

11. REPORT OF DIRECTOR COMMUNITY SERVICES

No reports this round

12. REPORT OF DIRECTOR PLANNING AND ENVIRONMENT

12.1 Amended Development Proposal - Racecourse Road, Menangle Park

Attachments

1. Letter tabled by applicant at 6 March 2012 Planning and Environment Committee
2. Amended recommended conditions of consent
3. Amended floor plans (Macarthur Stand)

Background

Item 3.2 of the Planning and Environment Committee's 6 March 2012 agenda involves a development application (DA 2124/2011/DA-C) for the construction of extensions to existing grand stand and club facilities at the Menangle Park harness racing track. The application was recommended for approval by officers, subject to conditions.

The applicant, Mr John Dumesny, Chief Executive NSW Harness Racing Club Ltd, attended the meeting and addressed the Committee. As part of his address, Mr Dumesny requested that the application be amended and that Council consider those amendments in lieu of what was presented to the Committee (as far as the amendments were concerned).

A letter outlining the amendments was tabled by Mr Dumesny. A review of the requested amendments revealed that generally, the amendments had minimal affect on the application and as such, the officer's original assessment and recommended conditions of consent would not change from that as detailed in the Committee's agenda of 6 March 2012.

The letter and its contents are discussed in this report.

Report

Matters raised in the applicant's letter are discussed in the order that they appear in that letter.

Alterations to the Macarthur Stand

The applicant has requested that Council consider minor amendments to the original plan, including removal of an elevator from the project and the replacement of toilets.

Comment: No objection is raised to the changes, subject to a proper assessment as part of the construction certification process by a suitably qualified building surveyor. In this regard, existing proposed Condition 2 (as outlined in the officer's report - Item 3.2 of the Planning and Environment Committee, 6 March 2012) requires that the building be designed and constructed in accordance with the requirements of the Building Code of Australia. This Condition is deemed adequate and provides sufficient control in order to ensure the proposed amendments comply with the Code's relevant standards.

Amendment to proposed Condition 26

Proposed Condition 26 relates to the permitted hours of construction at the development site. The condition as originally imposed contained Council's standard work hours restrictions, which have been developed over the years in conjunction with the Environment Protection Authority (EPA). The applicant has requested a change to that Condition so that additional hours of work may be undertaken.

Comment: Having regard to the site's location and its separation from potentially affected residents, the changes suggested by the applicant are considered to be acceptable. However, in order to ensure that the works do not have an adverse impact on the environment (in relation to noise disturbance), in addition to the increase in work hours, it is recommended that provision be made in the Condition such that should an issue arise, Council may impose restrictions on the operation of certain machinery deemed to be a nuisance outside the EPA's regular work hours. The Condition has been amended in Attachment 2.

Proposed Condition 30

Proposed Condition 30 contains requirements for the completion of works at the site, such that the works are completed within 12 months of their commencement. The applicant has identified that works are likely to take longer than that period.

Comment: Having regard to the site's location, the extent of the proposed works and the applicant's timeframe as detailed in the letter, amendment of the Condition so that it allows for works to be completed in 18 months is considered to be acceptable. The Condition has been amended in Attachment 2.

Proposed Condition 32

Proposed Condition 32 requires that certain works are completed in relation to the provision of car parking at the site prior to release of an occupation certificate. The Condition requires that the grassed area along the track's entry road be "formed/prepared" such that it would allow for all weather access for car parking to be provided. The applicant has noted that the area's present grass covering is adequate for car parking, including during periods of heavy rain.

Comment: The portion of the proposed Condition that relates to the grassed area (now identified in the Condition as car parking area 2) does not require the applicant to undertake additional earthworks to allow for car parking in that area. Retention of existing grassed areas throughout the site is favoured as a means to enhance/preserve the site's traditional equine-related usage.

The Condition is intended to require that the grassed area adjacent to the site's entry road (as identified on the submitted "Grandstand Precinct Plan") be prepared so as to provide adequate and convenient car parking in all weather conditions. A timber fence surrounding the car parking area is required by the Condition so as to distinguish the space as a parking area for less regular visitors to the site.

In order to clarify the Condition's requirements, amendments have been made so as to remove references to "formation" of the land, which may have been construed as meaning that full depth pavement works were required. Further, identification of the separate car parking areas referenced in the Condition has been added so as to further distinguish the different requirements for each.

Proposed Condition 35

The applicant has noted an error in the proposed Condition.

Comment: The Condition error has been remedied in Attachment 2.

Officer's Recommendation

1. That development application 2124/2011/DA-C for the construction extensions to existing grandstands and club facilities at Lot 10 DP 1022204, Racecourse Road, Menangle Park be approved subject to the conditions listed in Attachment 2 and plans contained in Attachments 3 to 6 of the report prepared for and submitted to the 6 March Planning and Environment Committee meeting.
2. That amended floor plans for the Macarthur Stand be accepted and approved by Council as part of the development application.

Council Meeting 13 March 2012

This item was moved forward and dealt with in conjunction with Planning and Environment Committee Item 3.2 Lot 10 DP 1022204, Racecourse Avenue, Menangle Park - Construction of extensions to existing grandstands and club facilities.

ATTACHMENT 1



NEW SOUTH WALES HARNESS RACING CLUB LTD

ACN 000 002 666

INCORPORATED IN NSW IN 1902

ALL COMMUNICATIONS TO BE ADDRESSED TO JC DUMESNY CHIEF EXECUTIVE
PO Box 52, MENANGLE, NSW 2568. TELEPHONE: (02) 4645 2200. FAX: (02) 4633 8200
EMAIL: nswhrc@nswhrc.com.au, WEBSITE: www.tabcorp-parkmenangle.com.au

Tuesday 6th March 2012

Planning and Environment Committee
Campbelltown City Council
Civic Centre, Queen Street, Campbelltown

Development Application Number: 2124/2011/DA/C.
Property: Lot 10 DP 1022204 Racecourse Ave, Menangle Park.
Development: Additions to existing Grandstands.

With regard to the Manager Development Services Report for consideration by the Committee:

The Proposal – Extension under the Macarthur Pavilion – Relocation of existing life to the northern side of the building. This has been deleted from the scope of works and a new plan is to be submitted (Reduced plan attached)

The Proposal – First floor of Macarthur Pavilion – Refurbishment of existing toilet facilities the scope of works entails the demolition of the existing toilets and to rebuild replacement toilets.

Officer's Recommendation subject to Attachment 1:

Development Requirements During Construction

26. Construction Work Hours

The Applicant seeks to have the hours of work on the site increased as follows:

Monday to Friday 6am to 6pm
Saturday 6am to 4pm

Menangle Park Paceway (Tabcorp Park Menangle) is a fully operational facility from 6am every morning of the week (other than Sunday) with heavy vehicle (trucks and tractors) movements in the preparation of the tracks utilised for the training of horses. Horse movements on the roadways of the Menangle Park village commence prior to 6am daily in preparation for training.

Further the applicant has secured the Inter Dominion Championship which is to be conducted in March 2013 and will require every hour of operation available to complete to a stage of the construction which will be appropriate for the conduct of such an international event.

Continued.

30. Completion of Construction Works

The Approval requires the development to be completed within 12 months of the date of the notice of the intention to commence construction works.

It has been established that the works would require a minimum 14 months to complete.

