	946,344	1,076,842

(2) Transfers between level 1 and level 2 fair value hierarchies

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

Camden Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

\$ '000

(3) Valuation techniques used to derive level 2 and level 3 fair values

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows

Investment properties:

Land - Operational and Investment properties

Level two valuation input were used to value land held in freehold title as well as land used for special purposes which is restricted in use under current zoning rules. Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size. The most significant inputs into this valuation approach are price per square metre.

Building and Investments properties

The commercial property market across the Macarthur region has shown clear signs of improvement over the last three (3) years with an increase in sale volumes and escalating values. Specialised buildings were valued using the cost approach using professionally qualified registered valuers. The unit rate based on square meters could be supported from market evidence.

Infrastructure, property, plant and equipment (IPP&E)

Operational Land

This asset class contains land defined as operational land in accordance with the NSW Local Government Act 1993. Council last valued operational land at fair value in June 2013. Operational land values were provided by an external valuer (Scott Fullarton Valuations Pty Ltd).

Generally fair value is the most advantageous price reasonably obtainable by the seller and the most advantageous price reasonably obtained by the buyer. This is not necessarily the market selling price of the asset, rather, it is regarded as the maximum value that agency management would rationally pay to acquire the asset if it did not hold it, taking into account; quoted market price in an active and liquid market, the current market price of the same or similar asset, the cost of replacing the asset, if management intend to replace the asset, the remaining useful life and condition of the asset and cash flows from the future use and disposal.

There has been no change to the valuation process for this asset class during this reporting period. Council Operational land is being utilised for its highest and best use.

In 2016-17 only one Operational Land Asset was added to the inventory – 70-74 Central Avenue, Oran Park. Scott Fullarton was engaged to perform independent valuation for this asset. The valuation technique used was based on market approach on recent sales. This has been reflected as the change in total operational land value in 2016-17.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

\$ '000

(3) Valuation techniques used to derive level 2 and level 3 fair values (continued)

Infrastructure, property, plant and equipment (IPP&E) (continued)

Community Land

This asset class contains land defined as community land in accordance with the NSW Local Government Act 1993. Community land is land intended for public access and use or where other restrictions applying to the land create some obligation to maintain public access. Therefore there a number of restrictions on community land including that; it cannot be sold, cannot be leased for more than 21 years, and must have a plan of management.

Councils are permitted to use the NSW Valuer General's valuations to represent fair valuation for the revaluation of community land. Camden Council has adopted this approach for the valuation of its community land assets. Community land was valued as at 30 June 2016 using the NSW Valuer General's valuations.

There has been no change to the valuation process for this asset class during this reporting period. Council Community Land is being utilised for its highest and best use.

Land under Roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips. Council initially recognised land under roads in 2011. All land under roads has been recognised on an englobo valuation basis, based upon a municipal rate. The englobo basis of valuation is based on the concept of developing a raw land value for land under roads.

Land under roads were revalued as at 30 June 2017 financial year, the value being calculated according to the revised municipal rate. Council uses the Englobo basis for valuation and as per the methodology a discount rate of 90% is applied for Land under roads. The next revaluation will be conducted as at 30 June 2019. There has been no change to the valuation process for this asset class during this reporting period.

Land Improvements

This asset class contains all works carried out on land to improve its utility, service potential or make it ready for an identified use. It includes items such as but not limited to playing courts and fields, irrigation and landscaping. In 2015-16, valuations were undertaken for this Asset Category and were completed by Council staff using the depreciable replacement cost. This was completed with the assistance of specialist staff such as Landscape Architects within the Council and developer/contractor component breakdown. To estimate the replacement cost rates for this Asset Category, the following sources were accessed:

- Cordell Commercial Building Cost Guide 2016,
- Rawlinson's – 2016 – Australian Construction Handbook and/or
- Actual supplied project cost rates for unique items.

The inputs used to value these assets, including estimates of residual value, patterns of consumption, asset condition and useful life required extensive professional judgement which has had a significant impact on the final determination of fair value.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

 \$ '000

(3) Valuation techniques used to derive level 2 and level 3 fair values (continued)**Infrastructure, property, plant and equipment (IPP&E)** (continued)**Buildings (Specialised & Non Specialised)**

Council's buildings (specialised and non-specialised) were valued by an external valuer in June 2013. The valuations were provided by Scott Fullarton Pty Ltd.

The gross value of each building was obtained by applying a unit rate to a structure, or a square meter rate to a building, based on its current replacement costs, which is the lowest cost of replacing the economic benefits of the existing asset using modern technology. Whilst each building was physically inspected, the inputs used to value these assets, including estimates of residual value, patterns of consumption, asset condition and useful life required extensive professional judgement which has had a significant impact on the final determination of fair value.

There has been no change to the valuation process for this asset class during this reporting period. New Buildings received by developers in FY16 have been brought into account based on at construction cost. The next revaluation will be conducted as at 30 June 2018.

Other Structures

This asset class contains all other structures not included in the category of buildings that are controlled by Council and have been constructed for a variety of purposes. It includes park furniture, park signage, play equipment, fencing and retaining walls. For FY17, the Other Structures Asset Category has been further componentised into:

- Other Structures - In 2015-16, valuations were undertaken for this Asset Category and were completed by Council staff using the depreciable replacement cost. This was completed with the assistance of specialist staff such as Landscape Architects within the Council and developer/contractor component breakdown. To estimate the replacement cost rates for this Asset Category, the following sources were accessed:

- Cordell Commercial Building Cost Guide 2016,
- Rawlinson's – 2016 – Australian Construction Handbook and/or
- Actual supplied project cost rates for unique items.

Other Structures (Artworks, Sculptures, Murals) – In 2015-16, valuations were undertaken for this category and were completed by McWilliams & Associated Pty Ltd where the Valuer nominated Market Value was utilised as the Current Replacement Cost of an Asset.

- Other Structures (Paintings) - In 2015-16, valuations were undertaken for this category and were completed by McWilliams & Associated Pty Ltd where the Valuer nominated Market Value was utilised as the Current Replacement Cost of an Asset.

- Other Structures (Cemetery) - In 2016-17, Camden Cemetery Stage 1 works were completed. The Assets constructed in-house in FY17 have been brought into account based on at construction cost.

The inputs used to value these assets, including estimates of residual value, patterns of consumption, asset condition and useful life required extensive professional judgement which has had a significant impact on the final determination of fair value.

There has been no change to the valuation process for this asset class during this reporting period.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

\$ '000

(3) Valuation techniques used to derive level 2 and level 3 fair values (continued)**Infrastructure, property, plant and equipment (IPP&E) (continued)****Roads**

This asset class comprises of the road structure (carriageway), kerb and gutter, traffic signs, road structures (such as roundabouts and medians) and road furniture (such as bus shelters and guardrails). The valuation of roads and road structures was undertaken as at 30 June 2015 using the depreciable replacement cost (unit rate). The construction cost estimation was undertaken using 2014 Rawlinson's – Australian Construction Handbook standard rates.

The condition assessment for all Asset Classes under Roads Asset category was conducted using several methodologies:

1. External Data Collection by Pavement Management Services
 2. Internal Asset Data collection by Camden Council – LGA wide sample testing
- The level of componentisation adopted by Council is in accordance with AASB116, OLG Circular 09-09 and the Institute of Public Works Engineers International Infrastructure Management Manual (IIMM).

The written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116. The component standard useful lives have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation and consumption pattern within Camden or in comparison with other Councils.

Bridges

Council has three main types of bridges which are culverts, footbridges and road bridges. The valuation of bridges was undertaken as at 30 June 2015 using the depreciable replacement cost (unit rate). The construction cost estimation was based on actual project cost rates for footbridges and road bridges. The construction cost rate estimation for culverts was undertaken using 2014 Rawlinson's – Australian Construction Handbook standard rates.

The inputs used to value these assets, including estimates of residual value; patterns of consumption, asset condition and useful life have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation pattern in the Council and comparing the information with other Councils.

Condition assessments were conducted through in-house level 1 visual inspection in 2014-15. The assessment was conducted by internal Council staff. Condition assessments were based on four key components: superstructure, abutment, sub-structure and general/miscellaneous.

The written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116. The component standard useful lives have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation and consumption pattern within Camden or in comparison with other Councils.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

 \$ '000

(3) Valuation techniques used to derive level 2 and level 3 fair values (continued)**Infrastructure, property, plant and equipment (IPP&E) (continued)****Footpaths**

This asset class comprises footpaths and cycle ways. The valuation of footpaths was as at 30 June 2015 using the depreciable replacement cost (unit rate). The construction cost estimation was undertaken using 2014 Rawlinson's – Australian Construction Handbook standard rates.

The condition assessment for all Asset Classes under Footpath asset class was conducted by internal Asset Data collection by Camden Council – LGA wide sample data collection in 2014-15. The internal data collection was undertaken to provide comprehensive condition assessment for footpath and cycleway assets.

The written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116. The component standard useful lives have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation and consumption pattern within Camden or in comparison with other Councils.

Stormwater Drainage

Council has grouped its stormwater assets into four main types which are pits, pipes, headwalls and stormwater quality improvement devices. The valuation of stormwater drainage was as at 30 June 2015 using the depreciable replacement cost (unit rate). The construction cost estimation was undertaken using 2014 Rawlinson's – Australian Construction Handbook standard rates.

The inputs used to value these assets, including estimates of pattern of consumption; asset condition and useful life have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation pattern in the Council and comparing the information with other Councils.

Condition assessments were conducted through in-house sample data collection by conducting visual inspections including collecting photographic evidence of sample assets. The assessment was conducted by internal Council staff in 2014-15.

The written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116. The component standard useful lives have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation within Camden or in comparison with other Councils.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

\$ '000

(3) Valuation techniques used to derive level 2 and level 3 fair values (continued)**Infrastructure, property, plant and equipment (IPP&E) (continued)****Open Space / Recreational Assets & Other Assets**

This asset class includes all of the Council's Playgrounds and associated Playground Components such as fitness equipment, play equipment, playground Softfall and edging assets.

Valuations were undertaken in 2015-16 and were completed by Playfix Pty Ltd using the depreciable replacement cost for all Playground Equipment. The inputs used to value the Playground Assets, including estimates of residual value, patterns of consumption required extensive professional judgement which was externally sourced. The external valuer also performed detailed condition and defect assessments and assessed the total and remaining useful lives of each playground equipment component.

In 2015-16, valuations were undertaken for the Playground Softfall and Softfall Edging assets and were completed by Council staff using the depreciable replacement cost. This was completed with the assistance of specialist staff such as Landscape Architects within the Council and developer/contractor component breakdown. To estimate the replacement cost rates for this Asset Category, the following sources were accessed:

- Cordell Commercial Building Cost Guide 2016,
- Rawlinsons – 2016 – Australian Construction Handbook and/or
- Actual supplied project cost rates for unique items.

The inputs used to value the assets in this Asset Category, including estimates of residual value, patterns of consumption, asset condition and useful life required extensive professional judgement which has had a significant impact on the final determination of fair value.

There has been no change to the valuation process for this asset class during this reporting period and the written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116.

(4). Highest and best use

Local Government has a responsibility to provide many assets for community purpose and therefore not all assets are held at highest and best use.

(5). Reconciliation of movements

A reconciliation of movements in recurring fair value measurements allocated to Level 3 can be seen in Note 9 (a) of the Financial Statements.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 28, Related party disclosures

\$ '000

a. Key management personnel

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

Council's Key Management Personnel include Mayor, Councillors, General Manager, Senior Executives (Directors), Chief Financial Officer and Staff acting or part year appointments as a Key Management Personnel

The aggregate amount of KMP compensation included in the Income Statement is:

Compensation:	
Short-term benefits	Actual
Post-employment benefits	2017
Other long-term benefits	1,530
	145
Total	1,715

b. Other transactions with KMP and their related parties

Council has determined that transactions at arm's length between KMP and Council as part of Council delivering a public service objective (e.g. access to library or Council swimming pool by KMP) will not be disclosed.

Nature of the transaction

Value of transactions during year	Outstanding balance (incl. loans and commitments)	Terms and conditions	Provisions for doubtful debts outstanding	Doubtful debts expense recognised
\$'000	\$'000		\$'000	\$'000
588	9	30 day term on invoices	*	*

Traineeship Program¹

¹ Camden Council uses a training company to source trainees that are offered apprenticeships and traineeships at Camden Council. The funding for this program is endorsed by the Council upon adopting the budget each year which includes a public exhibition period of 28 days. A KMP of the training company is a close family member of a KMP of Camden Council. The KMP of Camden Council has no influence or control over the transactions between the two entities. AASB 124 Related Party Disclosures does not allow the exclusion of transactions between related parties for reporting purposes even if deemed at arm's length.

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Camden Council

SPECIAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2017

Camden, the Best of Both Worlds



SPFS 2017

Camden Council

Special Purpose Financial Statements
for the year ended 30 June 2017

Contents	Page
1. Statement by Councillors and Management	SP2
2. Special Purpose Financial Statements:	
Income Statement – Other Business Activities	SP3
Statement of Financial Position – Other Business Activities	SP4
3. Notes to the Special Purpose Financial Statements	SP5
4. Auditor's Report	SP9

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Background

- (i) These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- (ii) The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.
- Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.
- (iii) For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.
- These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities formally declared as a business activity (defined as Category 1 or 2 activities).
- (iv) In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

page SP 1

SPFS 2017

Camden Council**Special Purpose Financial Statements**

for the year ended 30 June 2017

Statement by Councillors and Management

made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement 'Application of National Competition Policy to Local Government',
- the Office of Local Government Guidelines 'Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality',
- the Local Government Code of Accounting Practice and Financial Reporting,

To the best of our knowledge and belief, these financial statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.**Signed in accordance with a resolution of Council made on 24 October 2017.**

Cr Lara Symkowiak
MAYOR

Cr Theresa Fedeli
DEPUTY MAYOR

Ron Moore
GENERAL MANAGER

Paul Rofe
RESPONSIBLE ACCOUNTING OFFICER

page SP 2

Camden Council

Income Statement of Council's Other Business Activities
for the year ended 30 June 2017

	Commercial Waste	
	Category 2	
\$ '000	Actual 2017	Actual 2016
Income from continuing operations		
User charges	878	745
Total income from continuing operations	878	745
Expenses from continuing operations		
Employee benefits and on-costs	229	204
Materials and contracts	220	205
Depreciation, amortisation and impairment	46	43
Other expenses	163	158
Total expenses from continuing operations	658	610
Surplus (deficit) from continuing operations before capital amounts	220	135
Grants and contributions provided for capital purposes	-	-
Surplus (deficit) from continuing operations after capital amounts	220	135
Surplus (deficit) from discontinued operations	-	-
Surplus (deficit) from all operations before tax	220	135
Less: corporate taxation equivalent (30%) [based on result before capital]	(66)	(41)
SURPLUS (DEFICIT) AFTER TAX	154	94
Plus opening retained profits	1,244	1,427
- Corporate taxation equivalent	66	41
Less:		
- Dividend paid	(972)	(318)
Closing retained profits	492	1,244
Return on capital %	149.7%	80.8%
Subsidy from Council	-	-

SPFS 2017

Camden Council

Statement of Financial Position – Council's Other Business Activities
as at 30 June 2017

\$ '000	Commercial Waste	
	Category 2	
	Actual 2017	Actual 2016
ASSETS		
Current assets		
Cash and cash equivalents	334	1,075
Receivables	11	9
Total Current Assets	345	1,084
Non-current assets		
Infrastructure, property, plant and equipment	147	167
Total non-current assets	147	167
TOTAL ASSETS	492	1,251
LIABILITIES		
Current liabilities		
Payables	-	7
Total current liabilities	-	7
TOTAL LIABILITIES	-	7
NET ASSETS	492	1,244
EQUITY		
Retained earnings	492	1,244
Council equity interest	492	1,244
TOTAL EQUITY	492	1,244

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Attachment 1

SPFS 2017

Camden Council

Special Purpose Financial Statements
for the year ended 30 June 2017

Contents of the notes accompanying the financial statements

Note	Details	Page
1	Summary of significant accounting policies	SP6

DRAFT

Camden Council

Notes to the Special Purpose Financial Statements for the year ended 30 June 2017

Note 1. Significant accounting policies

A statement summarising the supplemental accounting policies adopted in the preparation of the Special Purpose Financial Statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these Special Purpose Financial Statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these Special Purpose Financial Statements have been prepared in accordance with the Local Government Act 1993 (NSW), the Local Government (General) Regulation, and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current values of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government.

The framework for its application is set out in the June 1996 NSW government policy statement titled 'Application of National Competition Policy to Local Government'.

The Pricing and Costing for Council Businesses, A Guide to Competitive Neutrality issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to

activities and provide a standard for disclosure requirements.

These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, return on investments (rate of return), and dividends paid.

Declared business activities

In accordance with *Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*, Council has declared that the following are to be considered as business activities:

Category 1

(where gross operating turnover is over \$2 million)

Nil

Category 2

(where gross operating turnover is less than \$2 million)

Camden Commercial Waste Activity

Provide a diversified range of waste removal services to business operations in the Camden local government area.

Monetary amounts

Amounts shown in the financial statements are in Australian currency and rounded to the nearest thousand dollars.

(i) Taxation-equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

For the purposes of disclosing comparative information relevant to the private sector equivalent,

Camden Council

Notes to the Special Purpose Financial Statements

for the year ended 30 June 2017

Note 1. Significant accounting policies (continued)

the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Notional rate applied (%)

Corporate income tax rate – 30%

Land tax – the first \$549,000 of combined land values attracts 0%. For the combined land values in excess of \$549,001 up to \$3,357,000 the rate is 1.6% + \$100. For the remaining combined land value that exceeds \$3,357,000 a premium marginal rate of 2.0% applies.

Payroll tax – 5.45% on the value of taxable salaries and wages in excess of \$750,000.

Income tax

An income tax equivalent has been applied on the profits of the business activities.

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 30%...

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations, it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The 30% rate applied is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges payable on all category 1 businesses has been applied to all land assets owned or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that council business activities face 'true' commercial borrowing costs in line with private sector competitors.

In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

(ii) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed.

Subsidies occur when Council provides services on a less-than-cost-recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations.

Accordingly, 'subsidies disclosed' (in relation to National Competition Policy) represents the difference between revenue generated from 'rate of return' pricing and revenue generated from prices set by Council in any given financial year.

The overall effect of subsidies is contained within the Income Statement of each reported business activity.

(iii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Such funds are subsequently available for meeting commitments or financing future investment strategies.

Camden Council

Notes to the Special Purpose Financial Statements
for the year ended 30 June 2017

Note 1. Significant accounting policies (continued)

The actual rate of return achieved by each business activity is disclosed at the foot of each respective Income Statement.

The rate of return is calculated as follows:

Operating result before capital income + interest expense
Written down value of I,PP&E as at 30 June

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 2.60% at 30/6/17.

(iv) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.

As part of its 2016-17 Council resolved to retain 50% of Commercial Waste's Funded Surplus for the year (Budget amount \$49,266, actual \$81,732). Amounts of \$190,000 and \$700,000 were also allocated to fund General Fund operations and the Central Administration Building respectively.

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Camden Council

SPECIAL SCHEDULES
for the year ended 30 June 2017

Camden, the Best of Both Worlds



Camden Council

Special Schedules
for the year ended 30 June 2017

Contents

Page

Special Schedules¹

Special Schedule 1	Net Cost of Services	SS 2
Special Schedule 2(a)	Statement of Long Term Debt (all purposes)	SS 4
Special Schedule 7	Report on Infrastructure Assets	SS 5
Special Schedule 8	Permissible Income Calculation	SS 10

DRAFT

¹ Special Schedules are not audited (with the exception of Special Schedule 8).

Background

- (i) These Special Schedules have been designed to meet the requirements of special purpose users such as;
- the NSW Grants Commission
 - the Australian Bureau of Statistics (ABS), and
 - the Office of Local Government (OLG).
- (ii) The financial data is collected for various uses including;
- the allocation of Financial Assistance Grants,
 - the incorporation of Local Government financial figures in national statistics,
 - the monitoring of loan approvals,
 - the allocation of borrowing rights, and
 - the monitoring of the financial activities of specific services.

Camden Council

Special Schedule 1 – Net Cost of Services
for the year ended 30 June 2017

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Function or activity	Expenses from continuing operations	Income from continuing operations		Net cost of services
		Non-capital	Capital	
Governance	1,882	25	–	(1,857)
Administration	28,919	3,487	2,112	(23,320)
Public order and safety				
Fire service levy, fire protection, emergency services	995	518	–	(477)
Beach control	–	–	–	–
Enforcement of local government regulations	520	–	–	(520)
Animal control	249	49	–	(200)
Other	8	–	–	(8)
Total public order and safety	1,772	567	–	(1,205)
Health	977	114	–	(863)
Environment				
Noxious plants and insect/vermin control	124	31	–	(93)
Other environmental protection	35	–	–	(35)
Solid waste management	9,170	12,203	–	3,033
Street cleaning	–	–	–	–
Drainage	–	–	–	–
Stormwater management	2,726	520	22,420	20,214
Total environment	12,055	12,754	22,420	23,119
Community services and education				
Administration and education	222	25	–	(197)
Social protection (welfare)	669	145	–	(524)
Aged persons and disabled	48	–	–	(48)
Youth Services	53	–	–	(53)
Children's services	1,982	1,891	–	(91)
Other Community Services	28	45	–	17
Total community services and education	3,002	2,106	–	(896)
Housing and community amenities				
Public cemeteries	48	356	–	308
Public conveniences	192	–	–	(192)
Street lighting	1,681	–	–	(1,681)
Town planning	3,291	2,408	–	(883)
Other community amenities	33	–	6,288	6,255
Total housing and community amenities	5,245	2,764	6,288	3,807

Special Schedules 2017

Camden Council

Special Schedule 1 – Net Cost of Services (continued)
for the year ended 30 June 2017

Function or activity	Expenses from continuing operations	Income from continuing operations		Net cost of services
		Non-capital	Capital	
Recreation and culture				
Public libraries	1,884	244	–	(1,640)
Museums	–	–	–	–
Art galleries	15	–	–	(15)
Community centres and halls	1,461	1,441	3,301	3,281
Performing arts venues	–	–	–	–
Other performing arts	–	–	–	–
Other cultural services	–	–	–	–
Sporting grounds and venues	336	–	–	(336)
Swimming pools	3,917	4,027	–	110
Parks and gardens (lakes)	8,400	263	6,367	(1,770)
Other sport and recreation	127	194	231	298
Total recreation and culture	16,140	6,169	9,899	(72)
Fuel and energy	–	–	–	–
Agriculture	–	–	–	–
Mining, manufacturing and construction				
Building control	6,710	8,695	–	1,985
Other mining, manufacturing and construction	–	–	–	–
Total mining, manufacturing and const.	6,710	8,695	–	1,985
Transport and communication				
Urban roads (UR) – local	12,220	118	56,590	44,488
Urban roads – regional	–	17	–	17
Sealed rural roads (SRR) – local	196	–	100	(96)
Sealed rural roads (SRR) – regional	–	–	–	–
Unsealed rural roads (URR) – local	–	–	–	–
Unsealed rural roads (URR) – regional	–	–	–	–
Bridges on UR – local	496	–	–	(496)
Bridges on SRR – local	–	–	–	–
Bridges on URR – local	–	–	–	–
Bridges on regional roads	–	–	–	–
Parking areas	12	–	–	(12)
Footpaths	774	–	–	(774)
Aerodromes	–	–	–	–
Other transport and communication	1,121	369	253	(499)
Total transport and communication	14,819	504	56,943	42,628
Economic affairs				
Camping areas and caravan parks	–	–	–	–
Other economic affairs	509	38	–	(471)
Total economic affairs	509	38	–	(471)
Totals – functions	92,030	37,223	97,662	42,855
General purpose revenues ⁽¹⁾		53,820		53,820
Share of interests – joint ventures and associates using the equity method	–	29		29
NET OPERATING RESULT ⁽²⁾	92,030	91,072	97,662	96,704

(1) Includes: rates and annual charges (including ex gratia, excluding water and sewer), non-capital general purpose grants, interest on investments (excluding externally restricted assets) and interest on overdue rates and annual charges. (2) As reported in the Income Statement

page SS 3

Special Schedules 2017

Camden Council

Special Schedule 2(a) – Statement of Long Term Debt (all purpose)
for the year ended 30 June 2017

Classification of debt	Principal outstanding at beginning of the year		New loans raised during the year	Debt redemption during the year		Transfers to sinking funds	Interest applicable for year	Principal outstanding at the end of the year	
	Current	Non-current		From revenue	Sinking funds			Current	Non-current
Loans (by source)									
NSW Treasury Corporation	1,900	6,200	1,900	1,900	–	–	–	2,000	4,200
Financial institutions	1,832	29,668	–	1,832	1,437	–	1,437	1,796	27,872
Total loans	3,732	35,868	–	3,732	–	–	1,437	3,796	32,072
Total debt	3,732	35,868	–	3,732	–	–	1,437	3,796	35,868

Notes: excludes (i) internal loans and (ii) principal inflows/outflows relating to loan re-financing.
This schedule is prepared using the **face value** of debt obligations, rather than **fair value** (which are reported in the GPFS).

Special Schedules 2017

Camden Council

Special Schedule 7 – Report on Infrastructure Assets as at 30 June 2017

Asset class	Asset category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2016/17 Required maintenance ^a	2016/17 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost												
								1	2	3	4	5								
Buildings																				
	Council Offices / Administration Centres	–	–	255	67	29,912	37,489	69%	0%	31%	0%	0%								
	Council Works Depot	40	40	59	51	905	3,021	4%	3%	91%	3%	0%								
	Council Public Halls	–	–	135	100	3,936	8,335	0%	25%	75%	0%	0%								
	Libraries	–	–	–	95	7,589	12,739	0%	100%	0%	0%	0%								
	Cultural Facilities	–	–	–	–	356	592	0%	100%	0%	0%	0%								
	Council Other Buildings – Civic Centre	–	–	102	27	1,948	4,730	0%	0%	100%	0%	0%								
	Council Other Buildings – Bushfire & SES Buildings	233	233	19	22	1,033	1,829	36%	5%	32%	25%	0%								
	Council Other Buildings – Toilet Blocks & Amenities	477	477	388	79	11,783	23,041	20%	18%	58%	4%	0%								
	Council Other Buildings – Leased Properties	302	302	10	198	81	897	0%	0%	33%	67%	0%								
	Council Other Buildings – Other Including Swimming Pool	448	448	200	243	9,195	19,028	50%	5%	40%	5%	0%								
	Other	184	184	3	19	1,657	2,121	100%	0%	0%	0%	0%								
	Sub-total	1,684	1,684	1,171	901	68,395	113,822	37.5%	18.2%	41.7%	2.6%	0.0%								
Other structures																				
	Other structures Land Improvements – Depreciable	1,116	1,116	444	–	17,543	31,990	12%	43%	39%	5%	1%								
	Sub-total	254	254	98	–	4,441	8,418	31%	32%	31%	6%	0%								
	Sub-total	1,370	1,370	542	–	21,984	40,408	15.8%	40.8%	37.4%	5.0%	1.0%								

page 55 5

Special Schedules 2017

Camden Council

Special Schedule 7 – Report on Infrastructure Assets as at 30 June 2017 (continued)

Asset class	Asset category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2016/17 Required maintenance ³	2016/17 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
								1	2	3	4	5
Roads	Sealed Roads Surface	2,216	2,216	786	2,360	76,346	113,403	48%	35%	13%	4%	0%
	Sealed Roads Structures & Formation	1,725	1,725	488	-	201,810	239,432	56%	32%	11%	1%	0%
	Road Formation (Non Depreciables)	-	-	-	-	40,366	40,366					100%
	Bridges and Culverts	218	218	484	134	29,493	42,972	6%	32%	61%	1%	0%
	Footpaths	276	276	53	264	18,566	25,544	61%	29%	8%	2%	0%
	Cycle Ways	156	156	15	-	15,658	19,265	72%	23%	3%	2%	0%
	Kerb and Gutter	1,171	1,171	953	220	131,151	172,999	24%	31%	44%	2%	0%
	Other Road Assets – Road Furniture	28	28	13	-	2,323	4,526	35%	60%	4%	1%	0%
	Other Road Assets – Road Structures	36	36	33	216	10,175	12,985	20%	70%	9%	1%	0%
	Carparks	176	176	136	-	2,915	4,527	22%	14%	58%	5%	1%
	Carpark Formation (non depreciables)	-	-	-	-	535	533					
	Sub-total	6,002	6,002	2,961	3,194	529,338	676,552	39.5%	30.6%	22.2%	1.9%	5.8%

page SS 6

Camden Council

Special Schedule 7 – Report on Infrastructure Assets as at 30 June 2017 (continued)

Asset class	Asset category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2016/17 Required maintenance ^a	2016/17 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost										
								1	2	3	4	5						
\$'000																		
Stormwater drainage	Retarding Basins	-	-	10	115	5,800	8,350	25%	64%	7%	0%	0%						
	Retarding Basins (Non Depreciables – Earthworks)					5,735	5,735						100%					
	Stormwater Conduits	1,124	1,124	37	50	164,821	183,130	78%	19%	2%	1%	0%						
	Inlet and Junctions Pits	148	148	43	389	56,106	68,885	61%	35%	4%	0%	0%						
	Head Walls	3	3	1	-	1,807	2,275	55%	41%	4%	0%	0%						
	Outfall Structures	82	82	-	-	2,134	2,156	84%	9%	1%	3%	3%						
	Stormwater Converters	-	-	-	-	12,930	14,537	63%	37%	0%	0%	0%						
	Other – Channels	-	-	-	-	7,096	8,152	12%	81%	7%	0%	0%						
	Other	-	-	7	-	-	-	-										
	Sub-total		1,357	1,357	98	554	256,429	293,220	68.3%	26.0%	2.9%	0.5%	2.3%					
Open space/recreational assets	Open Space Recreational Assets – Parks and Reserve	369	369	250	374	3,592	6,371	36%	22%	30%	12%	0%						
	Sub-total	369	369	250	374	3,592	6,371	36.0%	22.0%	30.0%	12.0%	0.0%						
	TOTAL – ALL ASSETS	10,782	10,782	5,022	5,023	879,738	1,130,373	45.7%	28.5%	19.8%	1.8%	4.2%						

Notes:

a Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

1	Excellent	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Average	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

Camden Council

Special Schedule 7 – Report on Infrastructure Assets (continued)
for the year ended 30 June 2017

\$ '000	Amounts	Indicator	Benchmark	Prior periods	
	2017	2017		2016	2015
Infrastructure asset performance indicators * consolidated					
1. Infrastructure renewals ratio					
Asset renewals ⁽¹⁾	5,470	38.24%	>= 100%	31.61%	13.85%
Depreciation, amortisation and impairment	14,305				
2. Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	10,782	1.23%	< 2%	1.27%	1.63%
Net carrying amount of infrastructure assets	879,738				
3. Asset maintenance ratio					
Actual asset maintenance	5,023	1.00	> 1.00	0.89	0.97
Required asset maintenance	5,022				
4. Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	10,782	0.95%		0.98%	
Gross replacement cost	1,130,373				

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Notes

* All asset performance indicators are calculated using the asset classes identified in the previous table.

⁽¹⁾ Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Camden Council

Special Schedule 7 – Report on Infrastructure Assets (continued)
for the year ended 30 June 2017

<p>1. Infrastructure renewals ratio</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Ratio %</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>13.85%</td> </tr> <tr> <td>2016</td> <td>31.61%</td> </tr> <tr> <td>2017</td> <td>38.24%</td> </tr> </tbody> </table>	Year	Ratio %	2015	13.85%	2016	31.61%	2017	38.24%	<p>Purpose of asset renewals ratio</p> <p>To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 Ratio 38.24%</p> <p>The benchmark for this ratio is better than 100%. A higher renewal spending by Council has resulted in a improved ratio compared to last year. It is difficult to justify a ratio of more than 100% for Camden Council when Council has a high proportion of new assets that at this point in their life cycle do not require renewal. This ratio does not allow the inclusion of transfers to the asset renewal reserve for future renewal purpose.</p>
Year	Ratio %									
2015	13.85%									
2016	31.61%									
2017	38.24%									
<p>Benchmark: Minimum >=100.00% Source for benchmark: Code of Accounting Practice and Financial Reporting #25</p> <p>Ratio achieves benchmark (Green) Ratio is outside benchmark (Red)</p>										
<p>2. Infrastructure backlog ratio</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Ratio %</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>1.63%</td> </tr> <tr> <td>2016</td> <td>1.27%</td> </tr> <tr> <td>2017</td> <td>1.23%</td> </tr> </tbody> </table>	Year	Ratio %	2015	1.63%	2016	1.27%	2017	1.23%	<p>Purpose of infrastructure backlog ratio</p> <p>This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 Ratio 1.23%</p> <p>Council's current infrastructure backlog is 1.23% which is within the industry standard of less than 2.00% which supports the continuation of Council's renewal programs.</p>
Year	Ratio %									
2015	1.63%									
2016	1.27%									
2017	1.23%									
<p>Benchmark: Maximum <2.00% Source for benchmark: Code of Accounting Practice and Financial Reporting #25</p> <p>Ratio achieves benchmark (Green) Ratio is outside benchmark (Red)</p>										
<p>3. Asset maintenance ratio</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Ratio (x)</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>0.97</td> </tr> <tr> <td>2016</td> <td>0.89</td> </tr> <tr> <td>2017</td> <td>1.00</td> </tr> </tbody> </table>	Year	Ratio (x)	2015	0.97	2016	0.89	2017	1.00	<p>Purpose of asset maintenance ratio</p> <p>Compares actual vs required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the infrastructure backlog growing.</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 Ratio 1.00 x</p> <p>Council's asset maintenance ratio is 1.00 (or 100%) which is required to ensure assets remain at a good standard. Council has consistently invested in its maintenance program to ensure the asset backlog remains within the industry benchmark of 2%.</p>
Year	Ratio (x)									
2015	0.97									
2016	0.89									
2017	1.00									
<p>Benchmark: Minimum >1.00 Source for benchmark: Code of Accounting Practice and Financial Reporting #25</p> <p>Ratio achieves benchmark (Green) Ratio is outside benchmark (Red)</p>										
<p>4. Cost to bring assets to agreed service level</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Ratio %</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>0.98%</td> </tr> <tr> <td>2017</td> <td>0.95%</td> </tr> </tbody> </table>	Year	Ratio %	2016	0.98%	2017	0.95%	<p>Purpose of agreed service level ratio</p> <p>This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.</p>	<p>Commentary on 2016/17 result</p> <p>2016/17 Ratio 0.95%</p> <p>Council's "cost to bring assets to an agreed service level" is the same as Council's costs to bring assets to a satisfactory standard as they are both calculated using a condition 2 (good) rating. This cost is less than 1% of Council's total gross replacement costs. In lieu of an industry benchmark this ratio is still less than 2% being the industry benchmark for cost to bring assets to a satisfactory standard.</p>		
Year	Ratio %									
2016	0.98%									
2017	0.95%									

Camden Council

Special Schedule 8 – Permissible Income Calculation

for the year ended 30 June 2018

\$'000		Calculation 2016/17	Calculation 2017/18
Notional general income calculation ⁽¹⁾			
Last year notional general income yield	a	40,366	45,348
Plus or minus adjustments ⁽²⁾	b	4,197	3,173
Notional general income	c = (a + b)	44,563	48,521
Permissible income calculation			
Special variation percentage ⁽³⁾	d	0.00%	0.00%
Or rate peg percentage	e	1.80%	1.50%
Or crown land adjustment (incl. rate peg percentage)	f	0.00%	0.00%
Less expiring special variation amount	g	-	-
Plus special variation amount	$h = d \times (c - g)$	-	-
Or plus rate peg amount	$i = c \times f$	802	728
Or plus Crown land adjustment and rate peg amount	$j = c + i + n + j$	-	-
Sub-total		45,365	49,249
Plus (or minus) last year's carry forward total	i	60	60
Less valuation objections claimed in the previous year	m	(18)	-
Sub-total	n = (i + m)	42	60
Total permissible income	o = k + n	45,408	49,309
Less notional general income yield	p	45,348	49,249
Catch-up or (excess) result	q = o - p	60	59
Plus income lost due to valuation objections claimed ⁽⁴⁾	r	-	1
Less unused catch-up ⁽⁵⁾	s	-	-
Carry forward to next year	t = q + r - s	60	60

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916*.
- (3) The 'special variation percentage' is inclusive of the rate peg percentage and where applicable Crown land adjustment.
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer-General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (5) Unused catch-up amounts will be deducted if they are not caught up within 2 years. Usually councils will have a nominal carry forward figure. These amounts can be adjusted for in setting the rates in a future year.
- (6) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the *Local Government Act 1993*. The OLG will extract these amounts from Council's Special Schedule 8 in the financial data return (FDR) to administer this process.

