

REPORTS FROM OFFICERS

8. REPORT OF GENERAL MANAGER

No reports this round

9. REPORT OF DIRECTOR BUSINESS SERVICES

9.1 2011 Sub Committee Meeting Dates

Attachments

Nil

Report

At the Corporate Governance Committee meeting held on 9 November 2010, it was proposed that a review take place in regard to the frequency of the proposed 2011 meeting dates for Council Sub Committees.

The Corporate Governance Committee indicated that the review should ensure that a consistent approach is taken in regard to the frequency of all Sub Committee meetings. In this regard it was suggested that all Sub Committees meet on a quarterly basis.

In reviewing the proposed meeting calendar, and in line with the Corporate Governance Committees suggestion the meeting schedules for Aboriginal Advisory, Community Safety, Heritage Protection and Youth Advisory Sub Committee's have been amended to allow for four Committee meetings each throughout 2011.

It should be noted that additional Sub Committee meetings may be called should there be an urgent item of business to be considered by that Sub Committee.

The amended Sub Committee meeting calendar for 2011 is now presented to Council for adoption.

Aboriginal Advisory Sub Committee

Monday at 6.00pm

14 March

6 June

12 September

12 December

Accessibility Advisory Sub Committee

Tuesday at 2.00pm

15 February

17 May

2 August

22 November

Community Safety Sub Committee**Thursday at 12.30pm**

10 March
16 June
29 September
24 November

Campbelltown Arts Centre Sub Committee**Wednesday at 6.00pm**

16 February
18 May
17 August
7 December

Festival of Fisher's Ghost Sub Committee**Wednesday at 6.00pm**

9 February
11 May
10 August
12 October

Riverfest Sub Committee**Monday at 5.00pm**

21 February
2 May
22 August
10 October

Heritage Protection Sub Committee**Thursday at 6.00pm**

10 March
9 June
8 September
3 November

Sports Liaison Sub Committee**Wednesday at 6.00pm**

23 March
8 June
14 September
30 November

Youth Advisory Sub Committee**Monday at 6.00pm**

7 March
23 May
8 August
17 October

The following Sub Committee's meet as required:

- Australia Day Awards
- Innovation and Performance
- Glenalvon
- Campbelltown International Relations

MACROC Board Meetings**Wednesday at 7.00 pm**

16 March
1 June
7 September
16 November

Citizenship Ceremony**Monday at 6.00pm DATES TBC**

21 March
16 May
11 July
5 September
21 November

Citizenship ceremonies are conducted at a time most convenient to the Mayor of the day therefore it is proposed to maintain the 6.00pm commencement time for this Mayoral term.

Officer's Recommendation

That the amended Sub Committee meeting calendar for 2011 be adopted.

Council Meeting 16 November 2010

This item was moved forward and dealt with in conjunction with Item 2.1 - 2011 Sub Committee Meeting Dates of the Corporate Governance Committee.

9.2 Progress Report: Amounts Expended on Providing Facilities and Payment of Expenses-Mayor, Deputy Mayor and Councillors October 2010

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 October 2010 were as follows:

Expenses

- | | | |
|----|---|---------|
| 1. | Training Seminars and Conferences | \$886 |
| 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 October 2010. | \$3,908 |
| 3. | Stationery and Postage
Cost of Mayoral and Councillors' stationery, business cards and postage expenses.
Approximate cost for October 2010. | \$1,100 |
| 4. | Periodicals
Cost of annual subscriptions
Cost for October 2010. | Nil |
| 5. | Meals
Provision of meals in conjunction with Council and Committee Meetings and Inspections.
Cost for October 2010. | \$1,086 |

- | | | |
|----|---|---------|
| 6. | Refreshments
Provision of refreshments in the Mayor's Suite and Councillors' Lounge and Civic Receptions.
Cost for October 2010. | \$2,076 |
| 7. | Insignia of Office
Replacement costs Mayoral robes, chain, badge and name plates.
Cost for October 2010. | Nil |
| 8. | Travelling Expenses for Use of Private Vehicle
Reimbursement of travelling expenses on authorised Council business.
Claims submitted for October 2010. | \$62 |

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 October 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 October 2010 in accordance with Councillors Policy. | \$6,339 |
| (c) | Office Equipment
Facsimile machines, photocopier and telephone facilities for the Mayor and Councillors at the Civic Centre.
Cost for October 2010. | \$706 |
| (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 October 2010. | \$470 |
| (e) | Internet Facilities
Costs associated with the provision of internet facilities in accordance with Council's Policy.
Cost for October 2010. | \$1,424 |
| (f) | Care Expenses
Costs associated with care arrangements including childcare expenses and the care of elderly, disabled and/or sick immediate family members.
Cost for October 2010. | Nil |

The total cost for the payment of expenses and provision of facilities to the Mayor, Deputy Mayor and Councillors for October 2010 amounted to \$21,264.

Officer's Recommendation

That the information be noted.

Council Meeting 16 November 2010 (Glynn/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 227

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 19 October 2010.

Officer's Recommendation

That the information be noted.

Council Meeting 16 November 2010 (Rule/Glynn)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 228

That the Officer's Recommendation be adopted.

ATTACHMENT 1

Reports Requested as at 19 October 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	December 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	December 2010
21.9.10 RK 2832064	CS6.1 - Report on 'Future Wave Energy Saver' devices that can be installed at swimming centres and any other constant flow motors to help reduce energy usage and also result in financial gains to Council.	CS	December 2010

*Date of Decision *Mover *Res No	Item/Comments	Div.Resp	Comp Date
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	December 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	April 2011
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	December 2010
1.6.10 RK 2672233	PE2.6 - Report evaluating trial of water filling stations	CW	April 2011
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. Comment: Currently awaiting the assessment report to be presented to Randwick Council	CW	February 2011

*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	February 2011
27.7.10 PH 2758681	CG2.3 - Further report outlining further possible options for the Staff Exchange Program.	BS	February 2011
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	February 2011
19.10.10 AR 2843272	SF21.1 - Further report regarding construction of a culvert bridge between Hollylea Road and Councils Lot A DP 14782 situated on the southern side of the drainage channel - RailCorp Acquisitions	BS	February 2011

*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
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)	February 2011
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)	December 2010
24.8.10 BT 2773531	PE2.3 - Evaluation report following completion of the 2010/11 Macarthur Nature Photographic Competition.	PE	February 2011
24.8.10 RK 2792298	PE3.5 - Report addressing the provision of more appropriate sanitary facilities in non-residential development for possible incorporation in the Campbelltown Sustainable City DCP.	PE (EP)	December 2010
21.9.10 RK 2832173	PE2.6 - Further report detailing outcome of all submissions following public exhibition of the Draft Bardia -Sub Precinct DCP.	PE	December 2011
19.10.10 GG	PE2.3 - Report detailing outcomes of 2010-11 Stage 2 Aquatic Weed Mapping following completion and evaluation	PE	April 2011

10. REPORT OF DIRECTOR CITY WORKS

10.1 Freedom of Entry Parade

Attachments

Nil.

Report

Further to a recent Council briefing by Lt. Col. Susan Coyle of the 17th Signal Regiment regarding the proposed Freedom of Entry Parade along Queen Street on the 20 November 2010.

Final arrangements are provided to Council for the day. The Parade will start in Broughton Street car park at 12 noon. The Regiment will march 3 abreast under their Colours (banner) along Broughton Street turning left into Queen Street. Adjacent to Mawson Park there will be an eyes left to the obelisk, the Parade will not stop. The Parade will continue along Queen Street turning right at the roundabout at Camden Road.

At the roundabout entry to Koshigaya car park the second formal part of the event will take place. Campbelltown Police Superintendent Greg Rolph will make the 'challenge' to the Military which will bring the Parade to a halt. This will take a couple of minutes and then the Parade will proceed into Koshigaya Park. The soldiers will go into formation facing the centre of the park, where they will be greeted by the Mayor.

The Mayor and the Brigade Commander, Brigadier P Creagh will receive a regimental salute individually from the soldiers. They will then be invited and escorted by the Commanding Officer, Lt. Col. Susan Coyle to inspect the troops. At this point three 'Kiowa' helicopters will pass overhead. The soldiers will then be stood down and this will end the Parade.

It is envisaged that the whole Parade will take an hour. Parking within Queen Street will not be denied but whilst the Parade passes no vehicle movement will be permitted. Closure of the roads will be by police and will be rolling closures, only restricting traffic as the Parade moves past.

Notices have been sent to all businesses in Queen Street advising them of the event. Advertisements have been placed in the local papers and information has also been sent to local schools and sporting groups as further promotion for the event. Council community notice trailers (CaRS) have also been advertising the event.

Signs will be displayed on the day advising of the restricted movement in Queen Street during the Parade to assist people to have their cars clear of Queen Street should they be unable to stay for the whole time of the Parade.