Further with the aforementioned Inter Dominion Championship to be conducted in March 2013 the construction will require to be staged so as to be able to complete components however so as not to expose the Applicant to safety issues around the construction site. Whilst this will increase the cost of construction to the Applicant it will be essential to halt work for a period to make the surrounds safe. Most important Tabcorp Park Menangle must be presentable and appealing to the 10,000 plus patrons who will attend this international event.

Prior to the issue of an Occupation Certificate

As set-out in 30 above there will be a requirement for the issuing of an Interim Occupational Certificate.

32. Car Parking Spaces

The second dot point addresses the formation and fencing of the 185 car parking spaces between the existing road and the Main Southern Line.

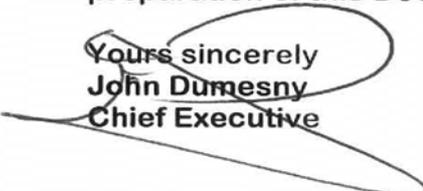
It is understood by the Applicant that knowing this area has been used for the purpose of parking vehicles for a very long period of time (decades) that the existing surface meets the requirement for use in all weather conditions. For example it was satisfactorily utilised for parking on Saturday 3rd March 2012 after days of and continuing throughout the evening constant heavy rain the total measurement for the week being 75.5mm.

35. Registration of Levels

There appears to be typographical error as this refers to the horse stall building.

Finally the New South Wales Harness Racing Club (Applicant) appreciates the direction given by the Council Officers in the preparation of this Development Application.

Yours sincerely
John Dumesny
Chief Executive



ATTACHMENT 2

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. External Finishes

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

4. 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.

5. Rain Water Tank(s)

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

6. Construction Certificate

Prior to the commencement of any works that require a construction certificate:

- a. The applicant shall obtain a construction certificate for the particular works;
- b. The applicant shall appoint a principal certifying authority; and
- c. The private certifying authority shall notify Council of their appointment no less than two (2) days prior to the commencement of any works

7. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants.

8. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in the Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2.

9. Flood Level Controls

This site is located within an area that has been identified as being at the risk of being affected by the 1% ARI flood. The fill level control which affects this land is RL 76.80 metres AHD. The floor level control, which affects this land is RL 77.30 metres AHD. Parts of the new and existing building are below this level and would be subject to inundation by floodwater.

Openings to buildings below the minimum floor level stated above are to be protected with suitably designed flood water protection systems, which may include moveable flood screens.

10. Licensed Premises

The operation of the premises shall be carried out in accordance with the following requirements:

- a. The operation of the premises shall be carried out in accordance with a security management, liquor licensing restrictions and any other Police requirements
- b. The installation of CCTV surveillance cameras in and around the premises, placed in strategic places such as the external entrance and exit doors. The surveillance tapes shall be kept for a minimum period of 14 days for viewing by the Police upon request
- c. Footpath lighting shall be provided for areas accessible to patrons at night. The location, design and illumination of such lighting shall ensure pedestrian safety and shall be at a minimum level of 10 lux in the horizontal and vertical plane

- d. The management / licensee shall ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the management shall be responsible for the control of noise, loitering and litter generated by patrons of the premises and shall ensure that people leave the premises and area in an orderly manner. If so directed by the Police or Council, the management is to employ private security staff to ensure that this condition is complied with to the satisfaction of Council
- e. The management/licensee shall prevent patrons removing glasses, opened cans, bottles or alcohol from the premises
- f. In addition to the sign showing the licensee's name, there shall be affixed alongside, details of the maximum number of persons permitted in the premises, in letters not less than 25mm, displayed at the main front entrance of the premises. The overall size of both signs shall not exceed 600mm in height or width in total
- g. A public telephone and a breathalyser shall be installed inside the premises for patrons to use at all times.

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.

11. Flood Preparation Plan

Prior to Council or an accredited certifier issuing a construction certificate for the development, the applicant shall prepare and submit a "flood preparation plan" to Council for its written approval.

The plan shall detail the management of the development site upon receipt of advice from Council or another Government agency that flooding of the subject land may occur. The plan shall include (but is not limited to) the following information:

- Evacuation procedures for staff, visitors, food stores and sensitive equipment
- Preparation of the site's sewage treatment system for inundation, including the isolation of underground tanks by way of automatic valves or solenoid actuators to ensure flood waters do not enter sewage holding/treatment tanks
- Preparation of the site's rainwater capture and storage system for inundation, including the isolation of underground tanks by way of automatic valves or solenoid actuators to ensure flood waters do not enter storage tanks
- Security of the grandstand/club building during the flood event.

12. Flood Protection Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a Flood Protection Management Plan (FPM plan) is to be provided to Council for its written approval. The FPM plan is to provide instructions and methods of response for all people responsible for the protection and management of the site in the case of a flood. Copies of the FPM plan are to be located at each of the major points of flood water entry to the building.

In addition, flood protection devices/systems required in accordance with Condition 9 of this consent are to be approved in writing by Council prior to installation.

13. Electricity and Water Utility Services

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit written evidence of the following service provider requirements:

- a. Endeavour Energy - A letter of consent demonstrating that satisfactory arrangements have been made to service the proposed development
- b. Sydney Water - The submission of written evidence that discussions have taken place in regards to the provision of potable water to the development.

14. On-site Waste Water Treatment

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and submit to Council for its written approval a detailed waste water treatment plan for the development. The plan shall detail any soil testing, system design and sizing, flood protection and effluent disposal calculations undertaken as part of its design. Upon receipt of Council's approval for the system's design, the applicant shall submit an application pursuant to the *Local Government Act 1993* for the system's installation and operation.

15. Telecommunications Utility Services

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit written evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.

16. 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.

17. Stormwater Management Plan (Development)

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted to Council for its written approval.

The proposal shall comply with the Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2 (as amended).

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

Prior to Council or an accredited certifier issuing a Complying Development Certificate or a Construction Certificate (or where a Construction Certificate is not required, a Subdivision 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.

19. Design for Access and Mobility

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

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.

20. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

21. 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.

22. Toilet on Construction Site

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

23. 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.

24. Structural Engineer Details

Prior to the commencement of any works, the submission to the principal certifying authority of all details prepared by a practicing structural engineer.

25. Hoarding / Fence

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

A separate land use application under Section 68 of the *Local Government Act 1993* shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

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.

26. Construction Work Hours

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

Monday to Friday	6.00am to 6.00pm
Saturday	6.00am to 4.00pm
Sunday and public holidays	No Work

The construction works, including operation of vehicles and other machinery, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to nearby residents.

In the event of a noise or vibration problem arising, the person in charge of the work site shall ensure that machinery or processes being undertaken from which the nuisance emanates is used/undertaken during the hours prescribed by the Department of Environment and Climate Change July 2009 publication "Interim Construction Noise Guideline".

27. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

28. 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.

29. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – 'Soils and Construction (2004) (Bluebook). Construction areas shall be treated/ regularly watered to the satisfaction of the principal certifying authority.

30. Completion of Construction Works

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within eighteen (18) 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".

31. Completion of External Works Onsite

Prior to the principal certifying authority issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls are to be completed to the satisfaction of the principal certifying authority.

