

REPORTS FROM OFFICERS

8. REPORT OF GENERAL MANAGER

8.1 Declarations of Interest

Attachments

Nil.

Report

At the Council meeting of 21 July 2010 Councillor Chanthivong declared a Pecuniary Interest in relation to Item 10.3 the Director City Works report with regard to the Truck Rest area at Varroville. Councillor Chanthivong declared this Pecuniary Interest after taking advice and on the basis that he was an employee of the Roads and Traffic Authority (RTA) as a Senior Economic Analyst in the Corporate Finance and Strategy Group.

Subsequent to the Council meeting an issue was raised that Councillor Chanthivong may not have a Pecuniary Interest singularly due to the fact of his employment and an advice has been received to clarify the situation. The Local Government Act 1993 stipulates that employment with a Council, a statutory body or employment with the Crown does not necessitate the declaration of a Pecuniary Interest. A Pecuniary Interest is clearly defined where there is a likelihood or expectation of appreciable financial gain or loss to the person.

The advice concludes that Councillor Chanthivong should declare a non pecuniary less than significant interest in the matter on the basis of his employment with the RTA. As Councillor Chanthivong would not obtain appreciable financial gain or loss relating to the item a non pecuniary interest should be declared. As Councillor Chanthivong has not had any involvement in this matter in his employment with the RTA this non pecuniary interest would be less than significant and would enable participation in debate and voting on the matter.

Councillor Chanthivong has requested that the Minutes be adjusted to reflect a non pecuniary less than significant interest in the item of the Director City Works report numbered 10.3 in the Council Business Paper 27 July 2010 and it is recommended that this be agreed to.

Officer's Recommendation

That the Minutes of the Council Meeting of 27 July 2010 be amended to record a non pecuniary less than significant interest declaration by Councillor Chanthivong in relation to the Director City Works report regarding the proposed Truck Rest at Varroville item 10.3.

Council Meeting 24 August 2010 (Oates/Thompson)

It was **Moved** Councillor Chanthivong, **Seconded** Councillor Oates that the report of the General Manager - Item 8.1 - Declarations of Interest be brought forward and dealt with in conjunction with this item.

1 The Motion on being Put was **CARRIED**.

8.1 - DECLARATIONS OF INTEREST

It was **Moved** Councillor Thompson, **Seconded** Councillor Rowell that the Minutes of the Council Meeting of 27 July 2010 be amended to record a non pecuniary less than significant interest declaration by Councillor Chanthivong in relation to the Director City Works report regarding the proposed Truck Rest at Varroville item 10.3.

2 The Motion on being Put was **CARRIED**.

Council Resolution Minute Number 152

That the above Council Resolution be adopted.

8.2 Macarthur Gardens - Multi Storey Apartments

Attachments

1. Flyer privately distributed to residents of Park Central, Macarthur Gardens and Glen Alpine on 17 August 2010
2. Area Plan

Report

Councillors have received a number of enquiries from the public concerning possible multi-level mixed use (including residential apartment) development within the Macarthur Gardens precinct.

Councillors may be aware of a 'flyer' that has been circulated (on 17 August 2010) across the Glen Alpine, Park Central and Macarthur Gardens areas, concerning multi level development in the Macarthur Gardens precinct. A copy of the flyer is attached to this report.

Council staff are aware of two sites that are being considered for multi-storey development. Both sites were previously owned by Landcom/Stockland however, it is now understood that they have been sold to separate parties.

Staff held preliminary discussions with the proponent for one of the sites, BlueChip, although a development application has not as yet been lodged. These discussions related generally to the bulk and scale of the building and the built form. A development application was also recently submitted for a multi level development on the adjoining site, although that application was subsequently withdrawn, without any assessment being undertaken.

In 2003, Council approved a masterplan for the Macarthur Regional Centre, (including the Macarthur Gardens precinct) by the granting of development consent. This masterplan was prepared by Landcom/Stockland and nominates specific areas that would allow for buildings of up to two, three, and eight storeys in height (depending on site location). The Council approved masterplan does not contemplate building heights of more than eight storeys at any location within the Macarthur Gardens precinct. It should also be noted that the masterplan also includes provisions relating to dwelling densities.

Neither the development application that was lodged and subsequently withdrawn nor the preliminary development proposal mentioned above, have included any building elements of more than eight storeys. The two development sites in question are both vacant allotments that adjoin the southern boundary of the commuter car park currently under construction by the NSW Transport Construction Authority.

The building height controls that apply to both the subject allotments within the masterplan include a three storey limit for the site bounded by Tailby Street (closer to Stage 1 of the Macarthur Gardens residential area) and a mixed three to eight storey limit for the site bounded by Tailby Street and Kellicar Road (closer to Macarthur Square).

In addition to the masterplan, the Campbelltown (Urban Area) Local Environmental Plan 2002 applies to both the subject sites, and zones those land parcels '10(a) Regional Comprehensive Centre Zone'. The type and scale of development contemplated for both sites are permissible in that zone with Council approval.

Further, and depending upon the exact nature and location of any proposal, other planning controls could potentially apply to these sites which could have the effect of prevailing over relevant existing Council controls, e.g. a State Environmental Planning Policy.

Council officers have also become aware that the proponents for both sites have been provided access to (by parties other than the Council) a document titled "The Draft Macarthur Gardens Development Control Plan". This document has no statutory bearing in so far as it has never been considered by the Council and has never been publicly exhibited. It is a preliminary draft document and is currently being developed by Landcom/Stockland and is still to be finally considered by staff before being presented to Council for determination. Neither the document nor its content can be relied upon by any developer making a submission in support of the development application.

To ensure that the community is properly informed on the current status of these matters (as outlined in this report) it is recommended that Council prepare and distribute an information brochure to the same areas. The brochure would provide a concise and accurate response to the matters raised in the flyer and contain any other information that the Council considers appropriate.

Officer's Recommendation

1. That the information be noted.
2. That an information brochure be distributed to the residents of Macarthur Gardens, Park Central and Glen Alpine responding to the information contained in the flyer privately distributed on 17 August 2010.

Council Meeting 24 August 2010 (Hawker/Oates)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 164

That the Officer's Recommendation be adopted.

ATTACHMENT 1

STOP 'THE BLOCK'!