The car park to Koshigaya Park will be closed from 6.00am until the end of the event and will be reserved for VIP parking and military vehicles. The eastern portion of the Broughton Street car park (adjacent to Howe Street) will also be closed, from 6.00am until 12 noon, to provide an area for the soldiers to assemble.

The Parade will consist of approximately 150 marching soldiers, military bands, and mounted police. In addition there will be significant numbers of support military personnel and police.

Officer's Recommendation

That the information be noted.

Council Meeting 16 November 2010 (Rowell/Hawker)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 229

That the Officer's Recommendation be adopted.

10.2 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 16 November 2010 (Rule/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 230

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 June 2010	Jul to Sep 2010	Oct 2010	Nov 2010
Campbelltown	2337	1208	857	529	267	178	24	114
Ruse	183	69	183	6	101	93	0	0
Kentlyn	0	0	2	0	0	0	0	0
Airds	1193	246	25	78	539	347	85	70
St Helens Park	131	46	16	35	51	40	6	0
Rosemeadow	994	170	211	102	111	96	9	7
Ambarvale	552	257	112	178	109	17	0	0
Woodbine	11	29	44	77	0	0	0	0
Claymore	491	53	0	37	54	11	15	2
Eschol Park	219	228	151	171	110	28	0	0
Kearns	166	75	41	21	0	50	9	8
Raby	451	137	389	334	84	413	187	95
St Andrews	43	111	29	30	32	122	49	0
Bow Bowling	42	20	5	124	71	0	0	0
Minto	1096	269	345	510	295	302	10	25
Ingleburn	1262	282	190	211	184	189	16	0
Macquarie	737	370	134	75	181	292	14	76
Glenfield	439	147	164	75	25	203	163	107
Blair Athol	0	0	0	0	0	0	1	0
Bradbury	386	57	31	47	124	47	0	0
Total m²	10733	3774	2929	2640	2338	2428	588	504

During the reporting period, Council received 30 additional requests for removal of graffiti. Over 18 Graffiti Removal Kits have been requested by the Community.

Council's Graffiti Action Teams have 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 graffiti tasks to various Council assets:

Area	Area 1	Area 2	Area 3	Area 4	Total
Graffiti Tasks	546	315	469	131	1665

OPERATIONAL SERVICES SECTION (Reporting period 4 – 31 October 2010)**OPEN SPACE**

Activity	Area 1	Area 2	Area 3	Area 4
Servicing of Parks and Reserves Sites	135	37	56	116
Road Verges - Sites	42	52	22	40
Community/Childcare Centre's - Sites	10	6	4	16
Servicing Laneways - Sites	44	17	63	0
Litter/Rubbish Pickup	48	16.5	4	16
Herbicide Spraying (hrs)	23.5	48.5	3	3
Mulching (cm ³)	0	0	0	0
Garden Maintenance	0	0	0	0
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	0	0	0	0
Tractor Road Verge (Sites)	9	10	10	18
Tractor Servicing Parks and Reserve (Sites)	38	32	52	12
Cemetery	1	2	0	0
Reach Mower	9	5	0	0
Fire Hazard Reduction	6	5	0	0
Road Crews Servicing Parks	0	0	0	0
Refilling of Sandpits	0	0	0	0
Fire Hazard Reduction	6	5	0	0

HORTICULTURE

Activity	Area 1	Area 2	Area 3	Area 4
Servicing of Parks and Reserves Sites	33	62	23	21
Road Verges – Sites	23	32	14	20
Community/Childcare Centre's - Sites	4	9	4	2
Cemetery	0	0	0	0
Tractors Servicing Sporting Fields	25	14	21	20
Litter/Rubbish Pickups (hrs)	23	45	17	20
Herbicide Spraying (hrs)	13	13	7	11
Mulching - Quantity M ³	0	80	0	0
Garden Maintenance – Sites	31	18	31	44
Garden Refurbishment - Sites	0	6	0	0
Top Dressing - Sites	200	200	0	0
Aeration of Fields – Sites	1	1	2	0
Sharps Pickups – Quantity	0	0	0	0
Miscellaneous Requests (hrs)	0	0	0	0
Refilling of Sandpits	0	2	1	0
Plumbing	12	8	18	5
Fit Goal post sleeves	0	0	0	0
Cricket Wicket Maintenance	30	28	62	27

Invergowrie Reserve Tree Planting - The planting of 14 advanced heritage tree species at the above reserve has been completed. Mulching of the site is yet to be carried out.

Amber Child Care Facility - The landscape planting and mulching of the above facility has been completed. 200 assorted plant species were used in the project.

Weed Control - Council's weed control contractor had completed the treatment of Broadleaf weed infestation on all of Council's playing fields. Treatment of weed infestations within the City Entrance planting areas is currently in progress.

Helping Hands Volunteer Day October 30 - The Helping Hands Church Group were involved with two activities on the day. They assisted with planting approximately 400 assorted native seedlings on the western approach to the pedestrian bridge between Claymore and Woodbine. They also were involved with the spreading of mulch over the National Tree Day planting site at Minto Basin.

Council Tree Inspections: -

Activity	Area 1	Area 2	Area 3	Area 4	Total
Contract	31	19	18	32	100
Council	34	25	38	26	123
Termites	2	2	0	0	4
Plumber - Sewer Chokes	0	0	0	0	0
N/A	3	6	4	6	19
HOLD	3	5	3	1	12
Area Totals	73	57	63	65	258

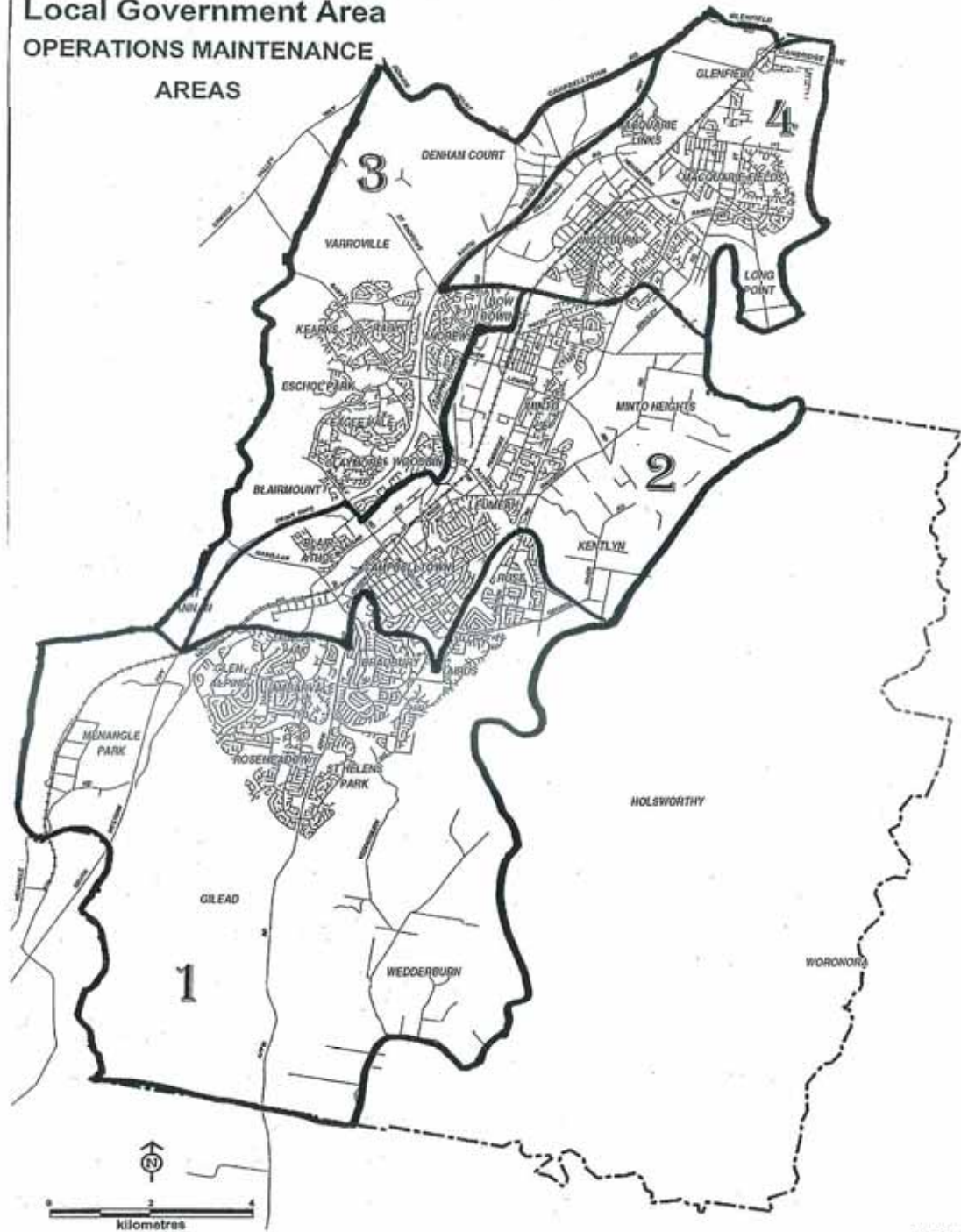
Private Property Tree Inspections: -

Activity	Area 1	Area 2	Area 3	Area 4	Total
Private Trees	21	14	15	28	78
Council Trees - Program	8	11	5	5	29
Area Totals	29	25	20	33	107