32. Car Parking Areas

Prior to an occupation certificate being issued by Council or an accredited certifier, the following car parking works shall be completed:

Car Parking Area 1

- The extension of the existing sealed car parking area as detailed on the approved "Car Parking Plan" shall be completed and made available to users of the site; and

Car Parking Area 2

- The 185 space grassed car parking area identified on the approved "Grandstand Precinct Plan", located between the existing road, the Main Southern Railway and the approved office and administration building shall be prepared and signposted so as to be available for use at all times that the site is operating and in all weather conditions. The car parking area shall be fenced and the general parking configuration identified to ensure the efficient and orderly usage of the space and that the area is easily identifiable and convenient for the use of persons visiting the site by car. The suggested fencing should be of a timber post and rail type, in order to complement the equine usage of the site and the adjacent rail line.

33. Structural Engineering Certificate

Prior to the principal certifying authority issuing an occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings and relevant SAA Codes and is structurally adequate.

34. 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.

35. Registration of Levels

Prior to the principal certifying authority issuing an occupation certificate, a qualified practicing surveyor shall certify the finished floor and finished surface levels of the grandstand buildings for Council's records. An electronic copy of this work as executed information shall also be submitted to Council, complying with the following provisions:

1. MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System.
2. DXF and/or MID/MIF file format(s), and
3. Datum to be AHD (Australian Height Datum)

36. Waste Water System

Prior to occupation of the building, the applicant shall obtain approval for the waste water treatment system referred to earlier in this consent.

37. 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.

FOOD CONSTRUCTION CONDITIONS

The following conditions have been applied to ensure that the use of the building is carried out in such a manner that is consistent with the *Food Act 2003*, *Food Regulation 2004* *Local Government Act 1993* and associated technical standards.

38. Registration and Inspection

REGISTRATION - The premise is required to be registered with Council so that regular inspections can be carried out to ensure health standards are maintained. A business registration form is available on Council's website which must be completed and submitted to Council prior to the release of the occupation certificate.

INSPECTION - Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted (Phone 4645 4604) to undertake for an inspection of the premises. An inspection fee will be charged in accordance with Council's current schedule of fees and charges.

39. Food Business Notification Requirement

The proprietor of the premises is required to notify their business details to the NSW Food Authority prior to operations commencing. An application can be made by accessing the dedicated website www.foodnotify.nsw.gov.au or by submitting a notification form and making the required fee payment to Council or the NSW Food Authority (Food Safety Standard 3.2.2). The notification number is to be submitted to Council.

Routine Food Premises Inspections

Council's Environmental Health Officers will inspect your food premises on a regular basis. All inspections are unannounced to assess compliance with health and safety requirements. A service charge for each inspection applies and the proprietor of the business will be invoiced a short time after the inspection.

Food Safety Supervisor

Businesses selling potentially hazardous foods are required by law to appoint a Food Safety Supervisor that has undertaken food safety training at a registered training organisation approved by the NSW Food Authority. The Food Safety Supervisors details must be submitted to Council. Notification forms are available from Council or online at www.campbelltown.nsw.gov.au

40. Floor Construction

The floor construction within all food preparation areas and food service areas must be finished to a smooth, even non-slip surface, graded and drained a floor waste (AS4674-2004 – Section 3.).

41. Floor Wastes

Floor wastes in all the food preparation areas must be fitted with a sump removable basket and grate, a minimum 200mm in diameter, in all stainless steel finish (AS4674 2004 – Section 4.1.8).

42. Coving

Approved, recessed coving must be provided at all intersections of the floor with the walls/plinths within all food preparation, service, and storage areas. All coving must:

- a) have a minimum concave radius of 25mm, or
- b) be tiled 50mm minimum in width and splayed at 45°.

The coving must be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. "Feather edge skirting" and non-rebated coving are not permitted (AS4674-2004 – Section 3.1.5).

43. Penetrations

All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling (AS4674-2004 – Section 3.2.9).

44. Wall Requirements

All walls in the food premises, including all new and existing partition walls, must be of solid construction and finished to a smooth, impervious surface that can be easily cleaned, as specified in table 3.2 of AS4674-2004. Cavity walls are not permitted (AS4674-2004 - Section 3.2).

45. Ceiling Construction

The ceiling with all food preparation areas and food service areas must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight-joined, sealed and dustproofed. Drop-in panel style ceilings are not permitted.

46. Light Fittings

All fluorescent light fittings within the food preparation areas and food service areas must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. Recessed so that the diffuser is flush with the ceiling; or
- b. Designed to ensure that no horizontal surface exists that would allow dust and grease to accumulate (AS4674-2004 – Section 2.6.2).

47. Hand Basins

A suitable number of hand basins must be provided in convenient and accessible locations within the food preparation areas and food service areas.

The hand basins must be provided in an accessible and convenient location no more than 5 metres from any place where food handlers are handling open food. The basins must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed at a temperature of at least 40°C and fitted with a hands-off type tap set (AS4674-2004 – Section 4.4).

Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand basin (AS4674-2004 – Section 4.4).

48. Dishwashing Machines

The dishwashing/glass washing machine must be designed and able to operate in accordance with AS4674-2004 and the Food Standards Code. All utensils and equipment must undergo a washing, sanitising and rinsing cycle. The sanitizing rinse cycle must achieve a water temperature of 80°C for 2 minutes or 75°C for 10 minutes (AS4674-2004 – Section 4.1.6).

Appropriate ventilation must be provided over the dishwashing system and be designed and installed in accordance with Australian Standard 1668.2 – 1991 – ‘The use of mechanical ventilation and air conditioning in buildings – Part 2: Mechanical ventilation for acceptable indoor-air quality.

49. Food Preparation Sink

All food preparation sinks must be used only for the preparation and cleaning of food. The sink is in addition to the hand basin and equipment wash sink (AS4674-2004 – Section 4.1).

Equipment Wash Sinks

A double bowl wash sink must be installed and serviced with hot and cold water through a single outlet (AS4674-2004 – Section 4.1). The double bowl sink is in addition to the hand basin or

A triple bowl sink must be installed and serviced with hot and cold water through a single outlet (AS4674-2004 – Section 4.1) where rinsing is required before or after sanitising e.g. wash, rinse, sanitise procedure or wash, rinse/sanitise, rinse procedure.

50. Cleaner’s Sink and/or Tap Fittings

A cleaner’s sink is to be installed in a location outside of the food preparation areas and must be serviced with hot and cold water through taps fitted with hose connectors. (AS4674-2004 – Section 4.1.8).

and /or

Hot and cold wall mounted taps must be installed fitted with hose connectors and positioned at least 600mm above the floor in a convenient and accessible location within the food preparation areas adjacent to the floor waste (AS4674-2004 – Section 4.1.8).

51. Fittings and Fixtures

All fixtures, fittings and equipment must be provided with smooth and impervious surfaces, free from cracks and crevices to enable easy cleaning (AS4674-2004 Section 4).

All fittings and fixtures must be built into the wall and floor so to be free from joints, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following in accordance with Table 4.5 of AS4674-2004:

- **PLINTHS** - Plinths must be an integral part of the floor, constructed of solid materials similar to the floor at least 75mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth so to be free from gaps, cracks and cavities
- **WHEELS OR CASTORS** – Fittings and fixtures can be supported on wheels or castors. The wheels and castors must be capable of supporting and easily moving a full loaded fitting. All wheels and castors must be provided with a restraining device
- **LEGS** – Fittings and fixtures can be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and crevices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150mm.