SOCIAL HOUSING GHETTO PROPOSED FOR GLEN ALPINE / MACARTHUR GARDENS

- **Three buildings, Ten storeys high**
- **Will you and your family be safe?**
 - **at the Train Station?**
 - **at Macarthur Square?**
- **Is the next high rise planned next to your home?**
- **Is the Golf Course / Parkland safe from these developments?**

**DEVELOPER TO PRESENT PROPOSAL TO COUNCIL
WITHIN 2 WEEKS.**

**WE MUST STAND UP AND BE COUNTED
DEMAND THAT:**

- 1. Council oppose the development.**
- 2. Council establish an independent assessment panel to review the project.**
- 3. Social Housing is integrated amongst a majority of privately owned homes.**
- 4. Development is limited to two storeys in existing residential areas.**
- 5. Campbelltown ceases to be a dumping ground for NSW Labor projects that no one else wants.**

Email, Write, Phone NOW!

Mayor Aaron Rule - 0408 867 776 aaron.rule@campbelltown.nsw.gov.au

Cr Fred Borg - 0418 411 232

fred.borg@campbelltown.nsw.gov.au

Cr Mollie Thomas - 0400 404 551

Mollie.thomas@campbelltown.nsw.gov.au

Cr Julie Bourke - 0400 223 385

Julie.bourke@campbelltown.nsw.gov.au

Cr Anoulack Chanthivong - 0412 413 377

Anoulack.chanthivong@campbelltown.nsw.gov.au

Cr Sue Dobson - 0408 238 167

CrSuedobson@campbelltown.nsw.gov.au

Cr Wal Glynn - 0419 681 387

wal.glynn@campbelltown.nsw.gov.au

Cr Meg Oates - 0419 467 885

meg.oates@campbelltown.nsw.gov.au

Cr Rudi Kolkman - 0419 270 452

rudi.kolkman@campbelltown.nsw.gov.au

Cr Bob Thompson - 0407 953 786

bob.thompson@campbelltown.nsw.gov.au

Cr Paul Lake - 0400 105 150

Paul.lake@campbelltown.nsw.gov.au

Macarthur Advertiser - Jeff McGill (Editor)

jmcgill@fairfax.com.au

4640 5151

Macarthur Chronicle - Mandy Perrin (Editor)

editor@macarthurchronicle.com.au

4620 1513

Cr Matheson and Cr Rowell have stated that the Liberal Party will oppose the development.

ATTACHMENT 2



9. REPORT OF ACTING DIRECTOR BUSINESS SERVICES

9.1 2009-2010 General Purpose Financial Report and 2009-2010 Special Purpose Financial Report

Attachments

Nil

Report

Council is required to form an opinion relating to its General Purpose Financial Report and resolve to refer the accounts for audit as per Section 413(2c) of the Local Government Act, 1993.

In accordance with Section 413(1) of the Local Government Act, 1993 Council must prepare financial reports for each year and must refer them for audit as soon as practicable after the end of that year. The 2009-2010 General Purpose Financial Reports and Special Purpose Financial Reports have been completed and the external auditor contacted to commence the end of year audit.

Section 416 of the Local Government Act, 1993 stipulates Councils financial reports for the year must be prepared and audited within the period of four months after the end of each year. Council is then required to conduct an Annual General Meeting to present the audited financial reports, together with the auditors reports to the public not more than five weeks after receipt of the auditor's reports. The Annual General Meeting has been scheduled for Tuesday, 5 October 2010.

The actual operational result on an accruals basis was a surplus of \$7m after capital grants and contributions. The factors contributing to the operational result include the fair value adjustment to investment properties of \$4m, receipt of stimulus package grants and increased depreciation.

Depreciation of Councils fixed assets has increased over the previous years actual by \$3.2m. This is directly attributable to asset revaluations in accordance with Australian Accounting Standard (AASB) 116. The change to Australian Accounting Standards require assets to be revalued at fair value using market-based evidence, where available, by appraisal that is undertaken by professionally qualified valuers. Assets identified to experience insignificant changes in fair value each year need only be revalued every three to five years. The details of original budget variations are reported in Note 16 to the General Purpose Financial Reports.

Note 13 to the General Purpose Financial Reports provides several financial performance measures of Council for the year. An indicator highlighted is the unrestricted current ratio, which assesses the adequacy of Council's working capital and the ability to satisfy obligations in the short term as they fall due from unrestricted activities. The ratio has increased as at 30 June 2010 to 2.42:1 when compared to the previous year of 2.29:1. To maintain the ratio above the benchmark of 2:1 is an outstanding result reflecting Councils commitment to budgeting for a surplus over a number of years coupled with detailed budget monitoring and analysis.

The original budgeted result for the 2009-2010 financial year estimated a balanced budget which was maintained through quarterly financial reviews. The actual funded result was a surplus of \$166,769 an excellent outcome for Council in light of the current vulnerabilities surrounding both the domestic and international economic climate. This result has also enabled carry over works of some \$21m to be revoked by Council in the coming round. This achievement was attributable to a combined effort from all Divisions and their sections in ensuring budget estimates were maintained while programs, activities and services still delivered.

Also noted is the significant effort from all staff to ensure end of year accounts were prepared and referred to audit within the Legislative Guidelines considering the significant resources required to comply with the further transitional staging to fair value accounting for fixed assets.

The 2009-2010 Financial Reports have been prepared in accordance with the Local Government Act, 1993, the regulations made there under, Australian Equivalents of the International Financial Reporting Standards and professional pronouncements, the Local Government Code of Accounting Practice and Financial Reporting and the Local Government Asset Accounting Manual. These statements are considered to fairly present Council's financial position and operating result for the period.

Council is now required to refer the Financial Reports to its external auditor, Morse Group for audit. Council is also required to convene an Annual General Meeting within five weeks of receipt of the Auditor's Reports and as reported above will be held on Tuesday, 5 October 2010.

Officer's Recommendation

1. That the 2009-2010 General Purpose Financial Reports and the 2009-2010 Special Purpose Financial Reports be referred to audit.
2. That the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer sign the statements as required by Section 413(2) of the Local Government Act, 1993.
3. That the audited results of the financial year be presented to Council at an Annual General Meeting to be held on Tuesday, 5 October 2010.

Council Meeting 24 August 2010 (Glynn/Thomas)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 165

That the Officer's Recommendation be adopted.

9.2 Progress Report: Amounts Expended on Providing Facilities and Payment of Expenses-Mayor, Deputy Mayor and Councillors July 10

Attachments

Nil

Report

On 18 November 2008, Council reviewed its policy concerning payment of expenses and provision of facilities to the Mayor, Deputy Mayor and Councillors.