**Appendix: Summary of Budget Review Variations Greater Than \$15,000
June Review of the 2016/17 Budget**

1) Proposed Budget Variations		Change In Vote		Totals		Description	Comments
Expense	\$	Income	\$	\$	\$		
121,400		1,395,660		1,517,060		Surplus / (Deficit) - Proposed Budget Variations	September 2016/17 Review
(606,200)		1,347,122		740,922		Surplus / (Deficit) - Proposed Budget Variations	December 2016/17 Review
(306,100)		656,100		350,000		Surplus / (Deficit) - Proposed Budget Variations	March 2016/17 Review
		(650,000)		(650,000)		Loan Borrowings Income	Council approved a debt reduction strategy, which has gradually reduced the reliance on recurrent loan borrowings to part-fund Council's road reconstruction program. The last year of borrowing funds for recurrent purposes was as part of the 2016/17 budget with \$1 million to be borrowed. A review of the 2016/17 budget identified that the \$1 million was not required to be borrowed. The March Quarterly Budget Review funded \$350,000 and the balance of \$650,000 is funded at year-end review. As a result of not borrowing Council has realised interest savings of approximately \$325,000 over the life of the proposed 2016/17 loan.
		384,938		384,938		Development - Fees & Charges Income	Development income has exceeded budget expectations for the fourth quarter of 2016/17. Council has received a number of Development Applications of high value this quarter predominately a result of development activity in the Leppington release area. The level of income received from development activity is primarily dependent on the receipt of applications from developers, and as such is somewhat difficult to project given the unprecedented growth Council is experiencing.
		166,201		166,201		Corporate Management Rates Income	Supplementary rate income is received upon the re-zoning or subdivision of land. It is additional rate income to the amount levied at the beginning of the financial year. The increase in rate income realised during the fourth quarter of 2016/17 is primarily due to new lots created through subdivisions in the Spring Farm, Cran Park, Gregory Hills and Leppington land release areas.
		(99,285)		(99,285)		Rental/lease Property Income	Lease negotiations during 2016/17 took longer than anticipated and renovation works had a delayed commencement; this reduced the expected rentals for 2016/17. Council will be receiving over \$800,000 in additional income per annum once all conditions of the leases are met.
		97,669		97,669		Interest on Investments Income	The performance of Council's investment portfolio has exceeded budget expectations. The primary reason for this is Council's investment portfolio being higher than originally budgeted.
		81,511		81,511		Civic Centre Income	Additional income has been realised within Civic Centre operations in 2016/17 than anticipated. This is primarily a result of an increase in the utilisation of the facility.
		62,405		62,405		Regulatory Compliance Income	Income realised for building site compliance was higher than anticipated predominately due to growth.
		33,136		33,136		Commercial Waste Income	Actual income for Council's commercial three bin service and commercial garbage service (1100 litre bin) for 2016/17 has been in higher demand than anticipated predominately relating to growth in the sector.
		21,151		21,151		Section 149 Certificate Income	Additional income has been realised for Section 149 Certificates primarily a result of growth through continued development within the LGA.
		18,084		18,084		Section 603 Certificate Income	Additional income has been realised for Section 603 Certificates primarily a result of growth through continued development within the LGA.

**Appendix: Summary of Budget Review Variations Greater Than \$15,000
June Review of the 2016/17 Budget**

Expense	Change in Vote	Totals	Description	Comments
\$	Income	\$		
(500,000)		(500,000)	Transfer to Working Funds Reserve	As part of the adoption of the 2017/18 – 2020/21 Delivery Program Council resolved to use future funding from quarterly budget reviews as a funding source for the major projects to be delivered in the 2017/18 – 2020/21 Delivery Program. It was estimated that \$500,000 could be funded from each quarterly budget review from September 2017 to March 2021. This would provide up to \$7.5 million in funding. The funding required from quarterly budget reviews over the next four years is a conservative \$5.7 million, which provides a contingency should a budget review not realise \$500,000 over the nominated period. It is proposed to transfer \$500,000 from the 2016/17 year-end result to the Working Funds Reserve for this purpose; the allocation will mean Council is one quarterly budget review ahead of the proposed funding program.
331,217		331,217	Workers Compensation Premium Expense	Council's decreasing premium is predominately a result of proactive claims management. As a result of consistent performance this budget was reduced as part of considering the 2017/18 budget. This provided Council with additional funds for allocation in 2017/18.
196,312		196,312	Street Lighting Charges	The street lighting charges allocation relates to the maintenance and electricity cost of public lighting throughout the LGA. Savings against budget were realised as a result of the timing of installation of new lights in growth areas, decisions of the Australian Energy Regulator to cap maintenance costs increases, the increasing use of energy efficient lighting, and improved outcomes through competitive sourcing of electricity supply.
181,169		181,169	Information Technology Expense	Information Technology hardware costs, software upgrade costs and Backup & Disaster Recovery costs, licences, consumables and consultancy costs were lower than anticipated for 2016/17, thus resulting in savings. Part of this saving is proposed to be transferred to Council's IT reserve to further support the implementation of Council's IT Strategic Plan.
177,664		177,664	Corporate Salaries Staff Expense	Savings have been identified as a result of vacancies within Council's existing staff structure. Recruitment has commenced for a number of positions and they are expected to be filled during the 2017/18 financial year. It is expected that upon the resignation of an employee that there will be a lag time between resignation and the appointment of the new employee. This is a minor variation of 0.5% to budget.
100,103		100,103	Statutory Planning Operational Expense	Savings in Statutory Planning resulted primarily due to a reduction in legal expenses and the establishment of an Urban Design Panel later than first anticipated.
96,432		96,432	Development Certification Operational Expense	Council is required to seek legal advice on a range of planning and development matters. Legal costs for 2016/17 were below budget.
75,278		75,278	Fleet Management Expense	The operating costs for Council's fleet were below budget expectations for 2016/17. This is primarily a result of staff vacancies during the year for positions with leaseback vehicles. Council budgets for a full complement of staff, turnover is an expected part of managing a large organisation.
74,270		74,270	Road Reconstruction Program Expense	Council completed several road reconstructions during 2016/17. Savings were able to be achieved at these locations due to the use of recycled pavement materials resulting in a reduction in material disposal fees.
73,122		73,122	Leisure Centre and Swimming Pool Expense	The operating cost for Mt Anns Leisure Centre and Camden Swimming Pool were below budget expectation for 2016/17. This is primarily a result of savings on electricity and insurance costs.
71,033		71,033	Strategic Planning Operational Expense	Savings have been realised within Strategic Planning area during 2016/17. These savings are primarily a result of a reduction in expected expenditure on external consultants, studies and reviews of the Camden Local Environment Plan and Development Control Plan.
67,548		67,548	Assets Planning Operational Expense	This budget is to assist the asset management section with resourcing, to ensure Council meets its statutory reporting responsibilities for year-end. Council was able to complete the majority of this work in-house which realised savings.

**Appendix: Summary of Budget Review Variations Greater Than \$15,000
June Review of the 2016/17 Budget**

Expense \$	Change In Vote Income \$	Totals \$	Description	Comments
65,156		65,156	Library Operational Expense	Savings have been achieved on various operating expenses including photocopier, telecommunication and systems and maintenance support.
(46,319)		(46,319)	Storm Damage Expense	The tree operation service for storm damage response is above budget. This is due to higher than expected requests under the dangerous tree category, which considers potentially dangerous trees from a safety risk perspective.
42,025		42,025	Employee Services Traineeship Program	Council employed 18 trainees and apprentices throughout the organisation in 2016/17. The timing between each trainee's completion and the recruitment of each new position has resulted in savings to the budget.
41,464		41,464	State Emergency Services Operations	The savings consists of a reimbursement of operational costs relating to the SES building and fleet maintenance costs for 2016/17 which is payable under the agreement with State Emergency Services Sydney Southern Region. In addition, savings on the plant and vehicle maintenance expenditure budget was realised as these have been transferred to SES.
(39,473)		(39,473)	Parks & Reserves Maintenance Expense	Council's open space maintenance budget was approximately \$6.4 million in 2016/2017. A minor variation of 0.6% to budget for maintenance costs were realised this year. The variation related to an increase in the transfer of projected maintenance as a result of new subdivisions in areas such as Gregory Hills and Gledswood Hills. The additional expenditure related to mowing and landscape maintenance requirements.
(35,724)		(35,724)	Communications and Events Expense	This increase is due to variations in several expenditure items across the year required to meet Council's commitment to continually engage and communicate with the community and increases to a range of events to respond to a growing community's expectations.
35,532		35,532	Rural Fire Service Operations	Savings have been realised within the Rural Fire Services budget primarily as a result of less than expected vehicle maintenance during 2016/17.
32,430		32,430	Development Compliance Operational Expense	Savings in the Development Compliance operational budget were primarily a result of less legal expenses than expected.
29,660		29,660	Road Maintenance Expense	Council achieved savings due to effective management of the roads maintenance program within budget. This savings represent a minor variation of less than 1% of the total roads maintenance budget.
28,430		28,430	Risk Management - Insurance Premiums	Savings in the public liability and property insurance premiums for the year were realised through Council's better claims management throughout the year.
(23,340)		(23,340)	Election Expense	Council budgets each cycle for this expense based on information provided by the electoral commission. The 2016 Camden Local Government Area election expenses were greater than final estimated by the electoral commission.
21,297		21,297	Community Donations and Subsidies Expense	Council's budget allocations for subsidies and donations to the community during the year includes hall subsidies for concerts, gifted persons assistance, community small grants, performing arts and the Camden Art Show. The claims for assistance under this program were less than expected for the year.
(17,343)		(17,343)	Public Trees Maintenance Expense	The public tree maintenance expenditure for the year has been higher than anticipated. This is due to an increase in community requests and subsequent inspections identifying additional maintenance required to address canopy reduction, crown lifting, heavy pruning and in some instances tree removal for safety reasons.
187,883	27,952	215,835	Variations under \$15,000	
1,265,826	143,764	1,409,590	Surplus / (Deficit) - Proposed Budget Variations	June 2016/17 Review
474,926	3,542,646	4,017,572	Surplus / (Deficit) - Net Impact of Variations 2016/17	

**Appendix: Summary of Budget Review Variations Greater Than \$15,000
June Review of the 2016/17 Budget**

Expense		Change in Vote		Totals		Description		Comments	
\$		\$		\$					
<p>* It should be noted where net increases or reductions have been shown within the main Council Report the income and expenditure column will not reconcile, as the two are separated within this attachment.</p>									
<p>2) Council Approved Budget Variations</p>									
<p>Since adopting the 2016/17 Budget, Council has authorised the following changes to the budget.</p>									
(2,496,260)	979,200	(1,517,060)					Surplus / (Deficit) - Authorised Variations September 2016/17 Budget Review		
(3,925,222)	3,184,300	(740,922)					Surplus / (Deficit) - Proposed Budget Variations December 2016/17 Review		
(355,000)	5,000	(350,000)					Surplus / (Deficit) - Proposed Budget Variations March 2016/17 Review		
0	0	-					Surplus / (Deficit) - Proposed Budget Variations June 2016/17 Review		
(6,776,482)	4,168,500	(2,607,982)					Surplus / (Deficit) - Council Approved Variations 2016/17		

Legend:
Expense Reduction - Positive figures, Expense Increase (Negative Figure)
Income Increase - Positive figures, Income Reduction (Negative figure)

**Appendix: Summary of Budget Review Variations Greater Than \$15,000
June Review of the 2016/17 Budget**

Expense	Change In Vote Income	Totals	Description	Comments
\$	\$	\$		
3) Contra Adjustments				
Contra adjustments that have a NIL impact on Council's Budget.				
(864,600)	864,600	-	September 2016/17 Contra Adjustments	
(589,000)	589,000	-	December 2016/17 Contra Adjustments	
(3,242,599)	3,242,599	-	March 2016/17 Contra Adjustments	
	9,207,569		Section 94 Contributions - Operating & Capital Income	Section 94 developer contributions income continued to be above budget expectations for the second half of 2016/17. This is a result of cash payments received for a number of large developments during the second half of the financial year. The income is restricted to reserve for the purpose of funding future infrastructure costs within new release areas.
(9,207,569)			Section 94 Developer Contributions - Transfer to Reserve	
	1,695,091		Voluntary Planning Agreements - Operating & Capital Income	Voluntary Planning Agreement income continued to be above budget expectations for 2016/17. This is a result of cash payments from developers who have entered into voluntary planning agreements. The income will be restricted to reserve for the purpose of providing infrastructure which is not covered under the planning agreements.
(1,695,091)			Voluntary Planning Agreements - Transfer to Reserve	
64,672			Road Reconstruction Program	Council has incurred additional costs in street sweeping associated with road reconstruction works, CBD area cleaning, car parks, and storm related events. The additional costs have been off set by savings realised in Council's Road Reconstruction program.
(64,672)			Street Sweeping Expense	
(67,472)			Stormwater Levy Reserve - Transfer to/from Reserve	Savings have been achieved in stormwater asset maintenance for 2016/17. These projects have been funded through Council's ongoing commitment to stormwater management. Savings will be returned to the Stormwater Management Levy Reserve.
(29,811)			General Fund Stormwater Reserve - Transfer to/from Reserve	
	97,283		Stormwater Levy Program - Program Expenditure	
(10,989,943)	10,989,943	-	June 2016/17 Contra Adjustments	
(15,686,142)	15,686,142	-	Total Contra Variations 2016/17	

**Appendix: Summary of Budget Review Variations Greater Than \$15,000
June Review of the 2016/17 Budget**

Expense		Change in Vote		Totals		Description		Comments	
		Income		\$					
4) Revotes for the 2016/17 Year to be included in the 2017/18 Budget Budget adjustments which have are proposed to be carried forward into the 2017/18 Budget:									
31,424,198		(31,424,198)		-		June Carry-Forwards		Work in progress	
6,089,200		(6,089,200)		-		Revotes		Work not commenced	
37,523,398		(37,523,398)		-		Total Revotes Identified for June Period			
37,523,398		(37,523,398)		-		Total Revotes Identified 2016/17			

**Appendix: Summary of Budget Review Variations Greater Than \$15,000
June Review of the 2016/17 Budget**

Expense	Change In Vote Income	Totals	Description	Comments
Reconciliation to June Review of the 2016/17 Budget				
2015/16 Carried Forward Working Funds Balance		1,000,000		
2016/17 Adopted Budget Surplus		0		
Available Working Funds 01/07/16		1,000,000		
Less:				
Minimum Desired Level		(1,000,000)		
Total Funds Available		0	Total Available Working Funds as at 01/07/2016	
September Review		1,517,060	Significant Budget Variations	
		(1,517,060)	Council Approved Variations	
		0	Budget Contra Variations	
		0	Sub Total - September Review Variations	
		0	Total Available Working Funds as at 30/09/2016	
December Review		740,922	Significant Budget Variations	
		(740,922)	Council Approved Variations	
		0	Budget Contra Variations	
		0	Sub Total - December Review Variations	
		0	Total Available Working Funds as at 31/12/2016	
March Review		350,000	Significant Budget Variations	
		(350,000)	Council Approved Variations	
		0	Budget Contra Variations	
		0	Sub Total - March Review Variations	
		0	Total Available Working Funds as at 31/03/2017	
June Review		1,409,590	Significant Budget Variations	
		-	Council Approved Variations	
		-	Budget Contra Variations	
		1,409,590	Sub Total - June Review Variations	
2016/17 Budget Surplus		1,409,590	Total Available Working Funds as at 30/06/2017	

**EXPENDITURE REVOTES CARRIED FORWARD FROM 2016-17 BUDGET
WORKS NOT COMMENCED**

Category	Item No.	Description	Revised Budget	Actual Expenditure	Budget Remaining	Policy Mit	Source of Funding				Reserve Cont.	Waste Mgmt	General Revenue	Other Income	Total	Expected Completion	Comments
							Section 94	Grant Cont.	Reserve Cont.	Waste Mgmt							
		COMMUNITY ASSETS															
		Major Projects															
Community Assets - Major Projects	1	PCYC Amenities Building	\$571,200	\$0	\$571,200	Y	\$571,200	\$0	\$0	\$0	\$0	\$0	\$0	\$571,200	-	PCYC have questioned the scope and location proposed. This has delayed any design work and funds remained unexpended in 2016/17.	
Community Assets - Major Projects	2	PCYC Building Construction	\$2,430,000	\$4,600	\$2,425,400	Y	\$1,015,400	\$1,410,000	\$0	\$0	\$0	\$0	\$0	\$2,425,400	-	PCYC have questioned the scope and location proposed. This has delayed any design work and funds remained unexpended in 2016/17.	
Community Assets - Major Projects	3	Oran Park Leisure Centre - Planning	\$51,900	\$0	\$51,900	Y	\$51,900	\$0	\$0	\$0	\$0	\$0	\$0	\$51,900	-	Works have been delayed due to extended negotiations with the developer.	
Community Assets - Major Projects	4	Oran Park Civic Plaza Construction	\$800,000	\$0	\$800,000	Y	\$0	\$0	\$0	\$0	\$0	\$800,000	\$0	\$800,000	2017/18	These works are being delivered in conjunction with the Oran Park Library which was originally scheduled for completion at the same time as Council's Administration Centre in 2016. However the completion date has been extended to early 2018.	
Parks & Reserves Improvements	5	Elderslie Sportsground Amenities	\$100,000	\$0	\$100,000	Y	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	Return to SSA. This is linked to the construction of the new grandstand at Kirkham. There is no funding for the grandstand construction. Timeframe for this is not known. This project will be removed from the budget.	
Parks & Reserves Improvements	6	Kirkham Park Playground	\$167,900	\$0	\$167,900	Y	\$167,900	\$0	\$0	\$0	\$0	\$0	\$0	\$167,900	-	Subject to the adoption of the Kirkham Park site masterplan by Council.	
Parks & Reserves Improvements	7	New Park Kirkham	\$167,900	\$0	\$167,900	Y	\$167,900	\$0	\$0	\$0	\$0	\$0	\$0	\$167,900	-	Subject to the adoption of the Kirkham Park site masterplan by Council.	
		Total - Major Projects	\$4,288,900	\$4,600	\$4,294,300		\$1,974,300	\$1,410,000	\$0	\$0	\$0	\$800,000	\$0	\$4,154,300			
		Civil Construction & Maintenance															
Parks & Reserves Improvements	8	Onslow Oval rear fields - New Lamps	\$30,000	\$0	\$30,000	Y	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000	2017/18	Installing additional lamps to existing poles has proven to be unachievable as there is no spare power supply capacity to the rear fields. Camden Show Society conducted a significant power redistribution project to reduce the draw on power supply back to the required levels in early 2017. This did not create extra capacity. Quotes are being sought for the replacement of one existing pole with a taller pole. This will improve lighting levels without the expense of a power substation upgrade.	
Road Improvements	9	Smeaton Grange Turner Road Stage 2 (R2R)	\$150,000	\$0	\$150,000	Y	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000	2017/18	Construction funding for Turner road of \$1.3m is spread across three project budgets. Developer delays within the Turner road work zone have impacted the overall project causing significant delays.	
Road Improvements	10	2016/17 CRP - Templeton Road Recons	\$45,000	\$0	\$45,000	Y	\$0	\$0	\$45,000	\$0	\$0	\$0	\$0	\$45,000	2017/18	Templeton road construction works were identified to be undertaken by Council's contractor as part of the resal and asphalt program undertaken in June, 2017. Scheduling conflicts and tight time frames at the end of the year did not allow the contractor to commence the works on the particular roads and no other contractor was available to undertake the works in late June.	
		Total - Construction & Civil Maintenance	\$225,000	\$0	\$225,000		\$0	\$150,000	\$75,000	\$0	\$0	\$0	\$0	\$225,000			
		Total - Community Asset	\$4,513,900	\$4,600	\$4,509,300		\$1,974,300	\$1,560,000	\$75,000	\$0	\$0	\$800,000	\$0	\$4,409,300			
		SPORT, COMMUNITY & RECREATION															
		Community Development															
Community Assets - Major Projects	11	Oran Park Library Fit-Out	\$330,000	\$0	\$330,000	Y	\$130,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$330,000	2017/18	Construction Of Oran Park Library is in progress. Fit-Out will commence once building is finished.	
		Total - Community Development	\$330,000	\$0	\$330,000		\$130,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$330,000			
		Sport, Recreation & Sustainability															
Parks & Reserves Improvements	12	Miss Lewells Daries Pioneers Walkway	\$593,300	\$0	\$593,300	Y	\$0	\$351,000	\$208,300	\$0	\$0	\$0	\$0	\$593,300	2017/18	Grant Funding delayed. Awaiting advice from Committee on preferred route and other requirements prior to commencing design.	
Parks & Reserves Improvements	13	Birnie Youth Space - Shade Sail Installation	\$135,000	\$0	\$135,000	Y	\$0	\$0	\$62,000	\$0	\$0	\$0	\$0	\$135,000	2017/18	Only one quotation has been sourced for these shades. Council is currently gathering more information and clarifying the location and types of restructure required.	
		Total - Sport, Recreation & Sustainability	\$728,300	\$0	\$728,300		\$0	\$351,000	\$268,300	\$0	\$0	\$0	\$0	\$728,300			
		Total - Sport, Community & Recreation	\$1,058,300	\$0	\$1,058,300		\$130,000	\$551,000	\$268,300	\$0	\$0	\$0	\$0	\$1,058,300			

Category	Item No.	Description	Revised Budget	Actual Expenditure	Budget Remaining	Policy Met	Section 94	Grant Cont.	Reserve Cont.	Waste Mgmt	General Revenue	Other Income	Total	Expected Completion	Comments
		PLANNING & ENVIRONMENT													
		Waste & Compliance Service													
Waste and Compliance	14	Yr 4 - Public Place Bins	\$12,000	\$0	\$12,000	Y	\$0	\$12,000	\$0	\$0	\$0	\$0	\$12,000	2017/18	Unspent Grant funding from the Better Waste and Recycling Program. This project is still being implemented.
Waste and Compliance	15	Yr 4 - Waste Education Strategy	\$35,000	\$0	\$35,000	Y	\$0	\$35,000	\$0	\$0	\$0	\$0	\$35,000	Sep-17	Quotes for this project are currently being reviewed. Engagement of the contractor is expected during July with project completion anticipated by September 2017.
		Total - Waste & Compliance Service	\$47,000	\$0	\$47,000		\$0	\$47,000	\$0	\$0	\$0	\$0	\$47,000		
		Strategic Planning							\$0						
Corporate Operational Costs	16	Development Control Plan 2016	\$25,000	\$0	\$25,000	Y	\$0	\$0	\$0	\$0	\$25,000	\$0	\$25,000	Dec-17	Council unsuccessfully sought fee quotes in early June 2016 to prepare new maps for the Camden Development Control Plan (DCP). New quotes were received in late June 2016. Amended maps are an essential component of the DCP review as existing diagrams are of poor quality and Council has no digital versions of the original diagrams for future amendments and incorporation into Council's mapping system.
		Total - Strategic Planning	\$25,000	\$0	\$25,000		\$0	\$0	\$0	\$0	\$25,000	\$0	\$25,000		
		Total - Planning & Environment	\$72,000	\$0	\$72,000		\$0	\$47,000	\$0	\$0	\$25,000	\$0	\$72,000		
		CUSTOMER & CORPORATE STRATEGY													
		Technology & Information Management Solutions													
Corporate Operational Costs	17	Radio ACMA Annual Fee	\$13,100	\$0	\$13,100	Y	\$0	\$0	\$0	\$0	\$13,100	\$0	\$13,100	Aug-17	One-off realigning annual maintenance period with new Oran Park radio links.
Corporate Operational Costs	18	Human Resources Information System (HRIS) System Implementation	\$386,800	\$0	\$386,800	Y	\$0	\$0	\$256,200	\$0	\$120,600	\$0	\$386,800	Jun-18	Implementation of a Human Resource Information System (HRIS). Technology Solutions Strategic Plan Action scheduled to commence Jan 2018.
Corporate Operational Costs	19	Open Office - Health Manager Food Inspection Mobile Application	\$65,000	\$0	\$65,000	Y	\$0	\$0	\$65,000	\$0	\$0	\$0	\$65,000	Mar-18	Mobile FoodShop Inspection Project in pilot and testing phase. Once completion of pilot, licences required to be purchased.
Corporate Operational Costs	20	Radio Frequency Identification (RFID) System for Library Books at Camden & Narellan Libraries	\$67,200	\$0	\$67,200	Y	\$0	\$0	\$67,200	\$0	\$0	\$0	\$67,200	Mar-18	Radio Frequency Identification (RFID) automated stock control/identification system of library books at Narellan & Camden Libraries. Books are currently being tagged to enable automatic identification by the RFID system. Expected completion March 2018.
		Total - Technology & Solutions Management	\$532,100	\$0	\$532,100		\$0	\$0	\$398,400	\$0	\$133,700	\$0	\$532,100		
		Growth & Advocacy													
Corporate Operational Costs	21	Western Sydney Launch	\$27,500	\$0	\$27,500	Y	\$0	\$0	\$27,500	\$0	\$0	\$0	\$27,500	Ongoing	Annual rent subsidy for the Western Sydney University Smart Hub at Oran Park. Due to commence following the finalisation of a Memorandum of Understanding with Western Sydney University.
		Total - Growth & Advocacy	\$27,500	\$0	\$27,500		\$0	\$0	\$27,500	\$0	\$0	\$0	\$27,500		
		Total - Customer & Corporate Strategy	\$559,600	\$0	\$559,600		\$0	\$0	\$425,900	\$0	\$133,700	\$0	\$559,600		
		Total Works Not Commenced	\$6,203,800	\$4,600	\$6,199,200		\$2,104,300	\$2,150,000	\$769,200	\$0	\$231,700	\$836,000	\$6,099,200		
		Total Works In Progress	\$62,728,385	\$31,177,842	\$31,550,543		\$10,192,879	\$6,967,576	\$6,780,497	\$2,330,000	\$4,236,223	\$917,023	\$31,424,198		
		Total Revotes and Works In Progress	\$68,932,185	\$31,182,442	\$37,749,743		\$12,297,179	\$9,125,576	\$7,549,697	\$2,330,000	\$4,467,923	\$1,733,023	\$37,523,398		

Camden Development Control Plan 2011 (Draft Amendment No.21) – Acoustic Amenity DCP

1. Acoustic Amenity

Background

Acoustic amenity in the community can be affected by a range of sources including, transportation (motor vehicles, aircraft, trains), industrial uses of all types and many commercial uses. This can not only be a potential annoyance, but at higher noise levels may also have health consequences.

A variety of mitigation strategies exist to reduce or manage sound levels and preserve the acoustic amenity of an area. This subsection seeks to establish criteria and detail acoustic design measures to minimise noise emissions that may arise from existing or proposed development.

Objectives

- a) To minimise the impacts of noise from major transport infrastructure and commercial and industrial areas on residential amenity and other noise sensitive uses.
- b) To achieve an acceptable noise environment whilst maintaining well designed and attractive streetscapes.
- c) To minimise the impacts of noise on sensitive receivers through subdivision layout and building design.

Controls

Acoustic Amenity (General)

1. Acoustic reports, where required, must be prepared by a suitably qualified consultant. As a minimum an acoustic report must: identify receivers; determine background noise levels; establish noise criteria; provide predicted noise levels (including relevant assumptions); assess potential impacts; and consider reasonable and feasible mitigation measures.

Council may consider a preliminary assessment from a suitably qualified acoustic consultant, justifying why an acoustic report is not required.
2. Where possible bedrooms, main living areas and principal private open spaces are to be located away from noise sources.
3. Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.
4. No plant equipment shall generate a noise level greater than 5dBA above background noise level as measured at the boundary of a noise sensitive property during the hours of 7.00am to 10.00pm. Noise from plant equipment must not be audible in habitable rooms of adjoining noise sensitive properties during the hours of 10.00pm to 7.00am.
5. Physical noise barriers (ie. noise walls or solid fencing) (other than earth mounds) are not generally supported along sub-arterial, transit boulevards or collector roads. Measures to attenuate noise through subdivision layout, building setbacks, building orientation, building design and materials selection should be implemented to achieve compliant noise levels.
6. The use of physical noise barriers (ie. noise walls or solid fencing) (other than earth mounds) may be supported on arterial roads where it can be demonstrated that the following mitigation measures, in the listed order, are not able to adequately attenuate the noise source:

- a. Locating less sensitive land uses between the noise source and the sensitive receivers;
 - b. Using the built form to act as noise barriers;
 - c. Optimising the subdivision layout to maximise shielding of principle private open space;
 - d. Incorporating noise mitigating building façade treatments and locating bedrooms, main living areas and principle private open space areas away from the noise source;
 - e. Using acoustic mounds and/or barriers where other mitigations measures fail to meet relevant criteria.
7. Where noise barriers are required, they shall be of a neutral recessive colour and design which blends in with the natural environment. In addition, barriers are to be screened from the road by a landscape strip of at least 1m.

Noise from Road and Rail Traffic Noise

1. Development applications for residential development and other noise sensitive uses such as places of public worship, hospitals, child care centres and educational establishments must be accompanied by an acoustic report where the development is:
 - adjacent to a railway line, arterial, sub-arterial roads, transit boulevards; or
 - adjacent to a collector road that is within a 100m radius of the centre of the intersection the above roads.

2. The principle private open space or an equivalent area of useable open space of a dwelling within a new release area is not to exceed 57dBA LAeq(1hr) between 9am and 3pm.

For dwellings in areas outside of the new release areas, the principle private open space area is to be attenuated to 55dBA LAeq(15hr) from 7am to 10pm.

Council may consider an increased decibel level where it can be demonstrated that the objectives of this policy are met and the above criteria is not able to be reasonably or feasibly achieved.

3. Residential flat building developments are to meet the objectives of Part 4J of the *NSW Department of Planning and Environment - Apartment Design Guide* to minimise potential impacts of road and rail noise through appropriate siting and layout of buildings, noise shielding and attenuation.

Development applications for residential flat buildings are to document the noise mitigation measures that have been incorporated into the design.

An area of communal open space is to be attenuated to 57dBA LAeq(1hr) between 9am and 3pm.

4. Dwellings adjacent to a railway line, arterial road, sub-arterial road or transit boulevards, or collector roads that are within 100m of the centre of the intersection of those roads, are to be designed to minimise the impact of noise and must ensure the following levels are not exceeded:
 - a. in any bedroom in the building—35 dB(A) LAeq (9hr) between 10 pm and 7 am,
 - b. anywhere else in the building (other than a garage, kitchen, bathroom or hallway) — 40 dB(A) LAeq (15hr)

New and Upgraded Roads and Traffic Generating Development near Residential and Other Sensitive Land Uses

1. Where new and upgraded roads or traffic generating developments are proposed near residential

and other noise sensitive land uses, acoustic assessments are to be undertaken in accordance with the NSW EPA Road Noise Policy.

Aircraft Noise

1. Any noise sensitive development, including but not limited to residential developments and schools, within the ANEF 20 contour (or higher) are considered to be potentially affected by aircraft noise and will require an acoustic assessment to be undertaken to demonstrate compliance with Australian Standard 2021 – 2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.

Noise from Industrial development or Commercial development (including Community Facilities and Religious developments)

1. An acoustic assessment will be required for industrial and commercial development where the development:
 - a) Has the potential to impact on residences or noise sensitive receivers (defined as a Laeq,15min level of more than background or more than the recommended acceptable amenity criteria within the NSW Environmental Protection Authority's NSW Industrial Noise Policy (INP) minus 10dB); or
 - b) Is located within a 100m radius from, or has a direct line of site of a distance of 150m to, residences or noise sensitive receivers; or
 - c) Proposes to operate anytime between 10pm and 6am.
2. Noise emissions from industrial development must be assessed in accordance with the NSW EPA Industrial Noise Policy (INP).
3. Noise emissions from commercial development must be assessed in accordance with the Noise Guide For Local Government and must be consistent with the methodology within the NSW EPA INP.
4. Noise from the construction of industrial and commercial developments must be assessed and managed in accordance with the NSW Environmental Protection Authority's Interim Construction Noise Guideline 2009.

Noise from Child Care Centres and Educational Establishments

1. Development applications for child care centres and educational establishments must be accompanied by an acoustic report.
2. Child care centres and educational establishments are to be designed to not exceed the following noise levels:
 - LAeq(15 minutes) noise level from children in the outdoor areas of the site must not exceed the background LA90 sound level by more than 10dB(A) when measured at the boundary of the nearest or most affected residential premises (or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence).
 - LAeq(15 minutes) noise levels from all other operations (i.e. car park, plant) must not exceed the background LA90 sound level by more than 5dB(A) when measured at the boundary of the nearest or most affected residential premises.

Noise from Licenced Premises

1. Any music/entertainment and noise of patrons (whilst on-site) from a licensed premises, must be assessed in accordance with the noise emission criteria from Liquor and Gaming NSW, modified as follows:
 - The LA_{10,15min}* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 7:00am and 12:00 midnight at the boundary of any affected residence.
 - The LA_{10,15min}* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00 midnight and 7:00am at the boundary of any affected residence.
 - Notwithstanding compliance with the above, the LA_{eq,1min} from the licensed premises shall not be more than the background noise level minus 7dB in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) within any habitable room in any residential premises between the hours of 12:00 midnight and 7:00am.

* For the purposes of this condition, LA₁₀ can be taken as the average maximum deflection of the noise emission from the licensed premises.
2. A noise management plan must be submitted with the DA that addresses noise associated with patron departure in on site car parks or local streets, particularly after 10.00pm. Alternatively, noise reduction and mitigation measures (where required) shall be addressed in a general plan of management for the premises.
3. Cumulative noise from the licensed premises including patrons, music and mechanical plant and car parks should comply with the requirements for commercial developments.

Noise Attenuation of Public Open Space

1. Public open space areas are to be designed to sensitively locate passive recreation areas away from noise sources without compromising the overall functionality of the area.

Physical noise barriers (other than earth mounds) for public open space areas will not be supported.

B1.16 Acoustic Amenity

Background

Acoustic amenity can be impacted upon from a range of sources including, motor vehicles, aircraft, trains and industrial uses. This can not only be an annoyance, but also have significant health consequences. A variety of mitigation strategies exist to reduce sound levels and sustain the acoustic amenity of an area. This subsection seeks to detail acoustic design measures to alleviate noise emissions that may arise from development.

Objectives

1. Ensure that excessive noise impacts from busy roads, rail corridors and other noise-generating land uses, which affect sensitive receivers, are mitigated.
2. Design and manage subdivisions to minimise noise intrusion into residential areas.
3. Ensure the amenity of nearby residential uses is not unreasonably decreased by noise intrusion from commercial or industrial development.

Controls

Residential Development

1. Subdivision or development for residential purposes near roads, airports, and industrial/commercial uses, shall include a program of appropriate noise attenuation measures to reduce traffic or other noise that potentially will affect residential properties. For roads, noise attenuation measures must be prepared in accordance with Council's Environmental Noise Policy. The program shall predict noise levels for a ten year period and any noise attenuation measures shall address these noise levels.
2. Where proposed noise attenuation measures impede on identified view corridors (in chapter B3 and elsewhere), it must be demonstrated how such view corridors can be preserved and still achieve external acoustic criteria (amenity) for residents.
3. Noise barriers must be constructed as part of a subdivision where required by an acoustic study.
4. Height and/or the type of construction of dwellings are to be defined by the required acoustic study establishing the appropriate noise attenuation measures. Each site identified will require a s88B Instrument identifying the noise attenuation measures.
5. The environmental goal for road traffic noise shall be based on those levels set in Council's Environmental Noise Policy.
6. The maximum façade reflection levels are to be achieved 1.0 metre from the most affected boundaries or other sensitive location, at a height of 1.5 metres above finished floor level.
7. Architectural treatments are to be designed in accordance with AS3671 - Traffic Noise Intrusion Building Siting and Construction, the indoor sound criteria of AS2107 - Recommended Design Sound Levels and Reverberation Times for Building Interiors. The traffic noise measurement used in conjunction with AS3671 - should be those currently recommended for use by DECCW.
8. A traffic noise mitigation program satisfying the above requirements is to be submitted to Council with the development application.
9. The materials proposed for use to mitigate noise shall be guaranteed to provide a minimum of twenty (20) years of life and will be maintained by the landowner for normal wear and tear. Alternatively, other arrangements may be considered for the maintenance of the noise barriers.
10. A traffic noise assessment survey undertaken by a suitably qualified acoustic consultant in accordance with the RTA's and DECCW's measurement methodology, shall accompany the development application.
11. Applicants will be required to submit an acoustic report for development where indicated in Council's Environmental Noise Policy. This may include:
 - (a) The provision of noise barriers, mounding, landscaping, additional setbacks or a combination of all these measures.
 - (b) Architectural treatment of buildings will only be considered where it has been demonstrated that noise barriers or mounding is not reasonable or feasible.