**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)	0	0	0	9	9
Road restorations	0	0	0	0	0
AC Base Course Total (tonne)	8.74	14.22	16.36	26.26	65.58

B. ROADS RESERVE OPENING & RESTORATIONS – Areas 1 to 4

Activity	Area 1	Area 2	Area 3	Area 4	Total
Vehicle crossings constructed	4	6	7	8	25
Telstra Inspections	8	4	10	12	34
Sydney Water inspections	20	6	10	20	56
Integral inspections	8	10	2	12	32
Gas Inspections	10	20	12	18	60
Customer requests	1	0	0	0	1

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	0	3	7	3	13
Pits cleaned by hand or suction	20	25	61	34	140
Tail out drains / headwalls	3	6	4	4	17
Removal of waste matter (cubic metres)	2.5	2.7	13	1	19.2
Flushing of stormwater lines (linear metres)	300	420	350	250	1320
Underpass (drainage) cleaning	0	0	5	0	5
Trip hazards/footpath hazards attended	5	2	3	14	24
Dead animals removed	2	1	4	3	10
Parra webbing drainage, drains/grates/pits secured	3	0	6	6	15
Sign retrievals and straightening	2	2	0	9	13
Syringes	2	1	4	3	10
Deliver and set up at venues	0	8	0	2	10
Paver repairs	0	2	0	0	2
Oil Spill / Paint Spill / Debris on Road	2	1	0	8	11
Median Cleaning / Poisoning	7	4	65	41	117
Guide Posts	0	0	0	0	0

STREET ACCESSORIES
Sign Manufacturer Areas 1 – 4

Activity	Area 1	Area 2	Area 3	Area 4	Total
Regulatory	0	2	0	0	2
Street signs	8	5	8	17	38
Community signs	0	3	4	0	7
Ordinance signs	3	0	0	16	19
Various council signs	0	24	3	0	27
Various council stickers	0	4	0	47	51
Warning signs	0	2	2	5	9
Council special events	0	33	2	0	35
Directional	0	0	0	0	0
Banners	3	1	1	0	5

Sign Erection Areas 1 – 4

Activity	Area 1	Area 2	Area 3	Area 4	Total
Works orders (traffic)	0	2	0	8	10
Bollards replacement and repair	19	37	2	17	75
Street signs	22	36	7	17	82
Community signs	0	1	0	0	1
Ordinance	10	1	1	0	12
Regulatory	33	61	82	60	236
Graffiti Removal m ²	4	9	12	20.5	45.5
Warning Signs	35	54	1	5	95
Install various banners	0	0	0	1	1
Line Marking / Car Park	2	53	0	0	55
Directional	0	0	2	5	7

Minor Patching

Activity	Area 1	Area 2	Area 3	Area 4	Total
Pot holes (number)	110	311	204	259	884
Edge breaks m ²	0	4	0	4.5	8.5
Restorations m ²	7.2	9.4	5.3	13.35	35.25
Car parks	0	0	0	0	0
Trip Hazard (number) ie advice from community	11	16	0	0	27

D. KERB AND GUTTER RECONSTRUCTION

Road Related Program
Complete

2010/11 Annual Program
10% complete

E. ROAD REHABILITATION PROGRAM

Stabilisation - 60% complete
Sealing Program – Scheduling in progress expected commencement December 2010
Rejuvenation - 75% complete
AC Overlay - 50% complete

F. OPERATIONS MINOR WORKS

Drainage Improvements

Eagleview Storm Water - Installation of drainage pit and pipes 98% complete.

Simmo's Beach Boardwalk

Construction of pathway, removal timber boardwalk - 50% complete.

G. CAPITAL WORKS

Hurley Street Pedestrian Facility - Lights activated, pending landscape

Bunbury Curran Reserve - Stream Naturalisation Project 99% complete, pending landscaping.

Eagles Nest Childcare Centre - Construction of new carpark, 15% complete.

H. EVENTS

Fishers Ghost Festival and Street Parade - Support and traffic pedestrian management.

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. Assessment for confined space OHS requirements undertaken.

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
9704	Ford tractor	Front differential issue	CCC Workshops and supplier	32hrs
9534	John Deere mower	Seat replacement	CCC Workshops and supplier	32hrs
9653	John Deere loader	Injectors and pump maintenance	CCC Workshops and supplier	40hrs

The following is a breakdown of the work performed since the last report 4/10/2010 – 31/10/2010.

9704	Ford tractor – Differential reassembled and fitted to tractor. Unit is back in service
9534	John Deere outfront mower – Seat frame and base has been reassembled and fitted, Unit is back in service.
9653	Loader was having engine problems so the injectors and pump were sent to supplier for overhaul. Parts are back and are being fitted. Loader is expected to be back in service on 10/11/2010

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

Tyre Repairs	52
Services carried out	34
Repairs to trucks	84
Repairs to heavy plant	17
Repairs to trailers	24
Tractors/implements	43
SES repairs	5
RFS repairs	9
Small plant repairs	47
Repair to cars	19
Repairs to mowers	64
Repairs to sweepers	17
Pathway requests (completed)	27

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

The Workshop has also carried out the following duties:

- Manufacturing and repair of various fire trail gates and locks
- Cricket fence repairs at Bradbury oval
- Various bus shelters repairs
- Repairs to signs
- Repair various pit lids
- Various gates and locks around Campbelltown
- Fabricate and Install hand railing at Depot
- Drain grate repairs Bradbury
- Repairs to Fishers' Ghost float
- Repairs to various Bollards around Campbelltown
- Repairs to hand rail at Marsden Park

HAZARD REDUCTION PROGRAM

Hazard Reduction Burning

Substantial rain over the past few weeks has hindered efforts to continue with the planned Rural Fire Service (RFS) hazard reduction burning program within the Campbelltown LGA. Burning is expected to resume as soon as weather conditions are favourable and is likely to occur up until Christmas.

The NSW Fire Brigade have two hazard reduction burns planned for when weather conditions become favourable:

- Behind Bent Place, Smiths Creek Reserve, Ruse
- Eagle Farm Reserve, Eagle Vale

Arson Activity

There continues to be acts of arson occurring in Council's bushlands on several occasions over the past few weeks. The target for these ignitions has been within Simmo's Beach Reserve, Macquarie Fields. Police are working together with Council and the RFS to monitor and patrol the area.

Environmental Assessments

A significant quantity of environmental assessments has been conducted/renewed for Council's mechanical hazard reduction works program. This will enable Council's maintenance teams to continue maintaining Asset Protection Zones (APZ) and Roadside Vegetation on the urban/bushland interface areas of the Campbelltown LGA.

Bushfire Plan of Management – Simmo's Beach Reserve

Environmental Consultants have begun work at Simmo's Beach Reserve conducting flora and fauna surveys. The survey will provide the basis for the development of a Bushfire Plan of Management for the Reserve, enabling key APZ upgrades and hazard reduction management with consideration to biodiversity, heritage and asset protection. On considering past and recent events, a key focus within the plan will include an arson prevention strategy.

Fire Trails

The Dalkeith Fire Trail, St Helens Park, has been identified for major upgrades with quotes currently being sourced.

Mechanical Works

12 hazard reduction slashing sites were completed in the last 4 weeks, totalling an area of 13.17 hectares with over 299 assets protected. In consultation with maintenance staff, mechanical hazard reduction sites maintained by Council are in the process of being mapped. Preparations for APZ upgrades at Simmo's Beach and Glenfield continue to progress.

ASSETS AND SUPPLY SERVICES

Procurement and Contract Management Services

Tenders/Quotes/ Expressions of Interest and Agreements:

Currently Being Prepared

- T10/23 Turf Maintenance at Campbelltown Stadium
- T10/24 Truck and Body – Minor Patching
- Q10/12 Development of an Internet Site

Currently Advertised

- T10/12 Telecommunications System (Unified Communications and Voice Over Internet Protocol)
- T10/19 General Trades – Plumbing
- T10/20 General Trades – Glass
- T10/21 General Trades – Electrical
- T10/22 General Trades – Miscellaneous
- T10/25 General Trades – Building Maintenance
- T10/26 General Trades – Welding Services

Currently Under Evaluation

- T10/16 Lift Installation and Maintenance

ASSET MANAGEMENT SECTION

Roads

- Pavement stabilisation works for 6 road sections out of 10 have been completed.
- Pavement stabilisation with two coat seal work for Ambarvale Sport Complex Car Park off Jinwin Place has been completed.
- Works Order for Sealing Program Stage 1 has been issued.
- All treatments for works program 2010/2011 have been updated in Smec-PMS System. Life Cycle modelling for pavement treatments in Smec-PMS will be carried out very soon and a draft works program for 2011/2012 will be developed.
- A new Road "Joseph Whitehouse Close" off Ashmead Road from Minto Stage 7 has been added to Smec-PMS.
- Crack Sealing work for 2010/2011 program is in progress.