Section 428 (2) (f) of the Local Government Act requires Councils to include in their financial reports:-

- a) The total amount of money expended during the year on Mayoral fees and Councillors' fees.
- b) Council's policy on the provision of facilities for, and the payment of expenses to, Councillors.
- c) The total amount of money expended during the year on providing those facilities and paying those expenses.

These expenses are calculated on a monthly basis and reported to Council.

Expenses as at July 2010 were as follows:

Expenses

1.	Training Seminars and Conferences	\$599
2.	Staff Personal Secretary for the Mayor on a shared basis with the General Manager, together with Receptionist shared with Corporate Services. Apportioned cost for July 2010.	\$3,224
3.	Stationery and Postage Cost of Mayoral and Councillors' stationery, business cards and postage expenses. Approximate cost for July 2010.	Nil
4.	Periodicals Cost of annual subscriptions Cost for July 2010.	Nil

5.	Meals Provision of meals in conjunction with Council and Committee Meetings and Inspections. Cost for July 2010.	\$1,327
6.	Refreshments Provision of refreshments in the Mayor's Suite and Councillors' Lounge and Civic Receptions. Cost for July 2010.	\$3,312
7.	Insignia of Office Replacement costs Mayoral robes, chain, badge and name plates. Cost for July 2010.	Nil
8.	Travelling Expenses for Use of Private Vehicle Reimbursement of travelling expenses on authorised Council business. Claims submitted for July 2010.	\$41

Provision of Facilities

(a)	Accommodation Office located on the Third Floor of the Administration Building - costs are included in total maintenance and operating expenses of the Administration Building and apportioned on an area basis (3.5%). Cost for July 2010.	\$3,207
(b)	Communication System Mobile telephone, personal computer or a laptop, personal digital assistant and combined printer, copier, scanner, facsimile machine and telephone answering machine provided for the Mayor and Councillors. Cost of equipment for July 2010 in accordance with Councillors Policy.	\$2,271
(c)	Office Equipment Facsimile machines, photocopier and telephone facilities for the Mayor and Councillors at the Civic Centre. Cost for July 2010.	\$938
(d)	Council Vehicle Costs associated with the use of Council vehicles by the Mayor and Councillors on authorised Council business. All usage is subject to the prior approval of the Mayor. Cost for July 2010.	Nil
(e)	Internet Facilities Costs associated with the provision of internet facilities in accordance with Council's Policy. Cost for July 2010.	\$899

- (f) **Care Expenses** Nil
Costs associated with care arrangements including childcare expenses and the care of elderly, disabled and/or sick immediate family members.
Cost for July 2010.

The total cost for the payment of expenses and provision of facilities to the Mayor, Deputy Mayor and Councillors for July 2010 amounted to \$15,818.

Officer's Recommendation

That the information be noted.

Council Meeting 24 August 2010 (Borg/Greiss)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 166

That the Officer's Recommendation be adopted.

9.3 Reports Requested

Attachments

Status List of Reports Requested.

Report

Attached for the information of Councillors is a Status List of reports requested of Council as at 27 July 2010.

Officer's Recommendation

That the information be noted.

Council Meeting 24 August 2010 (Lake/Kolkman)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 167

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Reports Requested as at 27 July 2010

*Date of Decision *Mover *Res No Doc No	Item/Comments	Div.Resp	Comp Date
13.11.08 MO 1648358	CS6.1 - Report on the establishment of a piece of public Art or Landscape that celebrates and values the contribution of volunteers.	CS	September 2010
13.11.07 RK 1648363	CS6.2 - Report on the installation of signs recognising the indigenous history of our area at appropriately visible locations.	CS	September 2010
4.5.10 AC 2655407	CG9.1 - Report on the feasibility of installing a wireless internet service at Glenquarie Library. Comment: Completed: Item 5.1 Community Services Agenda 17/08/10	CS	Completed

*Date of Decision *Mover *Res No	Item/Comments	Div.Resp	Comp Date
12.5.09 JB 2234874	PE5.1 - Report on feasibility of building a low level crossing at Wedderburn that would allow for better environmental flows compared to what is there now.	CW	October 2010
18.3.08 AC 1770751	CW 5.2 - That a report be presented outlining proposed information brochure options for Council's Tree Policy and Tree Removal Guidelines. Comment: Pending completion of Stage 3 of the SCDCP which includes tree removal. Briefing provided to Council on 17 November 2009, 27 January and 3 August 2010	CW	November 2010
20.10.09 RM 2418781	CG9.2 - Report detailing possible options in regards to establishing an Accord, similar to the liquor accord, with suppliers of spray cans to reduce the availability of the product to the public.	CW	October 2010
17.11.09 RM 2454235	CW2.1 - Report investigating the feasibility of adopting a tree removal philosophy to assist the community where large trees may pose a threat to residents and/or their properties. Comment: Briefing provided to Council on 17 November 2009 27 January and 3 August 2010	CW	November 2010
27.7.10 PH 2759077	CW5.1 - Report outlining results of the recent trial held at Randwick Council on Solar Wrap Around panels on Light Poles.	CW	October 2010

*Date of Decision *Mover *Res No	Item/Comments	Div.Resp	Comp Date
5.8.08 AC 1928722	CG3.1 - Further report upon completion of the road closure and creation of title in respect to the future use of the land - Robinson St Campbelltown. Comment: Department of Lands approval obtained and letter sent to Landcom.	BS	Sept 2010
27.7.10 PH 2758681	CG2.3 - Further report outlining further possible options for the Staff Exchange Program.	BS	November 2010
27.7.10 AR 2758668	CG4.3 - Further Report upon expiration of the two year period in 2010 in order to reset the Loan Borrowing Allocation.	BS	November 2010

*Date of Decision *Mover *Res No	Item/Comments	Div.Resp	Comp Date
12.12.06 JB 1327990	PE 2.4 - Report presenting the Draft LES and Preliminary Draft LEP- Glenlee. Comment: Delays incurred in finalising rezoning investigations by the applicant. Awaiting applicant to submit further information to Council.	PE (EP)	2011
6.4.10 GG 2603646	PE4.1 - Report detailing all the Court cases that Council has lost over the last three years and also detailing the total cost to Council. Comment: Completed: Item 4.2 Planning and Environment Agenda 17/08/10	PE (CS)	Completed
4.5.10 RM 2655408	CG9.2 -That a report be presented in regards to the Memorandum of Understanding between Council and Macquarie Fields Local Area Command concerning the patrolling of Council reserves	PE (CS)	September 2010
1.6.10 RK 2672233	PE2.6 - Report evaluating trial of water filling stations To be transferred to Assets and Supply.		October 2010
27.7.10 JB 2759168	PE5.1 - Report investigating: (i) the provision of suitable bedding to keep animals off the concrete floor at the Animal Care Facility. (ii) the establishment of a volunteer group to provide support services to the Animal Care Facility.	PE (CS)	October 2010

10. REPORT OF DIRECTOR CITY WORKS

City Works Activity Report

Attachments

Activity Report.