False bottoms under fittings are not permitted (AS4674-2004 Section 4.2 & 4.3).

52. Dumb Waiter

The dumb waiter compartment holding the food must be made of smooth impervious surfaces, free from crevices and open joints.

The walls of the shaft of vertical conveyors must be made of smooth materials, free of crevices and cracks.

Access must be provided for cleaning. (Table 4.3 AS4674-2004)

53. Food Preparation Benches

All food preparation benches must be constructed in stainless steel. All food contact surfaces are to be smooth, continuous and flush so as to avoid any exposed screw fixtures.

54. Benches

The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints (AS4674-2004 – Section 4.2).

55. Storage Cabinets

The storage cabinets both internally and externally must be finished in a smooth and non-absorbent material, free of joints (AS4674-2004 – Section 4.2).

56. Shelving

All shelving must be located at least 25mm off the wall. Alternatively, the intersection of the shelf and the wall is to be completely sealed to the satisfaction of Council (AS4674-2004 – Section 4.2).

57. Display Units

All food display units must be enclosed to prevent the possibility of contamination by customer's breath, handling, or from flies, dust, etc (Food Regulation 2004, AS4674-2004 – Section 4.2).

58. Food Storage

Any appliance used for the storage of hot and cold food must be provided with a numerically scaled indicating thermometer or recording thermometer accurate to the nearest degree Celsius or an alarm system for continuous monitoring of the temperature of the appliance (Food Regulation 2004).

59. Coolroom and Freezer Room

COOLROOM AND FREEZER ROOM FLOOR – All coolroom and /or freezer room floor must be finished with a smooth even surface and graded to the door. A sanitary floor waste must be located outside the coolroom and freezer room adjacent to the door.

METAL WORK – All metal work in the coolroom and freezer room must be treated to resist corrosion.

COOL ROOM AND FREEZER CONDENSATION COLLECTION – Condensation from the refrigeration units/coolroom/freezer room motors must be directed to a tundish, installed in accordance with Sydney Water requirements.

COOLROOM AND FREEZER ROOM– The coolroom and freezer room must be provided with:

- a. a door which can at all times be opened from inside without a key; and
- b. an approved alarm device located outside the room, but controllable only from inside.

60. Mechanical Exhaust Ventilation

The mechanical ventilation must be provided above cooking appliances and constructed in accordance with Australian Standard 1668.2 – 1991 – 'The use of mechanical ventilation and air conditioning in buildings – Part 2: Mechanical ventilation for acceptable indoor-air quality'.

An exhaust hood must completely cover the equipment to be ventilated and extended at least 200mm beyond the perimeter of the equipment (Australian Standard 1668.2 – 1991).

The exhaust hood must be provided with a condensation gutter around its base. The gutter must be at least 50mm wide by 25mm deep. Where abutting walls, the hood must be constructed so as to finish flat against the wall surface (Australian Standard 1668.2 – 1991).

The low edge of a canopy type exhaust hood must be at least 2000mm above floor level (Australian Standard 1668.2 – 1991).

Documentation from a qualified mechanical engineer must be submitted to Council certifying that the mechanical exhaust ventilation system, as installed, complies with the Australian Standard 1668.2-1991.

61. Food Storage Rooms

All food storage rooms must be constructed in accordance with AS4674-2004 by providing the following:

- a. a smooth, even, non-slip floor surface
- b. Coving at all intersections of the floor and walls with approved, recessed coving to a minimum concave radius of 25 mm, so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. "Feather edge skirting" and non-rebated coving are not permitted
- c. Walls must be provided with a smooth even surface and painted with a light coloured washable paint to enable easy cleaning
- d. Ceiling must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersections of the walls and ceiling must be tight-jointed, sealed and dustproof. Drop in panel style ceilings are not permitted
- e. Shelving or storage racks must be designed and constructed to enable easy cleaning
- f. Appropriate ventilation must be provided (ducted to the external air) within the store room to allow for the escape heat and odour that can be produced from refrigeration and freezer motor units.

62. Locker Storage

Sufficient lockers must be provided in the food preparation areas specifically for the storage of cleaning materials or employees' clothing and personal belongings (AS4674-2004 – Section 5.2).

63. Water Supply

All water used for any activities involved in the preparation of food, personal hygiene, cleaning and sanitizing must be potable. (Section 2.2 AS4674-2004).

64. Condensation Collection

Condensation from the refrigeration units, freezer units and coffee machines must be directed to a tundish, installed in accordance with Sydney Water requirements.

65. Staff Toilets

A toilet for staff must be provided on the premises.

The toilet cubicle must be separated from areas where open food is handled, displayed or stored by one of the following:

- a. an intervening ventilated space fitted with self closing doors; or
- b. self closing doors and mechanical exhaust systems that operate when the sanitary compartment is in use for at least 30 seconds after the cubicle is vacated (AS4674-2004 – Section 5.2).

STAFF TOILET HAND BASIN - A hand basin must be located within the toilet cubicle. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed to a temperature of at least 40°C and fitted with a hands-off type tap set (AS4674-2004 – Section 4.4). The basin must be provided with soap and disposable paper towels from a dispenser.

66. Hot Water Service

The hot water service must be positioned at least 150mm clear of the adjacent wall surfaces, and mounted at a minimum 150mm above the floor level on a non-corrosive metal stand. The hot water system must be of adequate size to enable a sufficient amount of hot water to all washing facilities throughout the working day (AS4674-2004 – Section 4.3).

67. Grease Arrestors

All grease arrestors must be located outside of where food and equipment is handled or kept. Please contact Sydney Water for information and requirements for grease arrestors by calling 132092. Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to Council prior to commencement of business operations.

68. Eating Areas

Any enclosed eating area must be smoke free. “No Smoking” signs must be displayed within the eating areas to ensure all patrons comply with this requirement (*Smoke Free Environment Act 2000*).

69. Pest Protection

Flyscreens and/or other approved means of excluding the entry of pests must be provided to all window and door openings in accordance with Section 2.1.5 of AS4674-2004.

Where pipe work, drains, cables and ducts penetrate walls, ceilings and roofs, holes shall be sealed, filled and finished to prevent the entry of pests.

Spaces between adjoining structures, such as between coolroom walls and premises walls, shall be accessible for inspection and cleaning or sealed with a suitable compound so that they are inaccessible to pests.

Spaces between the top surface of equipment or structures such as coolrooms shall be accessible for inspection and cleaning or sealed or boxed in so that they are inaccessible to pests.

70. Waste Storage Areas and Rooms

The Waste Storage area /room must be provided with smooth and impervious surfaces (walls and floors). Floor areas must be graded and drained to a floor waste gully connected to the sewer. Open waste storage areas must be appropriately covered and bunded to avoid stormwater entering the sewer.

Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning (AS4674-2004 Section 5.1).

71. Office Materials

Facilities for storing paperwork and other materials associated with the administration of business must be in a designated room for office use or enclosed cupboard or drawer dedicated for that use (AS4674-2004 Section 5.1.3).

PUBLIC HEALTH CONDITIONS

The following conditions have been applied to ensure that the use of the building is carried out in such a manner that is consistent with the *Public Health Act 1991*, Regulations *Local Government Act 1993* and associated technical standards.