Kerb and Gutter

- Works for Kerb and Gutter Annual Reconstruction Program 2010/2011 is in progress now.
- Road work related kerb and gutter reconstruction program is 95% completed.

Parks and Public Spaces

- 3 Large Shade Structures and 5 litterbin enclosures have been installed at Koshigaya Park.
- Quotes have been obtained for refurbishing practice cricket nets at Hurley Park. Work will commence in December 2010.
- New Artificial Grass wickets have been installed at Eschol Park No.2 and Macquarie Fields Park.
- New 4 x 4 Shade Structure has been installed at Macquarie Fields Skate Park.

Playground Equipment

- Work Orders issued to repair Playground Equipment for the following sites due to vandalism: Young Reserve and Eucalyptus Reserve.
- Capital Works and Softfall Program has started at the following locations: Marsden Park, Pembroke Park, Mississippi Park, Swan Reserve, and Jim Merry Reserve.
- Inspections have been carried out by Playfix on all playgrounds within the LGA. A detail report is available.

Building Inspections

Building inspections were carried out on Coronation Park new Amenities and the Soccer Canteen. All defects and actions have been entered into conquest.

Internal Assets – Electrical Testing and Tagging

- Council's Contractor carried out electrical testing and tagging on construction equipment for October 2010. No defects were recorded.

Footpaths

- Footpath inspections are being carried out in Campbelltown area. All defects and actions are being mapped and placed into Conquest by using tablet PC.
- Footpath reconstruction program is ready and will commence as soon as the Council approves the special tender.

Bridges and Culverts

- Defect actions validations for 2010/2011 program has been completed.

Stormwater Drainage

- Condition assessment is 85% completed for the stormwater pits. The assessment has been completed for Minto, Bow Bowing, Claymore, Eagle Vale, Kearns, Raby, Eschol Park and Woodbine suburbs.
- Defect assessment for stormwater pits is also in progress. Conquest defects and actions are being prepared for the Stormwater Program 2011/2012.

Asset Management System, Grants and Reports

- Road Asset Benchmarking Survey 2009/2010 and National Local Road Data System Survey returns are now completed for NSW Local Government Grants Commission.

FEDERAL GOVERNMENT FUNDING GRANTS

- Waminda Reserve - Construction work has commenced on change rooms, referees room and disabled toilet facilities. Site clean and turfing to be completed.
- Hurley Park - Construction work has commenced on toilets, referees room, disabled toilet, canteen and storeroom facilities. Site clean and canteen floor finish to be completed.

BUILDING MAINTENANCE/CONSTRUCTION PROGRAM

- Campbelltown Swimming Centre
 - Refurbishment works to the 50 metre pool has commenced. Pool water testing and has been completed. Cement rendering has commenced with tiling due to start next week. Work has been delayed due to inclement weather.
 - Construction work has commenced on the removal of the toddlers pool for a new children's splash pad. Concrete concourse has been removed in readiness for the hydraulics and concrete pad installation. Work is due for completion end December.
 - Work has commenced on the installation of solar heating to pool water on the indoor 25 metre and outdoor 50 metre pools. Work is due for completion end of December.
- Raby Oval - Construction of the new change rooms and indoor cricket facilities has commenced. Brick work and roof to change rooms has been completed with internal tiling and fit out to commence next week. Structural steel erection for the cricket centre is completed with brick work started.
- Campbelltown Animal Care Facility – Work has commenced on the construction of a new administration building. Concrete floor slab and drainage completed with metal frames and trusses to commence next week. Work is due for completion end of March.
- Art Centre - Works have commenced on the construction of new internal storage to the ground floor and relocation of office area on the first floor. Art Centre Staff relocated to new area on 18 October so that old office area can be transformed into Workshop 4. All work has now been completed.
- Worrell Park - Works has commenced on the construction of a new referees change room and store room. Concrete slab has been completed with brick work to commence shortly. Work has been delayed due to other commitments.

Reactive Building Maintenance Program

226 general maintenance requests were received during October 2010. Work has commenced or will be completed shortly on all requests.

Keying of Council Facilities

Waminda Oval and Hurley Park have been keyed to the Abloy system

FACILITIES SUPPORT

Customer Requests	
Key extension, issues, alarm codes and access	350
Request for access to Council Reserves	15

11. REPORT OF DIRECTOR COMMUNITY SERVICES

No reports this round

12. REPORT OF DIRECTOR PLANNING AND ENVIRONMENT

12.1 Residential Apartment Building Proposal - Tyler Street, Campbelltown

Attachments

1. Locality Plan
2. Site Plan
3. Ground Floor Plan
4. Typical Floor Plans Levels 1-5
5. Elevations
6. Confidential memo/information to assist Councillors in their consideration of whether or not to declare an interest in this matter (distributed under separate cover)

Purpose

To bring to Council's attention a Development Application that has been received for a residential apartment building that qualifies for determination by the Joint Regional Planning Panel for Western Sydney. Council is also requested to authorise the Director Planning and Environment to make a submission to the Joint Regional Planning Panel over a number of issues relating to the proposed Development.

Property Description	Lots 3, 4 in DP 29034 and Lots 5-8 in DP 29035, Nos. 2-10 Tyler Street, Campbelltown
Application No	2196/2010/DA-RA
Applicant	Mosca Pserras Architects Pty Ltd
Owners	No. 2 Tyler Street: Mr Simon Patara No. 4 Tyler Street: Mr Bradley Jay and Ms Melanie Grace Collins No. 6 Tyler Street: Mr Michael Joseph and Ms Judith Anne Collins Nos. 8-10 Tyler Street: Collins Property Holdings Pty Limited

Statutory Provisions	State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
	Campbelltown (Urban Area) Local Environmental Plan 2002
	Campbelltown (Sustainable City) Development Control Plan 2009
Date Received	13 October 2010

Report

Introduction

Council has received a development application (2196/2010/DA-RA) for the demolition of six (6) dwellings and the construction of a six (6) storey apartment building, including seventy six (76) apartments and basement carparking at Nos. 2 - 10 Tyler Street, Campbelltown being Lots 3, 4 in DP 29034 and Lots 5 - 8 in DP 29035.

The site is zoned 10(a) Regional Comprehensive Centre under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP). The subject development is defined as a “Residential flat building” and may be carried out only with consent in the 10(a) zone. The proposal is consistent with the objective of the zone to encourage higher density housing in locations which are accessible to public transport and services provided within the Queen Street business precinct.

The application will be determined by the Western Sydney Joint Regional Planning Panel, (JRPP), as the capital investment value of the project (\$14m) exceeds the \$10m threshold to qualify as regionally significant development. In this respect, Campbelltown Council is not the determining authority for the application.

The application is being publicly exhibited until 26 November 2010. The purpose of this report is to provide Council the opportunity to consider the proposal and endorse a submission to the JRPP within this period.

The Site

The subject site is located on the north-eastern corner of the intersection of Beverley Road and Tyler Street Campbelltown. Both streets are cul-de-sac roads and are accessed from Chamberlain Street to the south.

The subject land is rectangular in shape with a total area of 3325m², with a frontage of approximately 35m to Beverley Road and 85m to Tyler Street. The site is approximately 91 m in length and 36m in width. The property is generally flat with a gentle fall of 3.2m over the length of the site, from the southern corner near Tyler Street to the northern corner near Beverley Road.

The site currently consists of six (6) separate housing lots, each occupied by a single storey detached dwelling. Of these dwellings, five have single driveways to Tyler Street, and one dwelling has driveway access to Beverley Road. There are a number of established trees generally at the rear of the existing dwellings, and four (4) trees along the Tyler Street frontage.

Surrounding development in the immediate area generally comprises older single storey dwellings and two educational facilities - Beverley Park Special School to the east and Campbelltown Performing Arts High School to the west. A four storey residential flat building is located at the north eastern corner of Beverley Road and Chamberlain Street. It is noted that there have been a number of residential apartment buildings approved by Council in the locality, the nearest being at the cul-de-sac head of Tyler Street for a 6 storey residential apartment building containing 72 units.

The site is approximately 1.1 kilometres from Campbelltown Railway Station and a similar distance from the core of the Campbelltown CBD.

Proposed Development

The application proposes a six storey residential apartment building including 76 units and two basement car parking floors. The breakdown of residential apartments is 57 x 2 bed units; 15 x 3 bed units; 3 x 1 bed units; and one studio unit. The existing six dwellings on the site are to be demolished and consolidated into one land parcel.