Report

Works activities, both programmed and responsive, are proceeding according to program and on demand, and are outlined in the attached Activity Report. Statistics on graffiti are also presented in the Activity Report. It should be noted that the format of the Activity Report continues to be reviewed to better reflect the areas and program/projects being undertaken by Council.

Officer's Recommendation

That the information be noted.

Council Meeting 24 August 2010 (Lake/Thompson)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 168

That the Officer's Recommendation be adopted.

ATTACHMENT 1

GRAFFITI

The schedule below provides details of the number of square metres of graffiti removed from Council's public facilities in the various suburbs by Council's contractor.

Facility	Apr to Jun 2009	Jul to Sep 2009	Oct to Dec 2009	Jan to Mar 2010	Apr to Jun 2010	Jul 2010	Aug 2010
Campbelltown	2337	1208	857	529	267	82	71
Ruse	183	69	183	6	101	53	0
Kentlyn	0	0	2	0	0	0	0
Airds	1193	246	25	78	539	82	173
St Helens Park	131	46	16	35	51	14	26
Rosemeadow	994	170	211	102	111	43	16
Ambarvale	552	257	112	178	109	0	0
Woodbine	11	29	44	77	0	0	0
Claymore	491	53	0	37	54	0	11
Eschol Park	219	228	151	171	110	0	25
Kearns	166	75	41	21	0	0	46
Raby	451	137	389	334	84	133	119
St Andrews	43	111	29	30	32	0	0
Bow Bowing	42	20	5	124	71	0	0
Minto	1096	269	345	510	295	187	95
Ingleburn	1262	282	190	211	184	80	59
Macquarie Fields	737	370	134	75	181	133	103
Glenfield	439	147	164	75	25	83	15
Blair Athol	0	0	0	0	0	0	0
Bradbury	386	57	31	47	124	5	18
Total m²	10733	3774	2929	2640	2338	895	777

During the reporting period, Council received 12 requests for removal of graffiti. Several of these tasks were undertaken by Weekend Detention crews for removal of graffiti from a number of isolated areas eg walkways and park side fences. Over 18 Graffiti Removal Kits have been requested by the Community.

Council's Graffiti Action Team has undertaken a number of tasks in addition to the above activity information. In reference to the Operational Maintenance Area map in this report, the Graffiti Action Team has for the period undertaken the following:

Area	Area 1	Area 2	Area 3	Area 4	Total
Graffiti Tasks	845	418	335	341	1939

OPERATIONAL SERVICES SECTION (Reporting period 12 July – 8 August 2010)

OPEN SPACE

Activity	Area 1	Area 2	Area 3	Area 4
Servicing of Parks and Reserves Sites	85	113	64	94
Road Verges - Sites	51	42	8	13
Community/Childcare Centre's - Sites	7	3	10	8
Servicing Laneways - Sites	46	23	75	2
Litter/Rubbish Pickup	303.5	196.5	84.5	151.5
Herbicide Spraying (hrs)	16	52	9.5	24
Mulching	0	0	16	0
Garden Maintenance	0	37	0	6
Garden Refurbishment	0	0	0	0
Top Dressing (hrs)	0	0	0	0
Aeration of Fields	0	0	0	0
Sharps Pickup	0	0	0	0
Pathway Requests	8	3	2	2
Tractor Road Verge (Sites)	15	22	4	4
Tractor Servicing Parks & Reserves (Sites)	31	12	21	5
Cemetery	0	0	0	0
Reach Mower	5	8	0	3
Fire Hazard Reduction	1	6	0	0
Road Crews Servicing Parks	2	0	0	0
Refilling of Sandpits	0	0	0	0
Winter Works	20	2	0	0

HORTICULTURE

Activity	Area 1	Area 2	Area 3	Area 4
Servicing of Parks and Reserves Sites	28	46	27	23
Road Verges – Sites	17	34	17	26
Community/Childcare Centre's - Sites	8	11	1	13
Cemetery	0	0	0	0
Tractors Servicing Sporting Fields	17	16	25	26
Litter/Rubbish Pickups (hrs)	49	66	29	47
Herbicide Spraying (hrs)	13	10	19	17
Mulching - Quantity M ³	350	280	130	0
Garden Maintenance – Sites	23	20	38	36
Garden Refurbishment - Sites	3	0	6	6
Top Dressing - Sites	15	3	12	8
Aeration of Fields – Sites	0	0	0	0
Sharps Pickups – Quantity	0	0	0	1
Miscellaneous Requests (hrs)	0	0	0	0
Refilling of Sandpits	0	0	0	0
Plumbing	17	10	21	13
Courses	0	0	11	0
Pathway requests	8	2	4	2
Meetings	0	0	13	0
Fit Goal post sleeves	0	0	0	0
Miscellaneous Cricket Wicket Maintenance	26	21	38	19

National Tree Day Seedlings Donations: Council provided approximately 3000 native seedlings to fifty one schools throughout the City area. The seedlings were delivered to each of the schools prior to their planting day that was conducted on July 30.

National Tree Day: Planting was carried out at three sites on August 1 where approximately 1500 assorted native tree seedlings were planted on the day. The three sites at Noorumba Reserve, Ardrossan Reserve and Minto Basin were prepared for planting by Council staff prior to the planting day. Council staff also assisted the community volunteers at each location.

Thirty four volunteers were involved with planting at the three sites where each volunteer was offered a free seedling in recognition of their efforts to take home or plant at the site.

Replacement Bottle Tree: An advanced "Bottle" tree has been purchased to replace the original tree that was removed from Quondong Tourist Information Centre.