72. Cooling Towers

Any regulated system on the premises must comply and operate in accordance with the *Public Health Act 1991*, Public Health (Microbial Control) Regulation 2000 and AS/NZS 3666.2:2002 Air-handling and water systems of buildings—Microbial control—Operation and maintenance.

REGISTRATION - The cooling tower/s is required to be registered with Council so that regular inspections can be carried out to ensure health standards are maintained. A business registration form is available on Council's website which must be completed and submitted to Council prior to the release of the occupation certificate.

INSPECTION - Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted (Phone 4645 4604) to undertake for an inspection of the premises. An inspection fee will be charged in accordance with Council's current schedule of fees and charges.

ROUTINE FOOD PREMISES INSPECTIONS - Council's Environmental Health Officers will inspect your cooling tower/s on a regular basis. All inspections are unannounced to assess compliance with health and safety requirements. A service charge for each inspection applies and the proprietor of the business will be invoiced a short time after the inspection.

NOTE: The provisions of the *Public Health Act 1991* may change over time and irrespective of this condition compliance with this Act, regulations, Australian Standards and other standards adopted under the *Public Health Act* (as amended) are mandatory.

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 4000.
- 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. Inspections – Civil Works

Where Council is nominated as the principal certifying authority for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL –
 - i. Direction/confirmation of required measures.
 - i. After installation and prior to commencement of earthworks.
 - ii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. DRAINAGE CHANNEL – As required following acceptance of detailed design.
- d. FINAL INSPECTION – All outstanding work.

Advice 3. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2.

Advice 4. Rain Water Tank

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

Advice 5. Tree Preservation Order

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside 3 metres of the building envelope unless you have obtained prior written consent from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

A tree is defined as a perennial plant with self supporting stems that are more than 3 metres or has a trunk diameter more than 150mm measured 1 metre above ground level, and excludes any tree declared under the *Noxious Weeds Act (NSW)*.

Advice 6. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992 (DDA1992)* or Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards).

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) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

Advice 7. 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.

Advice 8. Dial 1100 Before you Dig

Underground cable and pipes may exist in the area. In your own interest and for safety, telephone 1100 before excavation or erection of structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website - www.dialbeforeyoudig.com.au

Advice 9. 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:

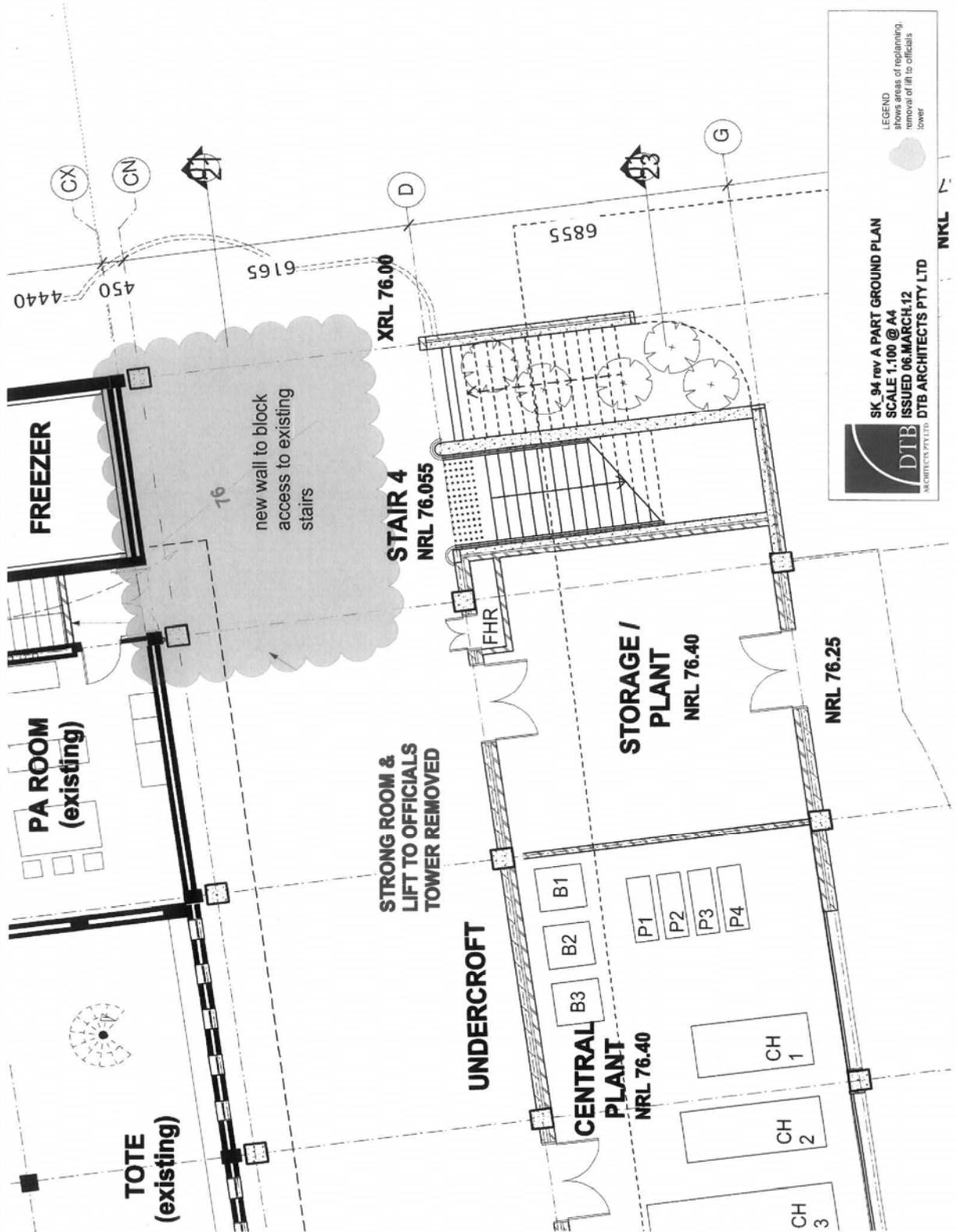
www.environment.nsw.gov.au
www.nsw.gov.au/fibro
www.adfa.org.au
www.workcover.nsw.gov.au