The proposed apartments are located within a single building, which presents to the street frontages as a six storey high development. The minimum street setback to Beverley Rd is 6.05m. the minimum street setback to Tyler St is 6.45m. The minimum setback to the SE boundary is 6.325m. The minimum setback to the NE boundary is 7.265m.

The building features three pedestrian entry points from Tyler Street, with each one leading to a separate entry lobby and elevator. The Tyler Street frontage also incorporates the building's entry driveway and landscaping planter structures. Vehicular access to the basement car park is located at the south eastern end of the site with a combined entry/exit crossing 6.4m wide.

The building layout generally comprises a replicated floor layout over levels 1 to 5, separated into three compartments that are separately accessed from individual lobbies (marked 'A', 'B' and 'C') from the Tyler Street frontage. Separate garbage rooms are annexed to each lobby area, and a community room and common pool are proposed on a ground level podium at the rear of the development. Walkways from Tyler Street and the internal lift lobbies lead residents and visitors to the communal open space and lap pool located at the rear of the building.

On-site parking is provided in the two basement car park levels for 103 vehicles of which 2 on the uppermost basement are marked for disabled persons. Provision is made for a bike store alongside each entry lobby on the ground floor that will accommodate 16 bicycles. leading to a ramp to the basement parking 6.4 metres wide between kerbs, with 300mm clearance to walls.

Landscaping is provided to the perimeter of the building, along its street frontages and side boundaries. A proportion of the perimeter is designated as deep soil planting, beyond the hard footprint of the basement carpark. The landscaping has been designed to complement the unit and community open space area at the ground floor of the complex.

Waste is proposed to be managed through the use of a three dedicated garbage bin storage rooms at ground level located next to each elevator. The proposal relies upon Council's standard 240 litre bin system for waste storage and collection purposes. The three garbage rooms are connected to an internal chute system which is accessed from all residential levels above. On collection day, the individual bins would be transported by a caretaker to the streetfront for collection. The applicant proposes a weekly collection of both recycling and regular garbage bins from Tyler Street.

The proposed development provides a reasonably high level of articulation on all facades through wall projections and recesses, layering effects of screening, and a number of different materials and wall finishes. These finishes include exposed and rendered brickwork, powdercoated louvers, wall cladding, and aluminium framed balconies to all units. Side elevations also provide for articulation and varying building elements interspersed with residential apartment balconies and windows. The building height also varies slightly along its length to promote added visual interest and character. Roof materials comprise steel roof sheeting, with steel fascias and guttering elements.

Statutory Controls

Section 79C(1)(a) of the Environmental Planning and Assessment Act 1979 requires the consideration of the following environmental planning instruments and development control plans that apply to the site.

1. State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65) applies to the development of new residential flat buildings (clause 4(1)(a)). SEPP 65 defines a residential flat building as:

A building that comprises or includes:

- a) 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level) and
- b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops).

but does not include a Class 1a building or a Class 1b building under the Building Code of Australia.

The proposed development constitutes a residential flat building for the purposes of SEPP 65.

The application has been examined in accordance with the relevant design quality principles of SEPP 65, and an assessment of these principles having regard to the Residential Flat Design Code. A summary of these principles considered for the subject development is provided as follows:

Principle 1 – Context

The existing development context generally comprises low level residential development, educational facilities, and some more recent residential apartment buildings. However, the subject application is considered to be an appropriate design response to the desired future character of the precinct as expressed under the zone objectives and Campbelltown (Sustainable City) DCP 2009. The proposed development reflects nearby approvals for the construction of high density residential apartment buildings in Tyler Street and Chamberlain Street. The building addresses both its street frontages and presents an array of articulation measures to create visual interest and reduce the effective "bulk" of its size.

Principle 2 – Scale

The scale of the proposed development is consistent with the building height and form of development envisaged by Campbelltown Sustainable City DCP (SCDCP). The massing of the building has been articulated in a number of ways to reduce its perceived "bulk". The subject site is larger in area than the minimum sought by the SCDCP.

Principle 3 – Built Form

It is considered that the built form of the proposal is appropriate given the context and scale of the building, and the location of the subject site. The façade of the building has architectural merit and would provide for an interesting architectural addition to the precinct. In accordance with the recommended treatments contained within the NSW Residential Flat Design Pattern Book, the development also achieves a tripartite massing, with delineation of base, middle and top components.

Principle 4 – Density

The density is consistent with that provided by Campbelltown (Sustainable City) DCP and is commensurate with the increased densities required to reinforce the commercial core of Campbelltown's regional comprehensive zone.

Principle 5 – Resource, Energy and Water Efficiency

The proposed building achieves an acceptable level of energy efficiency. Several of the apartments utilise a design enabling cross-ventilation. Passive solar design principles such as shading and louvers also assist climate control. Energy efficient appliances and water saving devices are to be fitted. The application is supported by a BASIX certificate, which demonstrates that the building reaches the required water and energy usage savings. The waste management plan detailed for the site facilitates the collection and storage of recyclables, generally complies with Council's policy.

Principle 6 – Landscape

The site plan shows that 755sqm (23% of site area) of landscaping is provided with 573.2sqm of 'deep soil' area planting (being 17% of site). Deep soil plantings are proposed to comprise trees with mature heights of up to 12m. Specific planting and hedging has been provided to ground floor units to improve privacy.

Principle 7 – Amenity

The design of the proposed residential units generally provides good internal amenity. Balcony areas are provided to each unit and range in floor area from 14sqm to 48sqm, and are directly accessible to living areas. Given the orientation of the site, the provision of solar access to the majority of units is considered satisfactory. Privacy and solar control measures are also provided by way of recesses into the main building, and strategic placement of external louvers. SEPP 65 also requires a minimum floor to ceiling height of 2.7m, which is standard in all apartments.

Principle 8 – Safety and Security

The building presents an active façade to Tyler Street and Beverley Road, with good views for residents to and from their particular lobby or unit as they access their dwelling from street level. Basement car parking contains a security shutter at a strategic location to ensure that only residents or accepted visitors with the appropriate electronic 'key' can access the car parking area. A comprehensive 'safer by design' statement has been included with the application and is considered to be satisfactory.

Principle 9 – Social Dimensions and Housing Affordability

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. The proposed mix of 1, 2 and 3 bed apartments provides a greater choice of housing types in close proximity to facilities, services and public transport within the Campbelltown CBD.

Principle 10 – Aesthetics

The design provides a combination of architectural elements, such as varying wall setbacks, feature walls, balconies, roof height variations and contrasting materials which make the building visually interesting and contribute positively to the streetscape. Further interest has been provided through the inclusion of louvers for the shading of windows and glass balustrades to balconies. It is considered that the proposed development has a reasonably high aesthetic value when viewed from the public domain.

An assessment of the application against the principles and objectives contained in the Residential Flat Design Code concludes that the development is consistent with the provisions of SEPP 65, and incorporates satisfactory design and liveability elements to ensure a sufficient level of comfort and amenity for residents and the public.

A detailed design statement, prepared by the project's architect, has been submitted with the application and further reinforces the building's compatibility with the SEPP's visual amenity and 'liveability' objectives and standards.

2. Campbelltown (Urban Area) Local Environmental Plan 2002

The site is zoned 10(a) Regional Comprehensive Centre under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP2002). "Residential flat buildings" are permissible with Council's consent in the 10(a) zone.

The proposal is consistent with several zone objectives, particularly:

- (a) To encourage a variety of forms of higher density housing, including accommodation for older people and people with disabilities, in locations which are accessible to public transport, employment, retail, commercial and service facilities.

A further objective of the zone is;

"to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development".

In this regard, the application is for a permissible residential flat development located in an established yet changing commercial and residential area, which exhibits a high standard of visual presentation and amenity and is a good representation of the type of development that Council's planning policies are seeking to encourage. Accordingly, it is considered that there are no statutory matters under LEP2002 that would preclude the application from being approved.

3. Campbelltown (Sustainable City) Development Control Plan 2009

Campbelltown (Sustainable City) Development Control Plan 2009 (SCDCP) applies to the land and the proposed development. The SCDCP provides detailed objectives and controls for the development of new residential apartment buildings within the City and has established the framework for creating high density, multi-storey housing opportunities close to Campbelltown's CBD.

The adopted DCP nominates a six-storey residential use development as being suitable for the site subject to meeting relevant design criteria.

The application complies with the height limits provided by the SCDCP, and generally complies with the relevant design criteria for residential flat buildings. The applicant has provided a detailed table of compliance with the numerical measures of SCDCP within Section 4.2 of the submitted Statement of Environmental Effects. This information has been reviewed, and it has been identified that the main non-compliance relates to the maximum distance prescribed between the bin storage area and street collection point. This issue has arisen due to bin access routes being concealed from the street front which is a preferred design outcome.

In general terms, the proposal complies with the requirements of the SCDCP and is considered to be a good example of the type and scale of buildings that are envisaged by the DCP and promoted by LEP2002 within the Campbelltown regional comprehensive zone.