Triathlon Track Landscaping: The planting of 45 advanced Cumberland Plain Tree species has been carried out adjacent to the track area on the northern side of Henderson Road.

Garden Refurbishment Opal Place Reserve, Eagle Vale: Planting has been undertaken within the reserve with a number of native ground cover species.

Council Tree Inspections: -

Activity	Area 1	Area 2	Area 3	Area 4	Total
Contract	2	4	1	2	9
Council	30	18	17	18	83
Termites	0	1	0	1	2
Plumber - Sewer Chokes	0	0	0	2	2
N/A	2	1	0	0	3
HOLD	2	4	2	6	14
Area Totals	36	28	20	29	113

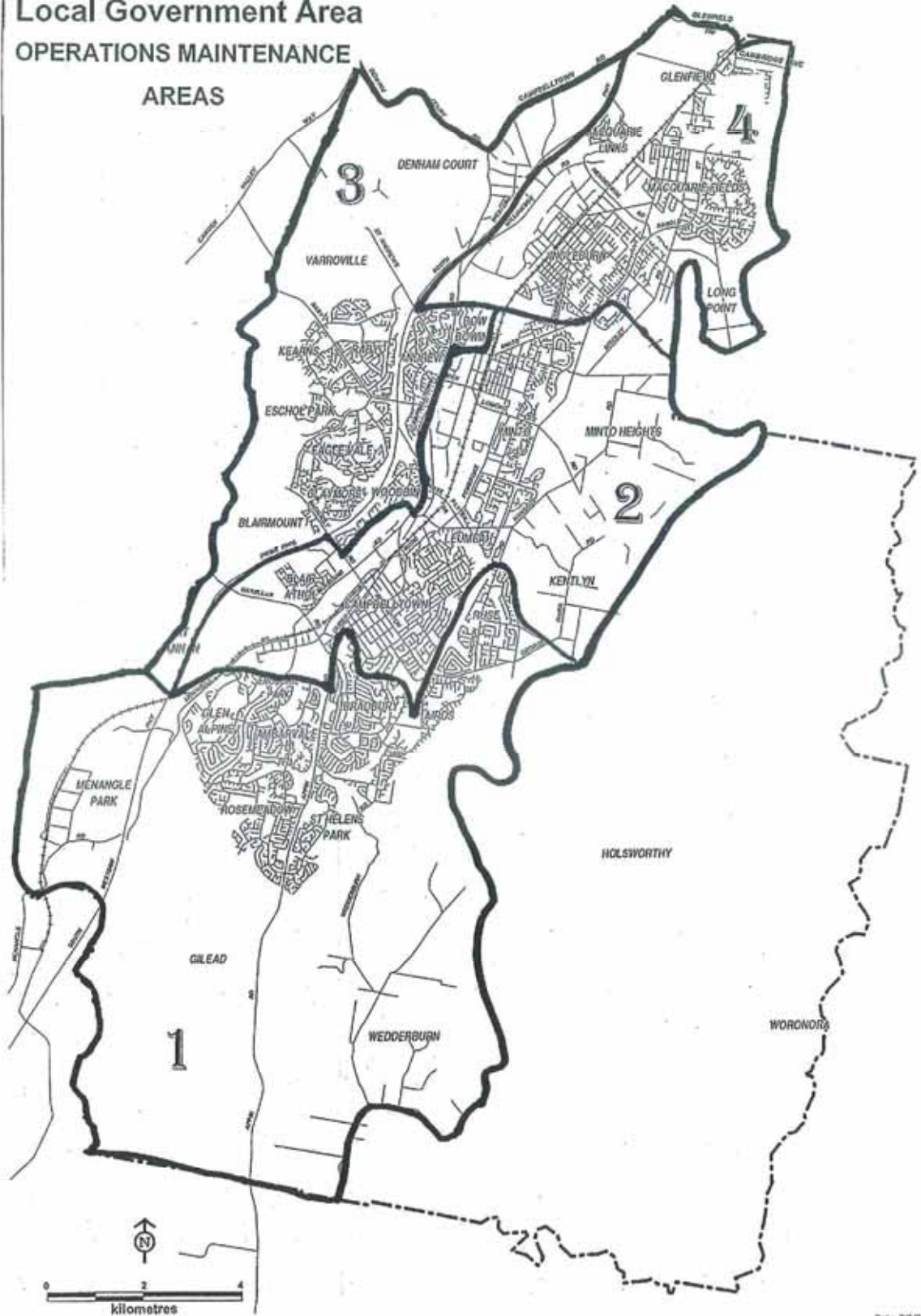
Private Property Tree Inspections: -

Activity	Area 1	Area 2	Area 3	Area 4	Total
Private Trees	19	24	4	17	64
Council Trees - Program	10	8	11	4	33
Pathway requests	0	0	0	0	0
Area Totals	29	32	15	21	97

**Campbelltown City Council
Local Government Area**

OPERATIONS MAINTENANCE

AREAS



ROADS AND DRAINAGE

A. ROADS AND FOOTPATHS

Activity	Area 1	Area 2	Area 3	Area 4	Total (tonne)
Road repairs (heavy patching)	9	3	0	2	14
Road restorations	0	0	0	0	0
AC Base Course Total (tonne)	31.15	20.72	0	7.62	59.49

B. ROADS RESERVE ASSETS – Areas 1 to 4

Activity	Area 1	Area 2	Area 3	Area 4	Total
Vehicle crossings constructed	6	4	7	9	26
Telstra Inspections	4	8	3	4	19
Sydney Water inspections	12	11	10	7	40
Integral inspections	0	4	0	1	5
Gas Inspections	4	6	6	1	17
Customer requests	0	1	2	1	4

C. COMMUNITY RESPONSE – Areas 1 to 4

Activity	Area 1	Area 2	Area 3	Area 4	Total
Cleaning of gross pollutant trash racks / tail out drains	4	5	4	10	23
Pits cleaned by hand or suction	36	57	57	13	163
Tail out drains / headwalls	5	15	1	7	28
Removal of waste matter (cubic metres)	9	8	4.1	2	23.1
Flushing of stormwater lines (linear metres)	200	350	200	150	900
Underpass (drainage) cleaning	0	0	1	1	2
Trip hazards/footpath hazards attended	5	6	4	4	19
Dead animals removed	7	6	2	8	23
Parra webbing drainage, drains/grates/pits secured	3	4	6	13	26
Sign retrievals and straightening	2	1	1	1	5
Syringes	3	2	3	0	8
Deliver and set up at venues	0	8	0	0	8
Paver repairs	3	15	0	0	18
Oil Spill / Paint Spill / Debris on Road	4	3	1	1	9
Median Cleaning / Poisoning	4	9	14	11	38
Guide Posts	5	0	0	0	5