Camden Council
Development Control Plan 2011

- (c) The noise attenuation measure will only be approved following a review of its visual impact and the resultant proposals to create quality urban design, e.g. materials and artistic design to minimise graffiti.

Note: *The acceptance of such measures will be at Council's discretion and will be considered on a case by case basis.*

12. Acoustic barriers and other measures shall be augmented by suitable landscape measures (including automated irrigation) to be shown on a detailed landscape plan which shall be submitted to Council with the development application. An indication of the overall height of the acoustic barrier should be given relative to a known point. An acoustic engineer shall endorse the acoustic barrier at construction certificate stage.
13. Noise attenuation fencing or barriers are preferred to be 1.8m however, additional heights up to 2.4 metres may be acceptable where these are located adjacent to a major road. If required, the additional noise attenuation barrier height is to be made up of earth mounding. All attenuation fences or barriers must have appropriate landscaping and water irrigation as approved by Council. Stand alone fencing, i.e. not adjacent to private land, shall be of more durable material, e.g. concrete with cast patterns/symbols and painted with anti graffiti coating. A s88B Instrument is to be created where a noise attenuation barrier is adjacent to private land ensuring the integrity of the barrier is maintained by the private landowner.
14. A noise attenuation compliance report / certificate may be required as per Council's Environmental Noise Policy after the development becoming operational.

Industrial and Commercial Development

15. Noise from industrial and commercial development must be assessed in accordance with Council's Environmental Noise Policy to determine if an acoustic assessment is required. Any required acoustic assessment must be submitted with the development application.

Road and Rail Traffic Noise

16. Noise from road and rail developments must be assessed in accordance with Council's Environmental Noise Policy to determine if an acoustic assessment is required. Any required acoustic assessment must be submitted with the development application.

State Environmental Planning Policy (Infrastructure)

17. Development as proposed under the infrastructure SEPP that has the potential to impact on other sensitive development with noise must be assessed in accordance with Council's Environmental Noise Policy and the requirements of the SEPP.
18. Any required acoustic assessment must be submitted with the development application.

Further Information:

- *Camden Council's Environmental Noise Policy*
- *Building Code of Australia*
- *Environmental Protection Authority, NSW Industrial Noise Policy*
- *Environmental Protection Authority, Environmental Criteria for Road Traffic Noise*
- *NSW Department of Planning, Development near Rail Corridors and Busy Roads – Interim Guideline*
- *Roads and Traffic Authority, Reducing Traffic Noise – a Guide for Home Owners, Designers and Builders.*
- *State Environmental Planning Policy (Infrastructure).*
- *AS 3671 Road Traffic Noise Intrusion*
- *AS 1055 Acoustics – Description and Measurement of Environmental Noise*
- *AS 2107 Acoustics – Recommended design sound levels and reverberation times for building interiors*
- *AS 2021 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction*



5. ENVIRONMENTAL SYSTEMS

POLICY NO:	3.20
POLICY TITLE:	ENVIRONMENTAL NOISE POLICY
RESPONSIBILITY:	Director Development & Health
ADOPTED:	10 June 2008
MINUTE NO:	ORD147/08
NEXT REVIEW DATE:	June 2009
RELATED LEGISLATION:	Protection of the Environment Operations Act 1998
STAFF TRAINING REQUIRED?:	NO

POLICY STATEMENT: *(See Policy Document over page).*

This document contains guidelines for the submission of acoustic reports for proposed developments within the Camden Local Government Area, which have the potential to generate noise that may unreasonably and detrimentally impact acoustic amenity.

The Policy for Environmental Noise provides a framework and criteria for the assessment of noise impacts from development upon potentially sensitive receivers and describes the procedure to be followed in the preparation of an acoustic assessment report. Where possible, recommendations have been included for indicative control measures, which can be incorporated into a development to reduce the potential noise impact on the surrounding environment.

Further, this Policy recognises community noise within residential communities that can give rise to significant levels of noise generation and establishes criteria or management techniques by which noise impact can be regulated and minimised.



CAMDEN COUNCIL'S ENVIRONMENTAL NOISE POLICY

**Adopted by resolution of Council on 10/06/2008
Date of commencement 18/06/2008**

TABLE OF CONTENTS

PART A: Noise and Policy Development and Background

1	Introduction	5
2	Objectives for the Policy	5
3	Environmental Noise – Policy Statement	5
4	Relationship to Other Noise Policies and Guidelines	6

PART B: Guidelines for Assessment of Noise from Development

1	Introduction	7
2	Quick Reference To Acoustic Requirements	8
3	Status of Guidelines	10
4	Noise from Industrial and Commercial Development	
	4.1 Requirements for acoustic assessment	11
	4.2 Criteria	12
	4.3 Information Summary of INP	14
	4.4 Acoustic Assessment Report	17
	4.5 Implementation of Policy and Compliance	18
5	Noise from Road Traffic	
	5.1 Development Requiring Assessment.....	20
	5.2 Council Criteria	20
	5.3 Informative Summary of ECRTN.....	21
	5.4 Determination of Noise Levels	22
	5.5 Acoustic Assessment Report	23
	5.6 Implementation of Policy and Compliance	23
6	Noise from Rail Traffic	
	6.1 Developments Requiring an Acoustic Assessment.....	24
	6.2 Noise Criteria	25
	6.3 Vibration Criteria	27
	6.4 Determination of Noise Levels	28
	6.5 Acoustic assessment Report	28
	6.6 Implementation of Policy and Compliance	28
7	Noise From Licensed Premises	
	7.1 Jurisdiction	29
	7.2 Discussion	29
	7.3 Criteria For Licensed premises	30
	7.4 Determination of Noise Levels	31
	7.5 Acoustic assessment Report	31
	7.6 Implementation of Policy and Compliance	31

PART C: Guidelines for Assessment of Community Noise

1	Introduction	32
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2	Community Noise Commercial	
2.1	Child Care Centres (excluding home based/ family childcare)	32
2.2	Churches and Religious Developments	34
2.3	Community and Multipurpose Halls and facilities	34
2.4	Home Business	35
2.5	Learn-to-Swim Schools on Residential Premises	35
2.6	Schools	37
2.7	Audible Bird Scare Devices (including Gas Scare Guns) ...	37
2.8	Acoustic Assessment Report	38
2.9	Implementation of Policy and Compliance	38
3	Community Noise Residential	
3.1	Amplified Music (from residential premises)	39
3.2	Barking Dogs (from residential premises)	39
3.3	Air-conditioners (on residential premises)	40
3.4	Birds or Caged Birds (on residential premises)	41
3.5	Lawnmowers	41
3.6	Swimming Pool & Spa Pool Pumps	41
3.7	Tennis Courts on Residential Premises – Private Use	42
3.8	Trail Bikes and vehicles in Off-Road Areas	43
3.9	Acoustic Assessment Report	43
3.10	Implementation of Policy and Compliance	43
4	Noise from Open Air Entertainment and Outdoor Facilities	
4.1	General	44
4.2	Guidelines	44
4.3	Acoustic Assessment Report	47
4.4	Implementation of Policy and Compliance	48
5	Noise from Camden Airport and Motor Sport Facilities on Development	
5.1	General	48
5.2	Guidelines	49
5.3	Acoustic Assessment Report.....	50
5.4	Implementation of Policy and Compliance	51
6	Noise from Parks on Development	
6.1	General	52
6.2	Guidelines	52
6.3	Acoustic Assessment Report	53
6.4	Implementation of Policy and Compliance	53

PART D: Definitions / References

Definitions	54
References	58

Note: Where a word or phrase is identified in *italics* you may refer to the definition section of this policy for its meaning.

TABLE OF CONTENTS

Table 2.1	Quick Reference To Acoustic Requirements	8
Table 4.3.1	Amenity Criteria – Recommended L_{Aeq} Noise Levels From Industrial Noise Sources	16
Table 4.3.2	Modification to Acceptable Noise Level (ANL) to Account for Existing Level of Industrial Noise	17
Table 5.3.1	Road Traffic Noise Criteria for Proposed Road or Residential Landuse Developments	21
Table 5.3.2	Road Traffic Noise Criteria for Sensitive Landuse..	22
Table 6.2.1	Airborne Rail Noise Trigger Levels Residential....	26
Table 6.2.2	Airborne Rail Noise Trigger Levels Sensitive Use.	27
Table 6.2.3	Ground-borne (Internal) Noise Trigger Levels	27
Appendix 1	Industrial and Commercial Development	59
Appendix 2	Road Traffic Noise	60
Appendix 3	Rail Noise Assessments	61
Appendix 4	Licensed Premises	62
Appendix 5	Community Noise and Outdoor Facilities	63

PART A: NOISE POLICY DEVELOPMENT AND BACKGROUND

1 INTRODUCTION

This document contains guidelines for the submission of acoustic reports for proposed developments within the Camden Local Government Area, which have the potential to generate noise that may unreasonably and detrimentally impact acoustic amenity.

The Policy for Environmental Noise provides a framework and criteria for the assessment of noise impacts from development upon potentially sensitive receivers and describes the procedure to be followed in the preparation of an acoustic assessment report. Where possible, recommendations have been included for indicative control measures, which can be incorporated into a development to reduce the potential noise impact on the surrounding environment.

Further, this Policy recognises community noise within residential communities that can give rise to significant levels of noise generation and establishes criteria or management techniques by which noise impact can be regulated and minimised.

2 OBJECTIVES OF THE POLICY

The objectives of the Policy are:

- a) To define Council's role and responsibilities in the assessment and control of noise from development.
- b) To define the procedures for the assessment of noise emission issues.
- c) To enable controls for noise emission to be considered and allowed for at the planning stage through the existing approvals framework.
- d) To consider the impact of noise in Masterplans for areas which are likely to be impacted by noise.
- e) To provide for ongoing management of noise emissions.
- f) To establish planning guidelines to prevent an escalation of ambient noise levels.
- g) To provide guidance to the public concerning the assessment of noise from development and noise related activities.
- h) Consolidate and clarify relevant noise policies.

3 ENVIRONMENTAL NOISE – POLICY STATEMENT

Camden Council is committed to ensuring that development and other activities within its Local Government Area take place in an environmentally sustainable manner that does not unreasonably impact upon other members of the community.

In regard to noise emission from developments it is Council's Policy to:

- a) restrict the location of noise generating activities to appropriate areas by means of land zoning and planning policy;
- b) utilise the existing approvals process to control noise emission from proposed developments;
- c) apply its *Guidelines for Environmental Noise* across all forms of proposed new noise generating development, with due regard to the key issues of local community amenity, the social worth of developments and the feasibility of noise control;
- d) make its guidelines for acoustic assessment available to applicants and the community. Where appropriate, these guidelines will be consistent with those of the NSW Department of Environment & Climate Change (DECC) (formerly EPA) and with community expectations;
- e) require an acoustic assessment for any development proposal that may adversely affect the acoustical amenity of the community. These assessments must be in accordance with Council's *Environmental Noise Policy*.

Note: Any reference in this Policy to the NSW "EPA" and NSW "DEC" should now be considered to be the newly named NSW "DECC". Each reference should be considered to represent the same organisation.

4 RELATIONSHIP TO OTHER NOISE POLICIES AND GUIDELINES

This policy is guided by and refers to much of the information that is contained within the following NSW Department of Environment & Climate Change's noise publications and other related publications and regulations:

- ✓ NSW EPA Industrial Noise Policy (2000)
- ✓ NSW EPA Application Notes – NSW Industrial Noise Policy (July 2006)
- ✓ NSW EPA Environmental Criteria for Road Traffic Noise (1999)
- ✓ NSW EPA Noise Guide for Local Government (2004)
- ✓ NSW DECC Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects (April 2007)
- ✓ Australian Standard AS2021-2000: Acoustics –Aircraft Noise Intrusion – Building Siting and Construction
- ✓ State Environmental Planning Policy (Infrastructure) 2007
- ✓ Protection of the Environment Operations (Noise Control) Regulations 2008

PART B: GUIDELINES FOR ASSESSMENT OF NOISE FROM DEVELOPMENT

1 INTRODUCTION

Council as the Consent Authority is responsible for planning for development within the Camden Local Government Area and has environmental planning instruments and legislative powers to control noise emissions. Whilst some industrial and commercial developments are deemed to be "*scheduled activities*" requiring a license under the provisions of the Protection of the Environment Operations Act 1997, many developments require Council approval prior to proceeding.

The following guidelines have been developed to provide a clearly defined process for acoustic assessment of developments which includes new roads that have potential with use to generate noise. Equally important, Council has included guidelines for assessing the acoustic adequacy of noise sensitive developments (such as residential developments affected by noise from major roads).

Noise is a technical issue and in many instances the advice of a suitably qualified acoustic consultant will be required.

Where developments have little potential to exceed noise criteria as stated in the policy and emissions are well regulated, the process of acoustic assessment has been kept as simple as possible.

Where exceedance of noise criteria exists, the proponent will be required to submit an acoustic report to accompany the development application. Acoustic assessment reports shall be prepared by a *suitably qualified acoustic consultant*.

Reporting requirements and criteria for acoustic assessment are set out in these guidelines.

In all instances, Council reserves the right to request an acoustic report and to request additional supporting information, where the initial report is considered inadequate. Where reports are considered by Council to be highly complex Council may refer an acoustic report for an independent peer review by an independent acoustic consultant at Council's costs or alternatively the application may be refused.

2 QUICK REFERENCE TO ACOUSTIC REQUIREMENTS

Table 2.1 may be used to quickly identify which sections of the Guidelines are applicable in each case.

Table 2.1 Quick reference to Acoustic Requirements

Type of Development or Noise Source	Refer to Guideline Part / Section
Air-conditioners – on residential premises	Part C - 3.3
Airport (Camden) Noise effect on Developments	Part C - 5
Amplified music on residential premises	Part C - 3.1
Audible Bird Scare Devices (Including Gas Scare Guns)	Part C - 2.7
Bike Parks (non-motorised bikes only)	Part C - 4.2.3
Birds or Caged Birds (Domestic) on residential premises	Part C - 3.4
Child Care Centres	Part C - 2.1
Churches and Religious Development	Part C - 2.2
Commercial Premises	Part B - 4
Community and Multi-purpose Halls	Part C - 2.3
Construction Sites	Part B - 4.2.2
Dogs – commercial kennels	Part B - 4,
Dogs on residential premises	Part C - 3.2
Equestrian Centres	Part C - 4.2.3
Four Wheel Drive Facilities	Part C - 4.2.4
Home Businesses	Part C - 2.4
Industrial Developments	Part B - 4, 5
Lawnmowers	Part C - 3.5
Learn-to-Swim Schools on Residential Premises	Part C - 2.5
Licensed Premises	Part B - 7, 4, 5
Model Aircraft	Part C - 4.2.3
Motocross Facilities	Part C - 4.2.4
Motor Sport Noise effect on Developments	Part C - 5.2.2
Music Festivals	Part C - 4.2.1
Open Air Cinemas	Part C - 4.2.2
Open Air Concerts	Part C - 4.2.1
Parks Noise effects on Developments	Part C - 6
Paintball Facilities	Part B - 4, 5
Pubs & Clubs	Part B - 7, 4, 5
Rail	Part B - 6
Recreational Facilities (equestrian, skate parks, etc)	Part C - 4.2.3
Recreational Vehicle Facilities	Part C - 4.2.4
Residential Developments (Multi-dwelling)	Part B - 5, 6 (*refer BCA , SEPP65)
Residential Subdivision	Part B - 5, 6
Restaurants (licensed)	Part B - 7, 4, 5
Restaurants (not licensed)	Part B - 4, 5
Roads	Part B - 5
Schools	Part C - 2.6
Shooting Ranges	Part C - 4.2.5
Skate Parks	Part C - 4.2.3
Sporting Facilities – Outdoor ball games etc	Part C - 4.2.5
Swimming Pool & Spa Pool & Heat Pumps	Part C - 3.6

Tennis Courts for Commercial Use	Part B - 4, 5
Tennis Courts on Residential Premises	Part C - 3.7
Trail Bikes in Off-Road Areas	Part C - 3.8
Veterinary clinics	Part B - 4, 5
Development / Activities Not Listed	Refer to Council for requirements

* Where relevant refer directly to the Building Code of Australia and / or SEPP 65 - Design Quality of Residential Flat Development.

3 STATUS OF GUIDELINES

The guidelines as set out within this Policy have been prepared with the intention of providing consistent and equitable assessment of noise impacts from development by Council staff. They apply to operational noise and in addition include guidelines to be applied to construction activities. Criteria is also included for protecting some types of developments from existing noise sources.

Whilst this Policy primarily applies to new developments, Council may choose to apply these criteria to existing developments where a noise problem is identified, with appropriate recognition given to existing development consents, where applicable.

In certain circumstances, for example where a temporary development application is received for a public event such as fair, festival, or circus or where an event is only for a short period of time, it may be necessary for Council to impose more or less stringent criteria in the interests of local amenity or broader community benefit. Such instances will be examined on a case-by-case basis by Council officers.

Where the control of noise to meet the guidelines criteria is not economically feasible, or has a negative impact on other aspects of local amenity, Council will consider applications to apply alternative criteria. Applications of this nature will be considered in the light of the public benefit of the development, and with a view to Council's responsibility to adequately protect the local amenity.

In addition to the specific criteria, Council may limit the hours of operation of a development or the number of events, particularly if a development is unable to comply with the guideline levels.

4 NOISE FROM INDUSTRIAL AND COMMERCIAL DEVELOPMENT

This section applies to industrial, commercial and retail premises as well as warehousing facilities.

In January 2000 the NSW Department of Environment & Climate Change (DECC, formerly EPA) published its *NSW Industrial Noise Policy* (INP). The policy applies to the assessment of noise impact from industrial developments that are scheduled under the *Protection of the Environment Operations Act 1997*. The DECC states that Councils may also wish to use the policy to assess and control noise from non-scheduled industrial noise sources under their control, including commercial premises and warehousing facilities.

Where Council requires the submission of a development application (DA) for new building work and for the use or change of use of commercial and industrial premises, a development application must be lodged with Council for consideration. This application is to be accompanied by a Statement of Environmental Effects and such statements must address noise impacts.

For any development proposal the need for acoustic assessment needs to be undertaken in accordance with this Section (note that in any case, noise assessments may be required to accord with other Sections of this policy). Section 4.1 determines this requirement. If an assessment is required then it is to be carried out in accordance with the requirements of Part B - Section 4.2 and Section 4.4 of this document.

4.1 Requirement for acoustic assessment

In accordance with this Section of the policy, some developments do not generate sufficient noise to require an acoustic assessment. As a guide the applicant should ensure that the development is checked against the following points. If the development qualifies for any of the following points and is likely to cause an adverse noise impact then an assessment of noise will be required.

- External mechanical plant or any plant or equipment ducted to outside
- External forklift operations
- Regular use of powered equipment on site (including handheld power tools, compressors, hoists etc but excluding standard office equipment)
- Operates beyond Monday-Saturday 7am-6pm
- More than one heavy truck delivery/pickup per day where loading / unloading is undertaken outside of any building (i.e. open yard area)
- More than six light truck delivery/pickups per day
- More than eighteen vehicle movements on site per hour where adjoining premises are noise sensitive (i.e. residential)

- Boundary or part of the site (including car parks or driveways) within 30m of a residential boundary
- External amplified music or PA/paging systems (note that internal systems will still need to comply)
- More than 7 children receiving care (excludes home based childcare) or for existing centres increase by more than 7 children

Note: Any new development which falls to any of the points above under Section 4 of this policy must comply with the criteria regardless of whether an acoustic report is required. A compliance test may be sought by Council on completion. If non-compliance is found then noise control works will need to be carried out at the applicant's expense.

If an applicant believes that complying with the noise criteria may be difficult then it is strongly advised that the advice of a qualified acoustic consultant is sought prior to submission of the DA. Council may also be consulted at this time, however, it is still the responsibility of the applicant to ensure the development will comply.

If Council receives a DA without an acoustic assessment and one is deemed necessary, additional information will be sought in accordance with the provisions of the Environmental Planning and Assessment Act.

Council reserves the right to request an acoustic assessment for any development – at the applicant's expense should the assessment deem that there will be impact by way of noise on the amenity of the area.

4.2 Criteria

4.2.1 Operational Criteria

Operational noise from the development will need to be assessed in accordance with the DECC's NSW Industrial Noise Policy. All developments must be designed to "Acceptable Recommended" L_{Aeq} Noise Levels in Table 2.1 of that document. The Recommended Maximum L_{Aeq} Noise Levels in Table 2.1 are not to apply to any development. (Refer to Table 4.3.1 of this Policy, page 16).

The L_{Aeq} noise emission level from the operation shall be determined by means of prediction using a recognised calculation or modelling procedure. Where possible it is the preference of this policy to accept actual data obtained from assessment of a similar development elsewhere over modelled data, however it is acknowledged that this may not always be appropriate dependent on background noise levels.

As a guide, where several industrial / employment developments are proposed in a given area, these developments may be assessed (where practical) as a group to facilitate project-specific noise levels to be set for each development. Implementation of this approach involves:

- (i) Determining the number of development proposals to be assessed;
- (ii) Determining the amenity levels from Table 2.1 and 2.2 from the Industrial Noise Policy (DECC 2000);
- (iii) Determining the project specific noise levels to be achieved for each development when measured at the receiver, so that when each is added together logarithmically, the resultant total level of noise received from industry at any affected receiver will meet the amenity level identified in Table 2.1 and Table 2.2 of the Industrial Noise Policy.

Developments may also need to refer to Part B - Section 5 of this policy to assess the impact of increased traffic on surrounding roads, where applicable.

Construction noise associated with a development must be assessed in accordance with Section 4.2.2 below.

4.2.2 Guidelines for Construction Site Noise

Acoustic assessment reports of construction noise are not normally required unless requested by Council. However, Council may request noise levels be assessed at any time.

This applies to non-scheduled premises such as commercial buildings where a long construction time is likely. However and despite the above, noise level criteria may not be applicable to long-term construction projects such as sand mining which may take several years to construct.

Council may vary the noise level and time restrictions based on the type of development proposed. Assessment of noise for compliance purposes should be measured from the boundary of the most affected residence.

- **The noise level restrictions for construction activities include but are not limited to the following:**

- (i) Construction period of 4 weeks and under:

The L_{Aeq} 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).

- (ii) Construction period greater than 4 weeks and not exceeding 26 weeks:

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

(iii) Construction period greater than 26 weeks:

The L_{Aeq} level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level more than 5 dB(a).

- **The time restrictions for construction activities are as follows:**

Monday to Friday, 7 am to 6 pm

Saturday, 8 am to 4 pm

Note: Work outside of these hours may be considered on its merits by way of submission at development assessment stage.

No construction work is to take place on Sundays or Public Holidays unless specifically stated in the conditions of development approval.

4.3 Informative Summary of INP

The following summary and extracts from the INP are provided for the information of applicants. This is a brief summary only, consultants must refer to the INP for full criteria and assessment requirements.

The assessment procedure has two main components:

- Controlling *intrusive noise* impacts in the short term.
- Maintaining noise level amenity for particular land uses in the long term.

The assessment needs to consider both components. However, in most cases one of them will become the limiting criterion depending on the noise environment and the type of receiver.

In low noise areas, controlled increases in *ambient noise* levels are permitted, up to the point where the noise level limit appropriate to the particular land use is reached. This increase is usually limited to 5 dB(A) above the *background noise* level where residences are potentially or likely to be impacted.

In developed areas with higher levels of ambient noise, the noise limit that would be applied could be either:

- 5 dB(A) above the background noise level, or
- The noise limit set for the appropriate land use designed to preserve amenity, whichever is lower.

In highly developed areas with high existing ambient noise levels, DECC's Noise Policy specifies different levels that are dependent whereupon whether ambient noise is likely to be reduced in the future.

- Where ambient noise levels are likely to be reduced, the policy recommends design limits intended to return the noise environment to the levels appropriate to the particular land use.
- Where ambient noise levels are unlikely to be reduced, the policy does not allow any increase above the existing noise environment.

The criterion is applied under local *prevailing weather conditions* in the reporting and assessment of any acoustic report.

Noise assessment is to reflect the proposed hours of operation and include as part of the assessment the lowest background noise levels applicable.

Adjustments are made for noise emissions with tonal, low-frequency, impulsive or intermittent (at night) characteristics. An adjustment may also be made for the duration of a single event noise (to account for unusual and one-off events, not for regular high-noise levels that occur daily).

Noise amenity is considered in order to prevent the continuing escalation in ambient noise levels, which would otherwise occur with successive development. For the Camden area the maximum ambient noise levels within an area should not normally exceed the "acceptable" levels specified in **Table 4.3.1**.

Table 4.3.1 Amenity Criteria – Recommended L_{Aeq} Noise Levels from Industrial Noise Sources

Type of Receiver	Area	Time of Day	Recommended L_{Aeq} Noise Level (dBA)	
			Acceptable	Recommended Maximum <i>(see Note 1)</i>
Residence	Rural	Day	50	55
		Evening	45	50
		Night	40	45
	Suburban	Day	55	60
		Evening	45	50
		Night	40	45
	Urban	Day	60	65
		Evening	50	55
		Night	45	50
	Urban/ Industrial Interface – for existing situations only	Day	65	70
		Evening	55	60
		Night	50	55
School Classroom – Internal	All	Noisiest 1-hour period when in use	35	40
Hospital Ward - Internal - External	All	Noisiest 1-hour period	35	40
	All	Noisiest 1-hour period	50	55
Place of Worship – Internal	All	When in use	40	45
Area specifically reserved for passive recreation (e.g. National Park)	All	When in use	50	55
Active recreation area (e.g. school playground, golf course)	All	When in use	55	60
Commercial premises	All	When in use	65	70
Industrial premises	All	When in use	70	75

(Source: Table 2.1, Page16, NSW DECC, Industrial Noise Policy, 2000)

Notes to Support the Noise Level Tables

- The recommended **maximum noise levels** refer only to noise from industrial sources. Due to the existing low background noise levels in the Camden Local Government area the maximum noise levels are **not applicable** in Camden. The levels refer to noise from all such sources at the receiver location, and not only noise due to a specific project under consideration. The levels represent outdoor levels except where otherwise stated.

Where the existing noise level from development is close to the recommended “acceptable” level, the noise contribution from any new development must be controlled to ensure that ambient noise does not exceed the levels considered appropriate for the particular area and land use.

If, as a result of development, the existing noise environment of the area already exceeds the recommended “acceptable” level, the L_{Aeq} noise level contribution from any new development should not be greater than:

- 10 dB below the recommended “acceptable” level if it is possible that existing levels may be reduced in the future.
- 10 dB below the existing level if there is no possibility that existing levels will fall and no significant changes to land use are envisaged.

The required criteria for preserving amenity are shown in **Table 4.3.2**.

Table 4.3.2 Modification to Acceptable Noise Level (ANL) to Account for Existing Level of Industrial Noise

Total Existing L_{Aeq} Noise Level	Maximum L_{Aeq} Noise Level for Noise from New Sources Alone (dBA)
$\geq ANL + 2$	If existing noise level is likely to decrease in future: ANL - 10 If existing noise level is unlikely to decrease in future: Existing Level - 10
ANL + 1	ANL - 8
ANL	ANL - 8
ANL - 1	ANL - 6
ANL - 2	ANL - 4
ANL - 3	ANL - 3
ANL - 4	ANL - 2
ANL - 5	ANL - 2
ANL - 6	ANL - 1
$< ANL - 6$	ANL

(Source: Table 2.2, Page 17, NSW DECC, Industrial Noise Policy, 2000)

ANL = Recommended Acceptable L_{Aeq} Noise Level for the specific receiver, area and time of day from Table 4.3.1.

4.4 Acoustic Assessment Report

An Acoustic Assessment Report prepared by a suitably qualified acoustic consultant detailing compliance with the specified acoustic criteria shall accompany the development application submitted to Council for approval.

The full Acoustic Assessment Report shall present, as a minimum, the information listed in Appendix 1 of this policy.

4.5 Implementation of the Policy and Compliance

Council's requirements for compliance certification of the installed/implemented noise attenuation measures, as noted in the recommendations of the acoustic report attached to the relevant development consent, will be noted as a condition of that consent.

The following is an example of such a condition:

“Noise Attenuation Report Compliance - A report (from the author of the approved Noise Attenuation Report/Independent Auditor) that contains a certifying statement confirming that the recommendations of the approved Noise Attenuation Report have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any (Occupation/ Subdivision) Certificate”.

The acoustic consultant must conduct sufficient inspections to verify that all construction aspects of the noise attenuation components/measures are being carried out in accordance with the approved report recommendations.

Should the acoustic consultant confirm that:

1. any specific construction aspect does not comply with the report recommendations; or
- 2.that the constructed noise attenuation components/measures do not achieve the criteria set by the approved report and this policy;

the acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* for the modification of the issued development consent to the Consent Authority, Camden Council, for determination.

5 NOISE FROM ROAD TRAFFIC

In May 1999 the NSW Department of Climate Change (DECC, formerly EPA) published a guideline entitled Environmental Criteria for Road Traffic Noise (ECRTN). The guideline provides a framework that “guides the consideration and management of traffic noise issues associated with new building developments near existing roads, and new upgraded road developments adjacent to new or planned building developments¹”.

The main intention of this guideline is to allow:

- Council to develop and set their own controls and criteria for land uses that are affected by road traffic noise;
- Council to integrate land use and road transport planning;
- Inform road builders and their managers to select feasible and reasonable noise mitigation measures as required.

In addition to the ECRTN Guidelines, the NSW Department of Planning (DoP) gazetted in December 2007 the “State Environmental Planning Policy (Infrastructure)” under the Environmental Planning and Assessment Act 1979.

From the SEPP, “*Part 3 - Division 17 Roads and Traffic, Clause 102 – Impact of road noise or vibration on non-road development*”, provides a number of sub-clauses that apply to development. This development involves buildings for residential use, a place of worship, a hospital, and educational establishments or child care centres that are proposed “on land in or adjacent to the road corridor that includes freeways, tollways or transitway or any other road with an annual average daily traffic volume of more than 40000 vehicles (RTA website) and that the consent authority considers is likely to be adversely affected by road noise or vibration²”.

The main intention of this SEPP with respect to noise is to ensure:

- that the Consent Authority considers any guidelines issued by the Director General prior to determining a development application; and
- that the proposed buildings for residential use comply with appropriate internal acoustic levels.

Council’s Policy adopts the assessment criteria as contained within the ECRTN and the SEPP for assessing noise impact from road traffic noise on developments. However, consideration of the SEPP acoustic criteria will only apply to developments impacted by roads that have an annual average daily traffic volume of more than 40000 vehicles.

¹ NSW EPA, 1999, Environmental Criteria for Road Traffic Noise. Environment Protection Authority, Chatswood, p.2.

² NSW Department of Planning, 2007, State Environmental Planning Policy (Infrastructure), Sydney, p.86.

Regarding the ECRTN, the policy provides further guidance to compliment, as well as simplify the procedure set out in the ECRTN. Any assessment conducted in accordance with any of DECC's documented procedure are acceptable to Council.

With reference to the ECRTN, Table 5.3.1 sets out the criteria to be applied to particular types of roads and land use developments with potential to create additional traffic on quieter roads. Table 5.3.2 is applicable for assessing the impact and mitigation strategies for road development on new noise sensitive land use development affected by road traffic noise.

With reference to the SEPP, the consent authority must be satisfied that appropriate measure are taken to ensure that the following internal L_{Aeq} acoustic levels are not exceeded:

- a) In any bedroom in the building - 35 dB(A) at any time between 10pm and 7am; and
- b) Anywhere else in the building (other than the garage, kitchen, bathroom or hallway) - 40 dB(A) at any time.

5.1 Developments Requiring Assessment

New developments will require an acoustic assessment report to be submitted unless all of the following points are applicable for the development:

- a) Does not increase the percentage of heavy vehicle movements by more than 10% (over the 11 hour period 7am to 6pm, Monday to Saturday); and
- b) Has no heavy vehicle movements between 6pm and 7am or any heavy vehicle movements on Sunday and Public Holidays; and
- c) Does not increase the total number of vehicle movements by more than 20% (over the 15 hour period 7am to 10pm and the 9 hour period 10pm to 7am); and
- d) Has no residential component affected by a collector road with an existing or potential (10 years hence) Annual Average Daily Traffic (AADT) of > 6000; and
- e) Has no residential component affected by a collector road where the building façade is less than 4m to the primary frontage or less than 2m to a secondary frontage to the collector road; and
- f) Has no residential component within 400m from any freeway, arterial or sub-arterial road.

5.2 Council Criteria

Where an acoustic assessment is required to be prepared the criteria of the:

- The DECC (formerly EPA) Environmental Criteria for Road Traffic Noise;

- Camden Council's Development Control Plan 2006; and if applicable
- State Environmental Planning Policy (Infrastructure) 2007.

shall also apply.

Assessments are to be carried out in accordance with the requirements of Part B - Section 5.5 of this document.

5.3 Informative Summary of ECRTN

The following tables are reproduced from the NSW DECC's Environmental Criteria for Road Traffic Noise document in order to provide an informative summary of the criteria in that document. This summary is not complete in itself and consultants should refer to the full document when preparing an assessment.

Table 5.3.1 - Road Traffic Noise Criteria for Proposed Road or Residential Landuse Developments

TYPE OF DEVELOPMENT	DAY (7 am-10 pm) dB(A)	NIGHT (10 pm-7 am) dB(A)
1. New freeway or arterial road corridor	$L_{Aeq}(15hr)$ 55	$L_{Aeq}(9hr)$ 50
2. New residential land use developments affected by freeway/arterial traffic noise	$L_{Aeq}(15hr)$ 55	$L_{Aeq}(9hr)$ 50
3. Redevelopment of existing freeway/arterial road	$L_{Aeq}(15hr)$ 60	$L_{Aeq}(9hr)$ 55
4. New collector road corridor	$L_{Aeq}(15hr)$ 60	$L_{Aeq}(9hr)$ 55
5. New residential land use developments affected by collector traffic noise	$L_{Aeq}(1hr)$ 60	$L_{Aeq}(1hr)$ 55
6. Redevelopment of existing Collector	$L_{Aeq}(15hr)$ 60	$L_{Aeq}(9hr)$ 55
7. Land use developments with potential to create additional traffic on existing freeways/arterials	$L_{Aeq}(15hr)$ 60	$L_{Aeq}(9hr)$ 55
8. Land use developments with potential to create additional traffic on collector road	$L_{Aeq}(1hr)$ 60	$L_{Aeq}(1hr)$ 55
9. New local road corridor in a metropolitan area	$L_{Aeq}(1hr)$ 55	$L_{Aeq}(1hr)$ 50
10. New local road corridor in a rural area	$L_{Aeq}(1hr)$ 50	$L_{Aeq}(1hr)$ 45
11. New residential developments affected by traffic noise from local roads	$L_{Aeq}(1hr)$ 55	$L_{Aeq}(1hr)$ 50
12. Redevelopment of existing local roads	$L_{Aeq}(1hr)$ 55	$L_{Aeq}(1hr)$ 50
13. Land use developments with	$L_{Aeq}(1hr)$ 55	$L_{Aeq}(1hr)$ 50

potential to create additional traffic on local roads.		
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(Source: Table 1, Page 6, NSW DECC, Environmental Criteria for Road Traffic Noise, 1999)

Table 5.3.2 - Road Traffic Noise Criteria For Sensitive Landuse

Sensitive Land Use	Day (7am-10pm) dBA	Night (10pm-7am) dBA	Noise Mitigation Measures
1. Proposed school classrooms (For existing schools see Technical Note x)	$L_{Aeq(1\text{ hour})}$ 40 (internal)		<p>To achieve internal noise criteria in the short term, the most practicable mitigation measures are often related to building or façade treatments.</p> <p>In the medium to longer term, strategies such as regulation of exhaust noise from in-service vehicles, limitations on exhaust brake use, and restricting access for sensitive areas or during sensitive times to low noise vehicles can be applied to mitigate noise impacts across the road system. Other measures include improved planning, design and construction of sensitive land use developments; reduced new vehicle emission standards, greater use of public transport; and alternative methods of freight haulage. These medium to long-term strategies apply equally to mitigating internal and external noise levels.</p> <p>Where existing levels of traffic noise exceed the criteria, all feasible and reasonable noise control measures should be evaluated and applied. Where this has been done and the internal or external criteria (as appropriate) cannot be achieved, the proposed road or land use development should be designed so as not to increase existing road traffic noise levels by more than 0.5 dBA for new roads and 2 dBA for redeveloped roads or land use development with potential to create additional traffic.</p>
2. Hospital wards	$L_{Aeq(1\text{ hour})}$ 35 (internal)	$L_{Aeq(1\text{ hour})}$ 35 (internal)	
3. Places of worship	$L_{Aeq(1\text{ hour})}$ 40 (internal)	$L_{Aeq(1\text{ hour})}$ 40 (internal)	
4. Active recreation (for example, golf courses)	Collector and local roads: $L_{Aeq(1\text{ hour})}$ 60		
	Freeway/arterial roads: $L_{Aeq(15\text{ hour})}$ 60		
5. Passive recreation and school playgrounds	Collector and local roads: $L_{Aeq(1\text{ hour})}$ 55		
	Freeway/arterial roads: $L_{Aeq(15\text{ hour})}$ 55		

(Source – Table 2, Page 10, NSW DECC, Environmental Criteria for Road Traffic Noise, 1999)

Note: "X" increases where existing schools are affected by noise from proposed roads, the daytime criteria is $L_{Aeq(1\text{ hr})}$ 45 dB(A) (internal)

5.4 Determination of Noise Levels

The required criteria shall be determined by means of prediction using a recognised calculation procedure such as the

calculation of Road Traffic Noise (CORTN 1988) method or similar, utilising the latest available traffic volume figures and predicted traffic flows for 10 years hence.