Summary of Issues and Concerns

Notwithstanding the broad compliance of the proposal with Council's planning policies and the design considerations of SEPP 65, a number of issues and concerns have been identified following the review of the application which Council may wish to bring to the attention of the JRPP to assist in its determination of the application.

- **Traffic Impacts**

The provision of 103 parking spaces (including 2 disabled spaces) and 16 bicycle spaces meets Council requirements. As indicated, it is proposed to provide a combined entry/exit from Tyler Street 6.4m wide with 300mm clearance both sides to walls at south eastern end of the site.

Queen Street immediately to the west of the site links the site to the Campbelltown CBD to the south and to Campbelltown Road to the north. Chamberlain Street, Beverley Road and Tyler Street are all local streets linking to the road network. Beverley Road and Tyler Street are cul-de-sacs.

Tyler Street is a two-lane, two-way local road with a 7.8m wide carriageway with parking permitted both sides. Beverley Road is also a two-lane, two-way local road with an 11.1m wide carriageway with parking permitted both sides. Traffic counts provided by the applicant reveal the peak activity for traffic movements is associated with the arrival and departures for the schools in Beverley Road, and that these roads operate within the thresholds prescribed by the NSW Roads and Traffic Authority (RTA).

The traffic report submitted with the application indicates that the net additional traffic generation resulting from the unit development would be in the order of 28 vehicle trips per hour in Beverley Road / Tyler Street. This is defined as a 5.6% increase for the weekday peak hour flow (school arrival and departure). The report concludes that:

'the proposed development will have little impact on traffic on Tyler Street, minimal impact on Beverley Road and insignificant impact on Chamberlain Street. Tyler Street would continue to operate well within the environmental goal for a residential street.'

Whilst Council has not undertaken a separate traffic count to verify the submitted figures, it is considered that the data appears reasonable and within the realms of probable accuracy. However, it is apparent that the traffic report does not account for disruptions to on street parking and manoeuvring caused by kerbside bin collection associated with the proposal. Furthermore, it is considered necessary that additional on street parking restrictions during bin collection periods are imposed to facilitate kerb side collection. Given the relatively narrow carriageway of Tyler Street, and the likely loss of on street parking associated with bin collection periods, it is considered that there is potential for additional traffic and parking conflicts to be generated by the development which have not been adequately considered by the applicant. This includes the consideration of increased traffic movements resulting from the approved residential apartment building (72 units) near the cul-de-sac head of Tyler Street.

Accordingly, it is considered that the traffic study is deficient with respect to these matters raised above, and should be amended accordingly. In addition, there remains some concern with the impact of traffic from the development travelling back to Queen Street and potential implications for the intersection of Beverly Road and Chamberlain Street. The JRPP should consider this issue in making its determination.

- **Waste Management**

A Waste Management Plan has been provided in accordance with Council's requirements. The general design of the development is consistent with the requirements of Council's SCDGP with respect to waste storage rooms, garbage chutes, bin provision, and internal layout. There is a minor departure with respect to travel distance between the bin storage areas and street collection points, however this departure is considered to be appropriate given other overriding design factors.

The building contains three garbage bin storage rooms on each floor adjacent to the elevators. The garbage bin rooms would contain recycling and general waste bins, sized at 240 litres each. The total number of bins required is 50 (comprising 25 waste and 25 recycling).

The application does not provide details on the available kerbside collection points to allow for the provision of up to 50 x 240 litre bins. Whilst it is noted that the site has an approximate total street frontage of 115m, this does not allow for corner restrictions, driveways and tree obstructions. This information should be provided by the applicant to further examine this matter.

In addition, it is considered desirable that the development incorporates garbage compaction technology within the designated garbage rooms in order to reduce the number of bins required, and therefore reduce the associated impacts with kerbside collection. As indicated, it is also considered necessary to impose kerbside parking restrictions on bin collection day to ensure garbage vehicle access to the kerbside.

- **Amenity Impacts to Neighbouring Properties**

The construction of a six storey residential apartment building adjacent to single storey dwellings creates some potential to impinge upon the amenity of neighbouring residents. Whilst the setbacks and general design of the development is considered to generally address the adverse impacts that could result, concerns are raised that detailed design matters need to be further examined to ensure potential amenity impacts to the surrounding properties are minimised. In this respect it is recommended that the JRPP pay particular attention to the following design aspects:

- i. Privacy impacts from the pool and common areas. Particular attention needs to be focused on the relative height of the pool podium to adjoining properties, and the effectiveness of landscape screening along the intermediate boundary.
- ii. Differences between finished levels and adjacent ground levels near common boundaries. Concerns are raised that works near the boundary may affect common boundary fencing, promote overlooking from raised levels and could potentially alter cross allotment ground water flows.

Design solutions need to be identified and put into place to overcome the potential for impacts.

- **Construction Impacts**

The proposed development is relatively significant in scale and has the potential to disrupt the local street system and amenity of the neighbourhood for an extended period of time. This includes potential safety issues associated with vehicular and pedestrian movements associated with the nearby schools. It is recommended that Council request that the JRPP pays particular attention to the impact of construction works and traffic movements resulting from the development to ensure that no adverse impacts occur during this time.

Officer's Recommendation

That Council's Director of Planning and Environment forward a submission to the Joint Regional Planning Panel (JRPP) for the Sydney West Region on behalf of Council, requesting that the development application (2196/2010/DA-RA) for the demolition of six (6) dwellings and the construction of a six (6) storey apartment building, with seventy six (76) apartments and basement carparking at Nos. 2 - 10 Tyler Street, Campbelltown, should not be approved unless the concerns and issues outlined in the body of this report are satisfactorily addressed.

Having declared an interest in regard to Item 12.1 Councillors Hawker and Kolkman left the Chamber and did not take part in debate nor vote on the matter.

Council Meeting 16 November 2010 (Thomas/Thompson)

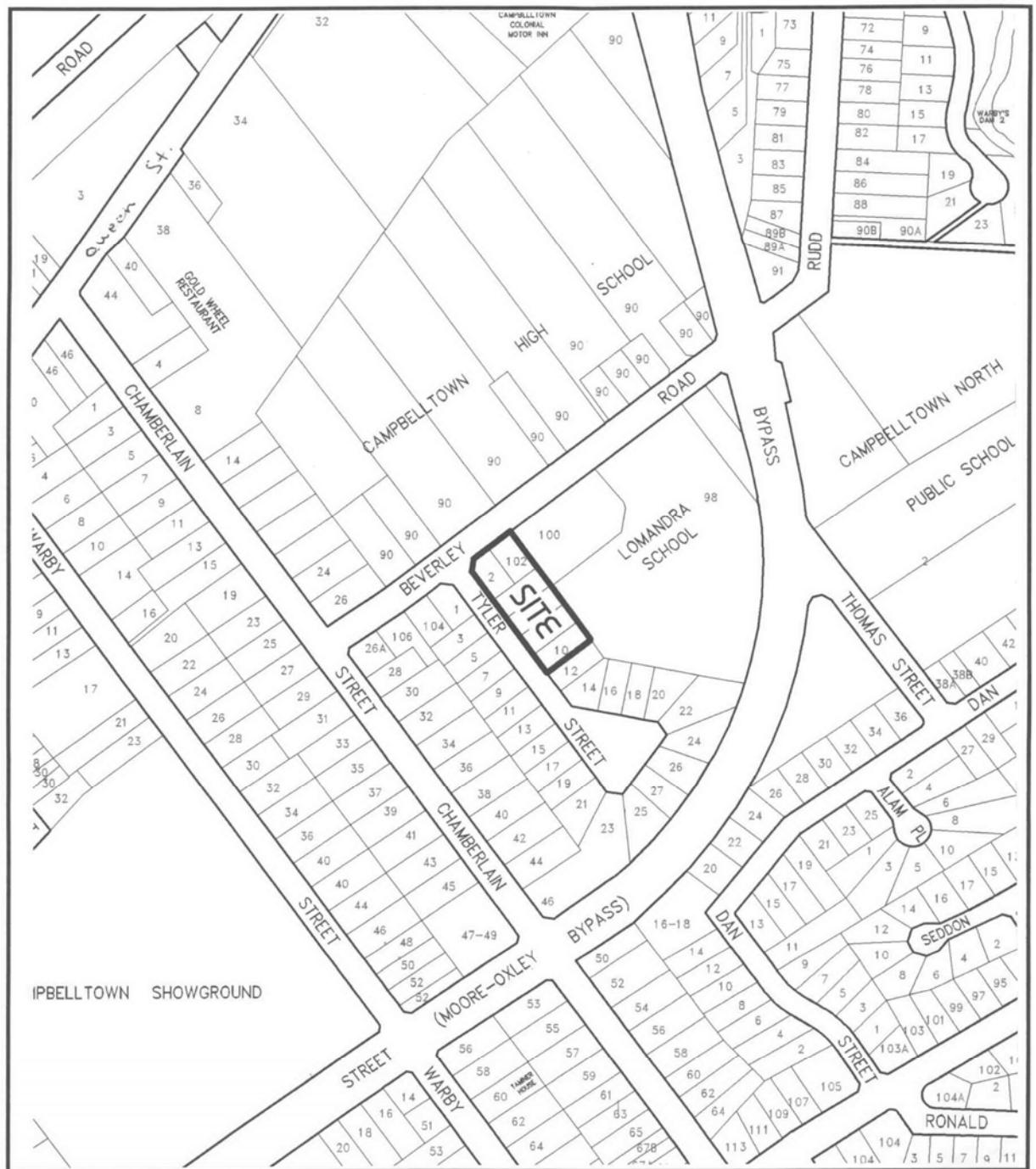
That the Officer's Recommendation be adopted.