STREET ACCESSORIES
Sign Manufacturer Areas 1 – 4

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory	4	2	2	0	8
Street signs	31	1	0	4	36
Community signs	0	0	0	0	0
Ordinance signs	2	0	0	3	5
Various council signs	40	54	0	0	94
Various council stickers	3	300	0	0	303
Warning signs	5	5	5	5	20
Council special events	0	2	2	0	4
Directional	1	0	2	0	3
Banners	0	1	0	0	1

Sign Erection Areas 1 – 4

Activity	Area 1	Area 2	Area 3	Area 4	Total
Works orders (traffic)	0	3	1	0	4
Bollards replacement and repair	14	7	10	8	39
Street signs	38	18	18	7	81
Community signs	4	7	4	0	15
Ordinance	7	11	8	3	29
Regulatory	44	85	35	30	194
Graffiti Removal m ²	3	2	5	3	13
Warning Signs	31	64	10	8	113
Install various banners	1	2	0	1	4
Line Marking / Car Park	0	1	0	0	1
Directional	20	3	3	2	28

Minor Patching

Activity	Area 1	Area 2	Area 3	Area 4	Total
Pot holes (number)	412	296	233	518	1459
Edge breaks m ²	0	1.5	0	0	1.5
Restorations m ²	7	2	0	6.8	15.8
Car parks	2	4	2	10	18
Trip Hazard (number) ie advice from community	5	1	0	2	8

D. FOOTPATH GRINDING

Awaiting program for 2010/2011

E. FOOTPATH CONSTRUCTION

Cycleway Program

Awaiting program for 2010/2011

F. FOOTPATH RECONSTRUCTION

Awaiting program for 2010/2011

G. KERB AND GUTTER RECONSTRUCTION

Special Tender

Awaiting program for 2010/2011

Road related program commenced, 10% complete

H. CAPITAL WORKS

- **Triathlon Track Ingleburn** - Works near complete, gates, gardens and tree planting in progress
- **Startup Reserve Cycleway Ambarvale** - Cycleway completed, exercise equipment completed and gardens pending liaison with community group for planting day.
- **John Kidd Reserve** - Stage II, complete including play equipment installation and provision of BBQ.
- **Farrow Road Car Park** - Awaiting security camera connection by State Rail Authority. Redundant pole removal planned.
- **Hurley Street Pedestrian Facility** - Near completion pending Roads and Traffic Authority activation of pedestrian landscape in median.

I. EVENTS

Nil in this period.

PLUMBERS ACTIVITIES REPORT

Irrigation Works – Council's irrigation team has been involved in maintenance activities and system checks across the LGA, works have involved changing sprinkler heads, repairing leaks, pump systems, damaged pipes, and wiring problems and testing of systems.

WORKSHOP ACTIVITIES REPORT

Vehicles/Plant and Equipment, reported here, are items that have accrued abnormal downtime due to awaiting parts/service from suppliers or priorities.

Plant No	Item	Reason - Area of Repair	Repairer	Down Time Hrs
9624	Grader	Gearbox Maintenance	CCC Workshops and Parts	40 hrs
9580	John Deere tractor	Transmission fault	CCC Workshops	80 hrs
9653	J/D Loader	Front bucket rams	CCC Workshops and Parts	40 hrs
9705	J/D Tractor	Injector pump	CCC and Contractor	40 hrs
9714	J/D Tractor	Rear axle	CCC Workshops & Parts	44 hrs
9694	Schwartz sweeper	Hydraulic cylinders	CCC Workshops & Parts	32 hrs

The following is a breakdown of the work performed since the last report 12/07/2010-8/08/2010.

9624	Caterpillar Grader - The gearbox on this unit requires overhaul. Gearbox has been stripped and parts ordered. Awaiting delivery from supplier.
9580	J/D Tractor - Clutch and transmission fault which requires stripping to diagnose. Gearbox has been stripped and parts have been ordered. Awaiting delivery from supplier.
9653	John Deree Loader - The bucket clam hydraulic cylinders removed and sent for repairs to contractor. Parts have returned and have been refitted and tested. Loader is back in service.
9705	John Deree Tractor - This unit had a leaking injector pump and was removed and sent for repairs to contractor.
9714	John Deree Tractor - This machine had damaged rear axle bearings and seals. Unit was stripped, parts sourced and fitted. Tractor is back in service.
9694	Schwartz Sweeper - The suction box lift rams were bent and required replacing. Parts were sourced from manufacturer and fitted. Sweeper is back in service.

All previous reported repairs have been completed and vehicles/plant are back in service.

Tyre Repairs	87
Services carried out	39
Repairs to trucks	89
Repairs to heavy plant	22
Repairs to trailers	26
Tractors/implements	53
SES repairs	3
RFS repairs	6
Small plant repairs	53
Repair to cars	29
Repairs to mowers	56
Repairs to sweepers	13
Pathway requests (completed)	19

Of the reported repairs above 62 were out in the field.

The Workshop has also carried out the following:

- Manufacturing and repair of various fire trail gates and locks
- Hand railing and fence repairs
- Repairs to cricket sight screens at Raby Sports Ground
- Cut up steel at Hollylea Compound
- Various bus shelters repairs
- Repairs to signs
- Repair gate at Campbelltown
- Repair pit lids at Bow Bowling Reserve
- Fence repairs at Park Central Reserve area

HAZARD REDUCTION PROGRAM

BFRMP (Bushfire Risk Management Plan)

Mechanical works listed in the BFRMP are 82% up-to-date. Hazard Reduction burning will resume in late winter/early spring. Five out of seven HR burns scheduled for 2010/2011 have environmental assessments that are expected to be complete by late August, ready for the spring hazard reduction (burning) period.

2010/2011 CCC Treatments

Priority 1 – 82% up-to-date (2 outstanding Strategic Fire Advantage Zone (SFAZ) burns)

Priority 2 – 33% up-to-date (5 outstanding SFAZ/Land Management Zone (LMZ) burns)

Priority 3 – 100% up-to-date

Priority 4 – 100% up-to-date

Environmental Assessments

Hazard Reduction Certificates for Wedderburn Fire Station and Smiths Creek Reserve are in the final review stages with Rural Fire Service (RFS) and NSW Fire Brigade (NSWFB) and will be issued by the end of August ready for early spring burning. In consultation with associated land owners, four environmental assessments have been renewed for ongoing mechanical hazard reduction works.