5.5 Acoustic Assessment Report

An assessment of the impact of road traffic, including all heavy vehicle movements, shall be included in an Acoustic Assessment Report prepared by a suitably qualified consultant in acoustics and submitted to Council for development approval.

The full Acoustic Assessment Report shall present, as a minimum the information listed in Appendix 2 of this policy.

5.6 Implementation of the Policy and Compliance

Council's requirements for compliance certification of the installed/implemented noise attenuation measures, as noted in the recommendations of the acoustic report attached to the relevant development consent, will be noted as a condition of that consent.

The following is an example of such a condition:

“Noise Attenuation Report Compliance - A report (from the author of the approved Noise Attenuation Report/ Independent Auditor) that contains a certifying statement confirming that the recommendations of the approved Noise Attenuation Report have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any (Occupation/ Subdivision) Certificate”.

The acoustic consultant must conduct sufficient inspections to verify that all construction aspects of the noise attenuation components/measures are being carried out in accordance with the approved report recommendations.

Should the acoustic consultant confirm that:

1. any specific construction aspect does not comply with the report recommendations; or
2. that the constructed noise attenuation components/measures do not achieve the criteria set by the approved report and this policy;

the acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* for the modification of the issued development consent to the Consent Authority, Camden Council, for determination.

6 NOISE FROM RAIL TRAFFIC

There are currently no public railway lines within the Camden local government area however, a new rail line and associated infrastructure is proposed in the near future for the area.

In response to such a proposal this Policy adopts the "Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects (April 2007)", produced by DECC, Department of Planning (DoP), Railcorp and the Transport Infrastructure Development Corporation (TIDC). The Policy also adopts the "State Environmental Planning Policy (Infrastructure) 2007" produced by the DoP.

The interim guidelines provide for the assessment of noise and vibration from new rail infrastructure projects and the mitigation of such impacts and provides noise trigger levels that determine, if they are exceeded, the requirement for an assessment of potential noise and vibration impacts.

The trigger levels are applicable for residential developments and sensitive land uses (other than residential) affected by noise from:

1. rail lines where a new line development is proposed or where there is an existing line; or
2. where an existing line is planned to be substantially realigned outside of an existing rail corridor.

Note: The guideline does not apply to existing rail operations and its impact on existing receivers unless there is a realignment of the existing rail corridor.

By contrast the SEPP (Infrastructure) 2007, *"Part 3 - Division 15 Railways, Clause 87 – Impact of rail noise or vibration on non-rail development"*, considers the impact of existing rail on proposed development that includes buildings for residential use, a place of worship, a hospital, and an educational establishment or child care centre, where this development is proposed "on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration".

The main intention of this SEPP with respect to noise is to ensure:

- that the Consent Authority considers any guidelines issued by the Director General prior to determining a development application; and
- that the proposed buildings for residential use comply with appropriate internal acoustic levels.

6.1 Developments requiring an acoustic assessment

Where a new railway line or corridor is proposed or an existing line is planned near residential or sensitive land use development and the appropriate noise and vibration trigger levels (from the tables) are determined to be exceeded, an

acoustic assessment in accordance with this section of the Policy will be required.

Where residential or sensitive development is proposed on land adjacent to an existing railway line or corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration, an acoustic assessment in accordance with this section of the Policy will be required.

Note: where noise and vibration has the potential to negatively impact on non-residential or less sensitive land use development, suitable criteria applicable to such developments should be sought from a qualified acoustical consultant.

Residential or sensitive land use development must comply with the interim guideline noise and vibration trigger levels regardless of whether an acoustic report is required.

If Council receives a submission for development without an acoustic assessment and one is deemed necessary the application may be delayed until an assessment has been completed and received by the Consent Authority.

Council reserve the right to request an acoustic assessment for any development – at the applicant’s expense.

6.2 Noise Criteria

Council’s Policy adopts the assessment requirements and trigger level (criteria) contained within the NSW DECC “Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects (April 2007)” and the SEPP (Infrastructure) 2007 for the assessment of rail noise. Applications for development must demonstrate compliance with the SEPP (where relevant) and the Interim Guidelines.

Note: Where there is any conflict of criteria between the SEPP and the interim guidelines the criteria within the SEPP and any supporting guidelines / documents will prevail.

The SEPP (Infrastructure) 2007 requires that the consent authority must be satisfied that appropriate measure are taken to ensure that the following internal L_{Aeq} levels are not exceeded:

- a) In any bedroom in the building - 35 dB(A) at any time between 10pm and 7am; and
- b) Anywhere else in the building (other than the garage, kitchen, bathroom or hallway) – 40 dB(A) at any time.

The interim guidelines includes the following tables which are reproduced in order to provide an informative summary of both the *airborne rail traffic noise* and *ground-borne noise* trigger levels (criteria) in that document. This summary is not complete

in itself and consultants should refer to the full document when preparing an assessment.

Table 6.2.1 Airborne Rail Traffic Noise Trigger Levels For Residential Land Uses

Type of Development	Noise trigger levels dB(A)		Comment
	Day (7am - 10pm)	Night (10pm - 7pm)	
New rail line development	Development increases existing rail noise levels and resulting rail noise levels exceed:		These numbers represent external levels of noise that trigger the need for an assessment of the potential noise impacts from a rail infrastructure project.
	60 $L_{Aeq(15h)}$ 80 L_{Amax}	55 $L_{Aeq(9h)}$ 80 L_{Amax}	
Redevelopment of existing rail line	Development increases existing rail noise levels and resulting rail noise levels exceed:		An 'increase' in existing rail noise levels is taken to be an increase of 2 dB(A) or more in L_{Aeq} in any hour or an increase of 3 dB(A) or more in L_{Amax} .
	65 $L_{Aeq(15h)}$ 85 L_{Amax}	60 $L_{Aeq(9h)}$ 85 L_{Amax}	

(Source: Table 1 – Airborne rail traffic noise levels for residential land uses, Page 6, Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects, NSW DECC, 2007.)

Table 6.2.2 Airborne Rail Traffic Noise Trigger Levels For Sensitive Land Uses Other Than Residential

Sensitive land use	Noise trigger levels dB(A)	
	New rail line development	Redevelopment of existing rail line
	Development increases existing rail noise levels by 2 dB(A) or more in L_{Aeq} in any hour	
	<i>and</i>	
	Resulting rail noise levels exceed:	
Schools, educational institutions - internal	40 $L_{Aeq(1h)}$	45 $L_{Aeq(1h)}$
Places or worship - internal	40 $L_{Aeq(1h)}$	45 $L_{Aeq(1h)}$
Hospitals	60 $L_{Aeq(1h)}$	60 $L_{Aeq(1h)}$
Hospitals - internal	35 $L_{Aeq(1h)}$	35 $L_{Aeq(1h)}$
Passive recreation	L_{Aeq} as per residential noise level values in Table 1 (does not include maximum noise level component)	
Active recreation (e.g. golf course)	65 $L_{Aeq(24h)}$	65 $L_{Aeq(24h)}$

(Source: Table 2 – Airborne rail traffic noise levels for residential land uses, Page 6, Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects, NSW DECC, 2007.)

Table 6.2.3 Ground-borne (internal) Noise Trigger Levels

Receiver	Time of day	Noise trigger levels dB(A)
		Development increases existing rail noise levels by 3 dB(A) or more
		<i>and</i>
		Resulting rail noise levels exceed:
Residential	Day (7am – 10pm)	40 L_{Amax} (slow)
	Night (10pm – 7am)	35 L_{Amax} (slow)
Schools, educational institutions, places of worship	When in use	40-45 L_{Amax} (slow)

(Source: Table 3 – Ground-borne (internal) Noise Trigger Levels, Page 10, Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects, NSW DECC, 2007.)

6.3 Vibration Criteria

Trigger levels have been determined for vibration impacts and these can be assessed using the DECC's "Assessing vibration: A technical guideline" (December 2006). When the trigger levels contained within the "Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects (April 2007)" and the above associated guideline are exceeded then a noise and

vibration assessment needs to be undertaken by a consultant for the development.

6.4 Determination of Noise Levels

A suitably qualified acoustic consultant should carry out acoustic measurements. The noise levels for assessment shall be measured over at least eight consecutive train passbys. Where freight movements are present at least two freight passbys must be measured.

Where the rail line is yet to be completed a qualified acoustic consultant may predict the noise levels expected. We note that accurate prediction of vibration levels may not be possible.

6.5 Acoustic Assessment Report

An acoustic assessment of the impact of rail noise shall be included in an Acoustic Assessment Report prepared by a qualified consultant in acoustics and submitted to Council for development approval.

The full Acoustic Assessment Report shall present as a minimum the information listed in Appendix 3 of this policy.

6.6 Implementation of the Policy and Compliance

Council's requirements for compliance certification of the installed/implemented noise attenuation measures, as noted in the recommendations of the acoustic report attached to the relevant development consent, will be noted as a condition of that consent.

The following is an example of such a condition:

“Noise Attenuation Report Compliance - A report (from the author of the approved Noise Attenuation Report/Independent Auditor) that contains a certifying statement confirming that the recommendations of the approved Noise Attenuation Report have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any (Occupation/ Subdivision) Certificate”.

The acoustic consultant must conduct sufficient inspections to verify that all construction aspects of the noise attenuation components/measures are being carried out in accordance with the approved report recommendations.

Should the acoustic consultant confirm that:

1. any specific construction aspect does not comply with the report recommendations; or

2.that the constructed noise attenuation components/measures do not achieve the criteria set by the approved report and this policy;

the acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* for the modification of the issued development consent to the Consent Authority, Camden Council, for determination.

7 NOISE FROM LICENCED PREMISES

7.1 Jurisdiction

Where a premise holds a liquor licence, primary responsibility for the control of noise lies with the NSW Police and the Liquor Administration Board. These departments may, however, liaise with the local Council for assistance with the measurement of noise levels and for advice on noise control treatment. Council may take action against a licensed premise before a Licensing Court under the Liquor Act or the Registered Clubs Act but initially such action would normally be taken through the NSW Police or the Liquor Administration Board. Council may lodge an objection when the premise applies to the Licensing Court for a new licence or to change existing licence conditions.

7.2 Discussion

Licensed premises, particularly hotels and clubs, can cause noise disturbance to nearby residential premises that result in complaints. Amplified music and noise associated with patron departure when trading hours extend past 10.00pm are frequently cited as sources of complaint. Whilst noise emissions from amplified music are more easily controlled, noise from patron departure is difficult to address satisfactorily when the premise is situated near residential premises.

The primary means of control is by restricting trading hours to prevent sleep disturbance at nearby residential premises. Consideration of the locality is taken into account in any application to the licensing court for extended trading hours. Implementing a Noise Management Plan or similar practices to ensure patron departure is achieved with a minimum of disruption to neighbouring premises is another effective means of control.

Mechanical plant and equipment associated with ventilation and refrigeration systems requires consideration to ensure that its operation does not cause disturbance at other commercial premises, and particularly at any nearby residential premises.

7.3 Criteria for Licensed Premises

The noise emission criteria from the NSW Liquor Administration Board (LAB) shall be applied to any music/entertainment and patrons from the licensed premises.

The LAB criteria are as set out below.

*"The L_{A10} * noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 7:00am and 12:00 midnight at the boundary of any affected residence."*

*"The L_{A10}^2 * noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00 midnight and 7:00am at the boundary of any affected residence."*

"Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 7:00am."

Interior noise levels that still exceed safe hearing levels are in no way supported or condoned by Council.

Noise emission from other sources on the site, including mechanical plant and vehicle movements within site, shall be assessed in accordance with Part B - Section 4 of this document.

Noise increases due to increased traffic flow on surrounding roads (due to vehicle flow from the site) shall be assessed in accordance with Part B - Section 5 of this document where applicable.

In addition to meeting all noise criteria to obtain Council approval, a Noise Management Plan (NMP) is to be submitted to council that addresses noise associated with patron departure, particularly after 10.00pm. Points of access and egress should be restricted wherever possible to minimise adverse impact upon noise sensitive receivers. Noise emissions from car parking facilities shall be monitored by management to ensure patrons arrive and/or depart in the quietest manner possible.

^{2*} For the purpose of this condition, the L_{A10} can be taken as the average maximum deflection of the noise emission from the licensed premises.

7.4 Determination of Noise Levels

The noise levels from the licensed premises shall be determined by means of prediction (using a recognised calculation or modelling procedure) or measurements at the boundary of the nearest or most affected premises; or, if the boundary is more than 30 metres from a residential dwelling at the most affected point, within 30 metres of the residence.

For the purpose of investigating a complaint from a resident regarding noise associated with patron departure, measurement of the noise level shall be conducted at the boundary of the most affected premises or, if the boundary is more than 30 metres from the residence, at the most affected point within 30 metres of the residence.

7.5 Acoustic Assessment Report

An Acoustic Assessment Report prepared by a suitably qualified acoustic consultant detailing the extent of compliance with the specified acoustic criteria shall be submitted concurrently with the development application submitted to Council for approval.

The full Acoustic Assessment Report shall present as a minimum the information listed in Appendix 4 of this policy.

7.6 Implementation of the Policy and Compliance

Council's requirements for compliance certification of the installed/implemented noise attenuation measures, as noted in the recommendations of the acoustic report attached to the relevant development consent, will be noted as a condition of that consent.

The following is an example of such a condition:

“Noise Attenuation Report Compliance - A report (from the author of the approved Noise Attenuation Report/ Independent Auditor) that contains a certifying statement confirming that the recommendations of the approved Noise Attenuation Report have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any (Occupation/ Subdivision) Certificate”.

The acoustic consultant must conduct sufficient inspections to verify that all construction aspects of the noise attenuation components/measures are being carried out in accordance with the approved report recommendations.

Should the acoustic consultant confirm that:

1. any specific construction aspect does not comply with the

report recommendations; or

2. that the constructed noise attenuation components/measures do not achieve the criteria set by the approved report and this policy;

the acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* for the modification of the issued development consent to the Consent Authority, Camden Council, for determination.

PART C: Guidelines for Assessment of Community Noise

1 INTRODUCTION

Within residential communities there are various facilities and activities which can give rise to significant levels of noise generation. Whether the noise levels emitted are perceived by other community members as “annoying” is very much dependent upon the relevance of the facility or activity to the receiver, the level of the noise, the character of the noise and the time at which noise is made.

For this reason, many of the noisy activities or articles frequently operated in residential communities (such as lawnmowers, air conditioners and swimming pool pumps) have time restrictions applying as determined by the Protection of the Environment Operations (Noise Control) Regulations 2000.

The restricted times, apply to domestic activities specified in the regulations that should be inaudible in a neighbour’s house. By limiting the hours of operation of these noisy items / activities, the potential for disturbance at neighbouring premise is greatly reduced.

The potential noise impacts of other sources of community noise, such as schools, are outweighed by the community benefit provided by such facilities and community acceptance is generally widespread. The importance of educational establishments is recognised by the majority of the community and the limited hours of operation generally serves to mitigate noise impact.

It is therefore important for Council to identify the various source of neighbourhood noise and establish criteria or management techniques by which noise impact can be minimised.

2 COMMUNITY NOISE COMMERCIAL

2.1 Child Care Centres (excluding home based/ family childcare)

Childcare centres are commercial enterprises and are recognised as providing a valuable service to working parents in the community. Council is responsible for administering the control of noise from these commercial premises.

The noise sources of concern with regard to the operation of child care centres (excluding home based / family care) consist of mechanical plant and equipment associated with air conditioning, kitchen mechanical exhaust, children at play, and the operation of vehicles within car parks associated with staff movements and the drop-off and collection of children.

The major source of noise emission from child care centres primarily occur when the children are involved in outdoor play or sporting activities. Strict daytime hours of operation, generally Monday to Friday, does help to limit the duration of noise disturbance to daytime periods only.

The $L_{Aeq(15\text{ minutes})}$ noise level from children in the outdoor areas of the site must not exceed the background L_{A90} sound level by more than 10dB(A). When measured at the boundary of the nearest or most affected residential premises, or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence.

All other noise impacts from the use of the site, including children inside the buildings, mechanical plant, kitchen exhaust, amplified music, vehicle use of the car park must comply with Part B - Section 4 of this document. Noise impact on the site from external noise sources such as nearby industry must also comply with Part B - Section 4.

Noise increases due to increased traffic flow on surrounding roads (due to vehicle flow from the site) shall be assessed in accordance with Part B - Section 5 of this document where applicable.

Council may restrict the areas in which pre-schools and day care centres will be permitted. Factors of non-acoustical nature will also play a large part in the determination of appropriate zonings, such as traffic volumes on local roads, proximity to potential health hazards, safety concerns and the like. In addition to zoning restrictions, Council can also impose noise control measures as part of the conditions of consent.

By implementing such an approach, Council recognises that childcare centre developments do generate noise that can impact negatively on the amenity of an area.

Where a childcare development is proposed, the applicant / acoustic consultant may need to consider a range of noise control measures to be incorporated into the design and operation of the centre.

Note: for additional guidelines and standards applicable to childcare centres, applications are also required to comply with Camden Council's Development Control Plan 2006.

2.2 Churches and Religious Developments

Churches and religious establishments, whilst an acknowledged part of the community, can be a source of excessive noise causing disturbance to neighbouring premises.

Where neighbouring properties may be adversely impacted by offensive noise that is generated from the arrival and departure of religious congregations or from the conducting of religious services, an acoustic assessment of such noise impacts must be included in any report submitted with the development application. Noise exemptions for occasions of special religious significance (typically less than six events per year) may be permitted by Council.

Noise emission from amplified music shall be assessed in accordance with the LAB criteria, set out in Part B - Section 7.

Noise emission from other sources on the site, including mechanical plant and vehicle movements within the site, shall be assessed in accordance with Part B - Section 4 of this document.

Noise increases due to increased traffic flow on surrounding roads (due to vehicle flow from the site) shall be assessed in accordance with Part B - Section 5 of this document where applicable.

Assessment of noise and acoustic reports for such developments shall be conducted as outlined in Part B - Section 7.5 – Acoustic Assessment Report.

2.3 Community and Multipurpose Halls and Facilities

The operation of any community or multipurpose hall or similar facility shall not give rise to offensive noise at any nearby residential premises.

Noise emission from amplified music shall be assessed in accordance with the LAB criteria, set out in Part B - Section 7.

Noise emission from other sources on the site, including mechanical plant and vehicle movements within site, shall be assessed in accordance with Part B - Section 4 of this document.

Noise increases due to increased traffic flow on surrounding roads (due to vehicle flow from the site) shall be assessed in

accordance with Part B - Section 5 of this document where applicable.

Assessment of noise and reports for such developments shall be conducted as outlined in Part B - Section 7.5 - Acoustic Assessment Report.

Where a hall is deemed to be of significant community benefit (e.g. scout halls, church halls and the like) and used for community (and not commercial) purposes Council may apply time restrictions in lieu of the above noise criteria. This concession should not be applied to noise emission from mechanical plant or amplified music.

In determining the approved hours of operation, Council shall give consideration to traffic generation and noise impact due to patron departure.

2.4 Home Business

Approval shall not be granted for the operation of a home business unless it can be established to the satisfaction of Council that the L_{Aeq} (15 minutes) noise level due to noise level emissions of a continuous or semi-continuous nature from the home business operation will not exceed the background L_{A90} (15min.) sound level by more than 5 dB(A) when measured at the property boundary of any nearby residence. If the boundary is more than 30 metres from a residential dwelling at the most affected point within 30 metres of the residence.

Where tonality or impulsiveness can be established at the receiver location, a 5 dB(A) penalty shall be applied

Where there is a perceived high noise risk, assessment of noise from the business shall be conducted as outlined in Part B - Section 4.4 - Acoustic Assessment Report.

2.5 Learn-to-Swim Schools on Residential Premises

These facilities are of benefit to the wider community. However, when located within a residential area, their operation may result in some acoustic impact on neighbouring properties. The hours of operation and the number of children attending classes should be considered in relation to the suitability of the subject site and the location of neighbouring properties.

The major noise emissions from these facilities involve children arriving and departing the site, raised voices from instructors or children during lessons, splashing noises, the possible use of amplified sound and in some larger operations, traffic generation on the residential street in which the facility is located.

The $L_{Aeq}(15 \text{ minutes})$ noise level from children in the outdoor areas of the site must not exceed the background $L_{A90}(15 \text{ min})$ sound level by more than 10dB(A) when measured at the boundary of the nearest or most affected residential premises, or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence.

All other noise on the site, including children inside the buildings, mechanical plant and cars within the carpark must comply with Part B - Section 4 of this document.

Noise increases due to increased traffic flow on surrounding roads (due to vehicle flow from the site) shall be assessed in accordance with Part B - Section 5 of this document where applicable.

Council may restrict the areas in which such facilities are permitted. Factors of a non-acoustic nature may also play a part in the determination of appropriate zonings, such as the size of the site, location of surrounding premises, traffic volumes on local roads, safety concerns, size and frequency of classes and the like.

By implementing such an approach, Council recognises that such developments do generate noise but such emissions have the potential to be controlled by the time restrictions imposed on the facility's hours of operation. In addition to zoning restrictions, Council can impose noise control measures as part of the approved development application conditions of consent.

The following noise control measures may be incorporated where appropriate to reduce noise levels. Note however that incorporation of these controls DOES NOT in any way guarantee compliance (or viability for a development to comply) and are provided for informative purposes only.

- Hours of operation should be restricted to between 8.00 am to 6.00 pm Monday to Friday and 8.00 am to 5.00 pm Saturday with no classes on Sundays or public holidays.
- A noise screen fence of solid and continuous construction should be erected along the property boundaries adjacent to neighbouring residences. The fence shall be free of gaps and cracks.
- The applicant shall demonstrate to the satisfaction of Council that a strategy for noise management has been prepared.

Whilst the submission of an acoustic report is not a prerequisite Council may require an acoustic report where there is a perceived high noise risk.

2.6 Schools

Although schools have the potential to generate significant levels of noise, the restricted hours of operation generally serve to limit noise impact to neighbours. In addition, the periods when students are outside en masse are limited to a short time before school, recess and lunch.

Public school buildings are designed in accordance with State Government requirements, of which noise emissions to the boundary are a consideration. However, it is recognised that Private schools may not need to be designed to comply with the same requirements.

Despite the above, generally building design should ensure that rooms in which noise generating activities will be conducted, such as woodwork, metalwork, music, etc, are located as remotely from the school boundaries as possible. Consideration should also be given to the separation between outdoor play areas and boundaries.

As a guide the $L_{Aeq(15 \text{ minutes})}$ noise level from children in the outdoor areas of the site should not exceed the background $L_{A90(15 \text{ minutes})}$ sound level by more than 10dB(A) when measured at the boundary of the nearest or most affected residential premises, or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence.

All other noise on the site, including children inside the buildings, woodwork/metalwork/music rooms, public address systems, bells / alarms, mechanical plant, children's external play areas, and cars within the carpark must comply with Part B - Section 4 of this document.

Noise increases due to increased traffic flow on surrounding roads (due to vehicle flow from the site) shall be assessed in accordance with Part B - Section 5 of this document where applicable.

Assessment of the noise from the school shall be conducted as outlined in Part C - Section 2.8 – Acoustic Assessment Report.

2.7 Audible Bird Scare Devices (Including Gas Scare Guns)

Audible bird scare devices are used by some orchardists and viticulturalists to protect their crops from attack from birds and fruit bats. The noise from the use of such devices, whilst seasonal, may present a noise problem for residents in close proximity to these properties.

Council and the NSW Police have statutory powers under the POEO Act 1997 and the Noise Control Regulations to deal with

such activities by applying the Offensive Noise test (refer to definition of “offensive noise” under POEO). Noise Abatement Directions and Penalty Notices can be issued where offensive noise has been determined to exist.

Alternatively, Council can assess the suitability of the devices by considering the South Australian Environment Protection Authority Guidelines – “Draft Environment Noise Guidelines for Audible Bird Scarers” (http://www.environment.sa.gov.au/epa/pdfs/bird_scarers.pdf).

2.8 Acoustic Assessment Report

An Acoustic Assessment Report prepared by a suitably qualified acoustic consultant detailing compliance with the specified acoustic criteria shall accompany the development application submitted to Council for approval.

The full Acoustic Assessment Report shall present as a minimum the information listed in Appendix 5 of this policy.

2.9 Implementation of the Policy and Compliance

Council’s requirements for compliance certification of the installed/implemented noise attenuation measures, as noted in the recommendations of the acoustic report attached to the relevant development consent, will be noted as a condition of that consent.

The following is an example of such a condition:

“Noise Attenuation Report Compliance - A report (from the author of the approved Noise Attenuation Report/Independent Auditor) that contains a certifying statement confirming that the recommendations of the approved Noise Attenuation Report have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any (Occupation/ Subdivision) Certificate”.

The acoustic consultant must conduct sufficient inspections to verify that all construction aspects of the noise attenuation components/measures are being carried out in accordance with the approved report recommendations.

Should the acoustic consultant confirm that:

1. any specific construction aspect does not comply with the report recommendations; or
2. that the constructed noise attenuation components/measures do not achieve the criteria set by the approved report and this policy;

the acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* for the modification of the issued development consent to the Consent Authority, Camden Council, for determination.

3 COMMUNITY NOISE RESIDENTIAL

3.1 Amplified Music (from residential premises)

The Protection of the Environment Operations (Noise Control) Regulations 2008 restricts noise from the use of musical instruments and amplified sound equipment between the hours of:

- 10pm to 8.00am Sunday to Thursday;
- 12 midnight to 8am on Friday, Saturday and any other night following a public holiday.

Where the sound is audible in a neighbour's residence during this time and a statutory warning to this effect is ignored, the person operating the sound equipment is guilty of an offence under the Act.

During the permitted hours of operation, the sound must be deemed offensive by an Authorised Officer (in a *habitable room*) before a noise notice or direction can be issued. As a guide to minimise the likelihood of disturbance, the $L_{Aeq} (15 \text{ minutes})$ noise level due to the operation of amplified sound equipment should not exceed the background LA90 plus 5dBA sound level when measured in the immediate vicinity of the external structure of any nearby residence.

3.2 Barking Dogs (from residential premises)

Where a barking dog continually causes disturbance to the sleep of neighbours, it is a source of concern. Dogs that bark during the daytime may also be a source of annoyance to residents at home during the day.

Dog barking can be due to a variety of factors with perhaps the two most common being boredom and visual stimulation. Owners of barking dogs should be encouraged to exercise the animal regularly for a sufficient period and to reduce the visual stimulation of the dogs, particularly at night.

Council has statutory powers to deal with barking dogs under the Companion Animals Act 1998 by issuing a nuisance order to the registered owner or person who normally keeps the animal.

Additionally, under the Protection of the Environment Act, 1997 Council can issue a Prevention Notice on the owner of a noisy dog.

Council deals with the issue of noisy dogs located on residential premises by way of set procedures. These procedures largely fall outside the scope of this Policy. Residents also have the right to take their own action against the owners of noisy dogs by way of application to the Local Court requesting that the Magistrate issue a Noise Abatement Order.

Note: Applications for commercial kennels will require an acoustic assessment report to be submitted with development applications. Noise impact should be assessed in accordance with Part B - Section 4 of this Policy.

3.3 Air conditioners (on residential premises)

Under Council's DCP 2006 (Part B - Exempt and Complying Development), air conditioning units for dwellings are permitted as exempt development, meaning they do not require development consent where they are located a minimum distance of 3 metres from any property boundary and located behind the building line to any street frontage. Purchasers of domestic air conditioners should consult Council's DCP 2006 to ensure compliance with these requirements. Where there is non-compliance with this DCP, a development application shall be required.

The Protection Of the Environment Operations (Noise Control) Regulations 2008 sets out restricted times for the operation of domestic air conditioners that should not be heard in a neighbour's home between the hours of 10.00pm to 7.00am weekdays and 10.00pm to 8.00am on weekends and public holidays. Where the operation of the air conditioner is audible in a neighbour's residence during these hours, and a statutory warning not to operate the air conditioner is ignored, the person operating the air conditioner is guilty of an offence under the POEO Act 1997.

Outside of the restricted hours, the operation of the unit must be deemed "offensive" by an Authorised Officer before a Noise Notice can be served. To minimise the likelihood of disturbance, the $L_{Aeq [15 \text{ minutes}]}$ noise level due to the operation of the air conditioner shall not exceed the background L_{A90} sound level by more than 5 dB(A) when measured at the property boundary in the immediate vicinity of the external structure of any nearby residence. Where tonality can be established, a 5 dB(A) penalty shall be applied.

Development Applications will need to be lodged with Council prior to the installation of any air conditioner unless it can be

clearly determined that full compliance can be achieved with Council's DCP 2006 – Part B, Chapter 2 "Exempt Development".

It is important to note that compliance with Council's DCP does not ensure that an air conditioner will meet the above noise goal. If noise from any air conditioner is identified as a problem to a neighbour the above noise criteria will need to be complied with at the owner's expense (regardless of compliance with DCP 2006).

Assessment of the noise from air conditioners should be conducted as outlined on Part C – Section 3.9 – Acoustic Assessment Report.

Note: Air conditioners for commercial premises are classified as mechanical plant and require a development application. Noise impact should be assessed in accordance with details contained within Part B - Section 4 of this Policy.

3.4 Birds or Caged Birds (Domestic) on Residential Premises

Domestic and caged birds kept upon any premises shall be deemed to cause *offensive noise* when the noise from the birds can be heard by an Authorised Officer within a habitable room in any affected residence between the hours of 10.00 pm and 7.00 am.

Outside of these hours complaints will be assessed in accordance with the POEO Act 1997, Local Government Act 1993, and other relevant statutory powers.

3.5 Lawnmowers

The Protection Of the Environment Operations (Noise Control) Regulations 2008 sets out restricted times for the operation of lawnmowers that should not be heard in a neighbour's home between the hours of 8.00 pm and 7.00 am Monday to Saturday and 8.00 pm and 8.00 am Sundays and Public Holidays. Where the operation of the lawnmower is audible in a neighbour's residence during restricted hours, and a statutory warning to this effect is ignored, the person operating the lawnmower is guilty of an offence under the POEO Act.

3.6 Swimming Pool & Spa Pool & Heat Pumps

The Protection Of the Environment Operations (Noise Control) Regulations 2008 sets out restricted times for the operation of swimming pool pumps that should not be heard in a neighbour's home between 8.00 pm and 7.00 am Mondays to Fridays and 8.00pm and 8.00 am weekdays and public holidays. Where the operation of the pump is audible in a neighbour's residence during this time, and a statutory warning to the effect is

ignored, the person operating the pool pump is guilty of an offence under the POEO Act.

Outside these restricted hours, the noise must be deemed “offensive” by an Authorised Officer before a Noise Notice can be served to minimise the likelihood of disturbance, the $L_{Aeq (15 \text{ minutes})}$ noise level due to the operation of the swimming pool pump shall not exceed the background L_{A90} sound level by more than 5 dB(A) when measured at the property boundary of any nearby residence.

Where there is a likelihood of objectionable or offensive noise emissions beyond the property boundary, pumps must be housed in a suitably constructed, sound-proofed structure. Advice should be sought from a suitably qualified acoustic consultant or similar qualified person with regard to the materials to be used.

An acoustic report is not normally required to be submitted for a pool or spa pump unless requested by Council. However when installing such devices consideration is to be given to the location of such devices in relation to neighbouring residences and the noise criteria must still be complied with. The location of such pumps must be detailed on any plans submitted with the development application.

3.7 Tennis Courts on Residential Premises – Private Use

Attempting to regulate noise emissions from residential tennis courts by applying noise level limits is difficult due to the nature and duration of the noise source. As in the case of backyard swimming pools, some degree of noise must be expected at neighbouring premises from the activities conducted. Unless artificial lighting is installed, the use of tennis courts on residential premises is restricted to daylight hours, which is generally considered sufficient in terms of noise control.

However, where an application is made to install artificial lighting to permit private court use outside of daylight hours, the following restrictions shall be imposed upon the development.

- Hours of Operation shall be restricted to between 8.00 am to 10.00 pm.
- A guideline minimum distance of 10 metres shall be maintained between the edge of the court and the window of any habitable room in an adjacent premise, or an alternative form of noise mitigation shall be employed.

Note: Where it is proposed to use a tennis court for commercial purposes such as private/public coaching, an acoustic assessment report may be

required to be submitted for approval in accordance with Part B - Section 4.

3.8 Trail Bikes and Vehicles in Off-Road Areas

Trail bikes and vehicle activity in off-road areas, including both public reserves and private land, can be a source of annoyance to residents during the day. Council and the NSW Police have the statutory powers under the POEO Act 1997 and the Noise Control Regulations to deal with such activities by applying the Offensive Noise test (refer to definition of "offensive noise" under POEO). Noise Abatement Directions and Penalty Notices can be issued where offensive noise has been determined to exist.

3.9 Acoustic Assessment Report

An Acoustic Assessment Report prepared by a suitably qualified acoustic consultant detailing compliance with the specified acoustic criteria shall accompany the development application submitted to Council for approval.

The full Acoustic Assessment Report shall present as a minimum the information listed in Appendix 5 of this policy.

3.10 Implementation of the Policy and Compliance

Council's requirements for compliance certification of the installed/implemented noise attenuation measures, as noted in the recommendations of the acoustic report attached to the relevant development consent, will be noted as a condition of that consent.

The following is an example of such a condition:

"Noise Attenuation Report Compliance - A report (from the author of the approved Noise Attenuation Report/Independent Auditor) that contains a certifying statement confirming that the recommendations of the approved Noise Attenuation Report have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any (Occupation/Subdivision) Certificate".

The acoustic consultant must conduct sufficient inspections to verify that all construction aspects of the noise attenuation components/measures are being carried out in accordance with the approved report recommendations.

Should the acoustic consultant confirm that:

1. any specific construction aspect does not comply with the report recommendations; or

2.that the constructed noise attenuation components/measures do not achieve the criteria set by the approved report and this policy;

the acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* for the modification of the issued development consent to the Consent Authority, Camden Council, for determination.

4 NOISE FROM OPEN AIR ENTERTAINMENT AND OUTDOOR FACILITIES

4.1 General

The following guidelines for the control of noise from open air entertainment and outdoor facilities have been devised in order to minimise the likelihood of disturbance to the surrounding community. In some instances, however, where an event or activity is determined to be of particular social or cultural benefit, more relaxed criteria may be applied at Council's discretion.

In the case of existing facilities, such as Oran Park Raceway, Council has applied specific noise criteria to the operation of the facility via an approval. These criteria will enable Council to regulate the noise emissions from the operation of the facility.

4.2 Guidelines

4.2.1 Outdoor special events

The staging of outdoor "special event" such as open-air concerts or music festivals will require Council approval. The criteria that follows is for events of an infrequent nature, perhaps once or twice per year. Events of special cultural or social significance as determined by Council will be given preference for approval.

Where approval is received the applicant will be required to submit a Noise Management Plan that addresses the following: suitable stage orientation, provision and location of foldback monitors, speaker stack height, location and orientation and implementation of noise control measures, how the community will be informed about the festival operating times, provision of a contact number for the event manager /staff, nomination of the person contactable on the day of the event.

Where Council approval is granted, the maximum permissible noise level measured at the nearest residential boundary shall not exceed 70 dB(A) L_{Amax} or 85 dB(C) L_{Cmax} . Ideally, warning should be issued to the mixing desk when the maximum level

reaches 65 dB(A) L_{Amax} or 80 dB(C) L_{Cmax} at the nearest or most potentially affected residential premises.

Ideally, the duration of such events should be restricted to no more than 4 hours with events to be completed by 10.00 pm. All patrons are to be off site by 10:30pm.

4.2.2 Open Air Cinemas

Open-air cinemas are similar to open-air concerts with regard to noise emissions. The main difference relates to the frequency of events where an approval for open-air cinemas may extend to cover a period of months of operation. In addition, the cinema may operate over a number of evenings each week and it is this frequency that is likely to cause annoyance amongst residences.

Assessment of noise from the open-air cinema shall be conducted as outlined in Part C - Section 4.3.