Council Resolution Minute Number 231

That the Officer's Recommendation be adopted.

Following discussion of Item 12.1 Councillors Hawker and Kolkman returned to the Chamber for the remainder of the meeting.

ATTACHMENT 1



LOCALITY PLAN

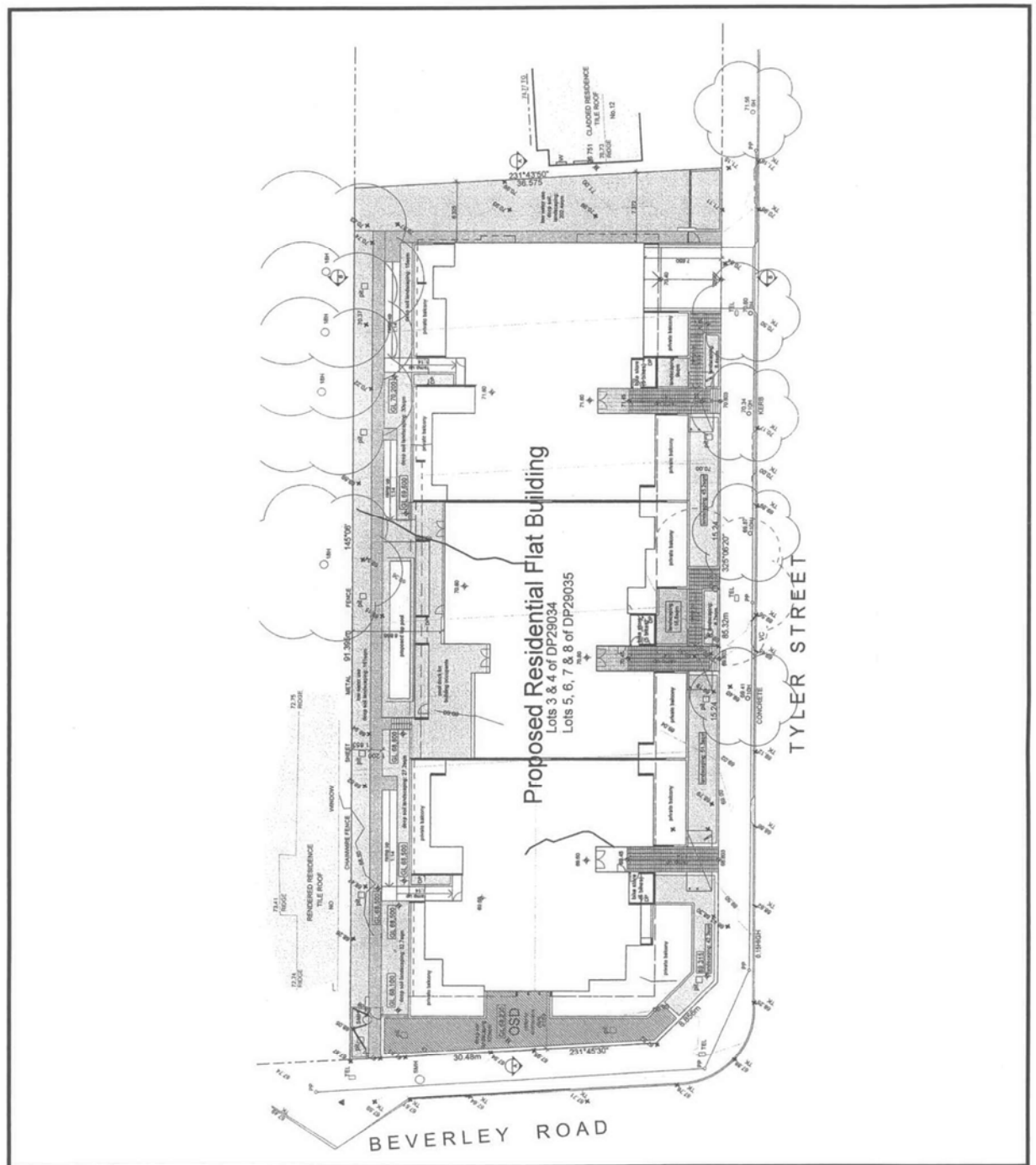


SUBJECT:

RESIDENTIAL APARTMENT BUILDING.

LOTS 3 & 4 DP 29034 & LOTS 5-8 DP 29035 - No. 2-10 TYLER STREET, CAMPBELLTOWN.

ATTACHMENT 2



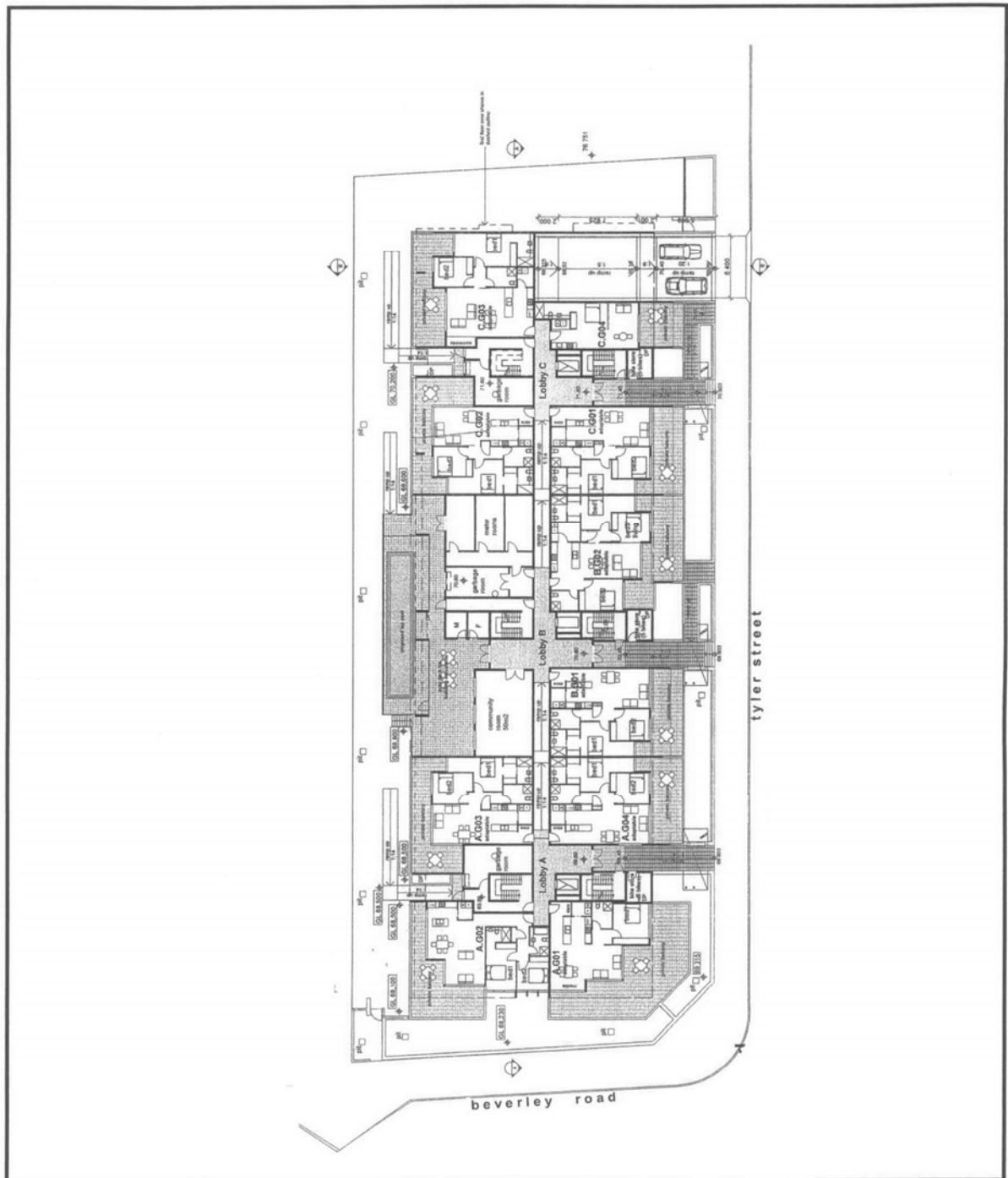
SITE PLAN

SUBJECT:

RESIDENTIAL APARTMENT BUILDING.