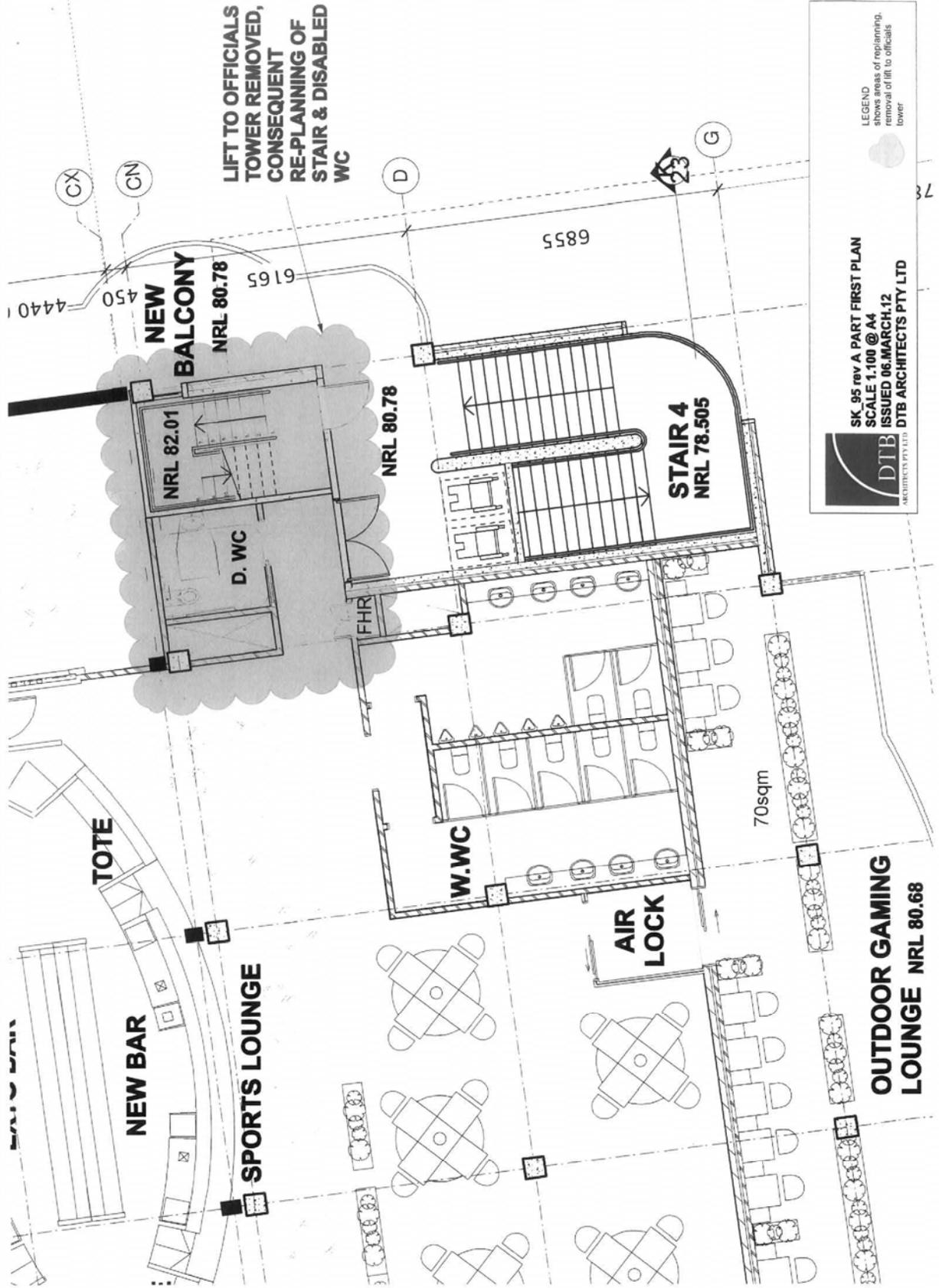
Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