Noise emission from amplified sound sources on the site as well as any power generators or other plant, shall be assessed in accordance with Part B - Section 4 of this document.

Noise generation from vehicular traffic within the site may need to comply with Part B - Section 4 of this document. Council may apply this criterion at their discretion.

Noise generation from vehicular traffic on surrounding roads may need to comply with Part B - Section 5 of this document. Council may apply this criterion at their discretion. The preparation of a Noise Management Plan to accompany the acoustic report is required where traffic control is necessary.

Where off-street parking is available, events shall be completed by 10.30pm, with all patron cars off site by 11.00pm.

4.2.3 Recreational Facilities

Unless otherwise approved by a consent authority, the $L_{Aeq[15 \text{ minutes}]}$ noise level due to the operation of the recreational facility including the operation of any public address system shall not exceed the background L_{A90} sound level by more than 5dB(A) when measured over a fifteen minute period at the nearest residential boundary or, if that is more than 30 metres from the residence, at the most affect point within 30 metres of the residence.

Where a special event is deemed by Council to be of particular social or cultural benefit to the wider community, a 10 dB(A) exceedance of the background L_{A90} sound level may be permitted upon written approval from Council prior to the event.

An example of recreational facilities includes skate and bike parks (non-motorised), equestrian centres, model aircraft.

4.2.4 Recreational Vehicle Facility

Approval shall not be granted for the operation of a facility (such as a motocross track etc) for recreational vehicle use unless it can be demonstrated to the satisfaction of Council that the L_{Aeq} (15 minutes) noise level at any time during vehicle operation will not exceed the background L_{A90} sound level by more than 5 dB(A) when measured at the most affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the most affected point within 30 metres of the residence.

The recommended operating hours for such facilities are:

Monday to Friday	8.00 am to 6.00 pm
Weekends and Public Holidays	8.00 am to 5.00 pm

Assessment of noise from recreational vehicles shall be conducted as outlined in Part C - Section 4.3.

4.2.5 Shooting Range Facility

Approval shall not be granted for the operation of any such facility unless it can be demonstrated to the satisfaction of Council that the following noise levels will not be exceeded when measured at the most affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the most affect point within 30 metres of the residence.

	Residential Level - dB (Lin) Peak Hold										
	60	65	70	75	80	85	90	95	100	105	Over 105
Maximum Usage - Days (Nights) per Week											
Future Range Daytime Use	7	6	5	4	3	2	1	-	-	-	-
Future Range Night-time Use	3	2	1	-	-	-	-	-	-	-	-

For assessment of shooting range facilities, daytime is defined as 10.00 am to 6.00 pm Monday to Saturday. Night-time is defined as 6.00 pm to 10.00 pm Monday to Saturday.

Assessment of noise from shooting ranges shall be conducted as outlined in Part C - Section 4.3.

Shooting on Sundays and Public Holidays is only permitted between the daytime hours of 10.00 am to 5.00 pm.

The requirements for sites using non-explosive projectiles, such as "paintball" facilities and the like, are to be assessed in accordance with Part B- Section 4 of this policy.

4.2.5 Sporting Activities

Organised outdoor sporting activities such as football, soccer, netball, hockey and the like conducted at sporting grounds are not subject to specific noise criteria (for participants and spectators) during the following daytime hours:

Monday to Friday	7.00 am to 6.00 pm
Weekends and Public Holidays	8.00 am to 6.00 pm

Outdoor sporting activities are permitted between the hours of 6.00 pm and 10.00 pm, Monday to Saturday provided the $L_{Aeq(15 \text{ minutes})}$ noise level, measured over a fifteen minute period, does not exceed the background L_{A90} sound level by more than 10 dB(A). This is to be measured at the most affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the most affected point within 30 metres of the residence.

At all times however the use of public address systems must not result in an $L_{Aeq(15 \text{ minutes})}$ noise level, measured over a representative period which exceeds the background L_{A90} sound level by more than 5 dB(A) when measured at the most affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the most affected point with 30 metres of the residence.

Noise emission from vehicle movements within the site shall be assessed in accordance with Part B - Section 4 of this document.

Noise increases due to increased traffic flow on surrounding roads (due to vehicle flow from the site) shall be assessed in accordance with Part B - Section 5 of this document where applicable.

In all cases new sporting fields etc must take into account noise during the planning and design process. Facilities should be laid out in such a way as to minimise noise impact on nearby residences.

Residential developments on land surrounding sporting fields must take into account noise generation from such facilities. Council reserve the right to require modifications of applications for residential developments adjacent to sporting fields in order to protect noise amenity and provide a buffer zone between the sporting facilities and residences. In all cases where development approval is granted near an existing facility (or site set aside for a future facility) it remains the responsibility of the

developer to provide sufficient noise control to protect resident amenity.

4.3 Acoustic Assessment Report

An Acoustic Assessment Report prepared by a suitably qualified acoustic consultant detailing compliance with the specified acoustic criteria shall accompany the development application submitted to Council for approval.

The full Acoustic Assessment Report shall present as a minimum the information listed in Appendix 5 of this policy.

4.4 Implementation of the Policy and Compliance

Council's requirements for compliance certification of the installed/implemented noise attenuation measures, as noted in the recommendations of the acoustic report attached to the relevant development consent, will be noted as a condition of that consent.

The following is an example of such a condition:

“Noise Attenuation Report Compliance - A report (from the author of the approved Noise Attenuation Report/ Independent Auditor) that contains a certifying statement confirming that the recommendations of the approved Noise Attenuation Report have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any (Occupation/ Subdivision) Certificate”.

The acoustic consultant must conduct sufficient inspections to verify that all construction aspects of the noise attenuation components/measures are being carried out in accordance with the approved report recommendations.

Should the acoustic consultant confirm that:

1. any specific construction aspect does not comply with the report recommendations; or
2. that the constructed noise attenuation components/measures do not achieve the criteria set by the approved report and this policy;

the acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* for the modification of the issued development consent to the Consent Authority, Camden Council, for determination.

5 NOISE FROM CAMDEN AIRPORT / MOTOR SPORT FACILITIES

5.1 General

Whilst Camden Council is responsible for regulating noise emissions from Oran Park Raceway, it is the Civil Aviation Safety Authority (CASA) who is responsible for regulating the operations of Camden Airport with respect to noise complaints.

In consideration of noise impact from Oran Park Raceway, Council has specific noise criteria applicable to the operation of the facility. This criterion enables Council to strictly regulate the noise emissions that occur during operation of the facility.

Despite the above, it is recognised that Camden Airport and Motor Sport Facilities independently have the potential to negatively impact on the amenity of surrounding residents with respect to noise. Therefore it is important to consider the level of noise impact where it is planned to rezone land for development when a more sensitive landuse is proposed.

The following guidelines for any assessment of noise from the Airport / Motor Sport facilities have been devised in order to minimise the likelihood of disturbance to the surrounding community. In some instances, however, where an event or activity is determined to be of particular social or cultural benefit, more relaxed criteria may be applied at Council's discretion.

5.2 Guidelines

5.2.1 Airport (Camden) Noise effect on Developments

In Australia, the acceptability of land in the vicinity of airports for development is assessed using the Australian Noise Exposure Forecast (ANEF) systems which is endorsed by Airservices Australia.

ANEF is based on forecasting future (as well as existing) aircraft movements, the number of movements, the type of these movements, and the time of day that movements are planned to occur. Using similar techniques to ANEF a set of noise contours are produced known as Australian Noise Exposure Concept (ANEC) contours which require final endorsement from Airservices Australia.

Australian Standard 2021 - 2000, Acoustics - Aircraft noise intrusion - Building siting and construction, provides recommendations regarding land use acceptability in consideration of the various zones on the ANEF chart.

Depending on the ANEF value at a specific location, certain building types are described by AS2021-2000 as either “acceptable”, “conditionally acceptable”, or “unacceptable” with reference to the ANEF value.

Developments outside the ANEF 20 contour do not require assessment for aircraft noise (unless specifically requested by Council).

Whilst the ANEF system provides guidance on the acceptability of a proposed land use it does not inform prospective residents in the “acceptable” or “conditionally acceptable” areas about the nature of any aircraft noise. Where this is the case, additional techniques will need to be applied to the assessment process that will inform proposed residents who are noise sensitive to be informed of noise disturbance.

Acoustic Assessments of noise from airport / aircraft shall be conducted as outlined in Part C – Section 5.3 and be strictly assessed in accordance with AS2021 –2000.

5.2.2 Motor Sport Noise effect on Developments

As previously indicated, Oran Park Raceway has specific noise criteria applicable to the operation of the facility. Whilst the criteria enables Council to strictly regulate the noise emissions that occur during operation of the facility it also provides intrusive noise criteria to be adopted for assessment of impact on a proposed development.

Where residential development is proposed on land that is likely to be impacted by noise from Motor Sport Facilities then an acoustic assessment report is required. The relevant intrusive noise level ($L_{Aeq}(15 \text{ minutes})$) should not exceed the background (L_{Aeq}) plus 5 dB(A) at any proposed residential boundary or, if that boundary is proposed to be more than 30 metres from the residence, at the most affected point within 30 metres of the residence.

Acoustic assessments should also take into consideration the potential for night-time race events which are permitted (upon request and written approval) until 10.00pm and the potential meteorological effects on noise propagation.

Acoustic Assessments of noise from Motor Sport Facilities shall be conducted as outlined in Part C – Section 5.3.

5.3 Acoustic Assessment Report

An Acoustic Assessment Report prepared by a suitable qualified acoustic consultant detailing compliance with the specified acoustic criteria shall accompany the development application submitted to Council for approval.

The full Acoustic Assessment Report shall present as a minimum the information listed in Appendix 1 of this policy.

5.4 Implementation of the Policy and Compliance

Council's requirements for compliance certification of the installed/implemented noise attenuation measures, as noted in the recommendations of the acoustic report attached to the relevant development consent, will be noted as a condition of that consent.

The following is an example of such a condition

“Noise Attenuation Report Compliance - A report (from the author of the approved Noise Attenuation Report/Independent Auditor) that contains a certifying statement confirming that the recommendations of the approved Noise Attenuation Report have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any (Occupation/ Subdivision) Certificate”.

The acoustic consultant must conduct sufficient inspections to verify that all construction aspects of the noise attenuation components/measures are being carried out in accordance with the approved report recommendations.

Should the acoustic consultant confirm that:

1.any specific construction aspect does not comply with the report recommendations, or

2.that the constructed noise attenuation components/measures do not achieve the criteria set by the approved report and this policy,

the acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* for the modification of the issued development consent to the Consent Authority, Camden Council, for determination.

6 Parks - Noise effects on Developments

6.1 General

Camden Council is responsible for regulating noise emissions from the recreational use of parks (such as Onslow and Kirkham Parks) which are used for sporting events, circuses, and special events.

It is recognised that the use of these parks has the potential to negatively impact on the amenity of surrounding residents with respect to noise. Therefore it is important to consider the level of noise impact when land in the vicinity of such parks is proposed to be rezoned for residential development or similar sensitive land-use.

The following guidelines for any assessment of noise from the use of these Parks have been devised in order to minimise the likelihood of disturbance to the surrounding community. In some instances, however, where an event or activity is determined by Council to be of particular social or cultural benefit, more relaxed criteria may be applied to the use of the site.

6.2 Guidelines

6.2.1 Parks

Where residential development is proposed on land that is likely to be impacted by noise from the use of parks then an acoustic assessment report is required.

During the daytime the following hours are:

Monday to Friday	7.00am to 6.00pm
Weekends and Public Holidays	8.00am to 6.00pm

For the above daytime hours the relevant intrusive noise level ($L_{Aeq, 15 \text{ minutes}}$) should not exceed the background (L_{A90}) plus 5 dB(A).

During night-time hours of 6.00pm and 10.00pm. the relevant intrusive noise level ($L_{Aeq, 15 \text{ minutes}}$) should not exceed the background (L_{A90}) plus 10 dB(A).

Noise shall be assessed at any proposed residential boundary or, if that boundary is proposed to be more than 30 metres from the residence, at the most affected point within 30 metres of the residence.

Acoustic assessments of noise from the use of parks shall be conducted as outlined in Part C – Section 6.3.

6.3 Acoustic Assessment Report

An Acoustic Assessment Report prepared by a recognised consultant in acoustics and detailing compliance with the specified acoustic criteria shall accompany the development application submitted to Council for approval.

The full Acoustic Assessment Report shall present as a minimum the information listed in Appendix 4 of this policy.

6.4 Implementation of the Policy and Compliance

Council's requirements for compliance certification of the installed/implemented noise attenuation measures, as noted in the recommendations of the acoustic report attached to the relevant development consent, will be noted as a condition of that consent.

The following is an example of such a condition:

“Noise Attenuation Report Compliance - A report (from the author of the approved Noise Attenuation Report/ Independent Auditor) that contains a certifying statement confirming that the recommendations of the approved Noise Attenuation Report have been implemented and are compliant must be submitted to the Principal Certifying Authority for inclusion in any (Occupation/ Subdivision) Certificate”.

The acoustic consultant must conduct sufficient inspections to verify that all construction aspects of the noise attenuation components/measures are being carried out in accordance with the approved report recommendations.

Should the acoustic consultant confirm that:

1. any specific construction aspect does not comply with the report recommendations; or
2. that the constructed noise attenuation components/measures do not achieve the criteria set by the approved report and this policy;

the acoustic consultant must advise the applicant and the Principal Certifying Authority of such non-compliance. The applicant must arrange for the submission of an application pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* for the modification of the issued development consent to the Consent Authority, Camden Council, for determination.

DEFINITIONS

A-weighted: See dB(A).

Adverse weather: **Weather effects that enhance noise (that is, wind and temperature inversions) that occur at a site for a significant period of time (that is, wind occurring more than 30% of the time in any assessment period in any season and/or temperature inversions occurring more than 30% of the nights in winter).**

Airborne rail traffic noise: **is noise from the operation of a surface rail line that is heard at, and within, noise-sensitive premises.**

Ambient noise: **The all-encompassing noise associated within a given environment. It is the composite of sounds from many sources, both near and far.**

Amenity criteria: **See Tables 4.1.3.1 and 4.1.3.2.**

ANEF: Australian Noise Exposure Forecast (which relates to assessment of Airport Noise).

Annoyance: **The most common type of reaction felt by residents towards traffic noise. The degree of annoyance felt by an individual may be assessed using social survey techniques.**

Arterial Road: Includes sub-arterial roads as well as freeways and refers to roads handling through-traffic, with characteristically heavy and continuous traffic flows during peak periods. Through-traffic is traffic passing through a locality bound for another locality.

Background noise: **The underlying level of noise present in the ambient noise, excluding the noise source under investigation, when extraneous noise is removed. This is described using the L_{A90} descriptor.**

Barrier-noise: Any natural or artificial physical barrier to the propagation of noise (from a roadway), but generally referring to acoustically reflective or absorbent fences, walls or mounds (or combinations thereof) constructed beside a roadway.

Buffer: An area of land between a roadway and a noise-sensitive land use, used as open space or for some other noise-tolerant land use.

Collector road: Refers to a road situated in a built-up area that collects local traffic leaving a locality and connects to a sub-arterial road.

Compliance: The process of checking that source noise levels meet with the noise limits in a statutory context.

Construction activities: Activities that are related to the establishment phase of a development and that will occur on a site for only a limited period of time.

dB: Abbreviation for decibel – a unit of sound measurement. It is equivalent to 10 times the logarithm (to base 10) of the ratio of a given sound pressure to a reference pressure.

dB(A): Unit used to measure ‘A-weighted’ sound pressure levels. A-weighting is an adjustment made to sound-level measurement to approximate the response of the human ear.

DEC: Department of Environment and Conservation (formerly EPA)

DECC: Department of Environment and Climate Change (formerly DEC and EPA)

Environmental Noise Policy: Refers to this Policy.

EPA: Environment Protection Authority (now known as DECC).

Feasible and reasonable measures: Feasibility relates to engineering considerations and what is practical to build; reasonableness relates to the application of judgement in arriving at a decision, taking into account the following factors:

- noise mitigation benefits (amount of noise reduction provided, number of people protected)
- cost of mitigation (cost of mitigation versus benefit provided)
- community views (aesthetic impacts and community wishes)
- noise levels for affected land uses (existing and future levels, and changes in noise levels).

Freeway: See Arterial Roads

Ground-borne noise: is defined as noise generated inside a building by ground-borne vibration generated from pass-by of a vehicle on rail.

Guidelines for Environmental Noise: Refers to guidelines contained within this Policy.

Habitable room: Any room (in a dwelling) other than a garage, storage area, bathroom, laundry, toilet or pantry. Used in determining the audibility of noise under the ‘Times of Use’ sections of the POEO Noise Control Regulation.

Heavy vehicle: A truck, transport or other vehicle with a gross vehicle weight above a specified level (for example: over 8 tonnes).

Intrusive noise: Refers to noise that intrudes above the background level by more than 5 decibels.

L_{A90}: The A-weighted sound pressure level that is exceeded for 90 per cent of the time over which a given sound is measured. This is considered to represent the background noise.

L_{Aeq} : The A-weighted equivalent continuous noise level – the level of noise equivalent to the energy-average of noise levels occurring over a measurement period. Note that in some cases the L_{eq} contribution from a site to be measured may not be directly measurable in the existing ambient environment. In such cases the L_{eq} from the site may be determined indirectly (for example by a combination of measurements and calculations to include only the noise from site). In all such cases the method of determination of the L_{eq} must be clearly explained and justified.

$L_{Aeq(15hr)}$: The L_{Aeq} noise level for the period 7 am to 10 pm.

$L_{Aeq(9hr)}$: The L_{Aeq} noise level for the period 10pm to 7am.

$L_{Aeq(1hr)}$: The L_{Aeq} noise level for a one-hour period. In the context Section 5 of this policy it represents the highest tenth percentile hourly A-weighted L_{eq} during the period 7 am to 10 pm, or 10 pm to 7 am (whichever is relevant). If this cannot be defined accurately, use the highest A-weighted L_{eq} noise level.

$L_{Aeq(15\ minutes)}$: The L_{Aeq} noise level for a fifteen-minute period. In the context of this policy it represents the typical worst-case fifteen-minute period.

L_{Amax} : For measurement purposes the L_{Amax} means A-weighted maximum Root Mean Square (RMS) sound pressure level measured over a one (1) second interval.

L_{Cmax} : For measurement purposes L_{Cmax} means C-weighted maximum RMS sound pressure level measured over a one (1) second interval.

Meteorological conditions: Wind and temperature-inversion conditions.

Most affected location(s): Locations that experience (or will experience) the greatest noise impact from the noise source under consideration. In determining these locations, one needs to consider existing background levels, exact noise source location(s), distance from source (or proposed source) to receiver, and any shielding between source and receiver.

Noise criteria: The general set of non-mandatory noise level targets for protecting against intrusive noise (for example, background noise plus 5 dB) and loss of amenity (for example, noise levels for various land uses).

Non-compliance: A development is deemed to be in non-compliance with its noise consent/licence conditions if the monitored noise levels exceed its statutory noise limit by more than 2 dB.

Offensive Noise: Noise:

(a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:

- (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
- (ii) interferes unreasonably with, (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or

(b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations

Protection of the Environment Operations Act 1997 (POEO Act) : An Act that consolidates air, water, noise and waste requirements into a single piece of legislation. The POEO Act repeals and replaces (among other Acts) the Noise Control Act 1975. It contains the provisions for Noise Control Notices, Prevention Notice, Compliance Cost Notice and Noise Abatement Directions.

Prevailing Weather Conditions: Usual / common weather conditions at a particular location as a particular time of year.

Receiver: The noise-sensitive land use at which noise from a development can be heard.

Recreational Vehicle: A motor vehicle (which is a vehicle that is built to be propelled by a motor that forms part of the vehicle) that is used for recreational purposes.

RTA: Roads and Traffic Authority.

Scheduled Activity: Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997.

Sleep disturbance: Awakenings and disturbance to sleep stages.

Sound pressure level: The level of noise, usually expressed in dB(A), as measured by a standard sound level meter with a pressure microphone. The sound pressure level in dB(A) gives a close indication of the subjective loudness of the noise.

Suitably Qualified Acoustic Consultant: a member of the Australian Acoustical Society, the Institute of Engineers, the Association of Australian Acoustical Consultants or a person with appropriate professional qualifications.

Temperature inversion: An atmospheric condition in which temperature increases with height above the ground.

Traffic noise: The total noise resulting from road traffic, including both light and heavy vehicles, steady and intermittent traffic flow and specific events such as the use of engine brakes.

REFERENCES

- “Application Notes – NSW Industrial Noise Policy”, NSW Environmental Protection Authority, July 2006.
- *Department of Environment and Conservation (2004) Noise Guide For Local Government*, DEC, Sydney.
- *NSW Protection of the Environment Operations (Noise Control) Regulation 2008*, NSW Government Information Service.
- *Environmental Criteria for Road Traffic Noise*, NSW Environment Protection Authority, May 1999.
- Environment Protection Authority (1994) *Environmental Noise Control Manual*, EPA, Sydney.
- Hornsby Shire Council: Policy and Guidelines for Noise and Vibration Generating Development, November 2000.
- *Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects*, NSW Department of Environment and Climate Change, April 2007.
- *NSW Industrial Noise Policy*, NSW Environment Protection Authority, January 2000.
- *NSW Protection of the Environment Operations Act, 1997*, NSW Government Information Service.
- *State Environmental Planning Policy (Infrastructure) 2007*, NSW Department of Planning, Sydney.
- *State Rail Authority Interim Guidelines for Applicants – Consideration of Rail Noise and Vibration in the Planning Process*, November 2003.
- UK Department of Transport (1988) *Calculation of Road Traffic Noise (CORTN)*, HMSO, London.

APPENDIX 1 – Industrial and Commercial Development

The full Acoustic Assessment Report shall present the following information:

- A description of the industrial/ commercial development outlining the major noise sources involved in operations on which the assessment of noise impact is based.
- The times of operation of the development.
- A description of the area and surrounding land uses and details of nearest potentially affected receiver locations.
- A site plan showing distances between plant and potentially affected receiver locations and detailing intervening topography that may affect noise propagation.
- Plans and elevations of building layouts and any enclosures of noise sources. Descriptions of building construction and means of ventilation should be included.
- Details of existing background levels during the proposed times of operation and the means by which these levels were obtained.
- Details of any control measures incorporated into the development to mitigate noise emissions that includes Noise Management Plans.
- Noise level data for all major noise sources, either as the sound pressure level at a specified distance or the sound power level in A-weighted decibels and preferably octave band levels.
- A description of the method used to determine the L_{Aeq} noise level emission.
- The predicted L_{Aeq} cumulative dBA level at the potentially sensitive receiver locations considered.
- A comparison of the predicted L_{Aeq} noise level emissions from industry with the relevant design criteria at each potentially sensitive receiver location considered.
- Any other significant or relevant acoustic information concerning the project.
- A Statement of Opinion confirming compliance with the acoustic assessment criteria requirements and detailing any mitigation measures required in order to achieve the required criteria.

Note: Council reserves the right to refer any acoustic report for an independent review by an independent acoustic consultant.

Appendix 2 – Road Traffic Noise

The Acoustic Report shall present the following information:

- Details of traffic generation during operation of the development;
- Details of times of significant traffic generation and hours of operation of heavy vehicles;
- Details of the prediction method used to calculate the noise level generated by road traffic;
- The predicted levels of road traffic noise at potentially sensitive received locations with and without the development;
- Details of the predicted future traffic flow increases expected over the next 10 year period.
- A statement of opinion regarding compliance with the acoustic assessment criteria requirements and detailing any mitigating measures required in order to achieve the required criteria that includes, where appropriate, noise and traffic management plans.

Note: Council reserves the right to refer any acoustic report for an independent review by an independent acoustic consultant.

Appendix 3 – Rail Noise Assessments

The Acoustic Report shall present the following information:

- A site plan showing the location of the proposed development in relation to the railway, annotated with relevant dimensions.
- A site plan showing the location of any measurements used in the assessment.
- Discussion of the characteristics of the site and proposed developments that is relevant in respect of noise and vibration propagation such as cuttings, embankments, ground type, structural design and building layout.
- Discussion of the relevant characteristics of railway activities, including reference to special characteristics such as curve squeal, wagon bunching or powering/braking on gradient.
- Consideration of daytime and nighttime activities.
- Consideration of future railway proposals.
- Details of the calculation methodologies used in the assessment and the results.
- A statement of opinion regarding compliance with the acoustic assessment criteria requirements and detailing any mitigating measures required in order to achieve the required criteria.

Note: Council reserves the right to refer any acoustic report for an independent review by an independent acoustic consultant.

Appendix 4 – Licensed Premises

The full Acoustic Assessment Report shall present the following information:

- A description of the development outlining the major noise sources involved in operations on which the assessment of noise impact is based.
- The times of operation of the development.
- A description of the area and surrounding land uses and details of nearest potentially affected receiver locations.
- A site plan showing distances between noise sources and potentially affected receiver locations and detailing intervening topography which may affect noise propagation.
- Plans and elevations of building layouts and any enclosures of noise sources. Descriptions of building construction and means of ventilation should be included.
- Details of existing background levels during the proposed times of operation and the means by which these levels were obtained.
- Details of any control measures incorporated into the development to mitigate noise emissions.
- Noise level data for all major noise sources, either as the sound pressure level at a specified distance or the sound power level in A-weighted decibels and preferably octave band levels.
- A description of the method used to determine the noise levels emission
- The predicted L_{Aeq} cumulative dB(A) level at the potentially sensitive receiver locations considered.
- A comparison of the predicted L_{Aeq} noise level emissions from the development with the relevant design criteria at each potentially sensitive receiver location considered.
- A comparison of predicted noise level emissions from the development with the Liquor Administration Board (LAB) noise at each potentially sensitive receiver location.
- Details of ingress and egress arrangements in use after 10.00pm. In addition, the applicant shall supply a statement detailing the means by which noise associated with patron arrival and departure is proposed to be controlled.
- Any other significant or relevant acoustic information concerning the project.
- A Statement of Opinion confirming compliance with the acoustic assessment criteria requirements and detailing any mitigation measures required in order to achieve the required criteria.

Note: Council reserves the right to refer any acoustic report for an independent review by an independent acoustic consultant.

Appendix 5 – Community Noise and Outdoor Facilities

The full Acoustic Assessment Report shall present the following information:

- A description of the development outlining the major noise sources involved in operations on which the assessment of noise impact is based.
- The times of operation of the development.
- A description of the area and surrounding land uses and details of nearest potentially affected receiver locations.
- A site plan showing distances to potentially affected receiver locations and detailing intervening topography which may affect noise propagation.
- Plans and elevations of building layouts and any enclosures of noise sources. Descriptions of building construction and means of ventilation should be included.
- Details of existing background levels during the proposed times of operation and the means by which these levels were obtained.
- Details of any control measures incorporated into the development to mitigate noise emissions.
- Noise level data for all major noise sources, either as the sound pressure level at a specified distance or the sound power level in A-weighted decibels and preferably octave band levels.
- A description of the method used to determine the L_{Aeq} noise level emission.
- The predicted L_{Aeq} cumulative dBA level at the potentially sensitive receiver locations considered.
- A comparison of the predicted L_{Aeq} noise level emissions from the development with the relevant design criteria at each potentially sensitive receiver location considered.
- In the case of multipurpose halls, clubs, pubs, restaurants and the like, details of access and egress arrangements in use after 10.00 pm. In addition, the applicant shall supply a statement detailing the means by which noise associated with patron arrival and departure is proposed to be controlled.
- Any other significant or relevant acoustic information concerning the project.
- A Statement of Opinion confirming compliance with the acoustic assessment criteria requirements and detailing any mitigation measures required in order to achieve the required criteria.

Note: Council reserves the right to refer any acoustic report for an independent review by an independent acoustic consultant.

Submission to the Department of Planning and Environment – Site Compatibility Certificate for 347 Narellan Road Currans Hill

Planning Considerations

Council officers have undertaken a review of the information provided by the Department of Planning and Environment (DPE) and have identified the same issues as those identified in the previous Site Compatibility Certificate (SCC) and provide an update on their current status.

Traffic

Council's previous submission to DPE outlined concerns with regards to the existing internal access road having sufficient capacity for additional residential purposes. The internal road is accessed via traffic lights at Narellan Road and currently experiences queuing inside the site at peak times.

Given the queuing at peak times the submission also identified concerns regarding the ability of emergency vehicles to access the site during peak times.

Future DAs for the seniors living development would need to clearly demonstrate that the existing road network has capacity for the proposed use and would not unfairly impact on existing uses on the site, and can provide for emergency vehicle access during peak traffic periods.

Bulk and Scale of Proposal

The proposal as contained within the application for the SCC proposes 1 large building with 6 wings and a height of 2 storeys across the proposal.

The subject site is located on the eastern side of Currans Hill with a large portion of single storey residential housing, and to the north of an existing Seniors Housing development (359 Narellan Road) which consists of a number of 1 and 2 storey buildings.

Council's previous submission to DPE outlined concerns with regards to the bulk and scale of the proposal and recommended that the design of the proposed RCF building be articulated or broken up to reduce the bulk of the proposal and improve its integration with the surrounding development.

To address Council's concerns on the bulk and scale of the proposal, it is recommended the DPE impose the same condition as issued on the previous SCC requiring the building design to not exceed two storeys in height above natural ground level.

Visual Impacts and Heritage Considerations

The site is located to the west of Kenny Hill, a significant component of the Scenic Hills landscape.

Council's previous submission to DPE identified potential concerns with regard to the impact of a larger building mass impacting on the Kenny Hill view corridor. The submission also noted that the proposal is adjacent to the state heritage listed Sydney Water upper canal.

The Camden Development Control Plan 2011 (Camden DCP 2011) contains specific controls relating to development adjacent to the Sydney Water upper canal and these should be considered as part of any future development.

It is recommended that Sydney Water and the Office of Environment and Heritage (OEH) be consulted prior to determination of the SCC application.

Transmission Easement

The site is adjacent to a Transgrid electrical transmission easement measuring approximately 60m wide. The proposal intends to have car parking and vehicular access located within the easement.

The proposal is also for the main RCF building to abut the Transgrid easement.

Council's previous submission to DPE recommended that the application be referred to Transgrid for comments with regards to activities within the easement prior to determination of the SCC.

It is recommended the DPE impose the same condition as issued on the previous SCC, requiring future detailed design to demonstrate compliance with Transgrid guidelines for development within a transmission easement.

Drainage and Flooding

Council's flood information identifies that the site is affected by flooding from a watercourse and is subject to flood related planning controls.

The proposed development is classified as critical utilities and public infrastructure under Council's Flood Risk Management Policy.

Council's previous submission to the DPE outlined that any proposal for the site will need to demonstrate compliance with all controls for this classification. This will include the provision of an evacuation plan up to the Probable Maximum Flood (PMF) flood event.

Social Impacts

Council officer assessment of the previous SCC outlined that the forecast for the Camden Local Government Area (LGA) is for a further increase in the ageing population. Therefore, Camden will continue to have a demand for accommodation for aged care and people with disabilities.

The proposed addition of 150 beds within a 24 hour care RCF and 10 additional serviced self-care units within the Camden LGA would provide a social benefit to the local community.



ORDINARY COUNCIL

ORD04

SUBJECT: RESPONSE TO THE APPLICATION FOR A SITE COMPATIBILITY
CERTIFICATE AT 347 NARELLAN ROAD, CURRANS HILL
FROM: Director Planning & Environmental Services
TRIM #: 14/146226

PURPOSE OF REPORT

The purpose of this report is to advise Council of the application for a Site Compatibility Certificate (SCC) under the SEPP (Housing for Seniors and People with a Disability), 2004, (SEPP Seniors) at 347 Narellan Road, Currans Hill, and to seek Council's resolution to forward a submission to the Department of Planning and Environment in response to the application. A draft submission is provided as **Attachment 1 to this report**.

BACKGROUND

On 3 October, 2013 Council received an application from Precise Planning to rezone Part Lot 2 of DP 1019708 at 347 Narellan Road from RU2 Rural Landscape to R2 Low Density Residential for the purpose of a seniors housing development on the land.

During consideration of the rezoning application Council officers raised with the applicant other mechanisms available to them to permit seniors housing without rezoning the land to R2 Low Density Residential.

Mechanisms such as a SCC provide Council and the community with increased certainty as to the final use of the site. The planning proposal was subsequently put on hold whilst the proponent considered other opportunities.

On the 26th August 2014, the Department of Planning and Environment received an application from Precise Planning on behalf of the landowners for a SCC to permit a 150 bed Residential Care Facility and 10 Serviced Self-Care Housing units on the subject land. A site plan is provided as **Attachment 2 to this report**.

The Department of Planning and Environment has invited Council to provide comment on the SCC application. Council was provided 21 days to provide comment (due 16 September 2014). The Department has been provided a copy of Council's Business Paper and advised that Council will be considering the matter at this Council meeting.



Figure 1 – Location of the Subject Site – Lot 2 of DP 1019708 – 347 Narellan Road, Currans Hill

MAIN REPORT

Site Compatibility Certificate (SCC)

The SCC as contained within the Seniors SEPP is a mechanism to permit seniors housing in locations where it is not permissible in the zone under the Local Environmental Plan (LEP).

A SCC is not a development approval it merely permits the use and overrides Council's LEP. A subsequent development application will need to be lodged for the proposal, and considered by Council as per the standard development approval process.

An application for a SCC is not publicly exhibited prior to a determination. Should the SCC be issued, public exhibition would occur at the development application stage. Community comments would then be considered as part of the DA process by the relevant consent authority. Initial estimates of the cost of works for the proposal are

This is the report submitted to the Ordinary Council held on 23 September 2014 - Page 2



\$22million which would require the proposal to be approved by the Joint Regional Planning Panel (JRPP).

The Proposal

The application for a SCC at 347 Narellan Road proposes a 150 bed Residential Care Facility (RCF) and 10 serviced self care housing units.

A **Residential Care Facility (RCF)** is defined as *residential accommodation for seniors or people with a disability that includes:*

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, not being a dwelling, hostel, hospital or psychiatric facility.

Serviced self care housing units are defined as - *seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.*

The proposal identifies varying levels of 24 hour care to 150 residents who are no longer independent.

It is proposed that the RCF be contained within a 2 storey building with 6 wings. Each wing will accommodate approximately 25 residents in single and double rooms, with dining and catering services in each wing.

The serviced self care housing is proposed to be single storey semi-detached "villa" style accommodation.

Planning Considerations

Council officers have undertaken a review of the information provided by the Department of Planning and Environment and have identified the following issues.

Traffic

The site is accessed via traffic lights at Narellan Road. The access road is a narrow private road that services the existing seniors living at 359 Narellan Road, the school and the C3 Church.

Council has previously expressed concerns with regards to the existing road having sufficient capacity for additional residential purposes. The access road is a private road and currently experiences queuing inside the site at peak times.

Given the queuing at peak times Council's traffic officers have also identified concerns regarding the ability of emergency vehicles to access the site during peak times.

Future proposals will need to demonstrate that the existing road network has capacity for the proposed use and will not unfairly impact on existing uses on the site, and can provide for emergency vehicle access during peak traffic periods.



Bulk and Scale of Proposal

The proposal as contained within the application for the SCC proposes 1 large building with 6 wings and a height of 2 storeys across the proposal.

Whilst only limited information has been provided, the bulk and scale of the proposal is of concern to Council officers. The site is located to the east of Currans Hill which contains largely detached housing forms (many single storey) and to the north of an existing approved seniors housing development (359 Narellan Road) which consists of a number of 1 and 2 storey buildings.

It is recommended that the design of the proposed RCF building be articulated or broken up to reduce the bulk of the proposal and improve its integration with the surrounding development.

Visual Impacts and Heritage Considerations

The site is located to the west of Kenny Hill, a significant component of the scenic hills landscape. Council officers have identified potential concerns with regard to the impact of a larger building mass impacting on the Kenny Hill view corridor.

In addition to the visual impacts it is also noted that the proposal is adjacent to the State Heritage Listed Sydney Water Upper Canal.

The Camden DCP 2010 contains specific controls relating to development adjacent to the Sydney Water Upper Canal and these should be considered as part of any future development.

It is also recommended that Heritage NSW be consulted prior to determination of the SCC application due to the proximity of the State Heritage Item.

Transmission Easement

The site is adjacent to a large transmission easement measuring 60.96m wide. It is noted from the information referred to Council that it is proposed to have car parking and vehicular access located within the easement.

The proposal also proposes the main RCF building to abut the Transgrid easement.

It is recommended that the application be referred to Transgrid for comments with regards to activities within the easement prior to determination of the SCC.

Drainage and Flooding

Council's flood information identifies that the site is affected by flooding from a watercourse and is subject to flood related planning controls.

The proposed development is classified as critical utilities and public infrastructure under Council's Flood Risk Management Policy. Development on this site will need to demonstrate compliance with all controls for this classification. This will include the provision of an evacuation plan up to the PMF flood event.