Mechanical Works

17 hazard reduction slashing sites were completed in the last four weeks, totalling an area of 22ha with over 350 assets protected. In consultation with staff from the Council's Operations Section, mechanical hazard reduction sites maintained by Council are in the process of being mapped to determine the size of maintenance work for Bush Fire Risk Management Plan reporting.

ASSETS AND SUPPLY SERVICES

Procurement and Contract Management Services

Tenders/Quotes/ Expressions of Interest and Agreements:

Currently Being Prepared

- T10/14 Stadium Catering
- T10/15 Footpath Reconstruction Program
- T10/16 Lift Installation and Maintenance

Currently Advertised

- Q10/09 Young Drivers Program
- Q10/06 Swimming Apparels and Accessories
- T10/11 Kiosk Supplies

Currently Under Evaluation

- Q10/03 Development of a Sustainability Accounting Tool
- T10/13 Solar Heating Solution for Campbelltown Swimming Centre
- Q10/10 Supply and Erection of Structural Steel at Raby Sporting Complex
- Q10/11 Supply and Lay Concrete at Raby Sporting Complex
- T10/02 Plant Hire and Equipment (evaluation continuing due to the complexity of the tender)
- T10/01 Tree Pruning (evaluation continuing due to complexity of the tender)

ASSET MANAGEMENT SECTION

Roads

- Seven Projects have been submitted to the Roads and Traffic Authority (RTA) for funding under RTA REPAIR Programme grant in 2011/2012.

Kerb and Gutter

- Work's Order for Road Works related Kerb and Gutter Reconstruction Program 2010/2011 has been issued.
- Work's Order is being prepared for Annual Reconstruction of Kerb and Gutter Program 2010/2011.

Parks and Public Spaces

- Work Orders issued for Koshigaya Park to replace three shade structures with 6 x 3 meter table and bench settings. Replace all open litterbins with five Gossi Park litter bin enclosures and replace three old timber table and benches under the large shade structure with Gossi Park type.

Playground Equipment

- Playground equipment repairs due to vandalism have been completed at Mandurama Reserve, Leumeah Park and Waminda Oval.
- Work's Order issued for additional playground equipment for Quirk Reserve and repainting existing supplier.
- Work's Order issued for replacement of the twister unit with a Whirl Gig Spinner at Hallinan Park.
- Drawings and final quotes are being prepared for all playground capital works projects by supplier.

Internal Assets – Electrical Testing and Tagging

- Council's Electrical Contractor has completed the August 2010 testing and tagging on electrical equipment used for construction work with no defects found.

Footpaths

- Footpath Reconstruction Program locations for 2010/2011 has been marked with blue spray paint, and the program is now to be advertised for a special tender (T10/15).
- Standard Defects and Standard Actions have been set up in Councils Asset System to allow defects mapping of footpath with data recorders.

Bridges and Culverts

- Works program for Bridges and Culverts is being prepared.
- Initial (Level 1) Inspections have been carried out on Bridge and Culverts and entered into Bridge Asset System.

Stormwater Drainage

- Concrete pit lids and frame works program is now with Procurement Section to be advertised for special tender (T10/15).
- Works order for drainage pit lintel replacement work is being prepared.

Asset Management System

- Parks and recreation data in the Asset System has been restructured. Both knowledge-base and asset explorer have been modified in the line of Department of Local Government to satisfy fair value requirement.
- The Asset System defects assessment and mapping training has been successfully completed.
- Asset Management Plans Policy and Strategy will be reviewed and modified by a Consultant. Council has received three proposals from Consultants.

FEDERAL GOVERNMENT FUNDING GRANTS

- Ambarvale Basin - Enclosure of existing awning to create a meeting room and concrete tiered seating is completed. Purchase order has been raised for shelters with work to be completed by end of August. Work has been delayed due to other project commencements. This work is to be completed.
- Kooronga Reserve - Construction work has commenced on change room facilities to existing building. Tiling of showers and plumbing fit out completed. Site clean and landscaping to be completed. Completion due by end of August.

- Waminda Reserve - Construction work has commenced on change rooms, referees room and disabled toilet facilities. Brick work has been completed with roof trusses being erected.
- Hurley Park- Construction work has commenced on toilets, referees room, disable toilet, canteen and storeroom facilities. Brick work has been completed with roof trusses being erected.

BUILDING MAINTENANCE/CONSTRUCTION PROGRAM

- Campbelltown Swimming Centre - Refurbishment works to the 50 metre pool has commenced. Internal concrete walls have been completed with cement rendering due to commence.
- Milton Park Softball Complex - Work has commenced on the extension of a store facility to existing building. All works completed.
- Raby Oval - The fire damaged clubhouse has been demolished to reinstate new change room facilities on existing slab. Quotations have been obtained and Purchase order issued.

BUILDING MAINTENANCE/CONSTRUCTION PROGRAM

Reactive Building Maintenance Program

302 general maintenance requests were received during July/August 2010. Work has commenced or will be completed shortly on all requests.

Keying of Council Facilities

Milton Park Softball Complex and 20 Fire Trail Gate Locks have been manufactured.

FACILITIES SUPPORT

Customer Requests	
Pathway Requests received	1
Key extension, issues, alarm codes and access	530
Request for access to Council Reserves	2

11. REPORT OF DIRECTOR COMMUNITY SERVICES

No reports this round

12. REPORT OF DIRECTOR PLANNING AND ENVIRONMENT

12.1 Unit 3 No. 6 Cary Grove, Minto - Construction of fitout and use of premises as a religious establishment

Attachments

Recommended Conditions of Consent

Report

Council's Planning and Environment Committee at its meeting on 17 August 2010 resolved:

"That development application 595/2010/DA-C be deferred for determination by full Council to allow for an assessment of the adequacy of toilet facilities to meet the proposed congregation numbers"

Development consent is sought by the applicant for use of the existing factory unit (having a floor area of 392 square metres) as a religious establishment with a maximum number of users of 70 persons (including children).

The proposed religious establishment includes provision for one male WC and a shared disabled/female WC on the ground floor and a single WC on the first floor.