END OF CONDITIONS

ATTACHMENT 3

Amended Floor Plans



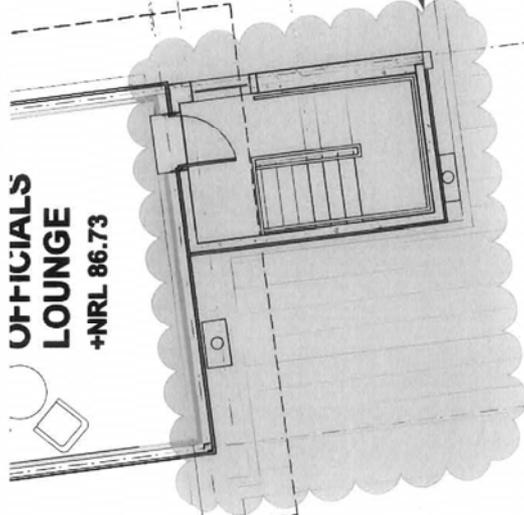


LIFT TO OFFICIALS
TOWER REMOVED,
CONSEQUENT
RE-PLANNING OF
STAIR & DISABLED
WC

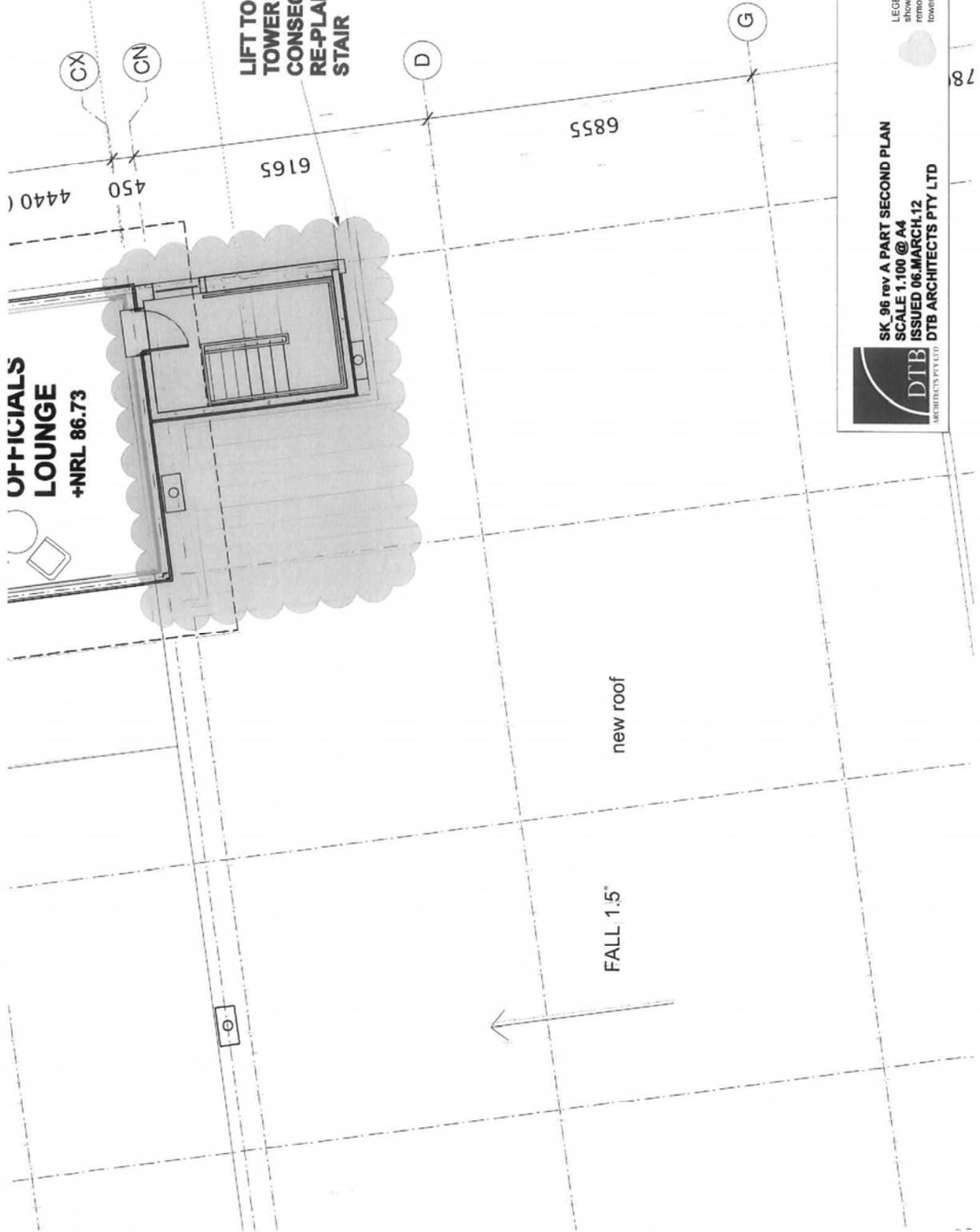

SK_95 rev A PART FIRST PLAN
SCALE 1:100 @ A4
ISSUED 06.MARCH.12
DTB ARCHITECTS PTY LTD

LEGEND
 shows areas of replanning,
 removal of lift to officials
 tower

**OFFICIALS
LOUNGE**
+NRL 86.73

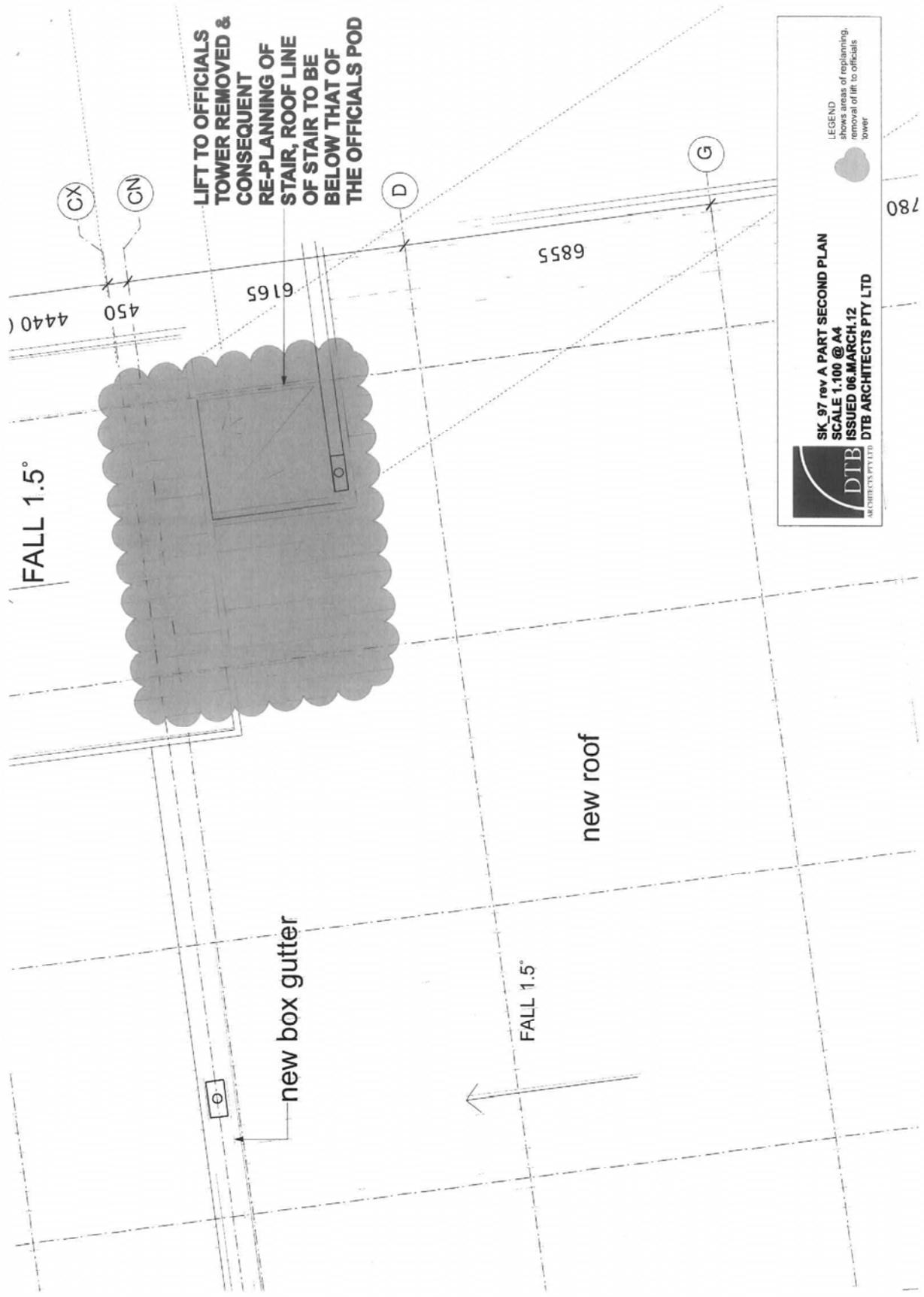


**LIFT TO OFFICIALS
TOWER REMOVED,
CONSEQUENT
RE-PLANNING OF
STAIR**



SK_96 rev A PART SECOND PLAN
SCALE 1,100 @ A4
ISSUED 06.MARCH.12
DTB ARCHITECTS PTY LTD

LEGEND
shows areas of replanning,
removal of lift to officials
tower



**LIFT TO OFFICIALS
TOWER REMOVED &
CONSEQUENT
RE-PLANNING OF
STAIR, ROOF LINE
OF STAIR TO BE
BELOW THAT OF
THE OFFICIALS POD**