Social Impacts

The forecast for the Camden LGA is for a further increase in the ageing population. As such, Camden will continue to have a demand for accommodation for aged care and people with disabilities.

The proposed addition of 150 beds within a 24 hour care RCF and 10 additional serviced self care units within the Camden LGA would provide a social benefit to the local community.

Consistency with the Seniors SEPP

Council officers have considered the proposal in accordance with clause 25 (5)(b) of the SEPP. In principle the proposal appears to meet these requirements however, further information is required to demonstrate full compliance with the following:

- Potential Site Contamination – Compliance with SEPP 55;
- Heritage Impact Statement – Impact on the Sydney Upper Water Canal;
- Demonstrated compliance with Clause 26; and
- Detailed traffic impact statement and modeling demonstrating road capacity and impact on existing development.

A detailed analysis of this clause is included as part of **Attachment 1 to this report**.

FINANCIAL IMPLICATIONS

There are no financial implications to Council as a result of this report.

CONCLUSION

The application for a site compatibility certificate to permit a 150 bed residential care facility and 10 units of serviced self care housing under the Seniors SEPP appears to be consistent with the requirements of the SEPP.

Council officers consider that the proposal has planning merit and in principle support seniors housing on the site, subject to detailed design and planning that addresses Council's concerns as outlined in this report and within the attached submission.

RECOMMENDED

That Council:

- i. **endorse the submission to be forwarded to the Department of Planning and Environment for consideration.**

Resolution: Moved Councillor Dewbery, Seconded Councillor Sidgreaves, that Council endorse the submission to be forwarded to the Department of Planning and Environment for consideration.

ORD190/14 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Sidgreaves, Copeland, Warren, Symkowiak, Fischer, Dewbery, Fedeli and Bligh voted in favour of the Motion. Councillor Campbell voted against the Motion.)

ATTACHMENTS

This is the report submitted to the Ordinary Council held on 23 September 2014 - Page 5



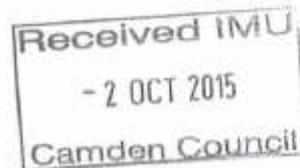
-
1. Attachment Draft Submission to the Department of Planning and Environment
Site Compatibility Certificate
 2. Attachment 2 Amendment 31 - Site Plan



Office of the Secretary

Mr Ron Moore
 General Manager
 Camden Council
 PO Box 183
 Camden NSW 2570

Our ref: 14/18577



Attention: Mr Ilyas Karaman

Dear Mr Moore

Determination of an application for a site compatibility certificate for land located at 347 Narellan Road, Currans Hill - SEPP (Housing for Seniors and People with a Disability) 2004

I refer to the above application for a site compatibility certificate for the above site at Currans Hill. I have considered Council's comments in my assessment of this application and thank you for providing these comments.

I have determined the application under clause 25(4)(a) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* by issuing a site compatibility certificate subject to satisfaction of certain requirements in the certificate (clause 25(7)). I have attached a copy of the Certificate of Site Compatibility.

If you have any questions in relation to this matter, please contact Ms Rachel Cumming, Director, Metropolitan (Parramatta), at the Department on (02) 9860 1174.

Yours sincerely

Carolyn McNally
 Secretary 28-9-15

Encl: Site Compatibility Certificate



**State Environmental Planning Policy (Housing for Seniors of People with a Disability)
2004
Certificate of Site Compatibility**

I, the Secretary of the Department of Planning and Environment, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, determine the application made by Precise Planning on 21 August 2014 by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 1 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.

A handwritten signature in black ink, appearing to read 'CA McNally', with a stylized flourish at the end.

Carolyn McNally
Secretary
Department of Planning and Environment

Date certificate issued: 28.9.17

Please note: This certificate will remain current for 24 months from the date of issue.

SCHEDULE 1

Site description:

The site is located at 347 Narellan Road, Currans Hill (Lot 2 DP 1019708), within the Camden Local Government Area.

Project description:

The proposal is for a development of a two-storey building for residential care facility and associated serviced self-care semi-detached houses, including a community park, ambulance bay and associated car parking.

SCHEDULE 2**Application made by:**

Precise Planning, 152 Sailors Bay Road, Northbridge NSW 2063.

Requirements imposed on determination:

1. The building design should not exceed two storeys in height above natural ground level.
 2. Future detailed designs must demonstrate compliance with Transgrid guidelines for development within a transmission easement.
-



Precise Planning

Planning | Development | Management

18 August 2017

Our Ref: 1294

The Secretary
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Madam

**Site Compatibility Certificate (ref 14/18577)
347 Narellan Road Currans Hill (Lot 2 DP 1019708)**

I refer to the above matter and now enclose:

- Completed SCC application form
- Owner's consent letter
- Report to accompany SCC application
- Cheque in favour of DPE in the amount of \$5,580
- USB containing the files

The above comprise an application for an SCC pursuant to the provision of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('SEPP (Seniors Housing)').

Please note that DPE issued a Site Compatibility Certificate ('SCC') in relation to the above described site on 28 September 2015. However, this original SCC is approaching expiry and there is no mechanism available to extend the validity of a SCC. Therefore, this new application is for a new SCC, to replace the original SCC.

I look forward to your favourable response to this application.

Yours faithfully

PRECISE PLANNING

Jeff Bulfin

P: (02) 9667 6500
E: jeff@deepriver.com.au
W: preciseplanning.com.au
A: 152 Sailors Bay Road Northbridge NSW 2063
P: PO Box 426 Northbridge NSW 1560



SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
DIRECTOR-GENERAL'S
SITE COMPATIBILITY CERTIFICATE
APPLICATION

Date received: ___/___/___

Site compatibility application no. _____

LODGEMENT

Instructions to users

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate under Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

A site compatibility certificate is required under section 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **3 copies** of this form and attached documentation,
- provide form and documentation in **electronic format** (e.g. CD-ROM).

NB: The Department of Planning may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Director-General, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning. Please refer to www.planning.nsw.gov.au for contact details.

PART A — APPLICANT AND SITE DETAILS

A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency
Precise Planning

Mr Ms Mrs Dr Other

First name Jeff Family name Bulfin

Street address
Unit/street no. 152 Street name Sailors Bay Road
Suburb or town Northbridge State NSW Postcode 2063

Postal address (or mark 'as above')
PO Box or Bag 426 Suburb or town Northbridge
State NSW Postcode 1560 Daytime telephone 0415225732 Fax _____

Email jeff@deepriver.com.au Mobile 0415225732

A2 SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL
C3 Church Mt Annan

STREET ADDRESS
Unit/street no. 347 Street or property name Navellian Road
Suburb, town or locality Lurrans Hill Postcode 2567 Local government area CAMDEN

NSW DEPARTMENT OF PLANNING

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE APPLICATION

NAME OF PROPERTY

C3 Church Mt Annan

REAL PROPERTY DESCRIPTION

lot 2 DP 1019708

Attach—map and detailed description of land. Refer to main document by Precise Planning

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROPOSED DEVELOPMENT (as it is to appear on the Director-General's certificate) Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

Residential Care Facility (150 beds)
Serviced, self-care dwellings (10)

Attach—copy of proposed site layout. Refer to main document by Precise Planning

PART B — PROPOSAL'S CONSISTENCY WITH THE SEPP

B1 THE PROPOSED SITE

Answer the following questions to identify whether the SEPP applies to the land you propose to develop.

1.1. Is the subject site land zoned primarily for urban purposes? Yes No

OR

1.2. Is the subject site land adjoining land zoned primarily for urban purposes? Yes No

Attach—copy of zoning extract or other evidence of zoning.

If you have answered **no** to **both** questions 1.1 and 1.2, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.3. Are dwelling houses, residential flat buildings, hospitals or special uses permitted on the site? Yes No

Attach—copy of development control table.

OR

1.4. Is the land being used for the purposes of an existing registered club? Yes No

If you have answered **no** to **both** questions 1.3 and 1.4, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.5. Is the subject site excluded from the application of the SEPP under clause 4(6)—Land to which Policy does not apply?

- Environmentally sensitive land (Schedule 1). Yes No
- Land that is zoned for industrial purposes (except Warringah LGA). Yes No
- Land in Warringah LGA located in localities identified in clause 4(6)(c) of the SEPP. Yes No
- Land to which Sydney Regional Environmental Plan No. 17—Kumell Peninsula (1989) applies. Yes No

If you have answered **yes** to **any** subsection in question 1.5, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

SECTION B1 — SUMMARY CHECK

Continue to fill out this application form **only** if you have answered:

- Yes to questions 1.1 ^{or} 1.2, and
- Yes to questions 1.3 ^{and} 1.4, and
- No to **all** subsections in question 1.5.

If you have satisfied the Summary Check—**proceed to Section B2.**

NSW DEPARTMENT OF PLANNING

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE APPLICATION

B2 SITE COMPATIBILITY CERTIFICATE REQUIRED FOR CERTAIN DEVELOPMENT APPLICATIONS

Identify the reason why you need to apply for a Director-General's site compatibility certificate.

2.1. Is the proposed development for the purpose of seniors housing permissible with consent on the land under the zoning of an environmental planning instrument? (See clause 24 (1A).) Yes No

2.2. Is the proposed development staged development of a kind saved under the savings provisions of the SEPP? (See clause 53.) Yes No

If you have answered YES to either question 2.1 or question 2.2 your proposal does not require a site compatibility certificate. You can submit your application directly to the relevant local council.

2.3. A site compatibility certificate is required because: (see clause 24(1))

- the land adjoins land zoned primarily for urban purposes Yes No
- the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted) Yes No
- the land is used for the purposes of an existing registered club Yes No
- the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45. Yes No

If you have answered NO to all subsections in question 2.3, your proposal does not require a site compatibility certificate.

SECTION B2 — SUMMARY CHECK

Continue to fill out the application form **only** if you have answered:

- No to both question 2.1 and question 2.2, and
- Yes to any subsection in question 2.3 above.

If you have satisfied the Summary Check—**proceed to Section B3.**

B3 TYPES OF SENIORS HOUSING

Does the proposed development include any of the following?

If yes, please indicate in the appropriate space/s provided the number of beds or dwellings that are proposed

- A residential care facility Yes No Beds
- A hostel Yes No Dwellings
- Infill self-care housing (urban only and not dual occupancy) Yes No Dwellings
- Serviced self-care housing Yes No Dwellings
- A combination of these Yes No Beds Dwellings

If you answered **yes** to serviced self-care housing—**proceed to Section B4.** Otherwise—**proceed to Part C.**

B4 'GATEWAY' FOR SERVICED SELF-CARE HOUSING ON LAND ADJOINING URBAN LAND

If the proposed development includes serviced self-care housing on land adjoining land zoned primarily for urban purposes, will the housing be provided:

- for people with a disability? Yes No
- in combination with a residential care facility? Yes No
- as a retirement village within the meaning of the *Retirement Villages Act 1999*? Yes No

If you answered **no** to all questions in Section B4, it is unlikely that the proposal will satisfy the council when you submit a development application (see clause 17[2] of the SEPP) and also unlikely that a site compatibility certificate would be issued.

NSW DEPARTMENT OF PLANNING

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE APPLICATION

- 2. THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES THAT ARE LIKELY TO BE THE FUTURE USES OF THE LAND IN THE VICINITY OF THE DEVELOPMENT.

Refer to S.3 of report by Precise Planning

- 3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (PARTICULARLY, RETAIL, COMMUNITY, MEDICAL, AND TRANSPORT SERVICES HAVING REGARD TO THE LOCATION AND ACCESS REQUIREMENTS SET OUT IN CLAUSE 28 OF THE SEPP) AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISION.

Refer to S.3 of report by Precise Planning

- 4. IN THE CASE OF APPLICATIONS IN RELATION TO LAND THAT IS ZONED OPEN SPACE OR SPECIAL USES—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE PROVISION OF LAND FOR OPEN SPACE OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT.

Refer to report by Precise Planning S.3

- 5. WITHOUT LIMITING ANY OTHER CRITERIA, THE IMPACT THAT THE BULK, SCALE, BUILT FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND FUTURE USES OF LAND IN THE VICINITY OF THE DEVELOPMENT.

Refer to S.3 of report by Precise Planning

- 6. IF THE DEVELOPMENT MAY INVOLVE THE CLEARING OF NATIVE VEGETATION THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 12 OF THE NATIVE VEGETATION ACT 2003—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE CONSERVATION AND MANAGEMENT OF NATIVE VEGETATION (NB: THIS CRITERIA DOES NOT APPLY TO LAND IN URBAN LOCAL GOVERNMENT AREAS OR URBAN ZONES LISTED UNDER SCHEDULE 1 OF THE NATIVE VEGETATION ACT 2003).

Refer to S.3 of report by Precise Planning

C3 ADDITIONAL COMMENTS

NSW DEPARTMENT OF PLANNING

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE APPLICATION

PART D — CHECKLIST, PAYMENT AND SIGNATURES

D1 APPLICATION CHECKLIST

Please check that you have provided all the information required for your application.

- I have completed all sections of this application form. Yes No
-  I have attached supporting information. If yes, please check boxes below, as relevant. Yes No
 - Map and detailed description of land
 - A copy of proposed site layout
 - A copy of zoning extract or other evidence
 - A copy of development control table
 - Proposal information—context, proposal and strategic justification
 - Additional information for statements against site compatibility criteria (optional)
- I have addressed the following SEPP site compatibility matters in **section C2** of the form. Yes No
 1. Existing environment and approved uses
 2. Impact on future uses
 3. Availability of services and infrastructure
 4. Impact on open space and special uses provision
 5. Impact of the bulk and scale of the proposal
 6. Impact on conservation and management of native vegetation
-  I have provided **three** hard copies of this form and all relevant supporting information Yes No
- I have provided the application form and supporting information in electronic format Yes No
- I have enclosed the application fee (see below for details) Yes No

D2 APPLICATION FEE

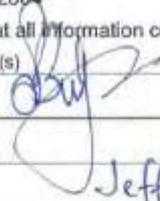
You are required to pay a fee for the assessment of an application for the Director General's certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is **\$5580**

Number of beds or dwellings
150 beds + 10 dwellings

D3 CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004 for a Director-General's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25(5)(b) of the State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004
- declare that all information contained within this application is accurate at the time of signing.

Signature(s) 

Name(s) Jeff Bulfin

In what capacity are you signing if you are not the owner of the land
Project Planner

Date 18/8/17

D4 LAND OWNER'S CONSENT

As the owner(s) of the land for which the proposed seniors' housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature Refer to attached letter

Name _____

Date _____

Signature _____

Name _____



19 August, 2013

Director General
Dept Planning & Infrastructure
GPO BOX 39
SYDNEY NSW 2001

Dear Sir/Madam,

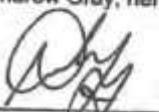
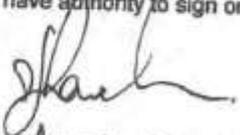
**RE: Site Compatibility Certificate Application
347 Narellan Road, Currans Hill**

The above described is land owned by C3 Church Mount Annan.

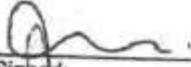
The Board of C3 Church Mount Annan hereby provides consent to the lodgement of a Site Compatibility Certificate to Dept Planning & Infrastructure, in relation to the subject land for a 150 bed residential care facility and 10 serviced self care dwellings. The Board has engaged Jeffrey Bulfin of Precise Planning to represent it in relation to this matter.

Yours faithfully,

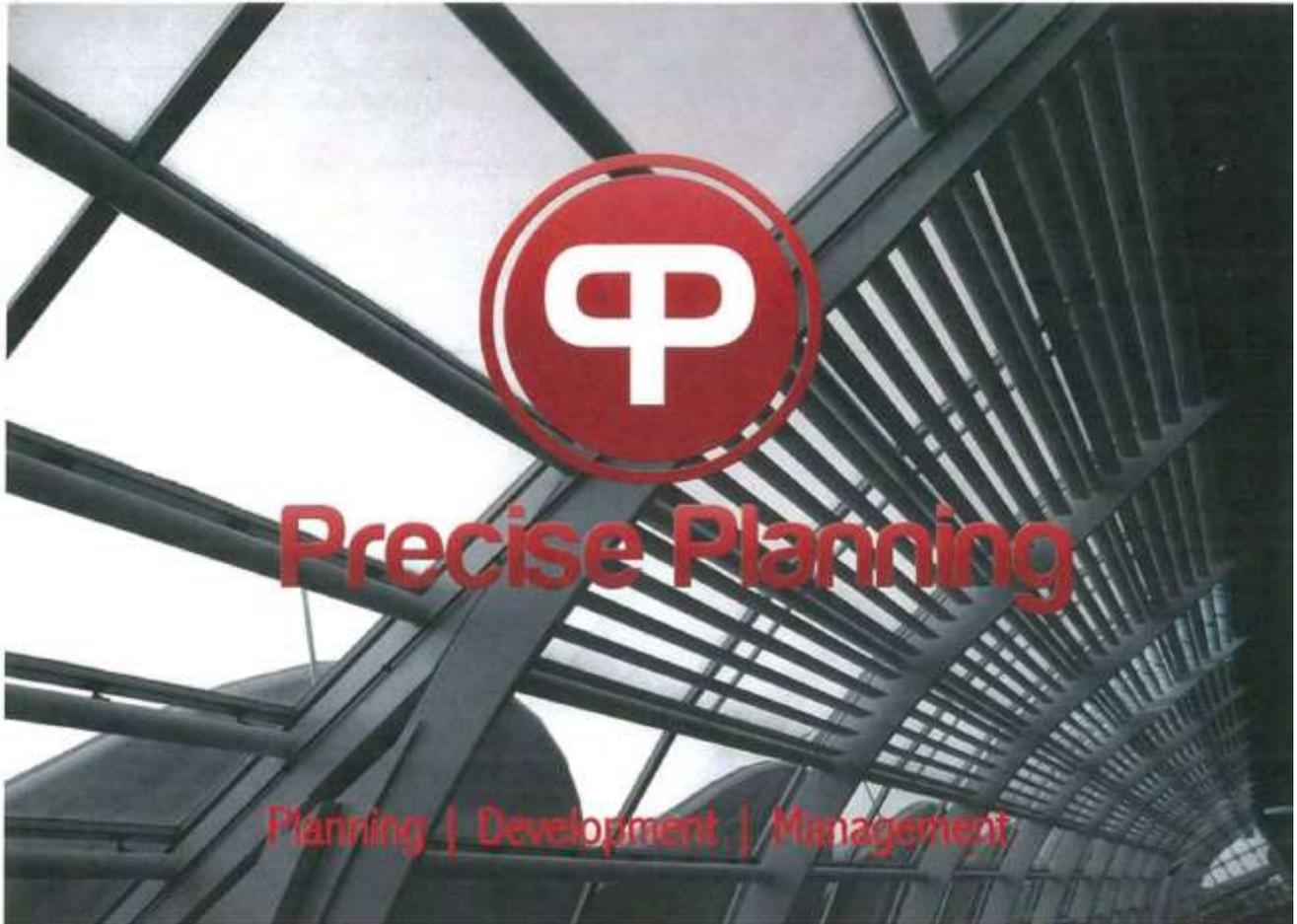
I, Andrew Gray, hereby have authority to sign on behalf of the board:



 Signed:
 Andrew Gray
 Chairman
 C3 Church Mount Annan
 ACTING CHAIRMAN.

I, Charisa O'Connor, hereby have authority to sign on behalf of the board:


 Signed:
 Charisa O'Connor
 Director
 C3 Church Mount Annan

C3 CHURCH MOUNT ANNAN
PO Box 595 Narellan NSW 2567
P +61 2 4634 7400 F +61 2 4634 7450 Info@c3churchma.com www.c3churchma.com
ABN 57 003 440 426 Mount Annan Church



SITE COMPATIBILITY CERTIFICATE APPLICATION

347 Narellan Road Currans Hill

Part of lot 2 DP 1019708

August 2017

152 Sailors Bay Road Northbridge NSW 2063
(02) 9967 0500 | preciseplanning.com.au |
jeff@deedriver.com.au

Application for Site Compatibility Certificate
347 Narellan Road Currans Hill

Table of Contents

EXECUTIVE SUMMARY 3

1 INTRODUCTION 5

1.1 BACKGROUND 5

1.2 SITE IDENTIFICATION 5

1.3 ZONING AND PERMISSIBILITY 6

1.4 GENERAL SUMMARY OF SITE CHARACTERISTICS 10

2 THE PROPOSAL 13

2.1 RESIDENTIAL CARE FACILITY 13

2.2 DESIGN PHILOSOPHY 13

2.3 STRATEGIC PARTNER / OPERATOR 14

2.4 NEARBY SERVICES 14

3 SITE COMPATIBILITY CERTIFICATE CRITERIA 17

4 CONCLUSION 21

EXECUTIVE SUMMARY

The purpose of this Report is to provide information to the Department of Planning & Infrastructure (DPI) to assist in the determination of an application for a Site Compatibility Certificate (SCC) pursuant to the provisions of Part 1A *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP).

A SCC issued by DPE is currently in place for this site. However, this SCC will expire on 28 September 2017. This new application is intended simply to replace the current SCC, as there is no mechanism available to extend the original SCC. There has been no relevant or material change in the land or its context since the original SCC was issued.

It is proposed to seek approval for the erection of a **Residential Care Facility** (RCF) with a capacity for 150 beds and 10 associated serviced self-care houses. The subject site is located in an RU2 Rural Landscape zone, pursuant to Camden Local Environmental Plan 2010 (LEP). The Land Use table contained within the LEP does not permit RCFs in the RU2 zone, however the subject land is immediately adjacent to land zoned "...primarily for urban purposes". Therefore, a RCF is permissible on the subject land, subject to the issue of an SCC for that purpose by the DPI.

The subject site is known as 347 Narellan Road Currans Hill (Lot 2 DP 1019708)¹. Currently occupying the site is a Place of Public Worship² (C3 Mount Annan) and associated Educational Establishment³ (Mount Annan Christian College). It is proposed that the facility would partially utilize road infrastructure already in place to service the church and college.

The site is generally orientated north – south and comprises 14.123ha by DP 1019708. It is flanked along its western boundary by existing residential housing; along its eastern boundary by the Sydney Water Race and the scenic hills beyond; along its northern boundary by grazing land and along its southern boundary by an existing self care retirement village consisting of 77 units (of which 23 are built).

The area subject to this SCC application is at the southern half of the site, as shown on the plan at Annexure 2.

The RCF is a compatible land use for this location and, as discussed later in this report, there is a demonstrable need for more RCF beds in the local area. A high

¹ See copy of DP 1019708 at Annexure A

² See Figure 1

³ See Figure 2



*Application for Site Compatibility Certificate
347 Narellan Road Currans Hill*

quality RCF on this site may be achieved with negligible environmental impact and a positive social and economic impact. The existing surrounding land uses (church, college, self care retirement village, residential development) create an ideal context for such a facility. The site is located equidistant between the large regional centre and Campbelltown, the smaller local facilities at Narellan and the boutique services at Camden. The entrance to the site is approximately 500 metres from the entry / exit to the M5 motorway. An existing sheltered bus stop is located at the front of the site, with a concrete constructed continuous path of travel to and from the proposed location of the facility.

The site is fully serviced with electricity, telephone, Sydney Water sewerage and water connections and natural gas.

Discussions have occurred with Camden Council in relation to this proposal, specifically with Council's strategic planning officers Ilyas Karaman and Tina Chappell. Subject to the issuing of a Site Compatibility Certificate and a proper assessment process, the Council officers are open to the proposal.

Based on investigations represented in this report, it is concluded that the site is suitable for the proposed development and worthy of support by DoPI for the issue of a SCC.

1

INTRODUCTION

1.1 BACKGROUND

This Report is intended to accompany an application to Department of Planning & Infrastructure for a Site Compatibility Certificate (SCC), pursuant to the provisions of Part 1A *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP). The report addresses the relevant requirements contained in clauses 24 and 25 of the SEPP.

1.2 SITE IDENTIFICATION

The land to which this report relates is known as No 347 Narellan Road Currans Hill (Lot 2 DP 1019708), located within the Camden Local Government Area. It has a frontage to Narellan Road, although its legal vehicular access is from a traffic-light controlled intersection at the front of an immediately adjoining site known as No 359 Narellan Road. From that access point, the land benefits from an appurtenant Right of Carriageway through the adjoining land, facilitating access to Narellan Road.

Narellan Road is a main 8-lane thoroughfare linking Campbelltown (about 3 kilometres to the east), with Narellan (about 2 kilometres to the west). The subject site is situated approximately 500 metres westerly from the intersection of Narellan Road and the M5 motorway.



FIGURE 1 – Locality plan

The subject land is elongated and orientated north – south, comprising an area of 14.123ha. Erected on the land is a 2 storey brick auditorium, used as a Place of Public Worship, as well as a cluster of detached and semi detached brick buildings, used as a kindergarten to year 12 Christian College. The existing development, predominantly on the northern half of the site, is serviced by a bitumen-sealed private road with a substantial bitumen-sealed carpark.



FIGURE 2 – Aerial view of site

The subject land flanked along its western boundary by existing residential housing; along its eastern boundary by the Sydney Water Race and the scenic hills beyond; along its northern boundary by grazing land and along its southern boundary by an existing self care retirement village consisting of 77 units (of which 23 are built).



FIGURE 3 – Aerial view of site

Application for Site Compatibility Certificate
347 Narellan Road Currans Hill



FIGURE 4 – Location of proposed RCF (looking NE)



FIGURE 5 – Location of proposed RCF (looking south with existing dam in background)

1.3 ZONING AND PERMISSIBILITY

The subject land is contained within the RU2 Rural Landscape zone pursuant to CLEP 2010. It adjoins R2 Low Density Residential to the west and south.

Camden LEP 2010

Senior's housing is a type of **residential accommodation** in the dictionary contained in CLEP. The CLEP land use table for the RU2 zone prohibits the following land uses:

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Camping grounds; Car parks; Caravan parks; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Extractive industries; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Mortuaries; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

The RU2 land use table contains some exceptions to the general prohibition on residential accommodation, being:

- Dual occupancies (attached)
- Dwelling houses
- Rural worker's dwellings
- Secondary dwellings

This means that seniors housing, which, although separately defined by CLEP, is a type of residential accommodation, is a **prohibited** land use in the RU2 zone.

SEPP (Housing for Senior's or People with a Disability)

The SEPP applies to the Camden LGA and has the effect of setting aside any controls within an environmental planning instrument that would otherwise prevent the development of housing specified by the SEPP, provided it meets the development criteria and standards specified.

Clause 4(1) of the SEPP provides as follows:

This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:

(a) development for the purpose of any of the following is permitted on the land:

- (i) dwelling-houses,*
- (ii) residential flat buildings,*
- (iii) hospitals,*



Application for Site Compatibility Certificate
347 Narellan Road Currans Hill

- (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or
- (b) the land is being used for the purposes of an existing registered club.

Note 1

The land is located in the RU2 Rural Landscape zone under CLEP. This is not land "... Zoned primarily for urban purposes". However, the land immediately adjoins land zoned R2 Low Density Residential (which is land "...zoned primarily for urban purposes") on its western and southern boundaries.

Note 2

Dwelling-houses are permitted on land zoned RU2 Rural Landscape under CLEP (for relevance, see cl.4(1)(a)(i) of the SEPP, quoted above).

Note 3

Because the land adjoins land zoned primarily for urban purposes, and dwelling-houses are permitted on land in the RU2 zone, the SEPP enables certain **seniors housing** to be erected on the subject land.

Note 4

Clause 17(1) of the SEPP permits the following categories of **seniors housing** to be erected on land adjoining land zoned primarily for urban purposes:

- A hostel
- A residential care facility
- Serviced self care housing

Clause 17(2)(b) of the SEPP requires that serviced self care housing on land adjoining land zoned primarily for urban purposes must only be approved if it is in combination with a residential care facility.

The proposal is consistent with these subclauses, as it seeks to develop a residential care facility for 150 beds and 10 associated serviced self-care houses.



Application for Site Compatibility Certificate
347 Narellan Road Currans Hill



FIGURE 6 – Excerpt from Camden LEP 2010 land zone map

1.4 GENERAL SUMMARY OF SITE CHARACTERISTICS

Characteristic	Analysis
Property description	Lot 2 DP 1019708
Location, dimensions, shape, area, orientation	Frontage of approximately 61.84 m to the northern side of Narellan Road. The land is an irregularly-shaped and orientated north – south, comprising 14.123ha
Access	Access to the land is from Narellan Road, via a Right of Carriageway through Lot 1 DP 1019708 (immediately adjoining). Narellan Road is a 6 lane arterial road controlled by RMS
Contours and levels	The land is undulating and generally drains in a westerly direction, toward the existing earth dam on the site.
Existing vegetation	In the vicinity of the proposed RCF, the overstorey is dominated by <i>Eucalyptus moluccana</i> (Grey Box) and a single <i>E. tereticornis</i> (Forest Red Gum). There is no scrubby understorey. The grassland represents a mosaic dominated by exotic species and/or in association with a low incidence of native species. The remnant community has been classified to be in 'low' condition and therefore not constrain the proposed development of the site
Existing improvements	Large brick buildings (church auditorium and college), administration buildings, bitumen driveway and car park, sporting facilities
Significant views to and from the site	From Narellan Road the site is hidden behind the existing adjoining retirement village. The site views onto the Currans Hill residential area to the west. A row of <i>Melaleuca</i> shrubs partially screens the existing driveway and the site generally, from the adjoining residences. The site is potentially visible from the top of

Application for Site Compatibility Certificate
347 Narellan Road Currans Hill

	<i>Elizabeth Throsby Reserve (former Camden Fields house site) on the hilltop to the north-west of the site, although the vegetation in between is so dense that views are currently blocked to the site from the hilltop.</i>
Stormwater	<i>Surface water flows in the direction of the slope of the land, generally toward the southwest.</i>
Electricity	<i>Overhead supply available</i>
Water	<i>Reticulated water supply available</i>
Sewer	<i>Sydney Water sewerage infrastructure connection available</i>
Gas	<i>Gas supply is available</i>
Microclimate	<i>Predominant breeze from the southwest. Summer storms from the west, south and southwest. The location and topography of the site does not create a microclimate.</i>
Existing overshadowing	<i>Not relevant</i>
Fences, boundaries, easements	<i>Mixture of fence types; generally rural type fencing. The land is affected by a range of easements as shown on DP 1019708 (Appendix A).</i>
Natural features	<i>There are no noteworthy natural features</i>
Adjacent and opposite buildings / development	<i>Residential development to the west; retirement village and Narellan Road to the south; Sydney water race and scenic hills to the east; grazing land to the north</i>
Street frontage features	<i>There are no noteworthy street frontage features, except a deceleration lane for eastbound vehicles turning into the site and a sheltered bus stop.</i>
Height differences between subject and adjoining land	<i>No significant changes</i>
Significant noise sources	<i>No significant noise sources affecting the land other than Narellan Road traffic noise</i>
Bushfire risk	<i>Land is NOT shown as bushfire prone on Council maps</i>
Contamination	<p><i>There is potential for fill (& contamination) at the site due to the development and urbanisation over the past 20 years. Fill materials (local soils and possibly excess construction materials) are likely to be disposed at the site from the construction of Narellan Road, stormwater easement/pipework/detention basin, concrete pathway and the neighbouring retirement village to the south east (area of stockpiled demolition waste). The irregular ground surface and mounding along the east site/fenced boundary and some debris (concrete, asphalt) identified at the site indicate the potential for fill and potential contaminants (e.g. heavy metals, asbestos, hydrocarbons, pesticides). Pesticides may also have been used at the site to control weeds and pests due to historical agricultural or land management activities. Gross contamination/landfill/chemical disposal at the site is not expected due to the absence of local heavy industry (e.g. chemical factories, fuel station) and rural history.</i></p> <p><i>It is anticipated that a Stage 2 Environmental Site Assessment would be carried out if this proposal is progressed.</i></p>
Salinity	<i>Based on the Salinity Potential in Western Sydney 2002 published map (Department of Infrastructure, Planning and Natural Resources) the site is mapped as "moderate salinity potential". Further investigations would be carried out if this proposal is progressed.</i>
Acid sulphate soil	<i>No investigation has been carried out</i>
Flooding	<i>Not considered flood-prone</i>

TABLE 1 – General Summary of Site Characteristics

Traffic

The main traffic concern relating to this proposal relates to access for emergency vehicles, given the width and shape of the access road where it passes through the adjoining No 359 Narellan Road. The impact of overall traffic generation numbers onto the surrounding road network are negligible.

Camden Council has approved, or is very close to approving, the amendment of the Construction Certificate for stage 1 of the adjoining retirement village development. The amendment will straighten the alignment of the road and widen it so that it has a carriageway width of minimum 7.1 metres. This widening work will be undertaken as soon as possible, as the issuing of an occupation certificate for the existing retirement units on the adjoining site will not be issued by Council until such work is completed.

For an SCC application, it is sufficient that the Dept be satisfied that the matter is able to be dealt with at the stage of assessment of a development application

Electricity Easement

Other than vehicular access and parking, no structures relating to this application are proposed to be erected within the TransGrid easement that traverses the site. All structures are proposed to the east of the eastern limit of the easement.

Currently, on the western side of the easement, residential development immediately adjoins the easement. On the eastern side, the existing retirement village (comprising 23 existing units and a further 54 units approved), as well as the church and K-12 college, exist and/or operate effectively, despite immediately adjoining the easement. There is no difference between what is being proposed in this SCC application with what currently exists.

Regionally significant views

The proposed residential care facility will be visible in part from Narellan Road. However, at worst it would be a glimpse, and then it would be from travelling vehicles (not a static view). The height of the building would not exceed the height of the scenic hills set in the backdrop, which would limit any adverse impacts. It should be noted that the existing church building to the north and the proposed 54 approved units adjoining to the south of the proposed RCF location each have 2 storey elements. It is envisaged that the proposed RCF building would be consistent with the existing (or approved) built environment.

The building is currently shown just as an envelope on the plans. However, during the DA preparation stage, the architects would develop the architectural design with appropriate articulation, materials and opportunities for landscaping, in order to soften the appearance of the building on the viewed landscape. The proposed building would be designed to complement the current scenic environment.



2

THE PROPOSAL

2.1 RESIDENTIAL CARE FACILITY

It is proposed to erect a 150 bed residential care facility at the subject site.

Clause 11 of the SEPP defines a **residential care facility** as follows:

*In this Policy, a **residential care facility** is residential accommodation for seniors or people with a disability that includes:*

- (a) meals and cleaning services, and*
- (b) personal care or nursing care, or both, and*
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,*

not being a dwelling, hostel, hospital or psychiatric facility.

This definition is replicated in Camden LEP 2010.

A plan showing the location of the proposal has been prepared by Boffa Robertson Group.

2.2 DESIGN PHILOSOPHY

The proposed residential care facility will provide varying levels of 24hr care to 150 residents who are no longer independent.

Residents will be accommodated in six wings arranged over two levels. Each wing will accommodate approximately 25 residents in single and double rooms. Dining and lounge facilities will be provided to each wing and served in-house catering and support services.

Specifically designed indoor and outdoor activity spaces will be created to provide an environment that will be peaceful and relaxed.

Residents will be supported by nursing and administrative staff 24hrs a day as their care needs dictate.

A day care centre for the aged will form part of the design of the new residential care facility.



2.3 STRATEGIC PARTNER / OPERATOR

The Sisters of Our Lady of China is a Catholic Order of Sisters and is the proposed operator for the residential care facility.

The Sisters of Our Lady of China Group provides high quality residential aged care across three facilities in Metropolitan Sydney – in Peakhurst, Carramar and Minto.

Two other facilities are being constructed at Miranda and Beverley Park.

The Camden Local Government Area has been identified as an area of need by the Federal Government, demonstrated by the allocation of 450 beds to South Western Sydney – together with Western Sydney the highest allocation to an individual area.

The organisation prides itself on the individualised quality care it provides to its residents by highly qualified and professional staff.

Promoting the dignity and respect for human life at all stages, extending the hand of a Samaritan and caring with love, hope and faith, are all integral elements of the Sisters' work.

Residents enjoy a friendly, caring, community atmosphere that is fostered by the caring philosophy of the management and staff, enhanced by the modern design and amenities of our facilities.

The existing three fully accredited facilities offer residential aged care accommodation including low care, high care and respite care. Residents with dementia are also catered for. The facilities welcome residents from all backgrounds and are not ethno specific.

The facilities provide a range of social, recreational and educational activities to meet the needs and interests of all residents.

The organisation encourages the involvement of relatives and friends in all activities and welcome them as equal partners in our care family.

2.4 NEARBY SERVICES

Facilities closest to the site are located at Narellan, less than 2kms to the west. In addition to a typical ribbon-style main street, Narellan also boasts a town centre. The Narellan Town Centre has a large range of retail and service facilities, as well as eateries, banks and post office.