The proposed religious establishment is classified as a *class 9b - assembly building* under the Building Code of Australia (BCA). Part F2 *Sanitary and Other Facilities* of the BCA is relevant to the proposed development. In summary the following minimum provisions for sanitary facilities shall be provided specific to churches, under the BCA:

User Group	Closet Pans		Urinals		Washbasins	
	Design Occupancy	Number	Design Occupancy	Number	Design Occupancy	Number
Males	1-300 persons	1	1-200 persons	1	1-250 persons	1
Females	1-150 persons	1	na	na	1-250 persons	1

According to the BCA a unisex disabled WC is satisfactory providing that access is not through a single sex WC.

The proposed development satisfies the relevant provisions of *Part F2 Sanitary and Other Facilities* of the BCA and the provision of amenities are acceptable in this instance. Should Council seek the provision of sanitary provisions beyond the minimum standard prescribed by the BCA, it is recommended that the Campbelltown Sustainable City DCP be amended.

Officer's Recommendation

1. That the development application 595/2010/DA-C be approved subject to the conditions shown in Attachment 1.
2. That a report be presented to Council which addresses the provision of more appropriate sanitary facilities in non-residential development for possible incorporation into the Campbelltown Sustainable City DCP.

Council Meeting 24 August 2010

It was **Moved** Councillor Kolkman, **Seconded** Councillor Oates that the report of the Director Planning and Environment - Item 12.1 - Unit 3, No. 6 Cary Grove, Minto - Construction of fitout and use of premises as a religious establishment be brought forward and dealt with in conjunction with this item.

- 3 The Motion on being Put was **CARRIED**.

12.1 Unit 3 No. 6 Cary Grove, Minto - Construction of fitout and use of premises as a religious establishment

It was **Moved** Councillor Kolkman, **Seconded** Councillor Oates:

1. That the Development Application 595/2010/DA-C be approved subject to the conditions shown in Attachment 1.
2. That a report be presented to Council which addresses the provision of more appropriate sanitary facilities in non-residential development for possible incorporation into the Campbelltown Sustainable City DCP.

- 4 The Motion on being Put was **CARRIED**.

Voting for the Council Resolution were Councillors: Borg, Bourke, Chanthivong, Dobson, Glynn, Greiss, Hawker, Kolkman, Lake, Oates, Matheson, Rowell, Rule, Thomas and Thompson.

Voting against the Council Resolution: Nil.

Council Resolution Minute Number 159

That the above Council Resolution be adopted.

ATTACHMENT 1

Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

1. **Approved Development**

The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.

2. **Building Code of Australia**

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

3. **Advertising Signs – Separate DA Required**

This consent does not permit the erection or display of any advertising signs.

Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.

4. **Storage of Goods**

All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building.

5. **Graffiti Removal**

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

6. **Car Parking Spaces**

27 car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890 (as amended).

7. Rubbish/Recycling Bin Storage

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored internally to the building prior to collection and/or disposal.

8. Use of Religious Establishment

The approved hours of operation and maximum occupancy shall be in accordance with the following schedule:

- a. Monday to Friday 10.00am to 2.00pm - maximum 2 persons;
- b. Friday 6.00pm to 8.00pm - maximum 20 persons;
- c. Saturday 5.00pm to 7.00pm - maximum 10 persons;
- d. Sunday 4.00pm to 8.00pm - maximum 70 persons.

The building shall only be used as a religious establishment and for ancillary purposes. The building shall not be used for secular education, accommodation or for conventions. The building shall not be sub-leased, rented or hired for any purpose.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

9. Waste Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, the relevant provisions of Council's *Waste Management Plan* is to be completed to the satisfaction of Council.

10. Building Upgrade

Pursuant to Clause 94 of the Environmental Planning & Assessment Regulation 2000, the existing building, specifically unit 3 shall be brought into conformity with the Building Code of Australia.

In this regard, unit 3 shall be upgraded in accordance with the statement of environmental effects submitted with Development Application 595/2010 DA-U to ensure that unit 3 fire protection complies with following provisions of the Building Code of Australia (BCA):

- a. Clause E1.6 Portable fire extinguishers and AS 2444, 2001

Details demonstrating compliance with this condition and the BCA 2009 shall be submitted to Council or an accredited certifier prior to the issue of a construction certificate.

11. Section 94A Developer Contribution - Community Facilities and Services

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall provide a receipt for the payment to Council of a community facilities and services contribution in accordance with the provisions of the *Campbelltown City Council Section 94A Development Contributions Plan*.

For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is greater than \$100,000 but less than \$500,000, provide a Cost Summary Report by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 1). All Cost Summaries will be subject to indexation on a quarterly basis relative to the *Consumer Price Index - All Groups* (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment; or
- where the value of the proposed development is \$500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the *Consumer Price Index All Group Index Number for Sydney* have been incorporated in the updated QS Report.

Copies of the Cost Summary Report - Template 1 and the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site (www.campbelltown.nsw.gov.au) or can be collected from Council's Planning and Environment Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank.

Payment by any other means will not be accepted unless otherwise approved in writing by Council.

Note: This condition is only applicable where the total development value exceeds \$100,000.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

12. Erection of Construction Sign

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours;
- b. Stating that unauthorised entry to the work site is prohibited; and
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent);
- d. Stating the approved construction hours in which all works can occur.
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

13. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

14. Public Property

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

15. Construction Work Hours

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No Work.

16. Work Zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

17. Completion of Construction Works

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within twelve (12) months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

In the event that construction works are not continually ongoing, the applicant shall appropriately screen the construction site from public view with architectural devices and landscaping to Council's written satisfaction.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

Note: For the purpose of this development consent, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

18. Public Utilities

Prior to the principal certifying authority issuing an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

19. Council Fees and Charges

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Disability Discrimination Act

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992). Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA). However, your attention is drawn to the existence of the DDA1992 and that compliance with the various requirements of the BCA does not provide automatic compliance with the DDA1992. In this regard it is the sole responsibility of the owner, builder and applicant to ensure compliance with the DDA1992.

Advice 3. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 4. Asbestos Warning

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au
www.nsw.gov.au/fibro
www.adfa.org.au
www.workcover.nsw.gov.au

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

Advice 5. Smoke Free Environment Act

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act 2000* (SFEA2000) or the *Smoke Free Environment Regulations 2007* (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

END OF CONDITIONS