FALL 1.5°

new box gutter

new roof

FALL 1.5°

4440

450

6165

6855

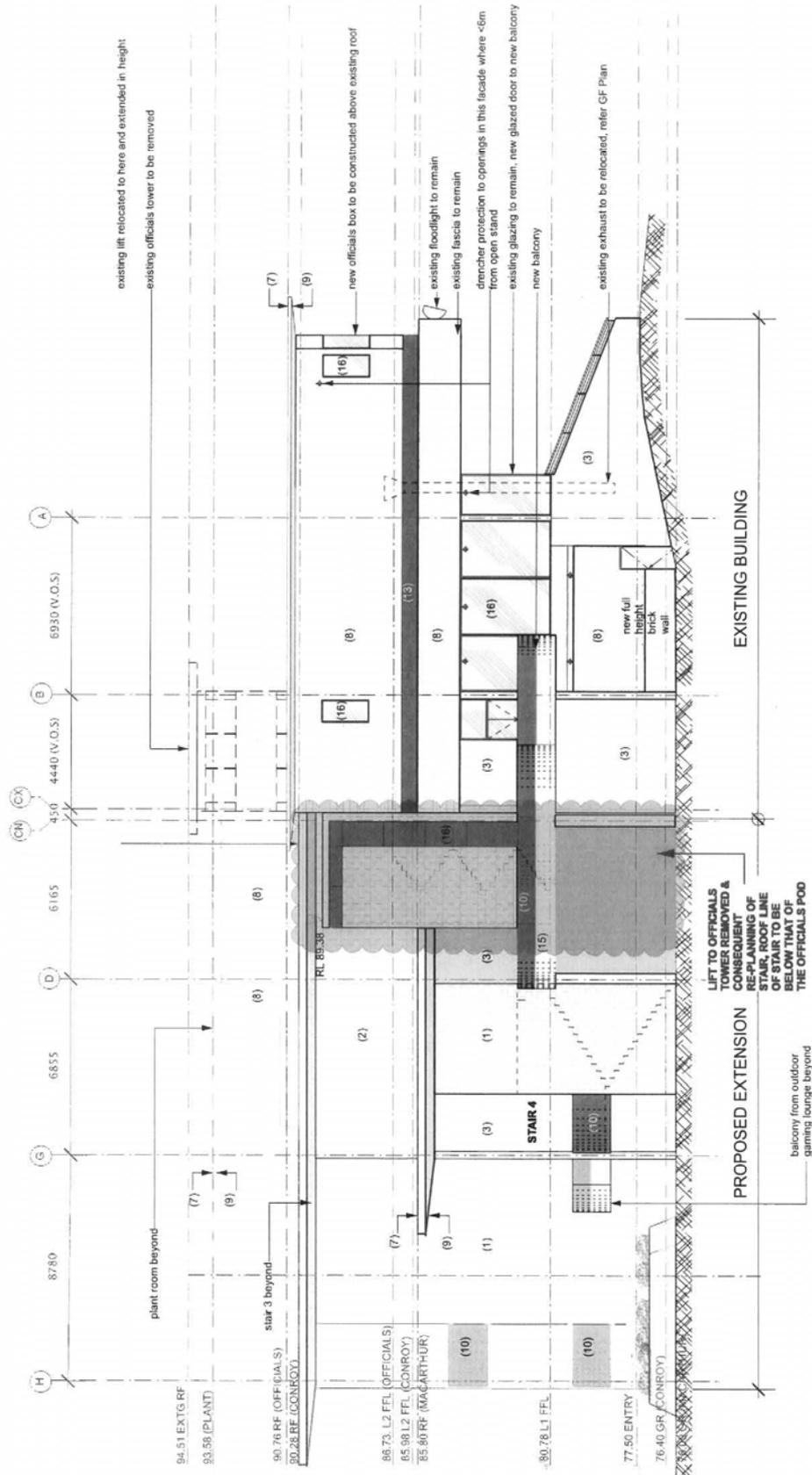
780



SK_97 rev A PART SECOND PLAN
SCALE 1:100 @ A4
ISSUED 06.MARCH.12
DTB ARCHITECTS PTY LTD

LEGEND
shows areas of replanning,
removal of lift to officials
tower





existing lift relocated to here and extended in height;
existing officials tower to be removed

SK_98 rev A NORTHERN ELEVATION
SCALE 1:200 @ A4
ISSUED 06.MARCH.12
DTB ARCHITECTS PTY LTD

LEGEND
 shows areas of replanning,
 removal of lift to officials
 tower

12.2 Attendance at a Meeting of the Association of Mining Related Councils

Attachments

Council correspondence sent to the Association of Mining Related Councils regarding the NSW Parliamentary Inquiry into Coal Seam Gas.

Report

Council is a member of the NSW Association of Mining Related Councils (the Association). The primary aim of the Association is to be the leading advocate for local communities on issues relating to mining activities including coal and gold mining, and coal seam gas extraction. This report provides an overview of the issues and outcomes of the recent Association meeting held in Coonabarabran on 10 February 2012.

The new Executive Office of the Association has requested that the draft minutes not be made publicly available in a council business paper until confirmed, which is anticipated to occur at the next scheduled meeting of the Association on 11 May 2012. However, a summary of the items discussed at the February meeting are provided in this report.

Presentations were provided at the meeting from a consultancy firm (Lantz Marshall), who specialises in community consultation associated with mining projects, and a representative of the Australian Petroleum Production and Exploration Association (APPEA) on aspects of the coal seam gas extraction industry.

The Association at the February meeting resolved to:

- Note Campbelltown City Council's correspondence that expressed disappointment that all key issues raised in Council's submission to the NSW Parliamentary Inquiry into coal seam gas, had not being incorporated into the Association's submission to this Inquiry
- Send correspondence to the Premier and Deputy Premier expressing concerns with the present position of the State Government regarding the Association's Royalties proposal and to reconstitute a sub-committee to manage the development and implementation of a lobbying strategy regarding the proposal, and
- Request the '*Doctors for the Environment*' to provide a presentation at a future meeting regarding health issues associated with mining and coal seam gas developments.

Council will be advised of any additional information regarding relevant matters, when available.

Officer's Recommendation

That the information be noted.

Council Meeting 13 March 2012 (Glynn/Borg)

That the Officer's Recommendation be adopted.

Council Resolution Minute Number 39

That the Officer's Recommendation be adopted.

ATTACHMENT 1



23 December 2011

Ms M McDonald-Hill
The Executive Officer
Association of Mining Related Councils
PO Box 273
BELMONT NSW 2280

Dear Ms McDonald-Hill

State Government Parliamentary Inquiry into Coal Seam Gas

Thank you for your correspondence dated 7 October 2011, which provided details of the process undertaken by the Association of Mining Related Councils (AMRC) in the preparation of its submission to the current Parliamentary Inquiry into coal seam gas in New South Wales

The difficulties in compiling a detailed submission that represents the views of all relevant AMRC councils within the timeframe imposed by the Parliamentary Inquiry is acknowledged. However, the AMRC submission has been reviewed to determine its consistency with the key issues raised in Council's submission as well as an item in the charter of the AMRC to '*advocate on behalf of member councils in regard to mining matters*'.

The AMRC submission is noted to state that '*inadequate consultation with local government and the community and provision of information by the State Government was a consistent and specific view expressed by representatives from member councils*'. Whilst Council concurs with this viewpoint, the AMRC is requested to note Council's disappointment that the submission does not appear to advocate the views expressed by Council in relation to the following issues:

- Potential impacts associated with the coal seam gas industry on both surface and groundwater water resources; and
- The whole lifecycle greenhouse gas emissions associated with coal seam gas compared to other alternate fuels.

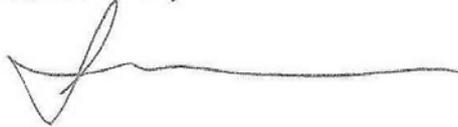
In addition, it is recognised that the submission expresses the view that there is a need for enhanced dialogue with the community by the State Government regarding issues associated with coal seam gas. However, the AMRC is requested to note Council's disappointment that the submission does not appear to have placed sufficient emphasis on the statutory responsibility of councils to exercise community leadership in expression of the views and concerns of local communities, as outlined in the charter for local government in Section 8 of the *Local Government Act 1993*.

Civic Centre Queen Street Campbelltown PO Box 57 Campbelltown NSW 2560 DX5114
Telephone 02 4645 4000 Facsimile 02 4645 4111 TTY 02 4645 4615
Email council@campbelltown.nsw.gov.au Web www.campbelltown.nsw.gov.au
ABN 31 459 914 087

Whilst acknowledging that the public consultation process of the Inquiry was recently completed, the AMRC is requested to express the concerns of Council in any future representations during the remainder of the Inquiry. Council also requests that the Inquiry be listed as an agenda item at the next AMRC meeting, on 12 February 2012, to provide an opportunity for a discussion on issues raised in submissions by relevant member councils.

If you require any further information or would like to discuss this matter further, please contact Council's Senior Environmental Officer (Environment Protection and Management), David Henry, on (02) 4645 4214.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized initial 'J' followed by a long horizontal line.

Jeff Lawrence
Director Planning and Environment