LOTS 3 & 4 DP 29034 & LOTS 5-8 DP 29035 - No. 2-10 TYLER STREET, CAMPBELLTOWN.

ATTACHMENT 3



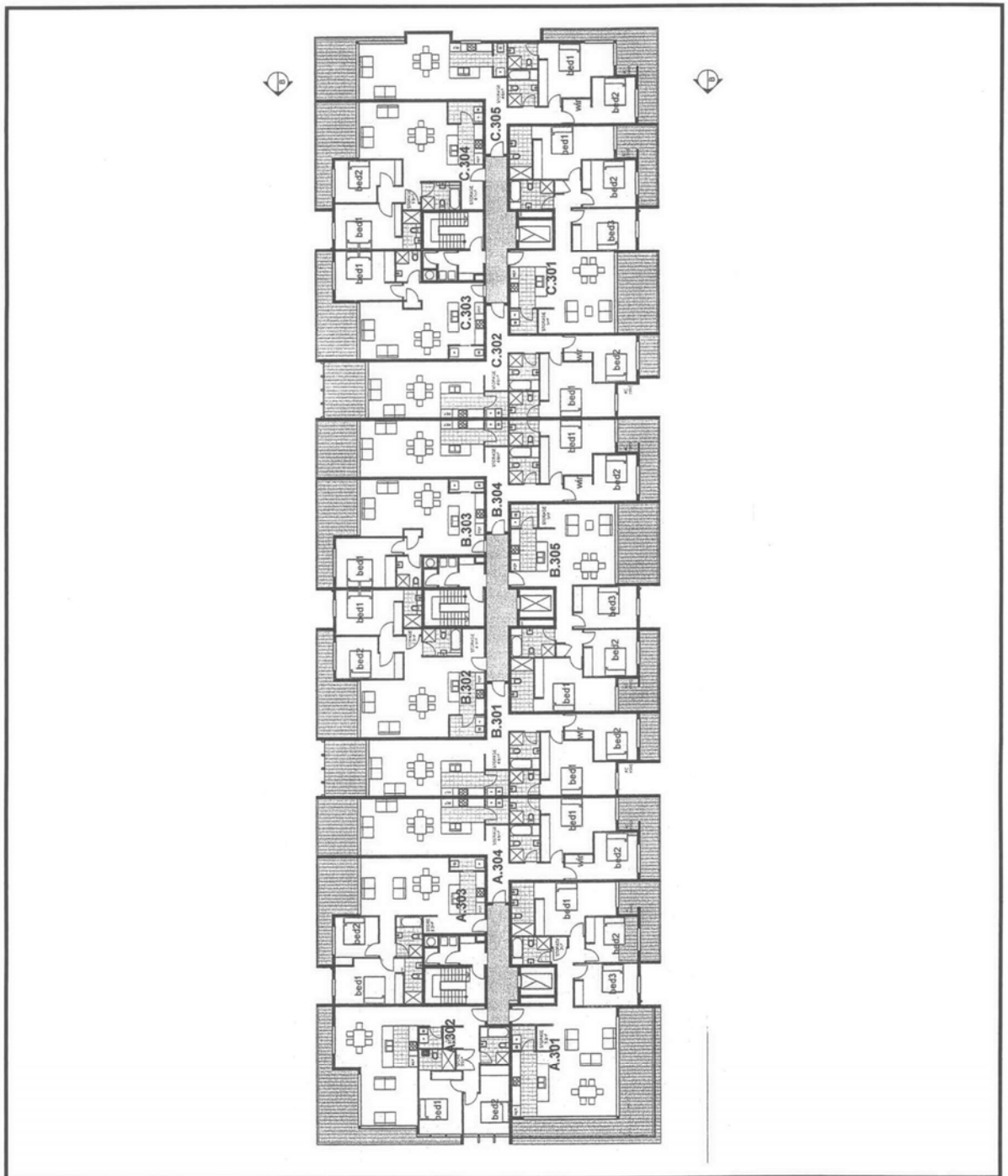
GROUND FLOOR PLAN

SUBJECT:

RESIDENTIAL APARTMENT BUILDING.

LOTS 3 & 4 DP 29034 & LOTS 5-8 DP 29035 - No. 2-10 TYLER STREET, CAMPBELLTOWN.

ATTACHMENT 4



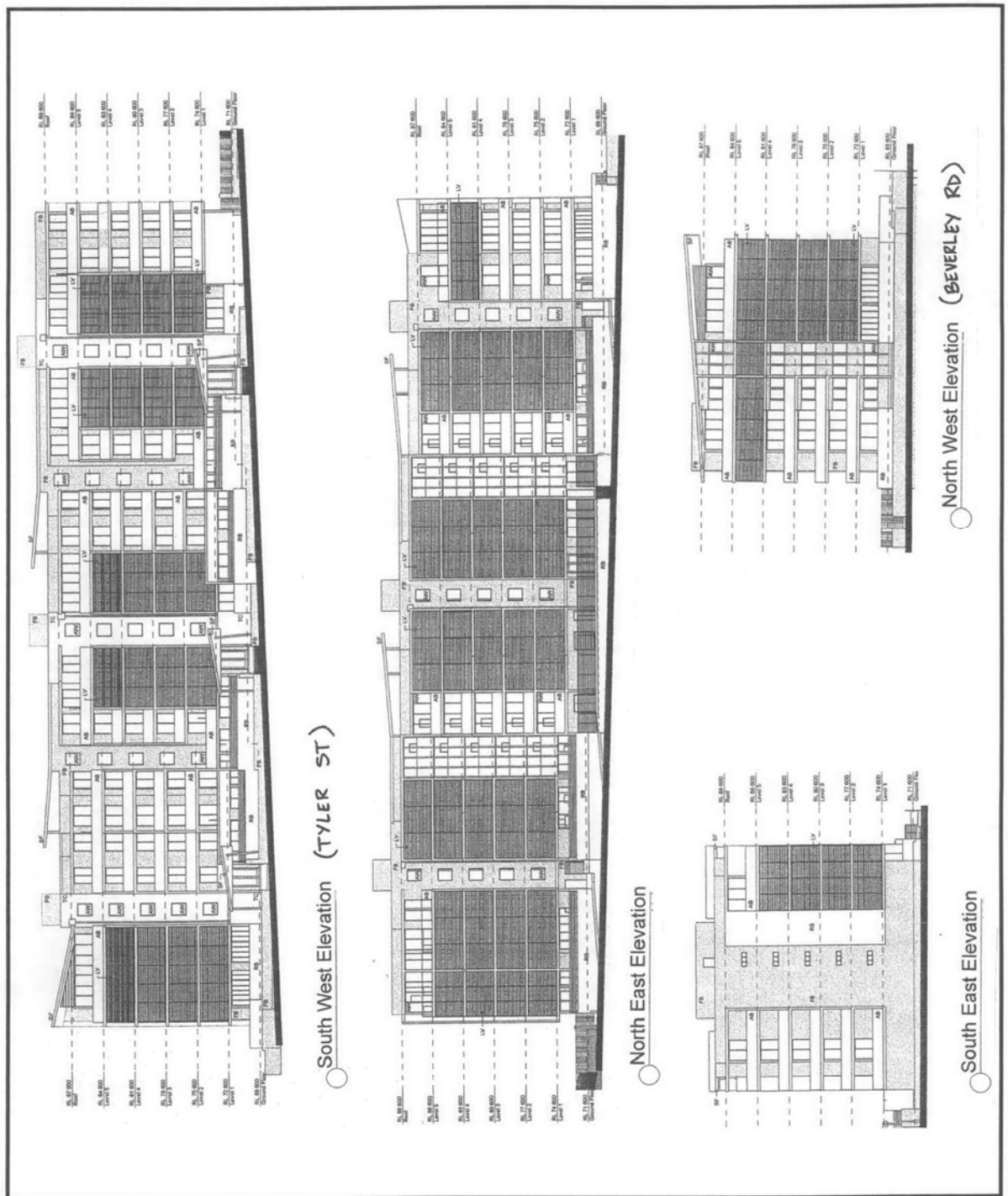
TYPICAL FLOOR PLAN LEVELS 1-5

SUBJECT:

RESIDENTIAL APARTMENT BUILDING.

LOTS 3 & 4 DP 29034 & LOTS 5-8 DP 29035 - No. 2-10 TYLER STREET, CAMPBELLTOWN.

ATTACHMENT 5



ELEVATIONS

SUBJECT:

RESIDENTIAL APARTMENT BUILDING.

LOTS 3 & 4 DP 29034 & LOTS 5-8 DP 29035 - No. 2-10 TYLER STREET, CAMPBELLTOWN.