FIGURE 7 – Narellan Town Centre



FIGURE 8 – Narellan Town Centre

Medical facilities are also available at Narellan.

Campbelltown is approximately 4 kilometres east of the site. Campbelltown is a major regional centre servicing southwest Sydney, with two major retail shopping centres, several railway stations, a hospital and many specialist medical services, entertainment precinct and many other services.

Application for Site Compatibility Certificate
347 Narellan Road Currans Hill



FIGURE 9 – Macarthur Square regional shopping centre



FIGURE 10 – Campbelltown Hospital

3

SITE COMPATIBILITY CERTIFICATE CRITERIA

Part 1A, clauses 24 and 25 of the SEPP outline the requirements and criteria for the determination of an application to the Director General for an SCC.

Clause 24

SEPP Reference	Requirement	Response
Cl.24(1)(a)	Application of the clause.	The land adjoins land zoned primarily for urban purposes
Cl.24(1A)	Permissibility under another EPI	We are not aware of any other EPI which permits senior's housing on this land
Cl.24(2)	SCC required	Purpose of this current application
Cl.24(3)	Consent authority still required to determine application	Noted

TABLE 2 – Response to Clause 24 SEPP

Clause 25

Cl.25(5)(b)(i)

The natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development

The local environment consists of undulating topography, an overland flow path leading to a farm dam and some species of native vegetation. Development in the vicinity of the site consists of residential development to the west, an existing self-care retirement village to the south, the Sydney water race and grazing land to the east and grazing land to the north.

The existing self-care retirement village to the south currently comprises 23 x 2/3 bedroom, single storey units, together with community buildings including a hydrotherapy pool. Camden Council has issued development consent for a further 54 units in two storey buildings. The existing and approved development on this adjoining land to the south will be consistent in scale and nature with the proposed RCF.

The topography is shown on the plan by Sydney Land Surveyors (Appendix 'B'). The overland flow path will be treated in accordance with Water Sensitive Urban Design Principles and is not considered a barrier to the proposal.

Regarding the native vegetation, the overstorey is dominated by *Eucalyptus moluccana* (Grey Box) and a single *E. tereticornis* (Forest Red Gum). There is no scrubby 17nderstorey. The grassland represents a mosaic dominated by exotic



Application for Site Compatibility Certificate
347 Narellan Road Currans Hill

species and or in association with a low incidence of native species. The remnant community has been classified to be in 'low' condition and therefore not constrain the proposed development of the site.

It is noted that the land is shown as being affected, albeit marginally, on Camden Council's bushfire maps. However, the bushfire constraints associated with the proposed location of the RCF are minor in nature, being located >100m (i.e. 165m - 260m) from any currently mapped bushfire vegetation and separated from these areas by managed land.

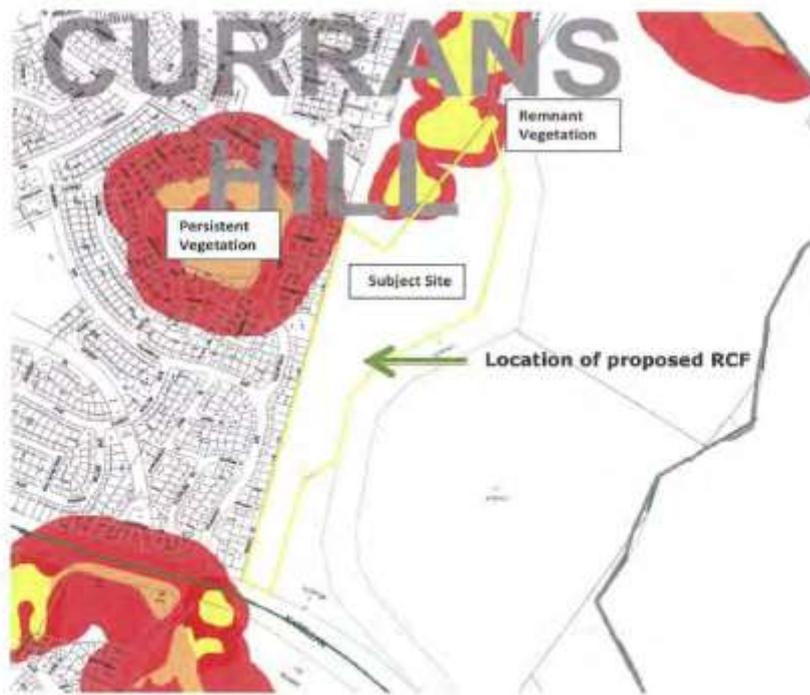


FIGURE 11 – Excerpt from Camden Council Bushfire Prone Land map



FIGURE 12 – Aerial view of potential bushfire threats

Cl.25(5)(b)(ii)

The impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land

The proposal is low-scale and is compatible with the existing (and approved) surrounding development. The proposal will be compliant with the built form controls of the SEPP, except the height control contained in cl.40(4)(c), which requires the building height in the rear 25% of the site to be single storey. However, in this circumstance the non-compliance is justified, given the large site area, the nature of development to the east and the two storey developments existing or approved both north and south of the location of the RCF.

Cl.25(5)(b)(iii)

The services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision

A bus stop is located immediately at the street frontage of the site, which is able to transport patrons to Campbelltown. The proposed RCF is able to achieve



Application for Site Compatibility Certificate
347 Narellan Road Currans Hill

compliance with the provisions of cl.26 of the SEPP. The site is located less than 2 kilometres from the commercial centre of Narellan and less than 4 kilometres from the regional centre of Campbelltown. Both these locations have multiple bank and post office outlets, as well as a wide range of retail and other commercial services. Campbelltown Hospital is less than 5 kilometres from the subject site, and Narellan and Campbelltown have a large range of specialist medical services available.

Cl.25(5)(b)(iv)

In the case of applications in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development

Not applicable

Cl.25(5)(b)(v)

Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development

The proposed RCF will be compatible with existing and approved development to the north and south, being limited to 2 storeys in height. (refer to s.2.2)

The application will include a comprehensive landscape strategy, integrated with the building design, to maximize occupant amenity and minimize visual impacts. The strategy will incorporate retention of existing trees where possible.

Cl.25(5)(b)(vi)

If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003 – the impact that the proposed development is likely to have on the conservation and management of native vegetation.

Some minor clearing is required, as previously noted. However, the clearing is of such a minor nature that its impact on the conservation and management of native vegetation is negligible.

4

CONCLUSION

The proposed RCF development will assist to provide increased housing choice for seniors and people with a disability in the local area. The proposed location is ideally suited to the development, between Narellan and Camden to the west and Campbelltown to the east, and close to the interchange of Narellan Road and the M5 motorway.

It is proposed that the operator will manage this facility in conjunction with their existing 108 bed residential care facility at Minto – a facility with a long waiting list. It is expected that the Narellan site will also be in high demand based on allocations being made by the Department of Social Services in 2014.

The site is also located in the immediate vicinity of an existing self-care retirement village, as well as a Place of Public Worship and a large range of medical facilities. The proposed RCF may be erected with minimal environmental impact.

Camden council have already indicated support in principle to the concept of an aged care facility as a compatible use.

Subject to your support for our application, it is intended to proceed with the application for aged care licenses followed by the preparation of a Development Application to Camden Council at the earliest opportunity.

We look forward to your favorable reply.

Yours faithfully

PRECISE PLANNING



Jeff Bulfin

Application for Site Compatibility Certificate
347 Narellan Road Currans Hill

Appendix "A"

DP 1019708

Application for Site Compatibility Certificate
347 Narellan Road Currans Hill

Appendix “B”

SOUTHERN SECTION OF THE SITE



STATISTICS

Developable Land:
Building Footprint Area:

11,728sqm (excl. Easement)
Approx. 4,600sqm

Residential Care Facility Floor Area:
Serviced Self-Care Housing Floor Area:
Total Building Floor Area:

Approx. 7,300sqm
Approx. 1,400sqm
Approx. 8,700sqm



section



location plan
Scale: 1:10,000 @A1



site plan


 THE SISTERS OF OUR LADY OF CHINA
 18 HENRY LAMBTON DRIVE, TERNANURST NSW 2015

 Church Mount Ararat

 Precinct Developments

 PPRELIMINARY
 1431 SAC02
 2

SEPP Considerations

Clause 25(5)(b)

Sub Clause	Council Response
<p>i. the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development</p>	<p><u>Existing Uses:</u></p> <p>Part of the subject land is occupied by a private school catering for children aged from kindergarten to year 12 & a church.</p> <p>Subject site constrained by an existing Transgrid power easement with a width 60.96m, which traverses the site, there are concerns the proposed community park, car park and other structures encroach the existing easement; 2 x storey building on edge of easement;</p> <p><u>Approved Uses:</u></p> <p>The adjoining land to the south has been approved for a total of 77 dwellings for seniors housing.</p> <p>Previous SCC issued valid from 28 September 2015 to 28 September 2017.</p> <p>Natural Environment</p> <ul style="list-style-type: none"> • European Heritage <ul style="list-style-type: none"> ○ SCA Upper Canal (State listed item) ○ Potential archaeological remnant Kenny Hill Station • Transmission Easement 60.96m wide • SEE not clear Phase 1 Environmental Site Assessment already undertaken. As such, any potential fill identified on site, required to comply with SEPP 55 Remediation of Lands. <p>Noted SEE states Phase 2 Investigation Contamination to be carried out if proposal is progressed.</p> <ul style="list-style-type: none"> • Visual Impacts on Kenny Hill scenic hills area. • Northern portion of site, identified as bushfire prone on Council's Bushfire maps. Noted the distance to the location of the proposed seniors housing and existing church and school located between the proposed site.

<p>ii. the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,</p>	<p>The site has been identified under previous SCC for future seniors housing.</p> <p>The subject land is zoned RU2 Rural Landscape zone, the key objectives of the zone is to maintain the rural landscape character of the land, protect & enhance the scenic value by minimising development and providing a visual contrast to nearby urban development.</p>
<p>iii. the services and infrastructure that are or will be available to meet the demands</p>	<p>The subject appears to be well serviced in terms of utilities infrastructure. Council officers have</p>

<p>arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,</p>	<p>identified concerns with regard to road infrastructure capacity (within the site) and the ability to comply with Clause 26 of the SEPP in terms of location requirements.</p>
<p>iv. in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,</p>	<p>Not Applicable</p>
<p>v. without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,</p>	<p>The proposed bulk and scale is of concern to Council officers. Council officers request the DPE to impose the same condition as issued on the previous SCC, i.e. the building design should not exceed two storeys in height above natural ground level.</p> <p>The bulk and scale should be in accordance with the development already approved to the south and west of the subject site.</p> <p>The location of building and other structures with regards to the transmission easement is also of concern and needs to be considered.</p> <p>Council will request the DPE to impose the same condition as issued on the previous SCC, i.e. future detailed designs must demonstrate compliance with Transgrid guidelines for development within a transmission easement.</p> <p>Council's request for a condition on the SCC to restrict the building design to two storeys will minimise the visual impacts on the Kenny Hill view corridor.</p> <p>Council will similarly request DPE to consult with NSW Office of Environment and Heritage (OEH) prior to determination of the SCC application due to the proximity of the State Heritage Item.</p>
<p>vi. If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the <i>Native Vegetation Act 2003</i>— the impact that the proposed development is likely to have on the conservation and management of native vegetation.</p>	<p>The subject site is relatively clear of native vegetation. However this should be confirmed at the DA stage.</p>

Clause 26(e) Location and access to facilities

Noted previous SCC as issued to site and DPE consideration and assessment as required under Clause 26.

SEPP Requirement	Council Response
(c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:	
(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and	<p>A suitable bus stop and bus route are located on Narellan Road adjacent to the entry to the subject site.</p> <p>The SEPP requires services to and from the site; therefore it is also necessary for the bus stop on the return journey to be located within 400m of the subject site.</p> <p>The return bus stop is on the opposite side of Narellan Road near Flower Power. This bus stop appears to be outside of the 400m, and would therefore not comply with the SEPP.</p>
(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and	<p>Bus routes service Camden, Narellan and Macarthur Square and meet these requirements.</p>
(iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),	<p>The regularity of services appears to meet this requirement.</p>
Gradient Controls and requirements	<p>Further information needs to be provided by the applicant.</p>

Further information required

1. Pre Issue of a Site Compatibility Certificate

- Detailed Traffic Studies
- Clarification regarding compliance with Clause 26 of the Seniors SEPP
- Referral of application to Transgrid
- Referral of application to the Water NSW
- Referral to NSW Office of Environment and Heritage (OEH)

2. As part of future Development application

- Drainage and Flooding Information for the site
- Statement of Environmental Effects
- Phase 2 Contamination Assessment & Remediation Action Plan (if applicable)
- Salinity Assessment
- Traffic Assessment (development specific)
- Aboriginal Impact Assessment
- European Heritage Impact Assessment
- Waste Management Plan
- Access Report
- Concept Stormwater Management Plan
- Noise Assessment
- Bushfire Assessment

Conclusion

The application for a site compatibility certificate to permit a 150 bed residential care facility and 10 units of serviced self-care housing under the Seniors SEPP appears to be consistent with the requirements of the SEPP.

Council officers consider that the proposal has planning merit, and in principle support Seniors Housing on the site, subject to Council's concerns to be addressed as outlined in this submission.



Heritage Council

of New South Wales

Lev 6, 10 Valentine Ave
 Parramatta NSW 2150

Telephone: 61 2 9873 8500
 Facsimile: 61 2 9873 8599

Locked Bag 5020
 Parramatta NSW 2124
 DX 8225 PARRAMATTA

heritage@heritage.nsw.gov.au
www.heritage.nsw.gov.au

DOC no: DOC17/492784
 File no: EF17/3559

Mr Ron Moore
 General Manager
 Camden City Council
 PO Box 183
 CAMDEN NSW 2570
mail@camden.nsw.gov.au

Dear Mr Moore

**Notice of Intention to consider listing on the State Heritage Register of:
 St John's Anglican Church Precinct, 6-22 Menangle Road, Camden**

I am writing to advise that the Heritage Council of NSW resolved, at its meeting of 4 October 2017, to give notice of its intention to consider listing **St John's Anglican Church Precinct** on the State Heritage Register in acknowledgement of its heritage significance to the people of New South Wales. This advice is in accordance with section 33(1)(a) of the *Heritage Act 1977 (NSW)*.

Any members of the community, owners, managers, organisations or other interested parties are invited to make a written submission regarding the proposed listing and significance of **St John's Anglican Church Precinct**. Submissions should be posted or emailed to the Heritage Council of NSW at the following address during the public submission period commencing on **11 October 2017** and closing on **8 November 2017**:

Heritage Council of NSW
 Locked Bag 5020
 PARRAMATTA NSW 2124
heritage@heritage.nsw.gov.au

Please note that the Heritage Council is unable to accept submissions received after the above closing date.

St John's Anglican Church Precinct is potentially of state heritage significance as a group of ecclesiastical buildings set in a beautiful landscape setting comprised of mature and exotic tree plantings and open grassed slopes. The precinct's centre and focal point is St John's the Evangelist Anglican Church which may be of state heritage significance as the first Gothic Revival church constructed in NSW that was correct in its medieval detail ('archaeologically correct'). This status, along with its strong connection to the 1836 Church Act, potentially renders it an important early forerunner of the Gothic Revival movement which was to dominate ecclesiastical architecture in the Colony throughout the remainder of the nineteenth century. The church, and especially its tower and spire, may be aesthetically significant to NSW as part of the regional landscape created by the Macarthur family. St John's as an important regional landmark is a significant element in the picturesque landscape planning used to create the Camden Park Estate, the seat of the Macarthur family.

Helping the community conserve our heritage

As part of a triumvirate of significant points in the landscape, along with Camden Park House and the township of Camden, it also expresses the power structures the Macarthur family wished to instill in the local community they were creating in the early nineteenth century. This regional landscape design is potentially of state heritage significance as an important example of early-mid nineteenth century landscape planning.

The entire church precinct may have an important historical association with the Macarthur family of Camden. Each of the precinct allotments was donated to the Anglican Church by the Macarthur's and the family funded the construction of most of the buildings and patronised the operation of the church throughout the nineteenth and early twentieth centuries. Prominent family members who have a strong association with the church precinct include James Macarthur, Sir William Macarthur, and Elizabeth Macarthur-Onslow. In this manner, the church precinct is a memorial to the achievements of the Macarthur family in the development of Camden and the Colony of NSW. These potential historical connections render this church precinct as a remarkable, picturesquely located and historic place of Anglican worship in a state context.

A copy of the draft curtilage map for this item is enclosed for your reference. Further details on the nominated item, the State Heritage Register, listing criteria, making a submission and the benefits of listing can be viewed on the Heritage Division, Office of Environment & Heritage (OEH) website at:

<http://www.environment.nsw.gov.au/heritageapp/NominationsOfStateHeritageRegister.aspx>

If you have any questions, require further information, or if you do not have internet access and would like paper copies of the documents referred to above, please do not hesitate to contact Damian Tybussek, Heritage Listings Officer at the Heritage Division, OEH on (02) 9585 6397 or Damian.Tybussek@environment.nsw.gov.au.

Yours sincerely



10/10/2017

MS KATRINA STANKOWSKI
Acting Manager, Listings
Heritage Division
Office of Environment & Heritage

As delegate of the Heritage Council of NSW

encl

Heritage Council of New South Wales

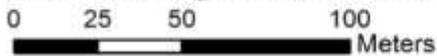


ORD06

Attachment 1



State Heritage Register - Proposed Curtilage for Investigation:
 St John's Anglican Church Precinct. Plan: 3182
 6-22 Menangle Road, Camden



Scale: 1:2,000 @A4
 Datum/Projection: GCS GDA 1994



Legend

- Proposed Curtilage
- SHR Curtilage
- LGAs
- Suburbs
- Land Parcels



Home > Topics > Heritage places and items > Search for heritage

St Johns Church Precinct

Item details

Name of item:	St Johns Church Precinct
Type of item:	Complex / Group
Group/Collection:	Religion
Category:	Church
Location:	Lat: -34 03 30 Long: 150 41 46
Primary address:	6 - 22 Menangle Road, Camden, NSW 2570
Parish:	CAMDEN
County:	CAMDEN
Local govt. area:	Camden

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	1024949
LOT	56		DP	2399467

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
6 - 22 Menangle Road	Camden	Camden	CAMDEN	CAMDEN	Primary Address

Statement of significance:

The church is set within a fine group of other ecclesiastical buildings that includes the Rectory (1859) and church hall (1906), together with the cemetery in a rural landscaped environment resplendent in native and exotic mature trees, fence lines, paths and memorials. The church continues to serve the local Anglican community as it has done for over 150 years. Completed in 1849, St John the Evangelist's Anglican Church, Camden is a major edifice in the history of Australian architecture. It is the first "archaeologically correct" Gothic Revival church built in

this country. The church, with its tower and spire, is a landscape monument in the rural lands and town of Camden. It is also a monument to the pioneering pastoral Macarthur family who built it, and has become an icon in consideration of these values.

St Johns Anglican Church,
Camden Precinct is of national significance.

Date significance updated: 31 Jul 01

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker:	John Cunningham
Builder/Maker:	Richard Besden
Construction years:	1840-1850
Physical description:	<p>The St Johns Church Precinct includes the church and church grounds, and also includes the cemetery, the Rectory and Stables, and church hall.</p> <p>Face brick: "Gothic" style church with terracotta shingled roof, cement rendered brick spire, brick tower buttressed with brick copings with original stone coping at the top, stone framed stained glass windows and timber doors. There is a clock on the church tower.</p> <p>Rectory and Stables: A two storey brick rectory with a single storey detached stables/coach house. The rectory is symmetrically designed with balanced large stuccoed chimneys, rectangular shuttered windows with flat red brick lintels and pane sashes. Four panelled timber doors with imposing entrance Doric columned portico. Joinery generally is cedar. Brickwork, small sandstocks, is laid in English bond. Roof is slate. (National Estate Database)</p> <p>Churchyard and slopes: The churchyard is located close to St Johns with the earliest grave dating to 1843. The slope runs from the churchyard up to the rectory.</p>
Physical condition and/or Archaeological potential:	<p>The church, rectory, stables, churchyard and slopes are in good condition. Garbage Zones are to be protected for future exploration for archaeological potential.</p> <p>Date condition updated: 11 Oct 02</p>
Modifications and dates:	<p>Split timber shingled roof replaced with terracotta shingles in 1929. Electric motors replaced manual winding mechanism of clock in c1950. Tower courses replaced in 1970. Render of the spire removed and replaced in 1973.</p>

Current use: Church

Former use: Church

History

Historical notes: St John's Church is situated on the south-east edge of Camden town as laid out in 1835 at the direction of James (1798-1867) and William (1800-1882) Macarthur, the sons of John Macarthur of Camden Park.

Central to the town plan was the siting of the church of St John's as the Sydney Herald of 14 February 1840 noted that 'on the greatest elevation of the adjacent hills it is proposed to erect a church, the situation for which will be highly picturesque and commanding'. By the time of the sale of the town allotments, the church was under construction and was the main feature of the incipient township prominently sited on the highest point overlooking the principal street, John Street.

At the same time as clearing land for the new township in 1835, James and William Macarthur appealed to their neighbours and employees for help in founding a church (Anglican). By September 1835, 644 pounds had been collected, with the majority (500 pounds) coming from the Macarthurs.

The Macarthurs' plans for their church in the town coincides with the passing of Governor Bourke's Church Act of 1836 which promoted 'the building of Churches and Chapels and to provide for the maintenance of Ministers of Religion in NSW.' This Act placed all the major denominations (Anglican, Catholic and Presbyterian) and approved minor denominations on an equal footing in providing state funding on a pound-for-pound subsidy. This aid was available for churches and rectories/parsonages costing between 600 pounds and 2,000 pounds. To be eligible for the subsidy, all proposals had to be referred to a central ecclesiastical authority, and a professional person was required to supply the necessary plans, specifications, etc. The Macarthurs applied for a subsidy of 1,000 pounds toward a total cost of 2,500 pounds. The appointed trustees of the new church were Rev Thomas Hassall, Charles Cowper of Wivenhoe, James and William Macarthur, and George Macleay of Brownlow Hill. James and William Macarthur and George Macleay were subsequently elected the first wardens of the church on completion in 1850.

In May 1841 the land grant for the church of 5 acres 3 roods and 24 perches was registered between James and William Macarthur and Bishop Broughton. The deed reserved the land for the purposes of 'the erection of a church or chapel for the performance of divine worship according to the rites of the United Church of England and Ireland (and) for the erection of a residence for a clergyman in holy orders and for a burial ground according to the use of the said United Church.' The church grant was bounded on the east and south by a road from Elizabeth Street to Camden House, and on the west by a road leading from Broughton Street to Camden House. The grant deed also included 2 perches of land that is the Macarthur family burial vault.

The site was levelled and footings laid over the winter months of 1840. The foundations followed in September. The Bishop of Australia, Right Rev. W.G. Broughton, laid the foundation stone of the church on 3 November 1840. Despite the fact that the church was to be consecrated as late as 1849, progress in the initial stages of the construction appears to have been rapid.

The architect for the church is not known, and it may be the cumulative work of Mortimer William Lewis, John Cunningham and Edmund T Blacket, Bishop Broughton had instructed James Hume (7-1868) to design the proposed church in the 'Classical style'. This design was accepted and work commenced, but abandoned in favour of a new design for the church in the 'Gothic' style preferred by James Macarthur's wife Emily.

Hume's role as

supervisory architect was replaced by the then Colonial Architect Mortimer William Lewis, however Edmund T Blacket oversaw the final stages of the construction of the church. The actual designer of the church, however, is believed to be John Cunningham, an English architect known to the Macarthur family. Cunningham (1799-1873) received his training in the Edinburgh City Works Department, although he mostly practiced in Liverpool. A number of English churches in Gothic and Romanesque styles are known to have been by Cunningham.

There is no doubt as to the

identification of the builder: Richard Basden, whose brickyard (situated on the south-west junction of Argyle Street and Oxley Street) supplied the 386,000 bricks used in the church's construction. Basden also built two other prominent buildings in Camden, the post office and the inn. Basden was subsequently appointed a church warden in 1856.

The roof

framing of ironbark was given by the Macarthur brothers, being cut from the forest at Mount Hunter by Jonathon Wheeler. The brick spire, the framing and other timberwork were constructed by John Le Fevre, also a church warden, in 1854.

Bishop Broughton consecrated St John

the Evangelist's Church on 7th June 1849. A good description of the church at the time of the consecration was published in the Anglican newspaper The Sydney Guardian of August 1849. The correspondent reported that:

***St John's consists of a nave, chancel and western tower and**

spire, all including the spire, being of brick, and at some future time to be covered with plaster. The spire is already stuccoed. The windows, which are of the 'decorated' period, are exceedingly well wrought in the stone procured from the neighbourhood, which is of greyer colour and closer grain, though softer in the cutting, than the sandstone around Sydney. The flagging of the interior is the very best piece of work of the kind in the country. The roof is open, with tie-beams and spandrels. The windows are filled with fancy patterns of octagon and square glass, the former being ground, the latter coloured set in copper frames. The altar rail is carved with cinquefoil arches, on small shafts, with caps, bases and bands, in the style of the Church, and is of very effect. There is a want of porch and vestry, and the chancel is far too short.*

Chancel:

In 1857 Sir William Macarthur commissioned the great English Gothic Revival architect Sir George Gilbert Scott to provide plans for a brick chancel and vestry addition. Some time later, Edmund Blacket was also asked to provide the same. The design for the chancel extension is believed to be a mix of Scott and Blacket's work. The extension was completed in 1874. The bricks used in the construction came from demolition of Thompson's former steam flour mill and store in Camden. The mill was constructed circa 1843.

Rectory:

The brick rectory
(including stables and coach house) was erected in 1859. The cost of the construction, 1,000 pounds, was donated by James and William Macarthur. It has been speculated that Blacket may have been the architect for the rectory. The rectory and associated lands remained in the ownership of the Macarthur family up to November 1905, when 3 acres 2 roods and 3 perches were transferred from the Camden Park Estate to the Church of England Property Trust.

Parochial School:

The former St Johns
Parochial School located at the intersection of Hill and Broughton Streets was founded in 1850 as a denominational school. This very neat brick building was erected with aid from the Denominational School Board. The school closed in 1879 when the Camden Public School was opened. Following its closure, the schoolhouse was retained by the church until its sale, together with 1 acre and 11 3/4 perches of land in early December 1906. The proceeds of the sale were used to erect the extant church hall at the intersection of Hill and Broughton Streets.

First Church Hall:

The first church hall was constructed in 1906. The architects for this building were Sulman and Power. Sulman and Power's plans were approved by the architect Cyril Blacket, the Diocesan building surveyor in February 1906. The foundation stone of the hall was laid by the Bishop of Goulburn on 29 July of that year, that is prior to the sale of the old school building and associated 1 acre of land.

Second Church Hall:

The second church hall was completed in 1973. The hall was opened and dedicated on 25 March 1973 by the Archbishop of Sydney Most Rev Marcus Loane. Part of the funding for this new hall came from the sale in 1968 of the Parish's 20 acres of glebe land situated between the Rectory and the Nepean River. The architects were Martin and King of Willoughby.

Cemetery:

The church cemetery forms part of the original Macarthur family endowment of 1841 of about 5 acres. The cemetery is about 1 1/4 acres in area. The first burial is believed to be that of Thomas Budd of Narellan made in March 1843. An early road used to run through the lower portion of the cemetery. This road had been used extensively by the Macarthur family but was closed some time after c1849-1850, possibly at the same time as the church was completed and consecrated. A new general cemetery for the town, at Cawdor, was dedicated in 1898, and by 1906 the church cemetery had been closed except for burials for those who had purchased the right to burial or family vaults. The cemetery however, continues in use, in particular the eastern end. A plan of recording the grave locations was initiated in 1977 and completed in 1987. The total number of recorded grave sites is approximately 1540.

Assessment of significance

Integrity/Intactness: The church, rectory, stables, churchyard and slopes retain good integrity and intactness.

Assessment criteria: Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

Conserve and maintain significant fabric and landscape.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		163	03 Sep 10		
Heritage study					

References, internet links & images

Type	Author	Year	Title	Internet Links

Management Plan	Australian Heritage Commission	National Estate Database	
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Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1280070

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the Database Manager.

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LOCAL GOVERNMENT & SHIRES ASSOCIATION OF NEW SOUTH WALES
Election of Board of Directors (E2017/114)

ELECTION NOTICE

Fair Work (Registered Organisations) Act 2009

Nominations are called for:

- **President**
- **Vice President (from a Metropolitan/Urban council)**
- **Vice President (from a Rural/Regional council)**
- **Treasurer**
- **Directors (from a Metropolitan/Urban council) (7)**
- **Directors (from a Rural/Regional council) (7)**

Nominations open on 16 October 2017. Nominations must be in writing and comply with the Association's registered rules. Nominations must be received by the Returning Officer at her office, postal address or email inbox by 12:00 noon (AEDT) on 7 November 2017.

A candidate may withdraw his/her nomination by 12:00 noon (AEDT) on 28 November 2017 by providing the Returning Officer with written notification.

Nomination forms are available upon request from the Returning Officer or from the Association's website (www.lgnsw.org.au) or the Australian Electoral Commission website (www.aec.gov.au).

The Ballot if required, will be conducted by the Returning Officer on Tuesday 5 December 2017 at the Association's Annual Conference, Wharf Rooms 3, 4 and 5, Hyatt Regency Sydney, 161 Sussex Street, Sydney NSW 2000.

Polling will be available between:

- 8:00am and 10:00am,
- 11:00am and 11:30am,
- 1:00pm and 2:00pm, and lastly
- 3:30pm and 4:00pm.

Eligible voters shall be those voting delegates who are from an Ordinary member which was financial on 9 October 2017 and Board of Directors who are eligible to vote at the Annual Conference.

Voting delegates who cannot be present at the Conference to vote in the election may appoint another delegate from the same member to exercise the vote. Members of the Board who cannot be present at the Conference to vote in the election may appoint another member of the Board to exercise the vote. An **Appointment of Proxy** form is available from the AEC website (www.aec.gov.au), and must be received by the Returning Officer by 5:00pm (AEDT) on Monday, 4 December 2017.

An Ordinary member of the LGNSW wishing to notify a change of voting delegate under either rules 34(b) or (c) of the Association's Rules may do so by giving notice in writing signed by either the Mayor or the General Manager of the member to **both** Ross Nassif (LGNSW) at ross.nassif@lgnsw.org.au and Renee Damasena (AEC Returning Officer) at nswelections@aec.gov.au, by 5:00pm (AEDT) on Monday, 4 December 2017. A **Substitute Delegate – Board Election** form is available from the LGNSW website (www.lgnsw.org.au).

A voting delegate who is replaced by another delegate will no longer be entitled to vote and any proxy submitted by the voting delegate will be void.

Candidates can appoint a **scrutineer** to represent him/her in the ballot. This must be done in writing to the Returning Officer, and received by 4:00pm (AEDT), Tuesday 5 December 2017. Ballot papers for the Offices of President, Treasurer and Vice Presidents will be counted at the Annual Conference, Wharf Rooms 3, 4 and 5 commencing at 4:30pm (AEDT). Ballot papers for the Office of Directors will be counted at the AEC Office on 6 December 2017, Level 10, 59 Goulburn Street, Haymarket NSW 2000 commencing at 9:30am (AEDT).

How to Lodge Nominations

By Post: Renee Damasena, AEC Returning Officer, PO Box 496, Haymarket NSW 1240
By Email: A properly completed nomination form including all necessary signatures may be scanned and submitted as a pdf file to nswelections@aec.gov.au
By Fax: 02 6215 9910
By Hand: Australian Electoral Commission, Level 10, 59 Goulburn Street, Haymarket NSW 2000
 PLEASE NOTE: Emails to the AEC inbox that appear to be spam may be blocked. Emails greater than 6 MB in size may not be accepted by the AEC's firewall. It is the responsibility of senders to ensure that their email reaches the AEC before the deadline for nominations. You may call the Returning Officer to check.

Note: A copy of the AEC's election report can be obtained from the organisation or from me after the completion of the election

Renee Damasena
AEC Returning Officer
13 October 2017
Telp: 02 9375 6361





Our ref: R15/0015 Out-26719

4 August 2017

Mr Ron Moore
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Dear Mr Moore

**Official notice and instructions for registration:
Local Government NSW Annual Conference 2017**

I write to provide you with official notice of this year's Local Government NSW Annual Conference 2017 (Conference) and to detail important information in addition to the information provided on 2 June 2017.

This year's Conference will be held later than usual – from **Monday 4 December to Wednesday 6 December at the Hyatt Regency, Sydney.**

As previously advised, this year the Conference will involve two types of voting: delegates will vote on motions which determine the policies and priorities for LGNSW and the sector, and eligible delegates will vote in elections for the LGNSW Office Bearers and Board.

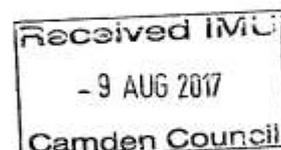
This letter contains important information on the Conference, about:

- Registering to attend the Conference (opens late August)
- Registering to vote for (a) motions (b) Board elections
- Submitting motions (open now)
- General Conference information

I very much look forward to coming together in December to share ideas and debate sector-wide issues.

Yours sincerely

Cr Keith Rhoades AFSM
President



Attachments:

1. Registration – to attend the Conference
2. Registration – as a voting delegate
3. Submitting motions
4. General Conference information

LOCAL GOVERNMENT NSW
GPO BOX 7003 SYDNEY NSW 2001
L8, 28 MARGARET ST SYDNEY NSW 2000
T 02 9242 4000 F 02 9242 4111
LGNSW.ORG.AU LGNSW@LGNSW.ORG.AU
ABN 49 853 913 882

Attachment 1: Registration – to attend the Conference

Registrations open in late August on the LGNSW website. We invite councillors, Mayors, General Managers and senior staff to register to attend. You will be able to register an individual or group.

- **Early Bird registration rate is \$899** and applies if you register and pay by 23 October 2017
- **Standard registration rate is \$999** for all registrations from 24 October – 27 November 2017

Members wishing to take advantage of the Early Bird rates but uncertain of councillors' names due to pending Local Government elections can still register the requisite number of attendees and confirm names up to and including Monday 23 October 2017 (advising delegates' names and alterations to delegates' names can be completed online).

Confirmation, Cancellation Policy and Enquiries

Should you be unable to attend, once registered, a substitute delegate is welcome to attend in your place at no additional charge. All cancellations and amendments must be advised in writing to the Conference Secretariat, Bradley Hayden, at Bradley@csem.com.au.

Cancellations made by 5.00pm Monday 27 November 2017 will be eligible for a full refund less a \$110 administration fee per registration. Cancellations made after 5.00pm Monday 27 November 2017 are not refundable.

Note: Voting delegates must be registered to vote on motions and also be registered to attend the Conference.

Attachment 2: Registration – as a voting delegate

Separate from Conference registration, financial members must nominate:

- (a) the names of their voting delegates for voting on motions and,
- (b) where applicable, the names of their voting delegates for voting in the elections for the Association's Office Bearers and Board.

Voting entitlements

The Association's Rules require the development of two rolls of voters, one for voting on policy motions, and a separate roll of voters for voting in the elections for the Association's Office Bearers and Board. A copy of the Rules may be found at www.fwc.gov.au/registered-organisations/find-registered-organisations/local-government-and-shires-association-new

Each financial member is entitled to a certain number of voting delegates. The formula for calculating members' voter entitlements is prescribed at Rule 23 of the Association's Rules.

Ordinary members will need to nominate the names of their delegate(s) for both types of voting: voting for the Association's Office Bearers and Board and voting on policy motions.

Associate members will need to nominate the names of their delegate(s) for voting on policy motions only.

Voting on Policy Motions

Ordinary members and associate members of the Association must be financial on Monday 9 October 2017 to vote on policy motions that require consideration by the Conference.

LGNSW will notify members by Friday 13 October 2017 of the number of voting delegates that they are entitled to send to the Conference to vote on motions.

Forms for nominating the names of each member's delegate(s) will be made available on the Association's website by 13 October 2017. Members are encouraged to give early consideration to nominating the names of voting delegates well before 13 October by internally preparing a draft/reserve voter list of councillors.

The deadline to provide LGNSW with the names of delegates to vote on policy motions is Wednesday 1 November. Nominations of voting delegates received after the closing date cannot be accepted. However a member may substitute the name(s) of one voting delegate for another, at any time, in line with Rule 34 of the Association's Rules.

Voting for the Association's Office Bearers and Board

The scheduled election for the Association's Office Bearers and Board is to take place this year. If an office is contested, nominated voting delegates will vote by attendance at the Conference on Tuesday 5 December 2017.

The Australian Electoral Commission (AEC) will conduct the election for the Association's Office Bearers and Board. Once the AEC issues an election notice inviting nominations for Office Bearers and Board, members can be advised, including of when members are required to tell LGNSW the names of their voting delegates for the elections. Members and potential candidates who are interested in the election process and timeline should review the Association's Rules.

Nominating as a candidate for Election for the Association's Office Bearers and Board

To nominate for the Board, a person must be a Councillor of a Council which is an Ordinary member of the Association or a member of the Board of the Aboriginal Land Council (ALC) if ALC is an Ordinary member.

Nominations must be made using the prescribed form (which the AEC will make available when it calls for nominations), and must comply with the above requirements. There is no requirement for councils to formally endorse a person's nomination as a candidate at a council meeting.

Important dates for voting

Please note the 2017 deadlines for voting.

Deadline	Action
Monday 9 October	Deadline for payment of membership fees (required for your council to be entitled to vote on policy motions and for the Board).
Friday 13 October	Members notified of number of delegates that can vote on policy motions.
At a date to be confirmed by the AEC	AEC to issue an election notice inviting nominations for Office Bearers and the Board.
Wednesday 1 November	Deadline for members to provide names to LGNSW of delegates who will vote on policy motions.

For further information about voting please contact Ms Debra Law, Divisional Coordinator – Member Services, on 02 9242 4142 or Debra.Law@lgnsw.org.au.

Attachment 3: Submitting Motions

All members can put forward motions to be considered at the Conference.

Members are now invited to submit motions using the online form on the LGNSW Annual Conference webpage <http://lgnsw.org.au/events-training/local-government-nsw-annual-conference>.

The LGNSW Board is working to ensure the motions debate centres on advancing the sector wide policy agenda in new ways. Proposed motions should be strategic, affect members state-wide and introduce new or emerging policy issues and actions. Members are encouraged to review the Action Report of resolutions from the 2016 Conference before submitting motions for the 2017 Conference. The Action Report is available on the LGNSW Annual Conference webpage under 'Past Conference - 2016'.

The Board has resolved that motions will be included in the Business Paper for the Conference only where they:

1. are consistent with the objects of the Association (see Rule 4 of the Association's rules);
2. relate to Local Government in NSW and/or across Australia;
3. concern or are likely to concern Local Government as a sector;
4. seek to advance the Local Government policy agenda of the Association and/or improve governance of the Association;
5. have a lawful purpose (a motion does not have a lawful purpose if its implementation would require or encourage non-compliance with prevailing laws);
6. are clearly worded and unambiguous in nature; and
7. do not express preference for one or several members over one or several other members.

For a motion to be included in the Business Paper for the Conference the submitting member needs to provide accompanying evidence of its support. Such evidence may include an extract of the minutes of the meeting at which the member resolved to submit the motion for consideration by the Conference.

Deadline for submitting motions

To allow printing and distribution of the Business Paper before the Conference, members are asked to submit their motions by COB **Monday 9 October 2017**. In line with the LGNSW rules, the latest date motions can be accepted for inclusion in the Conference Business Paper is 12 midnight on Monday 6 November 2016.

For further information on submitting motions please contact Ms Elizabeth Robertson, Policy Officer, on 02 9242 4028 or Elizabeth.Robertson@lgnsw.org.au.

Attachment 4: General Conference information

Business Papers

The full Conference Business Paper is expected to be available on the LGNSW website and copies forwarded to members approximately one week prior to the Conference.

LGNSW's financial reports will be available to members at least 21 days before the Conference.

Conference Program Outline

Training sessions: When registering for Conference, attendees can also register for afternoon sessions to be held Monday 4 December. Topics this year are amalgamation case studies, and elected life and good governance.

President's Opening Reception: The opening reception will be held in the evening on Monday 4 December.

First business day of the Conference and the LGNSW Board elections: Voting delegates will be invited to vote on motions and vote in the Board elections on Tuesday 5 December. The NSW Premier, the Hon. Gladys Berejiklian MP has been invited for the opening address.

Second business day: The Australian Local Government Women's Association (ALGWA) Breakfast will be held prior to the business sessions. Day 2 on Wednesday 6 December will include addresses from Ministers, keynote speakers and concurrent information sessions.

Conference Gala Dinner: The dinner will be held on Wednesday 6 December and all those registered for the Conference may attend.

A detailed program will be available on the LGNSW Annual Conference webpage.

Accommodation

December is a busy time in Sydney and LGNSW encourages delegates to book accommodation as early as possible to avoid disappointment.

For Conference delegates wishing to stay at the venue (Hyatt Regency) a reduced accommodation rate is available from Sunday 3 December until Thursday 7 December. For group bookings please contact Ashley Markovic, Group Reservations Coordinator, on 02 9290 4812 or Ashley.Markovic@hyatt.com.

Outstanding Service Awards

The Outstanding Service Awards will be presented at the Conference Gala Dinner. For information about the Awards, including where to apply and eligibility, please check the LGNSW website.

Privacy Statement

LGNSW, which is regulated by the Privacy Act 1988 (Cth), collects private information about registered attendees to the Conference such as names, addresses, telephone numbers, credit card information and email addresses. We use the private information you give us to process your registration and to send you information in relation to the Conference.

If you choose not to provide some or all of the private information that we have sought, LGNSW may be unable to process your registration or it may result in you being unable to vote at the Conference. Further information about how LGNSW collects, holds and uses private information is contained in LGNSW's Privacy Policy which is available on the website at the following web address: <http://www.lgnsw.org.au/privacy>.



ROAD NAMING POLICY P3.0125.1

PART 1 - INTRODUCTION

1. OBJECTIVE

- 1.1 To provide consistent guidelines for Developers, the Community and Council when allocating new road names, or changing the name of existing roads.
- 1.2 To ensure road names are appropriate, will stand the test of time and preferably are of local or historical significance.
- 1.3 To adopt the Geographical Names Board (GNB) of NSW road naming guidelines as the basis for considering road names.
- 1.4 To establish a list of names for new roads within the local area in consultation with the community.

2. SCOPE

- 2.1 Council is the authority responsible for the naming or re-naming of public roads for which it is the roads authority.
- 2.2 Council's naming authority refers to any road under the control of Council including public roads or a road that is to be dedicated to Council by way of a subdivision of land but excludes roads under the control of any State Government Authority or private road.

PART 2 - POLICY STATEMENT

3. Guidelines for Assigning Road Names

- 3.1 The key principles adopted by Council when determining Road Names are:
 - 3.1.1 Council's preferred source of road naming includes names from local history, including early explorers, settlers and other eminent local persons and geographical features , both physical and human;
 - 3.1.2 Names should be appropriate to the physical, historical or cultural character of the area concerned;
 - 3.1.3 Thematic names will be given preference where the theme relates to that area;
 - 3.1.4 The local Aboriginal Land Council must be consulted when using Aboriginal names;
 - 3.1.5 Names of living persons should be avoided, however this does not include family names;
 - 3.1.6 Names which are offensive or likely to give offence, out of place or commercial in nature (including estate marketing names) will not be supported;
 - 3.1.7 Council's preferred road naming list should wherever possible be used;
 - 3.1.8 This policy is a living document and will be added to over time.
- 3.2 When developers proposed road names they must provide supporting information to justify that their names comply with this policy.

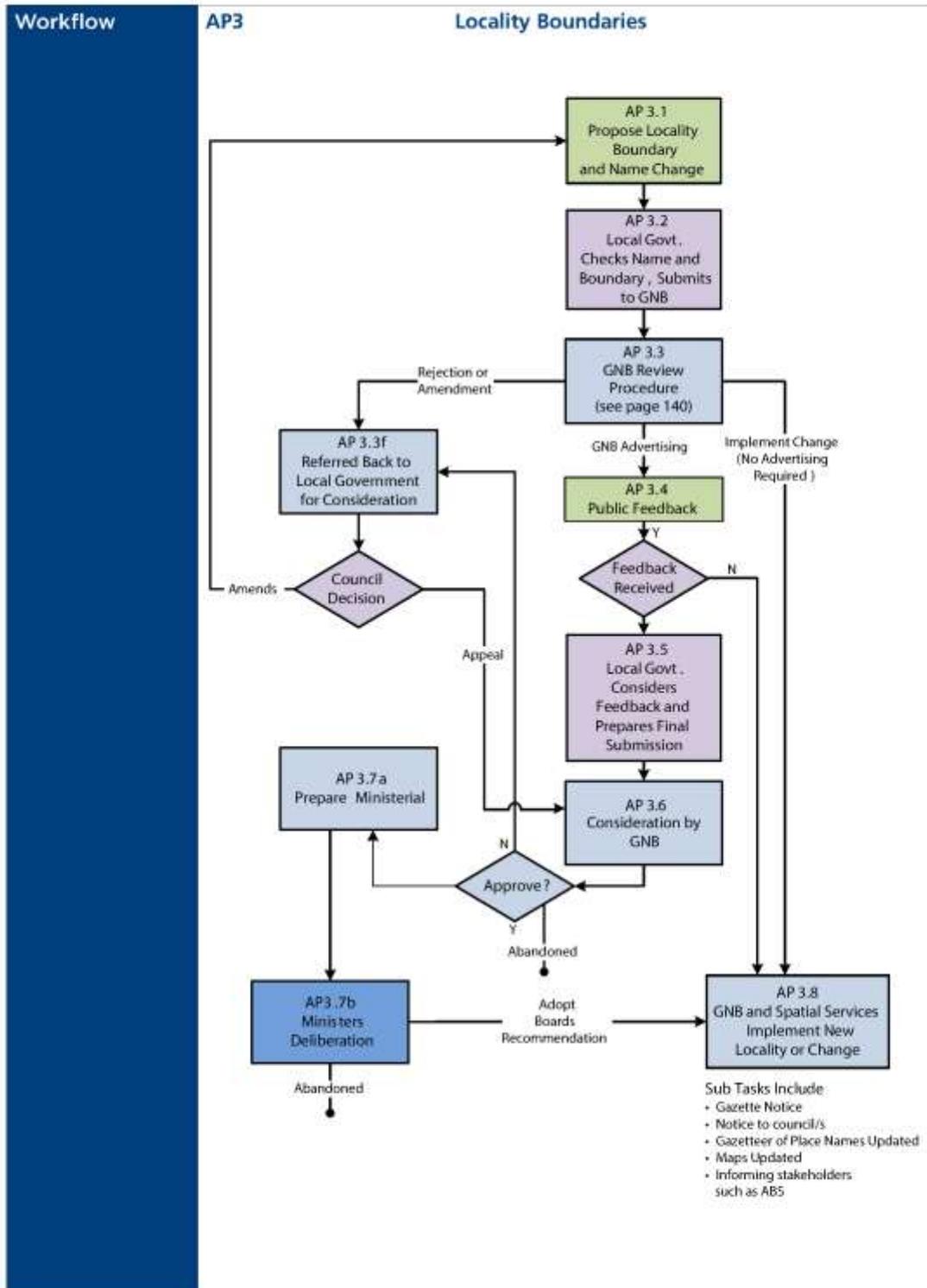
4. Process of Road Naming

- 4.1 The following procedure is adopted by Council when considering road naming proposals:

- 4.1.1 A proposal shall demonstrate how they satisfy Council's Road Naming Policy, in particular the guidelines and the GNB Road Naming Policy.
- 4.1.2 The proposal shall wherever possible use names sourced from Council's Preferred Road Naming List.
- 4.1.3 The procedure outlined by the GNB will be followed.

* * *

NEXT REVIEW DATE: March 2019





Camden Council Minutes

**Business Assurance and Risk Committee
Meeting**

30 August 2017

**Executive Boardroom
Camden Council
Administration Building
70 Central Avenue
Oran Park
5:00PM**



BUSINESS ASSURANCE AND RISK COMMITTEE

TABLE OF CONTENTS - BUSINESS ASSURANCE AND RISK COMMITTEE

Voting Members Present:		3
Attendees:		3
Invitees:		3
BUS01	APOLOGIES.....	3
BUS02	DECLARATION OF INTEREST.....	3
BUS03	MINUTES TO THE 17 MAY 2017 BUSINESS ASSURANCE AND RISK COMMITTEE MEETING.....	4
BUS04	ORGANISATIONAL DEVELOPMENT / BUSINESS IMPROVEMENT PLAN INTERNAL AUDIT REPORT.....	4
BUS05	INFORMATION SECURITY VULNERABILITY SCAN INTERNAL AUDIT REPORT.....	5
BUS06	ENTERPRISE RISK MANAGEMENT FRAMEWORK - UPDATE AND DRAFT POLICY	6
BUS07	AUDIT REPORT RECOMMENDATIONS - IMPLEMENTATION STATUS UPDATE - JULY 2017	6
BUS08	'PROJECT 24' - REGIONAL DOMESTIC WASTE PROCESSING AND DISPOSAL TENDER PROJECT	7
BUS09	INTERNAL AUDIT PLAN STATUS UPDATE.....	7
BUS10	BUSINESS ASSURANCE STRATEGY AND INTERNAL AUDIT PLAN.....	8
BUS11	EXTERNAL AUDIT UPDATE.....	9
BUS12	BUSINESS CONTINUITY PLAN REVIEW.....	9
BUS13	GOVERNANCE INFORMATION REPORT - JUNE 2017.....	10
BUS14	POLICIES PRESENTED TO THE COMMITTEE	10
BUS15	BOTANY BAY (OPERATION RICCO) INDEPENDENT COMMISSION AGAINST CORRUPTION REPORT	10
BUS16	GENERAL BUSINESS	11

Voting Members Present:

John Gordon	Independent Member (Chair)
Bruce Hanrahan	Independent Member
Elizabeth Gavey	Independent Member
Cr Peter Sidgreaves	Camden Council Councillor

Attendees:

General Manager
 Chief Financial Officer
 Internal Audit Coordinator
 Risk Management Officer
 Senior Governance Officer

Invitees:

Director Customer and Corporate Strategy
 Director Community Assets
 Director Planning and Environment
 Acting Director Sport, Community and Recreation
 Chief Information Officer
 Manager Governance and Risk
 Manager Civil Construction and Maintenance
 Acting Manager Corporate Performance and Customer Service
 Manager Waste and Compliance (arrived 5:30pm)
 Team Leader Waste Unit (arrived 5:30pm)
 Team Leader Technical Support and Infrastructure
 Business Assurance Support Officer

Apologies:

Cr Theresa Fedeli	Camden Council Councillor
Caroline Karakatsanis	Audit Office of NSW (External Auditor)
Alexio Chibika	PricewaterhouseCoopers (External Auditor)

Mr Gordon opened the meeting at 5:05pm introducing the newest independent member Ms Gavey. Ms Gavey provided a brief summary of her background.

BUS01 APOLOGIES**RECOMMENDED**

That leave of absence be granted to Councillor Fedeli from the Business Assurance and Risk Committee meeting.

DECISION

That Councillor Fedeli be granted leave of absence.

BUS02 DECLARATION OF INTEREST**RECOMMENDED**

That the Business Assurance and Risk Committee declarations be noted.

DISCUSSION

Mr Gordon advised that he has been appointed as a member of the Liverpool City Council and Inner West Council Audit Committees as well as to the Board for the Salvation Army Overseas Development (SAID) division of the Salvation Army Eastern and Southern Territories.

Ms Gavey advised that she is a member of the Audit Committees for City of Ryde and Georges River Councils along with Mr Gordon.

DECISION

That the declarations of interest be noted.

BUS03 MINUTES TO THE 17 MAY 2017 BUSINESS ASSURANCE AND RISK COMMITTEE MEETINGRECOMMENDED

That the Business Assurance and Risk Committee approve the minutes to the 17 May 2017 Business Assurance and Risk Committee meeting.

DISCUSSION

Mr Gordon commented on the Business Assurance and Risk Committee Charter outstanding action item. The Internal Audit Coordinator advised that as previously agreed the review of the Charter was on hold until the Office of Local Government releases its discussion paper on the proposed framework for local government. This was expected this calendar year.

DECISION

The Business Assurance and Risk Committee approve the minutes and action items for the 17 May 2017 Business Assurance and Risk Committee meeting.

Moved: Mr Hanrahan
Seconded: Cr Sidgreaves

BUS04 ORGANISATIONAL DEVELOPMENT / BUSINESS IMPROVEMENT PLAN INTERNAL AUDIT REPORTRECOMMENDED

That the Business Assurance and Risk Committee note the Organisational Development / Business Improvement Plan Internal Audit Report.

DISCUSSION

The Internal Audit Coordinator provided a summary of the broad findings from the Organisational Development/Business Improvement Plan audit and explained the context in which the audit was undertaken. Management was commended for their approach to the audit.

Mr Gordon commented on the unusual nature of this audit and commended the ability and attitude of Management to undertake such a project.

The Acting Manager Corporate Performance and Customer Service advised she found the audit to be highly valuable and supported the recommendations made.

DECISION

The Business Assurance and Risk Committee note the Organisational Development / Business Improvement Plan Internal Audit Report.

The Acting Manager Corporate Performance and Customer Service left the meeting after this item.

BUS05 INFORMATION SECURITY VULNERABILITY SCAN INTERNAL AUDIT REPORT

RECOMMENDED

That the Business Assurance and Risk Committee note the Vulnerability Scan Audit Report.

DISCUSSION

Mr Gordon requested specifics of what the audit involved. The Chief Information Officer advised that the audit was a vulnerability scan and explained the difference between a vulnerability scan and a penetration test. The Chief Information Officer also highlighted that the firm engaged to undertake the review could not access Council's networks to undertake the scan without assistance from IT staff which highlighted the strength of Council's system securities.

Mr Gordon asked whether there were any surprises from the audit and the Chief Information Officer advised that there were not.

The Chief Information Officer supported the recommendations made and the Team Leader Technical Support and Infrastructure informed the Committee of some of the work undertaken to keep Council systems secure.

Mr Gordon recommended checking Council's system security against the security standard.

Cr Sidgreaves asked if we knew how many attempted breaches had been made on Council's networks. The Chief Information Officer advised that although he did not have that information to hand he could find out.

Ms Gavey asked about Council's risk appetite as there were a number of recommendations that were noted as 'risk accepted'. The Internal Audit Coordinator and the General Manager both advised that all recommendations go to Council's Executive Leadership Group and the Management response is approved prior to finalisation of the report.

DECISION

The Business Assurance and Risk Committee:

- i. Note the Vulnerability Scan Audit Report
- ii. Requested to be advised of the average number of attempted hacks on Council's system.

The Chief Information Officer and Team Leader Technical Support and Infrastructure left the meeting after this item.

BUS06 ENTERPRISE RISK MANAGEMENT FRAMEWORK - UPDATE AND DRAFT POLICY

RECOMMENDED

That the Business Assurance and Risk Committee:

- i. Note the status update on the establishment of Council's Enterprise Risk Management Framework;
- ii. Note the draft Enterprise Risk Management Policy.

DISCUSSION

The Risk Management Officer updated the Committee on the Enterprise Risk Management Framework and advised that the first risk registers had now been finalised. Staff are becoming more aware of ERM and asking questions around risks. Training to date has been aimed at the senior level and is still to filter down to other relevant staff.

Mr Gordon asked where Council would likely sit using the Audit Office's Risk Maturity Assessment tool and the Internal Audit Coordinator advised Council would likely be in the developing stage and noted that Enterprise Risk Management is included in the proposed 3 year internal audit program.

The Committee asked a number of questions around the policy and suggested some minor improvements.

DECISION

The Business Assurance and Risk Committee

- i. Note the status update on the establishment of Council's Enterprise Risk Management Framework;
- ii. Note the draft Enterprise Risk Management Policy.

BUS07 AUDIT REPORT RECOMMENDATIONS - IMPLEMENTATION STATUS UPDATE - JULY 2017

RECOMMENDED

That the Business Assurance and Risk Committee note the Implementation Status Update for July 2017.

DISCUSSION

Mr Gordon asked about the 21 high risk recommendations that are overdue. The Internal Audit Coordinator advised that the implementation of online requisitioning impacts many of the overdue recommendations and a staged rolled out of this system had commenced early August. The Chief Financial Officer spoke to a number of interim

controls that have been implemented to mitigate the risks.

The Director of Community Assets and Manager Civil Construction and Maintenance advised that resourcing issues had impacted completion of a number of the Inventory and plant replacement audit recommendations and that an external resource has been engaged to assist with implementation of some recommendations.

DECISION

The Business Assurance and Risk Committee note the Implementation Status Update for July 2017.

BUS08 'PROJECT 24' - REGIONAL DOMESTIC WASTE PROCESSING AND DISPOSAL TENDER PROJECT

RECOMMENDED

That the Business Assurance and Risk Committee review the proposed project methodology for 'Project 24' and provide feedback.

DISCUSSION

The Manager Waste and Compliance gave a brief overview of the project and advised that given the large dollar value of the project, the need for good governance is critical and as such the Committee is being consulted.

The Committee raised a number of questions around the structure of the arrangement and the need to obtain legal advice around key components. The procurement process around legal representation was also discussed.

Mr Gordon advised that it was a well written report and the Committee acknowledged that it addressed many potential risks.

DECISION

The Business Assurance and Risk Committee:

- i. Note the proposed project methodology for 'Project 24'
- ii. Requested that a 'Project 24' risk register be brought to a future Business Assurance and Risk Committee meeting.

The Manager Waste and Compliance and Team Leader Waste Unit left after this item.

BUS09 INTERNAL AUDIT PLAN STATUS UPDATE

RECOMMENDED

That the Business Assurance and Risk Committee note the Internal Audit Plan Status Update.

DISCUSSION

Council's Internal Audit Coordinator provided an update on the status of progress against the current Internal Audit Plan and advised that a revised three year audit plan is reported as a separate agenda item to this Committee meeting.

DECISION

The Business Assurance and Risk Committee note the Internal Audit Plan Status Update.

BUS10 BUSINESS ASSURANCE STRATEGY AND INTERNAL AUDIT PLAN

RECOMMENDED

That the Business Assurance and Risk Committee:

- i. approves the revised Business Assurance Strategy;
- ii. approves the new three year rolling Internal Audit Plan covering the period 1 July 2017 to 30 June 2020.

DISCUSSION

The Internal Audit Coordinator advised that the Business Assurance Strategy is required to be reviewed every two years and had been updated to incorporate the introduction of Council's Enterprise Risk Framework.

The Internal Audit Coordinator also presented the proposed three year Internal Audit Plan for the period 1 July 2017 to 30 June 2020. It was advised that this was developed after considering Council's risk registers, industry risks and consultation with the Senior Management Team and Executive Leadership Group.

Mr Gordon asked if a panel is used for external engagements. The Internal Audit Coordinator advised each engagement undergoes a separate quotation process. Mr Gordon recommended that this approach is not changed as a panel can lead to an implied commitment to use each party equally which may not suit the proposed audit program.

A number of questions were raised by the Committee members around the timing of certain items in the Plan including WHS, legislative compliance and social media. The Internal Audit Coordinator explained the reason for the timing and the Committee accepted those explanations.

Mr Gordon requested that a WHS report, based on reports already developed for use by management, be tabled at every alternate meeting showing statistics on WHS incidents and cost of insurances.

Mr Gordon also recommended development of an assurance map demonstrating where assurance is provided across various activities of Council. This could be done as the enterprise risk management function matures.

Ms Gavey questioned whether a review of charge cards would be included in the corporate card review. The Internal Audit Coordinator advised this would be covered within the audits on the Plan.

DECISION

The Business Assurance and Risk Committee:

- i. approves the revised Business Assurance Strategy;
- ii. approves the new three year rolling Internal Audit Plan covering the period 1 July 2017 to 30 June 2020

- iii. requested a WHS report be tabled at each alternate meeting showing statistics on WHS incidents and cost of insurances.

Moved: Mr Gordon
Seconded: Ms Gavey

BUS11 EXTERNAL AUDIT UPDATE

RECOMMENDED

That the Business Assurance and Risk Committee note the external audit update.

DISCUSSION

As there was no representatives in attendance for external audit, the Internal Audit Coordinator provided an update on external audit activities. The Internal Audit Coordinator advised that the interim audit was complete and that the external auditor had advised there will be no interim audit management letter this year with findings to be included in the year-end audit management letter. The Committee will be advised of a suitable date to review the draft Financial Statements for the YE 30/6/2017 for endorsement prior to the Statements being presented to Council.

DECISION

That the Business Assurance and Risk Committee note the external audit update

BUS12 BUSINESS CONTINUITY PLAN REVIEW

RECOMMENDED

That the Business Assurance and Risk Committee:

- i. note the status update on Council's Business Continuity Plan review;
- ii. note the draft Business Continuity Plan.

DISCUSSION

Council's Risk Management Officer informed the Committee that the Plan provided is an update for the Oran Park Administration Centre. It was advised that scenario testing will also be conducted to test the effectiveness of the Plan.

Ms Gavey highlighted a couple of inconsistencies within the document that the Manager Governance and Risk advised would be corrected and Mr Gordon suggested that 'terrorist' type attacks should be considered for inclusion in the classifications.

The Committee noted the comprehensiveness of the plan.

DECISION

The Business Assurance and Risk Committee:

- i. Note the status update on Council's Business Continuity Plan review;
- ii. Note the draft Business Continuity Plan.

BUS13 GOVERNANCE INFORMATION REPORT - JUNE 2017RECOMMENDED

That the Business Assurance and Risk Committee note the Governance Information Report.

DISCUSSION

The Internal Audit Coordinator explained that this is a six monthly standing report to the Committee including governance related statistics. Compliments and complaints information has been provided for the first time.

DECISION

The Business Assurance and Risk Committee note the Governance Information Report.

BUS14 POLICIES PRESENTED TO THE COMMITTEERECOMMENDED

That the Business Assurance and Risk Committee:

- i. Note the Fraud and Corruption Prevention Policy and Plan
- ii. Note the Related Party Disclosures Policy and associated documents

DISCUSSION

Mr Gordon requested the inclusion of 'Councillors' in a number of sections of the Fraud and Corruption Prevention documentation. The Manager of Governance and Risk advised Council would take these requests into consideration.

Mr Gordon and Ms Gavey raised a number of questions on the Related Party Policy and associated documentation particularly in relation to ensuring disclosure of related party transactions that are material by nature. The Chief Financial Officer explained how such information was being captured.

DECISION

The Business Assurance and Risk Committee:

- i. Note the Fraud and Corruption Prevention Policy and Plan
- ii. Note the Related Party Disclosures Policy and associated documents.

BUS15 BOTANY BAY (OPERATION RICCO) INDEPENDENT COMMISSION AGAINST CORRUPTION REPORTRECOMMENDED

That the Business Assurance and Risk Committee note the report.

DISCUSSION

Mr Gordon praised the summary provided by the Internal Audit Coordinator and noted he had not seen anything like this from other Councils.

Discussion was had around the Botany Bay case where external audit management letters had not been presented to their Audit Committee. The Internal Audit Coordinator advised that in line with the current approach, all management letters issued to Camden Council will be presented to the Business Assurance and Risk Committee in full.

DECISION

The Business Assurance and Risk Committee note the report.

BUS16 GENERAL BUSINESS

RECOMMENDED

That the Business Assurance and Risk Committee note any General Business items discussed.

DISCUSSION

The General Manager discussed reasons for bringing forward the project management audit including the materiality of our Capital Works program.

Mr Gordon spoke to project management being a risk across all Councils and the importance of ensuring that what we deliver is what we intended to deliver.

The Internal Audit Coordinator advised the Committee that under the Business Assurance and Risk Committee Charter we are required to assess the performance of the Committee. To facilitate this a questionnaire will be sent to Committee members and attendees around the Committees operations with results to be reported back to the November Committee meeting.

DECISION

The Business Assurance and Risk Committee note the General Business items discussed.

Next Meeting:

The next meeting of the Business Assurance and Risk Committee will be held on 12 October 2017 at Oran Park Executive Board Room, commencing at 5.30pm.

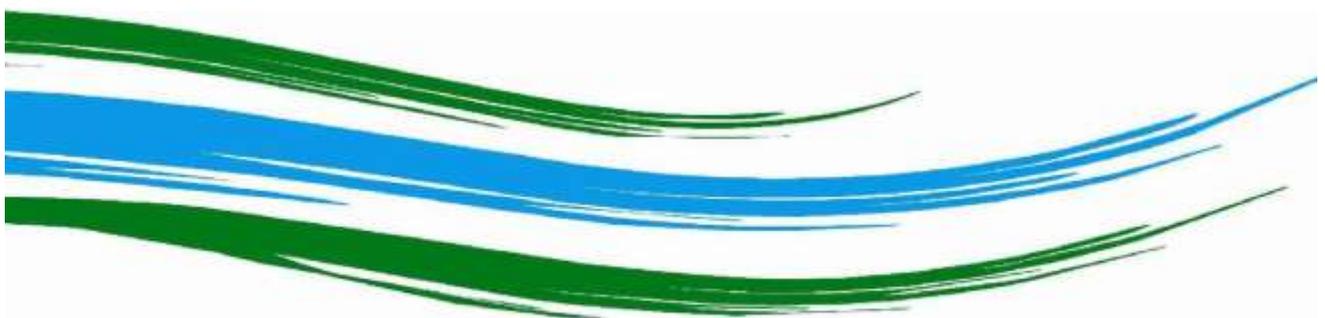
The meeting closed at 7.30pm.



Camden Council Minutes

**Business Assurance and Risk Committee
Meeting**
12 October 2017

**Executive Boardroom
Camden Council
Administration Building
70 Central Avenue
Oran Park
5.30PM**



BUSINESS ASSURANCE AND RISK COMMITTEE

TABLE OF CONTENTS - BUSINESS ASSURANCE AND RISK COMMITTEE

Voting Members present:		3
Attendees:		3
Invitees:		3
Apologies:		3
BUS01	Apologies	3
BUS02	Declaration Of Interest	3
BUS03	Minutes To The 30 August 2017 Business Assurance And Risk Committee Meeting	4
BUS04	Review Of Financial Statements And External Audit Reports For The Year Ended 30 June 2017	4
BUS05	General Business	6

Meeting commenced at 5.55pm and at the conclusion of the meeting, the Committee met separately "in-camera" with Council's External Audit representatives from PriceWaterhouseCoopers (pwc) and the Audit Office of NSW, to discuss the audit.

Voting Members present:

John Gordon	Independent Member (Chair)
Bruce Hanrahan	Independent Member
Elizabeth Gavey	Independent Member
Cr Peter Sidgreaves	Camden Council Councillor

Attendees:

Chief Financial Officer
Internal Audit Coordinator

Invitees:

External Auditor – pwc (Marc Upcroft)
External Auditor – Audit Office of NSW via teleconference (Caroline Karakatsanis)
Director Customer and Corporate Strategy
Director Community Assets
Director Planning and Environment
Director Sport, Community and Recreation
Senior Financial Accountant

Apologies:

Cr Theresa Fedeli
General Manager

BUS01 Apologies

RECOMMENDED

That leave of absence be granted to Councillor Fedeli from the Business Assurance and Risk Committee meeting.

DECISION

That Councillor Fedeli be granted leave of absence.

BUS02 Declaration Of Interest

RECOMMENDED

That the Business Assurance and Risk Committee declarations be noted.

DECISION

No declarations of interest were made.

BUS03 Minutes To The 30 August 2017 Business Assurance and Risk Committee MeetingRECOMMENDED

That the Business Assurance and Risk Committee:

- i. approve the minutes to the 30 August 2017 Business Assurance and Risk Committee meeting.

DISCUSSION

The Business Assurance and Risk Committee noted that any actions on the action plan were deferred to the next full Business Assurance and Risk Committee meeting.

DECISION

The Business Assurance and Risk Committee approve the minutes to the 30 August 2017 Business Assurance and Risk Committee meeting

Moved: Mr Hanrahan
Seconded: Ms Gavey

BUS04 Review Of Financial Statements And External Audit Reports For The Year Ended 30 June 2017RECOMMENDED

That the Business Assurance and Risk Committee:

- i. Note the Client Service Report;
- ii. endorse the General Purpose Financial Statements for the year ended 30 June 2017 for submission to Council for adoption;
- iii. endorse the Special Purpose Financial Statements for the year ended 30 June 2017 for submission to Council for adoption;
- iv. endorse Special Schedules 1-8 for the year ended 30 June 2017 for submission to Council for adoption.

DISCUSSION

Mr Gordon and the Committee acknowledged the high standard of the package of financial statements and a job well done as the Committee did not have any concerns with the content of the statements.

The Chief Financial Officer outlined Council's operating result and financial position, highlighting that Council is in a positive position. This included highlighting Council's strong ratios. The Chief Financial Officer explained the reasons for significant changes from prior years including the growth in the Camden Local Government Area.

Mr Gordon asked if Camden remains the highest growth Council in the State. The Director Customer and Corporate Strategy explained that we are one of the highest growing in the country, especially in relation to housing development.

The Chief Financial Officer highlighted the new Valuer-General valuations for land under roads.

The Chief Financial Officer also highlighted key points from Special Schedule 7.

Mr Gordon asked if there are any significant changes in accounting treatment the Committee should be aware of. It was confirmed that the related parties disclosures were the main change for this year and that information was collected and disclosed as required.

Pwc's representative addressed the Committee on the audit. Mr Upcroft outlined the challenges and changes this year across the sector with the introduction of the Auditor-General's oversight and bringing some consistency to accounting treatments. Mr Upcroft highlighted that most of the challenges had not impacted Camden Council.

Mr Upcroft highlighted that the Client Service Report outlining the results of the audit had been issued to the Committee and it was a clean report.

The Audit Office representative Ms Karakatsanis confirmed pwc's comments. The Audit Office also highlighted that there are no uncorrected misstatements in the financial statements. The only matter raised in the Client Service report is a sector wide comment around property valuations.

The external auditors advised that the Management Representation Letter (MRL) was with Council to be finalised and that the Committee did not have any specific actions in relation to the MRL. However the Committee noted that Council should send the Committee a copy of the draft MRL for noting prior to it being signed.

The Audit Office acknowledged both Council's Chief Financial Officer and his team, and pwc for being very helpful in making the transition to the Auditor-General's oversight as easy as it can be.

Mr Gordon acknowledged the performance of Council's management team highlighting that no issues had been identified. Mr Gordon also acknowledged the assistance of the external auditors in completing the audit during an extremely busy time for both organisations.

Mr Gordon asked the rest of the Committee for comments or questions.

Mr Hanrahan advised that he found the accounts easy to understand and has confidence Camden Council is in good shape. Mr Hanrahan advised that as a non-auditor and citizen of the local government area he has no questions which is a credit to Council staff.

Ms Gavey echoed statements already made advising the financial statements are a very clean set of accounts. Ms Gavey highlighted that the Executive Summary was of great value and that there were clear explanations for any changes. Ms Gavey advised that she has some minor typos that she will send through via email. Ms Gavey highlighted Note 27 that she found well explained and easy to follow.

Mr Gordon advised that he had already discussed his queries/suggested changes prior to the meeting and that they are being addressed by the Chief Financial Officer.

Mr Gordon asked the Chief Financial Officer if there are any events after balance date, litigation and/or possible frauds the Committee needs to be aware of. The Chief Financial Officer advised there is nothing he is aware of.

Councillor Sidgreaves advised he is very pleased with the results. Councillor Sidgreaves advised the explanations in the ratios and the cover report help to explain Camden's unique situation. Councillor Sidgreaves also highlighted his appreciation that a Client Service Report is now being issued to the Mayor to provide her independent assurance to sign the financial statements.

The Audit Office representative explained that all significant reports, including the Conduct of the Audit Report and management letter, will be forwarded to the Mayor as well as the Chair of the Committee.

The Chief Financial Officer acknowledged the performance of Council's Senior Financial Accountant in preparing the financial statements to such a high quality.

The Director Corporate and Customer Strategy, in the General Manager's absence, also thanked the Audit Office of NSW and pwc for their assistance in the first year of this process.

DECISION

That the Business Assurance and Risk Committee:

- i. Note the Client Service Report;
- ii. endorse the General Purpose Financial Statements for the year ended 30 June 2017 for submission to Council for adoption subject to minor corrections or disclosure improvements advised separately to the Chief Financial Officer;
- iii. endorse the Special Purpose Financial Statements for the year ended 30 June 2017 for submission to Council for adoption;
- iv. endorse Special Schedules 1-8 for the year ended 30 June 2017 for submission to Council for adoption.

BUS05 General Business

RECOMMENDED

That the Business Assurance and Risk Committee note any General Business items discussed.

DISCUSSION

The Internal Audit Coordinator advised that to enable the minutes to this meeting to be presented to Council with the financial statements, a fast turn-around on their preparation and approval will be required. The Committee advised they did not see an issue with the timeframe.

DECISION

The Business Assurance and Risk Committee noted the General Business items

discussed.

Next Meeting:

The next meeting of the Business Assurance and Risk Committee is tentatively scheduled for 22 NOVEMBER 2017 at Oran Park Executive Board Room, commencing at 5.30pm.

The meeting closed at 6.25pm followed by the 'in-camera' session with the external auditors that was completed by 6.45pm.